



CITY OF KETCHUM, IDAHO

CITY COUNCIL

Thursday, February 26, 2026, 5:30 PM
191 5th Street West, Ketchum, Idaho 83340

AGENDA

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

We welcome you to watch Council Meetings via live stream.

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

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

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

Join the Webinar: <https://ketchumidaho-org.zoom.us/j/82957985456>

Webinar ID: 829 5798 5456

- Address the Council in person at City Hall.
- Submit your comments in writing at participate@ketchumidaho.org (by noon the day of the meeting)

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

CALL TO ORDER: By Mayor Pete Prekeges

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

PUBLIC COMMENT:

1. In-Person/Virtual
2. Previously Submitted

COMMUNICATIONS FROM MAYOR AND COUNCILORS:

CONSENT AGENDA:

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

- [3.](#) Recommendation to approve minutes of ****Special Meeting**** City Council, February 12, 2026 - City Clerk Trent Donat
4. Authorization and approval of the payroll register - Director of Finance Brent Davis
- [5.](#) Authorization of disbursement of funds from the City's Treasury for the payment of bills - Director of Finance Brent Davis
- [6.](#) Recommendation to receive and file Treasurer's Monthly & Quarterly Financial Reports – Director of Finance Brent Davis
- [7.](#) Homage to the Limber Pine sculpture restoration funding request – Director of Community Engagement Daniel Hansen
- [8.](#) Recommendation to approve street closures for Sun Valley Tour de Force – Director of Community Engagement Daniel Hansen
- [9.](#) Recommendation to approve Surplus Resolution 26-007 for Facilities furniture and housewares – City Clerk Trent Donat
- [10.](#) Recommendation to approve Findings of Fact Conclusions of Law P25-060 Lot 9AA Greyhawk II Subdivision, Amended – Senior Planner Allison Kennedy

NEW BUSINESS:

11. Recommendation to award RFP regarding Real Estate Services for Community Housing Units – City Administrator Jade Riley & Housing Director Carissa Connelly
- [12.](#) Briefing regarding updated Public Rights-of-Way Standards – Director of Public Works Ben Whipple
13. Request to approve construction scope for Town Square renovation – Director of Public Works Ben Whipple
- [14.](#) Current fiscal year contract with Blaine County Housing Authority - Mayor Pete Prekeges
15. Review proposed updates to City Code (Titles 1-4) - City Administrator Jade Riley

ADJOURNMENT:



CITY OF KETCHUM
***SPECIAL MEETING* MINUTES OF THE CITY COUNCIL**
Thursday, February 12, 2026
191 5th Street West, Ketchum, ID

CALL TO ORDER: (00:00:20 in video)

Mayor Pete Prekeges called the Ketchum City Council meeting to order at 5:30 p.m.

ROLL CALL CITY COUNCIL:

Matthew McGraw
Randy Hall
Tripp Hutchinson
Spencer Cordovano

ALSO PRESENT:

Abby Rivin—Senior Planner
Allison Kennedy—Senior Planner
Ben Whipple—Director of Public Works
Brent Davis—Director of Finance
Brett Kohring—HDR Engineering (remote)
Brian Barsotti—Ketchum resident
Daniel Hansen—Director of Community Engagement
Jade Riley—City Administrator
Matt Johnson—City Attorney
Morgan Landers—Director of Building and Planning
Pete Seidner—Senior Development Manager for Presidio Development
Ramsy Hoehn—Street Superintendent (remote)
Samantha Stalnaker—Opal Engineering
Trent Donat—City Clerk and Business Manager (remote)
Zach Rockett—Row Rocket Design

PUBLIC COMMENT

Public comment opened (00:00:47 in video)

Public comment closed (00:01:39 in video)

COMMUNICATIONS FROM MAYOR AND COUNCIL

Comments and discussion by the Council (00:02:15 in video)

CONSENT AGENDA:

Comments and discussion by the Council (00:25:04 in video)

Motion to approve the Consent Agenda (00:25:22 in video)

MOVER: Tripp Hutchinson

SECONDER: Matthew McGraw

AYES: Spencer Cordovano, Matthew McGraw, Randy Hall, Tripp Hutchinson

RESULT: Motion Passes

PUBLIC HEARING:

8. Recommendation to review Lot Line Shift Application proposing to expand building envelope on Lot 9A of Greyhawk II Subdivision located at 243 Lloyd Court
Presented by: Allison Kennedy (00:25:36 in video)

Spencer Cordovano recused himself from the discussion (00:26:31 in video)

Public comment opened (01:03:44 in video)

- Brian Poster—Poster Construction (01:03:53 in video)

Public comment closed (01:06:00 in video)

Comments and discussion by the Council, staff, and applicants (01:06:12 in video)

Motion to approve the lot line shift application due to the determination that opposite in this instance would be the lot line along the river in this site-specific instance, and direct staff to return with findings of fact (01:21:37 in video)

MOVER: Matthew McGraw

SECONDER: Tripp Hutchinson

ABSTAINED: Spencer Cordovano

AYES: Matthew McGraw, Tripp Hutchinson, Randy Hall

RESULT: Motion Passes

Council moved Item #11 (01:22:50 in video)

Matthew McGraw recused himself from Item #11 (01:23:56 in video)

11. Recommendation to review and approve Lot Consolidation Preliminary Plat Application (P25-16A) and Waiver Requests for the Knob Hill Residence Project

Presented by: Abby Rivin (01:24:30 in video)

Comments and discussion by the Council and staff (01:49:36 in video)

Public comment opened (02:09:49 in video)

Public comment closed (02:10:01 in video)

Comments and discussion by the Council and staff (02:10:19 in video)

Mayor Prekeges called for a ten-minute recess to consult with legal counsel (02:27:28 in video)

Mayor Prekeges called the meeting to order (02:27:44 in video)

Motion to approve the Lot Consolidation preliminary plat application and waiver request of the Knob Hill Residence project and direct staff to return with draft findings of fact and decision based off the three recommendations listed in the staff report (02:32:33 in video)

MOVER: Randy Hall

SECONDER: None

ABSTAINED: Matthew McGraw

RESULT: Motion Fails

Motion to deny the lot consolidation preliminary plat application and waiver request for Knob Hill residence project and direct staff to return with findings of fact and decision (02:33:37 in video)

MOVER: Spencer Cordovano
SECONDER: Tripp Hutchinson
ABSTAINED: Matthew McGraw
AYES: Spencer Cordovano, Tripp Hutchinson
NAYS: Randy Hall
RESULT: Motion Passes

NEW BUSINESS:

9. Recommendation to Approve Memorandum of Understanding with SVMoA for Adam West Pop-Up Exhibition at Forest Service Park

Presented by: Daniel Hansen *(02:34:55 in video)*

Motion to Approve Memorandum of Understanding 26-001 with Sun Valley Museum of Art to support the 2026 Adam West Exhibition *(02:35:48 in video)*

MOVER: Tripp Hutchinson
SECONDER: Matthew McGraw
AYES: Tripp Hutchinson, Matthew McGraw, Spencer Cordovano, Randy Hall
RESULT: Motion Passes

10. Briefing regarding downtown stop sign analysis

Presented by: Ben Whipple *(02:36:40 in video)*

Comments and discussion by the Council *(02:55:40 in video)*

Motion to adjourn. *(03:33:19 in video)*

MOVER: Spencer Cordovano
SECONDER: Matthew McGraw
AYES: Matthew McGraw, Tripp Hutchinson, Spencer Cordovano, Randy Hall
RESULT: Adjourned

Pete Prekeges, Mayor

ATTEST:

Trent Donat, City Clerk

Report Criteria:

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

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
GENERAL FUND					
01-3200-2100 BUILDING PERMITS					
Wright Roofing	021126	Permit Refund	852.40		0
Total :			852.40		
LEGISLATIVE & EXECUTIVE					
01-4110-3100 OFFICE SUPPLIES & POSTAGE					
Ramp	13026	Strategic Session snacks	54.26		0
01-4110-4910 MYR/CNCL-TRAINING/TRAVEL/MTG					
Ramp	13026	Officials Day at the Capitol	200.00		0
Total LEGISLATIVE & EXECUTIVE:			254.26		
ADMINISTRATIVE SERVICES					
01-4150-3100 OFFICE SUPPLIES & POSTAGE					
Business As Usual, Inc.	171551	Desk calendar	8.95		0
Business As Usual, Inc.	171601	Binders	53.70		0
Gem State Paper & Supply	1155952	Envelopes	157.80		0
Gem State Paper & Supply	1156088	Toilet Paper	61.11		0
Ramp	13026	New Council and Mayor nameplates	54.00		0
Ramp	13026	AAA batteries	13.73		0
Ramp	13026	Plasticware	18.89		0
Ramp	13026	Office door staff availability signs	85.44		491038
Ramp	13026	Front Desk Dog Cookies	17.99		0
Ramp	13026	Gel Pens - City Hall	109.16		0
Ramp	13026	HDMI cable	9.99		0
01-4150-4200 PROFESSIONAL SERVICES					
Cintas	4258544382	Rental and cleaning of shop towels and floor mats	31.94		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Western Records Destruction	0795758	Shredding and confidential record destruction services for January 2026	226.00		0
Best Day HR	46068	HR consulting services, travel reimbursement	4,967.15		0
01-4150-4400 ADVERTISING & LEGAL PUBLICATIO					
Ramp	13026	Job posting for Communications Manager	224.80		0
01-4150-4902 TRAINNG/TRVL/MTG-CITY ADM/ASST					
Ramp	13026	AIC conference lodging	459.56		0
Ramp	13026	AIC conference and dues	250.00		0
01-4150-5200 UTILITIES					
Ramp	13026	76053745030 191 W 5th St	360.72		0
Ramp	13026	8347122922 131 River St	85.92		0
Total ADMINISTRATIVE SERVICES:			<u>7,196.85</u>		
CITY CLERK					
01-4152-5100 TELEPHONE & COMMUNICATIONS					
Syringa Networks LLC	SMI-003662	Monthly IPVPN and business internet network services	2,480.00		0
Ramp	13026	Admin Telephone and Communications	244.74		0
Ramp	13026	Admin Telephone & Communications	81.58		0
Ramp	13026	Clerk satellite internet service	100.00		0
Ramp	13026	Monthly internet service	81.99		0
Ramp	13026	Monthly telecommunications service - 8x8	1,315.00		0
01-4152-5110 COMPUTER NETWORK					
Integrated Technologies	277506	Contract copies and prints charges for various Xerox and HP devices	673.58		0
Leaf	19771911	Equipment financing lease for Xerox printers and late charges	833.10		0
Best Day HR	46068	HR software subscription fees	612.00		0
Ramp	13026	Microsoft Online Services	22.00		0
Ramp	13026	Zoom Webinar monthly service	158.00		0
Ramp	13026	Cloud Storage Services	65.25		0
Ramp	13026	Microsoft Online Services Refund	86.00-		0
Ramp	13026	Microsoft Online Services - Business Standard	166.04		0
Ramp	13026	Mailchimp - Email Marketing Services	332.00		0
Ramp	13026	Website hosting services	90.76		0
Ramp	13026	reMarkable tablet subscription for software services	3.23		0
Ramp	13026	Microsoft Online Services	540.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total CITY CLERK:			7,713.27		
COMMUNITY ENGAGEMENT					
01-4154-4200 PROFESSIONAL SERVICES					
FD Ventures	2026-04	Year Contract for Community Engagement/Event Support	3,333.34	26024	0
01-4154-4900 PERSONNEL TRAINING/TRAVEL/MTG					
Ramp	13026	Website planning and employee recruiting meeting	8.42		0
01-4154-5150 COMMUNICATIONS					
Ramp	13026	Community engagement messaging services	239.00		0
Ramp	13026	Christmas Tree recycling ads	105.56		0
Ramp	13026	Monthly photography library services	74.20		0
Ramp	13026	Meta Ads	35.00		0
01-4154-7400 OFFICE FURNITURE & EQUIPMENT					
Ramp	13026	Office door staff availability signs	14.24		491038
Total COMMUNITY ENGAGEMENT:			3,809.76		
FINANCE					
01-4156-3100 OFFICE SUPPLIES & POSTAGE					
Ramp	13026	Postal service check delivery	33.40		0
Ramp	13026	Office Supplies	233.19		0
Ramp	13026	Adobe Acrobat Subscription	19.99		0
Ramp	13026	Docking Station	147.00		0
01-4156-4900 PERSONNEL TRAINING/TRAVEL/MTG					
Ramp	13026	Welcome Dinner, new finance team member	90.64		0
01-4156-7400 OFFICE FURNITURE & EQUIPMENT					
Ramp	13026	Conference Equipment	149.00		0
Total FINANCE:			673.22		
PLANNING & BUILDING					

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4170-3200 OPERATING SUPPLIES					
Ramp	13026	Lunch for TAG Meeting	238.80		0
Ramp	13026	Ice for TAG Meeting	2.53		0
01-4170-4200 PROFESSIONAL SERVICES					
Mattison, Robyn	2026	Engineering services including plan reviews and project coordination	3,565.00		0
Harmony Design & Engineering	25979	Professional engineering services for Ketchum SAP review	1,310.00		0
01-4170-4800 DUES, SUBSCRIPTIONS & MEMBERSH					
Ramp	13026	5 APA Idaho Chapter Memberships for PZC	275.00		0
Ramp	13026	Monthly planning training subscription	37.49		0
Total PLANNING & BUILDING:			<u>5,428.82</u>		
NON-DEPARTMENTAL					
01-4193-4200 PROFESSIONAL SERVICE					
JAQUET, WENDY	020226	Resort Cities Coalition Coordination services for 18.5 hours	647.50		0
Ramp	13026	Subscription and membership dues	349.00		0
Gallagher Benefit Services	363730	February 2026 consulting services	2,083.33		0
01-4193-9930 GENERAL FUND OP. CONTINGENCY					
Ramp	13026	Fittings for squad vehicle	335.00		0
Ramp	13026	Past due balance on 2226144497	365.77		0
Total NON-DEPARTMENTAL:			<u>3,780.60</u>		
FACILITY MAINTENANCE					
01-4194-3200 OPERATING SUPPLIES					
Gem State Paper & Supply	1156494	Credit for Return	66.02-		0
01-4194-3500 MOTOR FUELS & LUBRICANTS					
Ramp	13026	Fuel	101.59		0
01-4194-4220 PROF SERV-CITY BEAUTIFICATION					
THE AVILA CO LLC	1134	Gondola wrap film and installation	5,405.93	26104	0
01-4194-4900 PERSONNEL TRAINING/TRAVEL/MTG					
Ramp	13026	Accommodation for facilities maintenance trip	60.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4194-5200 UTILITIES					
Ramp	13026	44919030005 131 River St	41.07		0
Ramp	13026	65669030002 491 Fire Pit	19.06		0
Ramp	13026	32649330001 Split Utility	29.06		0
01-4194-5900 REPAIR & MAINTENANCE-BUILDINGS					
A.C. Houston Lumber Co	2602-976081	Clear sealant and structural screws	16.79		0
Sentinel Fire & Security, Inc	120790	Annual fire inspection with battery and heat detector replacements	397.96		0
Sentinel Fire & Security, Inc	120794	Annual fire alarm inspection and battery replacement at maintenance building	179.00		0
01-4194-5910 REPAIR & MAINT-491 SV ROAD					
Cintas	4258544460	Rental and cleaning of Xtrac and scraper floor mats	46.84		0
Cintas	4259291766	Rental and cleaning of various sized onyx and scraper mats	46.84		0
Ramp	13026	Internet service 491 SV Road	143.00		0
Ramp	13026	17499804809 491 SV Rd	229.97		0
Ramp	13026	Internet service 491 SV Road	153.00		0
01-4194-5950 REPAIR & MAINT-WARM SPRINGS PR					
WATER DISTRICT 37 & 37M	2929	Surface water diversion assessments for WSP	451.57		0
Ramp	13026	Parks machinery equipment repair	3,178.47		0
01-4194-6950 MAINTENANCE					
A.C. Houston Lumber Co	2602-975721	Textured caulk	12.99		0
A.C. Houston Lumber Co	2602-976302	Particulate respirators	29.99		0
A.C. Houston Lumber Co	2602-977007	Fasteners	11.36		0
A.C. Houston Lumber Co	2602-977159	White spray paint	7.59		0
Chateau Drug Center	3129815	Anchors	11.39		0
Chateau Drug Center	3130279	Hammer bit	8.54		0
Chateau Drug Center	3130286	Washers	3.22		0
WOOD RIVER LOCK SHOP, LLC	22650	Bathroom keys stamping and flagpole tags	64.19		0
Total FACILITY MAINTENANCE:			<u>10,583.40</u>		
POLICE					
01-4210-3200 OPERATING SUPPLIES					
LIDSTROM, BLAKE	021026	CSO Workwear	131.95		0
Ramp	13026	CSO office supply holsters	69.73		0
Ramp	13026	CSO officer uniform items	180.75		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4210-3500 MOTOR FUELS & LUBRICANTS					
Ramp	13026	Fuel for operations	62.44		0
Ramp	13026	Fuel for operations	56.58		0
Ramp	13026	Fuel for operations	79.95		0
Ramp	13026	Fuel for operations	72.67		0
Total POLICE:			<u>654.07</u>		
STREET					
01-4310-3200 OPERATING SUPPLIES					
D & B Supply	9311	Work boots	149.99		4310044
Norco	0045917622	Universal size welders caps	78.65		4310047
Ramp	13026	Shop Supplies	59.20		4310047
Ramp	13026	Cleaning Supplies	42.58		4310047
Ramp	13026	Restroom/Shop Supplies	47.89		4310047
Ramp	13026	Workwear	84.99		4310047
01-4310-3400 MINOR EQUIPMENT					
Napa Auto Parts	251027	Impact tool	599.99		4310044
01-4310-3500 MOTOR FUELS & LUBRICANTS					
Valley Wide Cooperative	U2510006	unleaded gas fuel delivery	335.96		4310044
Valley Wide Cooperative	U2510007	Dyed winterblend 80/20 fuel delivery	1,425.51		4310044
Valley Wide Cooperative	U2510203	Unleaded gas	432.15		4310044
01-4310-3600 COMPUTER SOFTWARE					
Ramp	13026	Adobe Monthly Subscription	29.99		4310047
Ramp	13026	Canva Subscription	15.00		4310047
01-4310-4200 PROFESSIONAL SERVICES					
Sentinel Fire & Security, Inc	120796	Annual fire alarm inspection and alarm panel backup battery replacement	179.00		4310044
01-4310-4900 PERSONNEL TRAINING/TRAVEL/MTG					
Ramp	13026	Standard Practice for Emulsified Asphalt Chip Seal Design	73.00		4310047
01-4310-5200 UTILITIES					
Ramp	13026	32649330001 Split Utility	956.00		4310047
Ramp	13026	49439330009 260 E 10th St	179.98		4310047

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4310-6000 REPAIR & MAINT--AUTOMOTIVE EQU					
Napa Auto Parts	250265	Brake pads and rotors	179.99		4310044
Warm Springs Auto Parts LLC	215167	Synthetic oil and oil filters	75.75		4310044
01-4310-6100 REPAIR & MAINT--MACHINERY & EQ					
Fastenal Company	IDJER118023	Fasteners and welding wire supplies	215.71		4310044
Napa Auto Parts	250939	Parts for 140M grader	58.92		4310044
Napa Auto Parts	251188	Adapters	24.16		4310044
Pipeco, Inc.	S6214964.001	Brass ball valve for irrigation and pipe systems	44.26		4310044
Pipeco, Inc.	S6218150.001	Male hose thread adapter	13.72		4310044
Western States Cat	IN003491566	Lamp for equipment	496.82		4310044
01-4310-6910 OTHER PURCHASED SERVICES					
Norco	0045918928	Welding gas cylinders	219.17		4310044
01-4310-6920 SIGNS & SIGNALIZATION					
Econo Signs LLC	10-1000773	3M barricade sheeting rolls with left and right stripes	686.66		4310040
01-4310-6950 MAINTENANCE & IMPROVEMENTS					
A.C. Houston Lumber Co	2602-977211	Hamilton Green Dot	14.50		4310045
A.C. Houston Lumber Co	2602-978664	Putty knife	1.39		4310044
SAWTOOTH WOOD PRODUCTS, I	0000157572	Stihl cordless blower, battery pack kit, adapter, and charger	2,517.26		4310041
SAWTOOTH WOOD PRODUCTS, I	0000157573	Battery latches	19.36		4310044
Sherwin-Williams Co	8599-2	Paint	42.95		4310045
Sherwin-Williams Co	8599217713022	Paint and custom color matching supplies	42.95		4310045
Walker Sand and Gravel	1607901	Imported clean granular fill	123.99		4310045
Walker Sand and Gravel	1608898	Imported clean fill for construction and maintenance projects	70.41		4310030
TV PIPE LLC	55072	Galvanized perforated pipe	976.80		4310031
Ramp	13026	Speed cushion parts for West Ketchum Traffic Calming	2,492.34		4310033
Total STREET:			<u>13,006.99</u>		
RECREATION					
01-4510-3200 OPERATING SUPPLIES					
A.C. Houston Lumber Co	2602-978635	Tarp	99.99		0
Chateau Drug Center	3130842	Black gel pens	14.22		0
Gem State Paper & Supply	1156122	Toilet paper	50.03		0
Ramp	13026	Parks operating supplies	46.02		0
Ramp	13026	Refund for Trailer Lock	18.87-		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4510-3250 RECREATION SUPPLIES					
Chateau Drug Center	3130449	Craft items	7.58		0
Gem State Paper & Supply	1155323-02	Purell foam soap	57.08		0
SHEEHAN, NATE	135872603	Reimbursement for Friday Adventure admission	350.64		0
Ramp	13026	Parks recreation supplies	42.54		0
01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY					
Atkinsons' Market	03193843	Fruit, Tide pods, and Starbucks coffee	34.69		0
Atkinsons' Market	03196745	Mandarins, bananas, and fuji apples	17.19		0
Atkinsons' Market	03197724	Half and half	4.74		0
Atkinsons' Market	04117807	Salt	2.45		0
01-4510-3500 MOTOR FUELS & LUBRICANTS					
Lutz Rentals	169733-1	Propane	32.41		0
01-4510-5200 UTILITIES					
Ramp	13026	31904030009 Rec Building	149.22		0
Total RECREATION:			889.93		
Total GENERAL FUND:			54,843.57		
WAGON DAYS FUND					
WAGON DAYS EXPENDITURES					
02-4530-3200 OPERATING SUPPLIES					
Ramp	13026	Event promotion furniture supplies	279.98		491038
Total WAGON DAYS EXPENDITURES:			279.98		
Total WAGON DAYS FUND:			279.98		
GENERAL CAPITAL IMPROVEMENT FD					
GENERAL CIP EXPENDITURES					
03-4193-7110 DOWNTOWN CORE SIDEWALK (P)					
Jacobs Engineering Group, Inc.	W3Y27900-013	MISC SIDEWALK ENGINEERING	628.70	25064	711004
03-4193-7135 MAIN STREET REHAB					
Galena-Benchmark Engineering	0126-024	Land Exchange with Sun Valley Holding (Village Market)	6,570.71	26101	0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
03-4193-7180 POWER LINE UNDERGROUNDING (P)					
Idaho Power	718001 020925	1st & Washington Parking Lot Engineering Fees	2,619.00		718001
Idaho Power	718002 020926	Warm Springs Rd at YMCA Engineering Fees	3,298.00		718002
Idaho Power	718003 020926	9th to Saddle Rd Engineering Fees	4,559.00		718003
Idaho Power	718004 020926	9th to Lewis St Engineering Fees	3,007.00		718004
03-4193-7199 LONG-TERM PLANNING & DESIGN					
Jacobs Engineering Group, Inc.	W3Y27900-013	TO#7 – Miscellaneous On-Call Design Services	3,631.70	26064	0
Jacobs Engineering Group, Inc.	W3Y27900-013	TO6 - GIS Map/CIP Booklet	2,130.85	26050	0
GGLO LLC	2024088.01 - 0	Master Planning - South of Town	11,760.00	26097	0
03-4193-7200 TECHNOLOGY UPGRADES					
Ramp	13026	Network - Docking Station	131.90		0
Ramp	13026	Lenovo-Laptops for Finance Dept	3,474.52		0
03-4193-7502 INFRASTRUCTURE FOR HOUSING					
Galena-Benchmark Engineering	0126-008	Professional engineering services for YMCA parcel subdivision preliminary platting	520.00		0
03-4193-7611 PAVEMENT MANAGEMENT PROG (P)					
Jacobs Engineering Group, Inc.	W3Y27900-013	TO8 – 1st Ave Rehabilitation	8,334.00	26090	761101
Total GENERAL CIP EXPENDITURES:			<u>50,665.38</u>		
FACILITY MAINT CIP EXPENDITURE					
03-4194-7136 HYPERBOREAN CONDO RENOVATION					
Peak Venture Group LLC	70823	Renovation of Hyperborean Condos	50,438.21	25171	0
03-4194-7155 ROTARY PARK REHABILITATION					
Grainger, Inc., W.W.	9796364975	Mirrors for Rotary Park	362.29		0
Ramp	13026	New fixtures for Rotary Bathrooms	2,456.94		0
Total FACILITY MAINT CIP EXPENDITURE:			<u>53,257.44</u>		
Total GENERAL CAPITAL IMPROVEMENT FD:			<u>103,922.82</u>		
ORIGINAL LOT FUND					
ORIGINAL LOT TAX					

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
22-4910-6060 EVENTS/PROMOTIONS					
Ramp	13026	Meta Ads	.08		491031
Ramp	13026	Meta Ads	1.11		491031
Ramp	13026	Meta Ads	44.59		491031
Ramp	13026	Meta Ads	35.00		491031
Ramp	13026	Meta Ads	59.00		491031
Ramp	13026	Meta Ads	35.21		491031
22-4910-6080 MOUNTAIN RIDES					
MOUNTAIN RIDES	12879	2026 Transportation Services	212,000.00	26006	0
Total ORIGINAL LOT TAX:			212,174.99		
Total ORIGINAL LOT FUND:			212,174.99		
FIRE BOND FUND					
FIRE BOND FUND EXP/TRNFERS					
41-4800-8200 DEBT SRVC ACCT INTEREST-FIRE					
ZIONS BANK	4899909 02092	4899909 Interest	120,634.38		0
Total FIRE BOND FUND EXP/TRNFERS:			120,634.38		
Total FIRE BOND FUND:			120,634.38		
COMMUNITY HOUSING					
COMMUNITY HOUSING EXPENSE					
54-4410-3100 GENERAL OFFICE					
Ramp	13026	Employee Recognition	6.42		0
Ramp	13026	Docking station	132.65		0
Ramp	13026	Monthly Subscription to Idaho Statesman	51.99		0
Ramp	13026	Boise Housing Meetings	295.30		0
Ramp	13026	Hiring/Recruiting Assessments	72.00		0
Ramp	13026	Monthly Subscription - WSJ	41.33		0
Ramp	13026	Monthly Subscription - The New York Times	33.00		0
54-4410-4250 LIFT TOWER LODGE PROFF SVCS					
Sprague Pest Solutions	6099744	Monthly interior and exterior rodent pest control services	96.25		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
54-4410-4260 EVERGREEN PROF SVCS					
Mountain Fire Sprinkler	7835133	Journeyman labor to clean and retest fire sprinkler system at Evergreen Apartments	250.00		0
Mountain Fire Sprinkler	7835367	Annual backflow and wet sprinkler system inspections and truck charge at Evergreen Apartments	385.00		0
54-4410-4270 291 N 2ND PROF SVCS					
BL Cleaning Services LLC	2725	Cleaning services for Unit 1 and Unit 2 at Hyperborean	1,400.00		0
54-4410-5200 LIFT TOWER LODGE UTILITIES					
Ramp	13026	08335990225 703 S Main St	125.35		0
54-4410-5900 LIFT TOWER LDG REPAIR & MAINT					
A.C. Houston Lumber Co	2602-976316	Plywood	23.39		0
A.C. Houston Lumber Co	2602-976559	Gap filler and window door foam sealant	2.20		0
A.C. Houston Lumber Co	2602-976814	Door bottom and sweep	34.98		0
A.C. Houston Lumber Co	2602-976817	Powerlock tape	21.99		0
L.L. GREEN'S HARDWARE	A792944	Shower curtain, liner, and roller hooks	24.98		0
Sherwin-Williams Co	8748517713022	Paint	42.95		0
54-4410-5915 EVERGREEN REPAIR & MAINTENANCE					
Ramp	13026	Locks for Evergreen building	1,089.00		0
Total COMMUNITY HOUSING EXPENSE:			<u>4,128.78</u>		
Total COMMUNITY HOUSING:			<u>4,128.78</u>		
WATER FUND					
WATER EXPENDITURES					
63-4340-3100 OFFICE SUPPLIES & POSTAGE					
Business As Usual, Inc.	171398	Legal pads	10.80		0
Business As Usual, Inc.	171499	Clipboards	11.95		0
63-4340-3120 DATA PROCESSING					
Billing Document Specialists	104442	Mailing and postage services for statements and images	1,246.86		0
63-4340-3200 OPERATING SUPPLIES					
Chateau Drug Center	3131986	Gorilla superglue gel and epoxy	17.65		0
Integrated Technologies	277506	Contract copies and prints charges for various Xerox and HP devices - Water	60.65		0
Pipeco, Inc.	S6214953.001	Black cable ties	25.23		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
63-4340-3400 MINOR EQUIPMENT					
A.C. Houston Lumber Co	2602-977250	Circular saw tool	299.00		0
63-4340-3500 MOTOR FUELS & LUBRICANTS					
Valley Wide Cooperative	U2510008	Purchase of 77.30 units of unleaded gas	221.77		0
Valley Wide Cooperative	U2510204	Unleaded gas	436.10		0
63-4340-3800 CHEMICALS					
Oxarc Inc	0032508317	Sodium hypochlorite	385.19		0
63-4340-4200 PROFESSIONAL SERVICES					
Dig Line	0079140-IN	Monthly dig line assessment and service fees	38.05		0
Spronk Water Engineers Inc	WRV03-29	Technical water engineering services for Big Wood River GW Management	509.38		0
63-4340-4300 STATE & WA DISTRICT FEES					
Bureau of Land Management	2026009251	Right-of-way rent for Blaine 3.2 for the year 2026	5,500.00		0
WATER DISTRICT 37 & 37M	2928	Surface and ground water assessments	3,044.84		0
63-4340-5100 TELEPHONE & COMMUNICATIONS					
Syringa Networks LLC	SMI-003662	Monthly IPVPN and business internet network services	247.50		0
63-4340-5200 UTILITIES					
Ramp	13026	32649330001 Split Utility	38.77		0
63-4340-6100 REPAIR & MAINT-MACH & EQUIP					
Lunceford Excavation, Inc.	18988	Excavation services for water leak cleanup on Wood River Drive	590.00		0
Sherwin-Williams Co	2457217575022	Deck stain and brush	135.90		0
Ramp	13026	Hydrovac service repair	1,926.25		0
Total WATER EXPENDITURES:			14,745.89		
Total WATER FUND:			14,745.89		
WATER CAPITAL IMPROVEMENT FUND					
WATER CIP EXPENDITURES					
64-4340-7809 S. KETCHUM WATER LINE PROJ. A					
Galena-Benchmark Engineering	0126-005	Engineering services for Water Capital Improvement Project	1,807.50		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
64-4340-7810 S. KETCHUM WATER LINE PROJ. B					
Galena-Benchmark Engineering	0126-005	Engineering services for Water Capital Improvement Project	1,807.50		0
64-4340-7813 NORTHWOOD WELL ROOF ADDITION					
A.C. Houston Lumber Co	2602-976436	Cedar lumber and delivery	2,577.82		0
CONCRETE CONSTRUCTION SU	S48325	Column tubes	90.00		0
Peak Venture Group LLC	11600	Northwood Well Roof Addition	23,560.11	26061	0
Total WATER CIP EXPENDITURES:			29,842.93		
Total WATER CAPITAL IMPROVEMENT FUND:			29,842.93		
WASTEWATER FUND					
WASTEWATER EXPENDITURES					
65-4350-3100 OFFICE SUPPLIES & POSTAGE					
Business As Usual, Inc.	171398	Legal pads	10.80		0
65-4350-3120 DATA PROCESSING					
Billing Document Specialists	104442	Mailing and postage services for statements and images	1,246.86		0
65-4350-3200 OPERATING SUPPLIES					
Integrated Technologies	277506	Contract copies and prints charges for various Xerox and HP devices -Wastewater	38.02		0
Napa Auto Parts	250910	Bulb	6.99		0
Ramp	13026	Hand Held Torch	49.87		0
65-4350-3400 MINOR EQUIPMENT					
Ramp	13026	Door sweep Admin office	54.95		0
65-4350-4200 PROFESSIONAL SERVICES					
Banyan Technology Inc	21456	2026-2027 Service Agreement	9,527.00	26099	0
Banyan Technology Inc	21457	PLC Programming and testing alarm matrix for Sentinel Dialer	1,687.50		0
Ramp	13026	Annual wastewater utility assessments	3,871.20		0
65-4350-4900 PERSONNEL TRAINING/TRAVEL/MTG					
Ramp	13026	Continuing education training seminar	125.00		0
Ramp	13026	CDL test	5.00		0
Ramp	13026	Service charge	1.95		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
65-4350-5100 TELEPHONE & COMMUNICATIONS					
Syringa Networks LLC	SMI-003662	Monthly IPVPN and business internet network services	247.50		0
65-4350-5200 UTILITIES					
Ramp	13026	58208688554 Mechanical Bar Screening Bldg	57.35		0
Ramp	13026	32649330001 Split Utility	1,079.56		0
65-4350-6000 REPAIR & MAINT-AUTO EQUIP					
Les Schwab	11700986388	Truck flat repair and radial repair	55.40		0
Napa Auto Parts	250337	Air brake chamber	54.50		0
Ramp	13026	Refund for Switch & light Tanker	9.49-		0
Ramp	13026	2018 truck registration	23.57		0
Ramp	13026	Switch & light Tanker	14.85		0
Ramp	13026	Tanker Switch	6.85		0
65-4350-6900 COLLECTION SYSTEM SERVICES/CHA					
Dig Line	0079140-IN	Monthly dig line assessment and service fees	38.05		0
Ramp	13026	CR Phone Charger	21.93		0
Total WASTEWATER EXPENDITURES:			18,215.21		
WASTEWATER DEBT SERVICE EXP					
65-4800-8600 DEBT SRVC ACCT INTEREST-S2023					
ZIONS BANK	4899911 02092	4899911 Interest	144,392.00		0
Total WASTEWATER DEBT SERVICE EXP:			144,392.00		
Total WASTEWATER FUND:			162,607.21		
WASTEWATER CAPITAL IMPROVE FND					
WASTEWATER CIP EXPENDITURES					
67-4350-7813 CAPITAL IMP PLAN(NO SHARING)					
Galena-Benchmark Engineering	0126-018	Professional engineering support for Prospector Condos sewer as-built project	1,195.00		0
67-4350-7815 AERATION BASINS BLOWERS & ELEC					
HDR Engineering, Inc.	1200799589	TASK ORDER #3: SERVICES DURING CONSTRUCTION FOR AERATION UPGRADES PROJECT	2,990.87	24055	0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
67-4350-7818 ROTARY DRUM THICK & DEWATERING					
HDR Engineering, Inc.	1200800656	TO 6: Services during Construction	31,790.46	25116	0
HDR Engineering, Inc.	1200800656	TO 7: Resident Project Representative	92.11	26004	0
Total WASTEWATER CIP EXPENDITURES:			36,068.44		
Total WASTEWATER CAPITAL IMPROVE FND:			36,068.44		
PARKS/REC DEV TRUST FUND					
PARKS/REC TRUST EXPENDITURES					
93-4900-7950 WARM SPRINGS PRESR-RESTORATION					
Ramp	13026	WSP Bike Racks	1,115.10		0
Morell Engineering	2363	Engineering services for Warm Springs Preserve Welcome Building	637.50		101
Valleywide Timber & Steel	522	Ski Benches	4,250.00	26102	0
Total PARKS/REC TRUST EXPENDITURES:			6,002.60		
Total PARKS/REC DEV TRUST FUND:			6,002.60		
Grand Totals:			745,251.59		

Report Criteria:

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



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

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

Reasons for Recommendation:

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

Sustainability Impact:

No Sustainability impact

Financial Impact:

No Financial Impact

Attachments:

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

MONTHLY FINANCIAL REPORT

January 2026



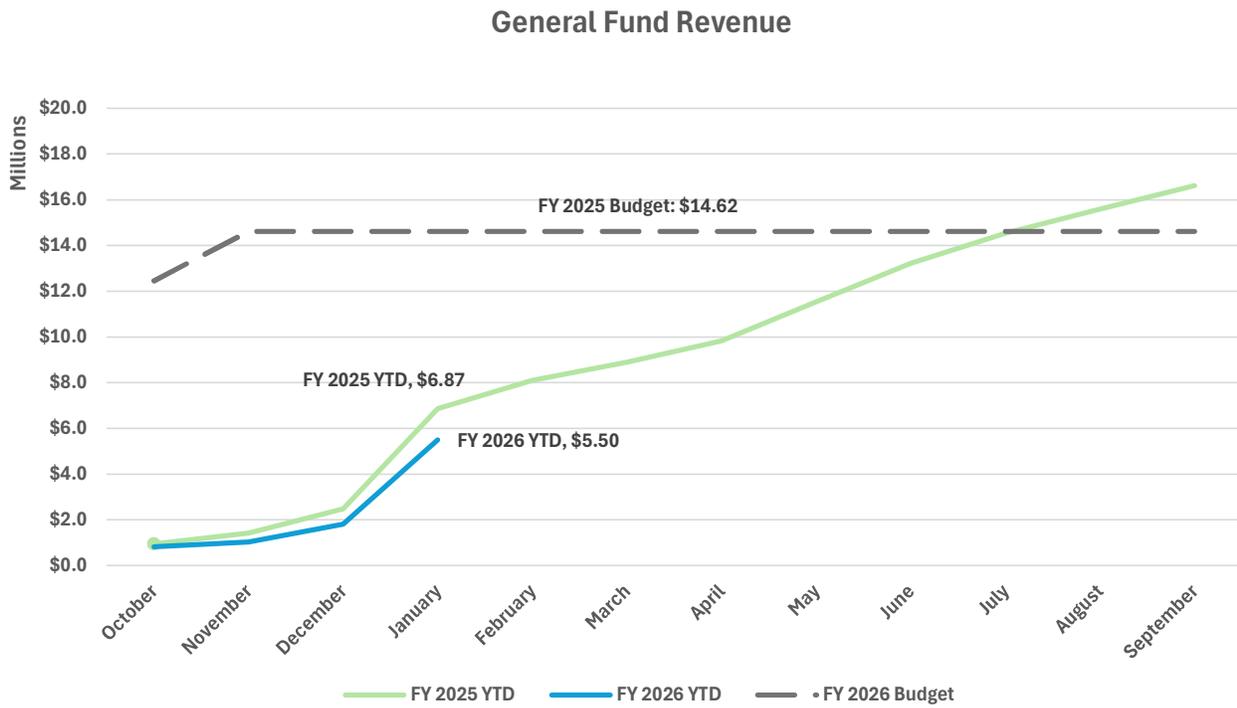
Report Contents

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

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

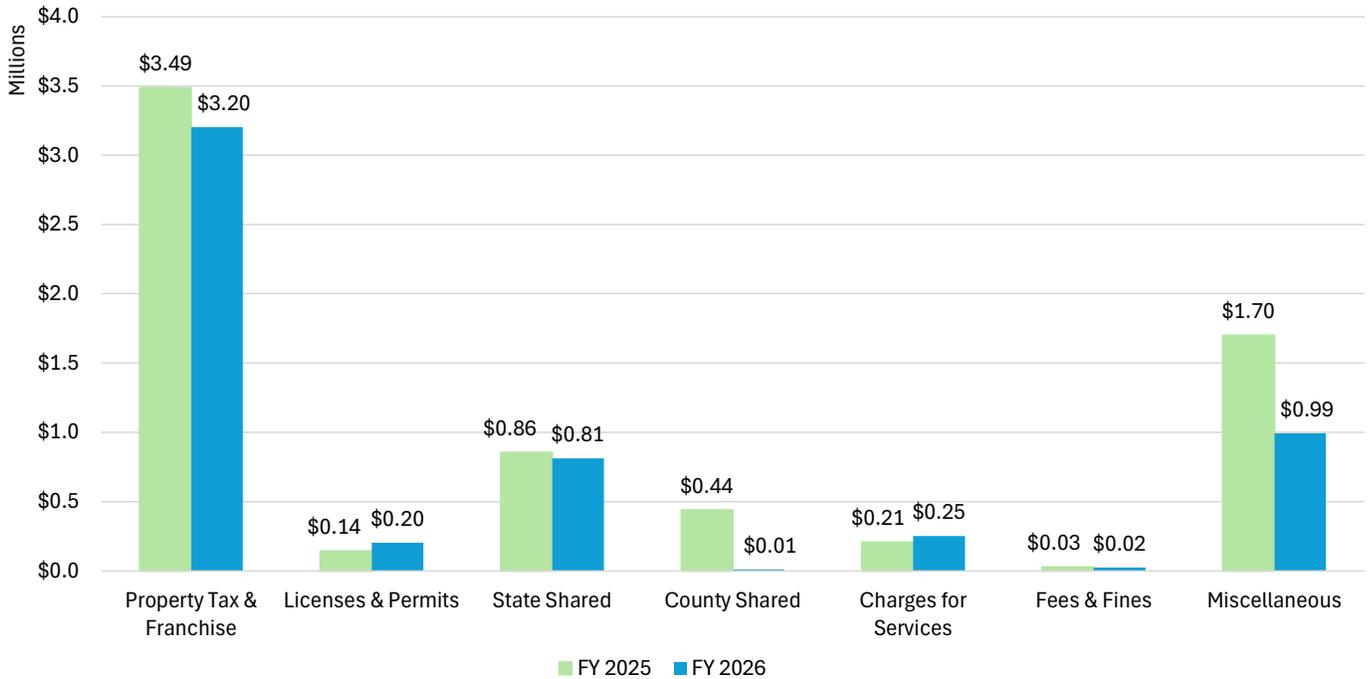
ketchumidaho.org/administration/page/revenue-expenditure-report

General Fund



General Fund revenues are down \$663k, or 36.5%, fiscal year to date compared to FY 2025. The primary reason is the planned reduction of LOT revenue transferred to the general fund and the planned reduction following the Ketchum Fire District creation (EMS contract revenue). See the breakdown on the next page for more information.

General Fund Revenues by Category YTD



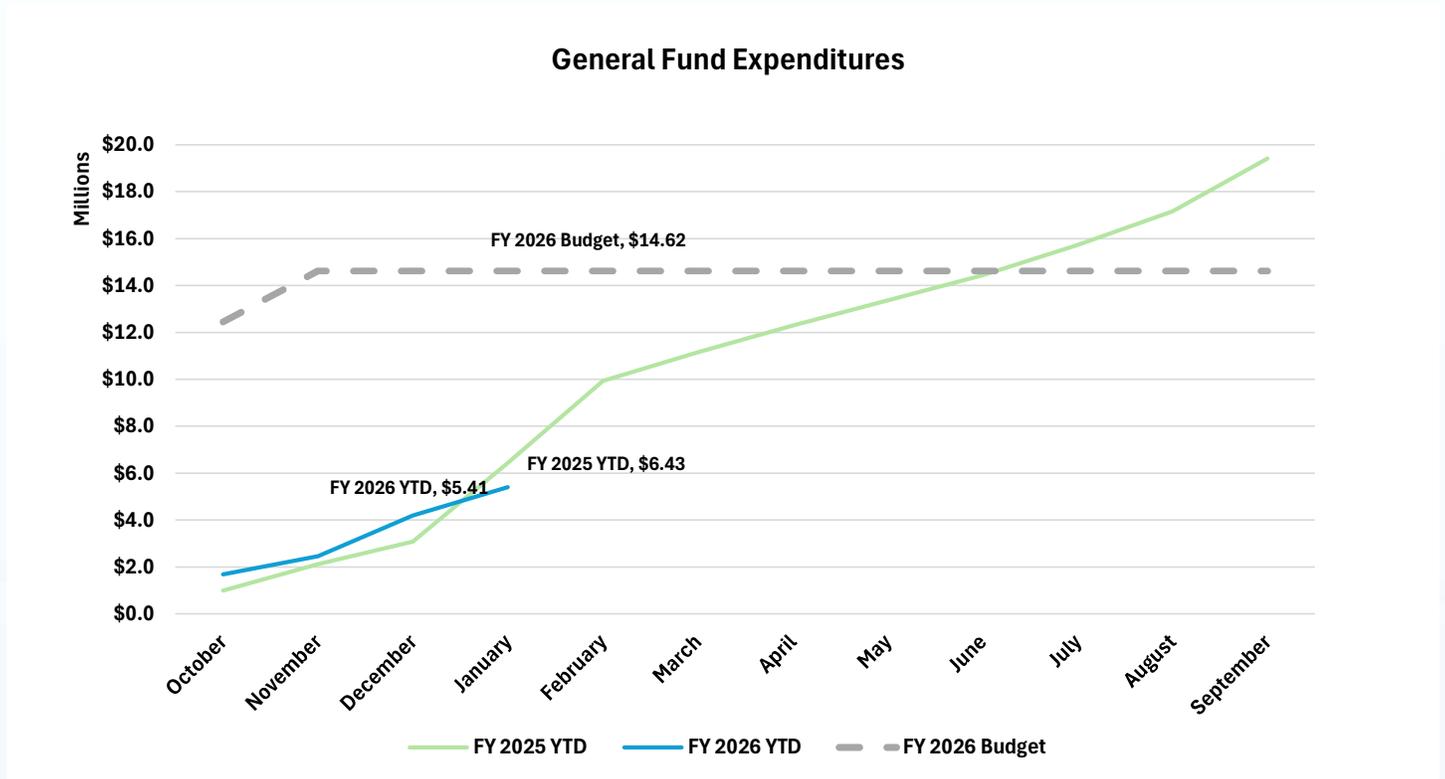
- Property Tax.** Given the creation of the Ketchum Fire District and the promised reduction in the allowed property tax budget for the City, this reduction is expected as the maximum allowed property tax budget was reduced by \$750k.

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

- Reduced LOT Revenue.** The FY 2026 budget includes a planned \$800k reduction in LOT transfer to the General Fund.
- Fire Revenues.** There are pending IDL reimbursements that have not yet been received. Also, previous EMS contract revenue is no longer received by the city as it goes to the newly created Ketchum Fire District.

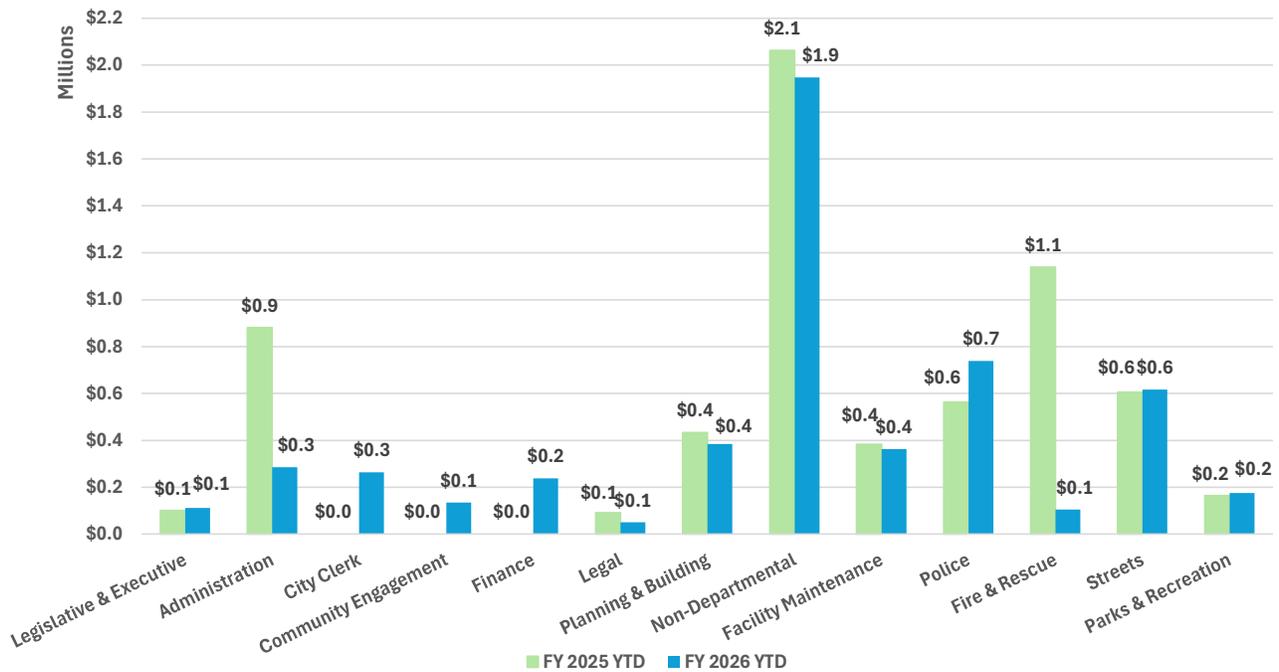


General Fund Expenditures



General Fund Expenditures are down \$1.011M, or 32.9%, fiscal year to date compared to FY 2025. See the departmental breakdown on the next page.

General Fund Expenditures by Department



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

- Administration.** This department in FY 2025 included Administration, Clerk, Community Engagement and Finance. In FY 2026 these departments are now stand-alone departments.
- Non-Departmental.** Expenses are down \$116k compared to FY 2025 as there have been no contracts for services expended to date.
- Fire & Rescue.** The City does not have the operating expenses associated with Fire service due the creation of the Ketchum Fire District. There are a few fire payroll expenses that were booked in FY 2026 based on payroll timing and when the checks were paid to the employees (payroll is cash basis). The expenses will be reclassified by year end as a transitional expense.
- Police.** The year-over-year increase is due to the timing of contract payments.



Capital Improvement Fund

CAPITAL IMPROVEMENT FUND

FY 2026 FUND STATUS/PROJECTION

AS OF 01/31/2026

1 **FY 2026 Beginning Fund Balance** **941,431**

FY 2026 BUDGET

REVENUES

2 Approved Budget 6,223,105

3 YTD Revenue* 2,539,765

EXPENDITURES

4 Approved Budget 5,914,430

5 YTD Expenditures 1,131,563

6 **Net Position** **1,408,203**

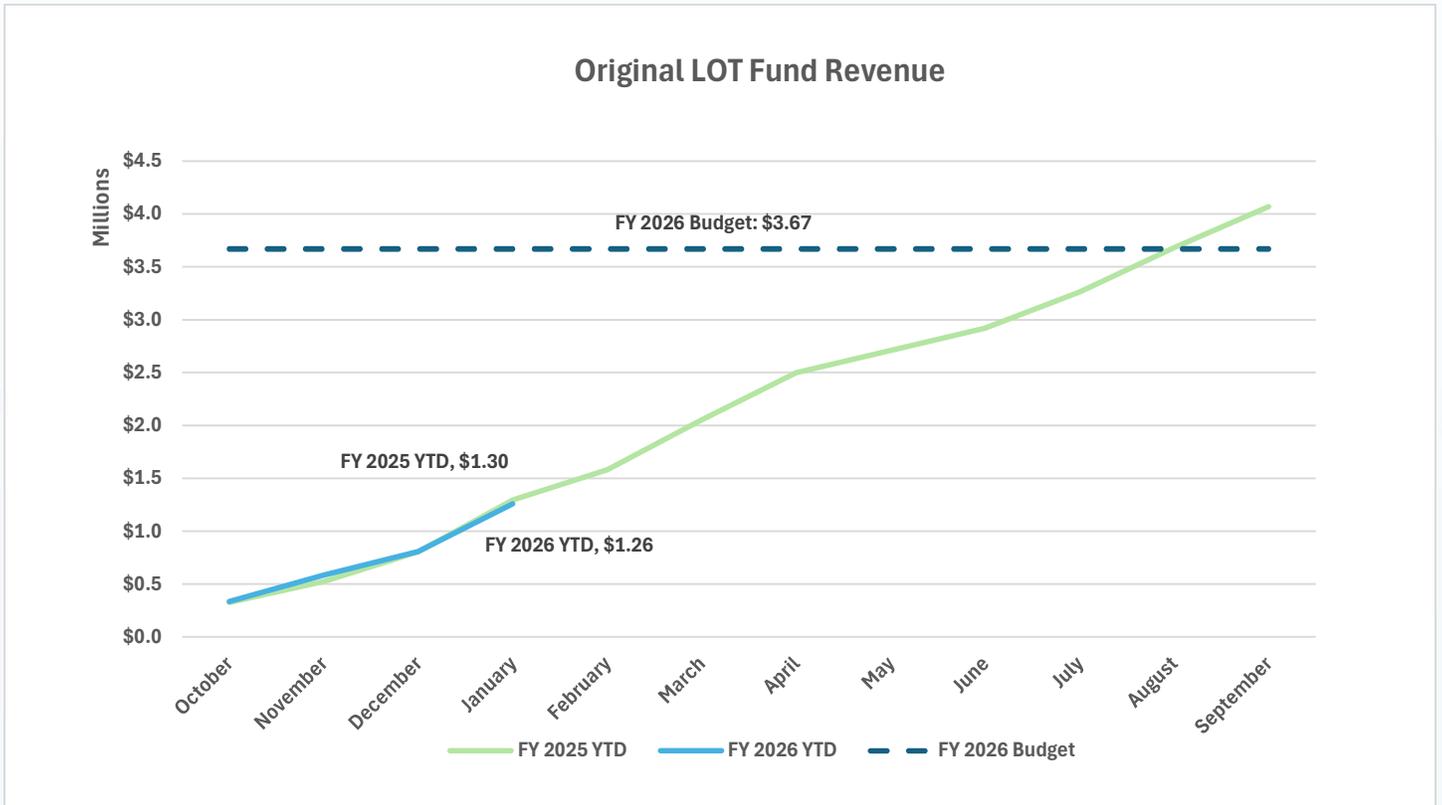
7 **Current Fund Balance** **2,349,634**

PROJECTION

8 **Projected FY 2026 EOY Fund Balance** **1,250,106**



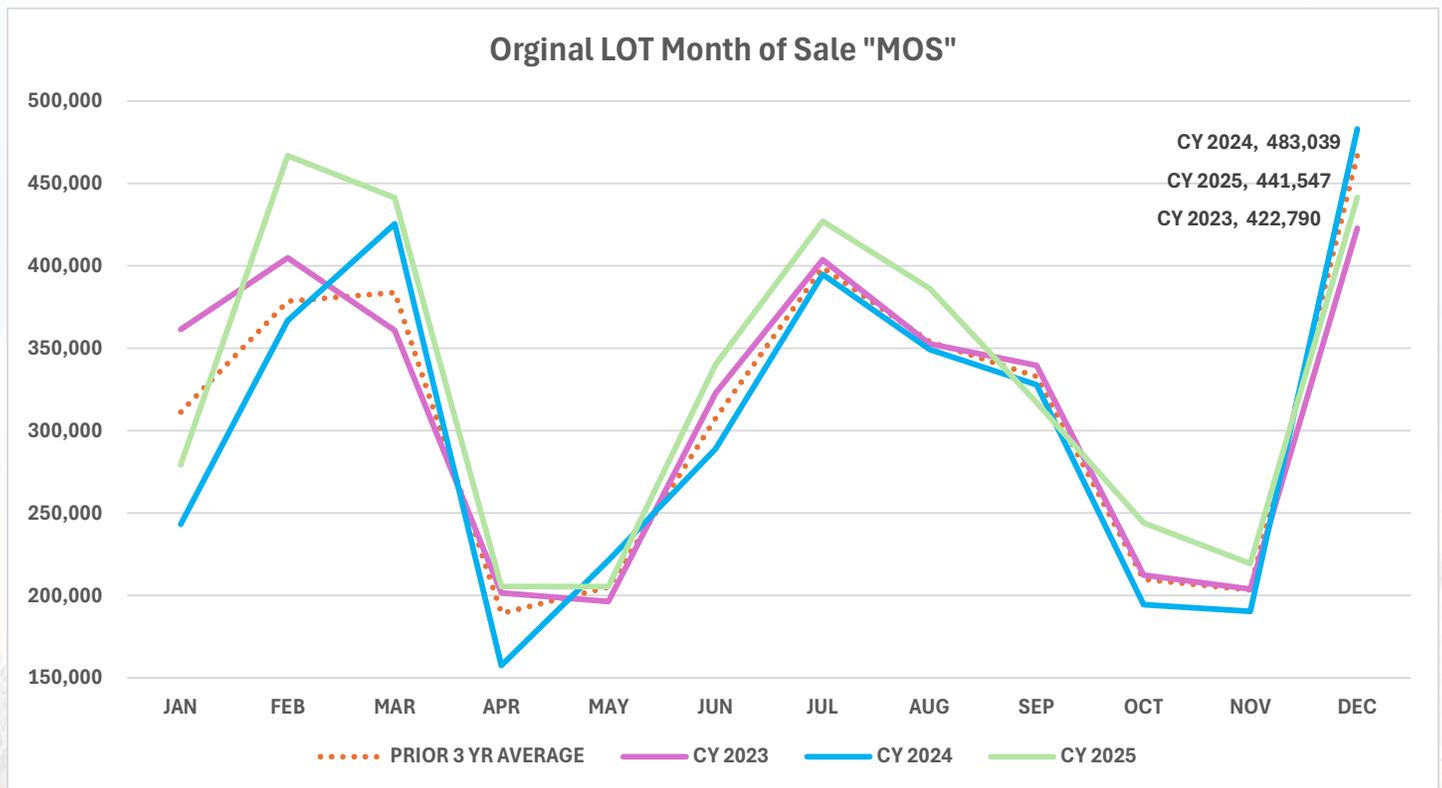
Original LOT Fund



Original LOT revenue was down \$36.6k, or 2.8%, year-over-year. The "Month of Sale" year-over-year comparison is shown on the next page.

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

Original LOT "Month of Sale" Data

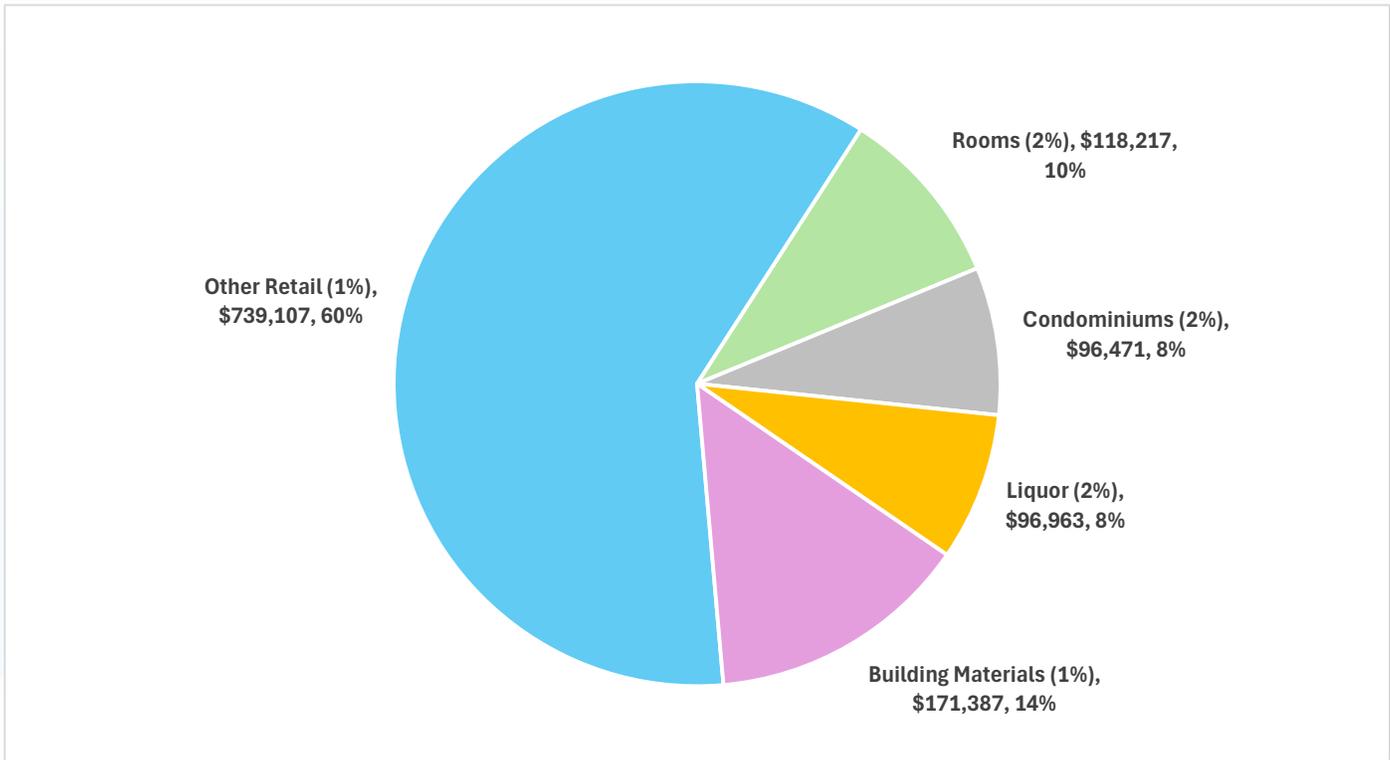


December 2025 month-of-sale (MOS) receipts were down \$41.5k, or 8.6%, compared to December 2024 MOS and 5.5% below the previous three-year average (2022-2024). Calendar year 2025 total was up 9.1% compared to calendar year 2024.

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

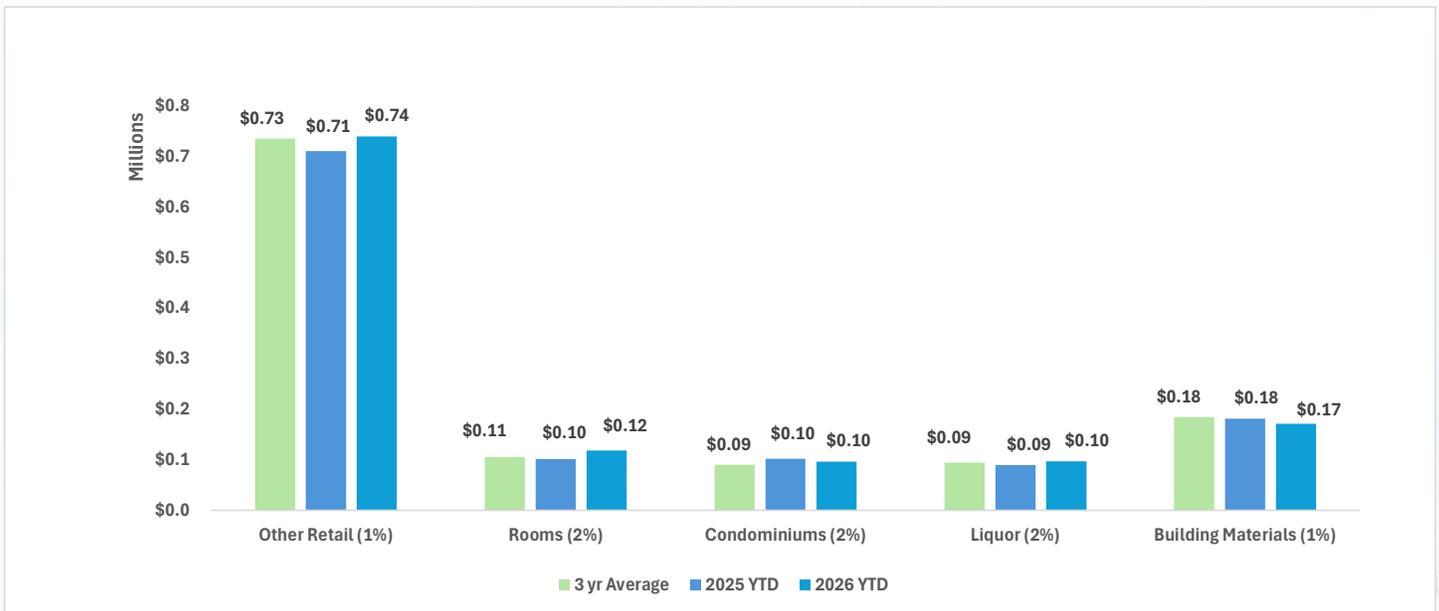


Original LOT Sector Percentage of Total



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

Original LOT Sector Performance



The chart above shows the current 2026 fiscal year-to-date amount for each business sector compared to the prior three-year average and the prior year-to-date. December LOT received (December MOS) is the third month of the fiscal year, thus any fiscal year trends are based on a light data set. Based on fiscal year-to-date totals, here is how each sector compares to the previous 3-year average:

- Retail: Up 0.6%
- Rooms: Up 12.4%
- Condominiums: Up 7.1%
- Liquor: Up 2.5%
- Building Materials: Down 7.2%
- In Total: Up 1.1%

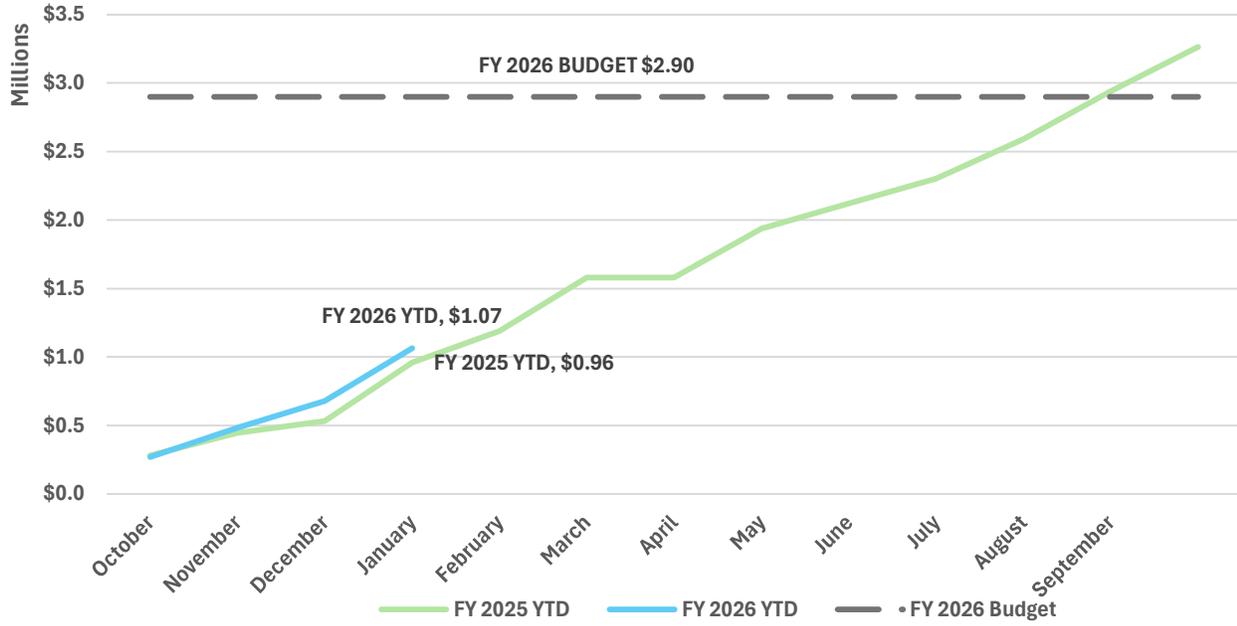
Based on fiscal year-to-date totals, here is how each sector compares to the same period last year:

- Retail: Up 4.1%
- Rooms: Up 16.4%
- Condominiums: Down 5.2%
- Liquor: Up 8.6%
- Building Materials: Down 5.6%
- In Total: Up 3.2%



Additional LOT Fund

Additional 1% LOT Fund Revenue



Additional LOT fund revenue received year to date for FY 2026 was up \$106k, or 11.1%, compared to FY 2025.

In-Lieu Housing Fund

AS OF 01/31/2025

FY 2026 Beginning Fund Balance (unaudited) 485,868

FY 2026 BUDGET

REVENUES

Approved Budget	2,000,000
YTD Revenue	8,934

EXPENDITURES

Approved Budget	2,000,000
YTD Expenditures	-

Net Position 8,934

Current Fund Balance 494,802

Pending Developments

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 4,286,252

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



Community Housing Fund

AS OF 12/31/2025

FY 2026 Beginning Fund Balance **1,046,173**

FY 2026 BUDGET

REVENUES

	<u>YTD</u>
Approved Budget	2,276,017
YTD Revenue	766,057

EXPENDITURES

Approved Budget	2,336,017
YTD Expenditures	682,631

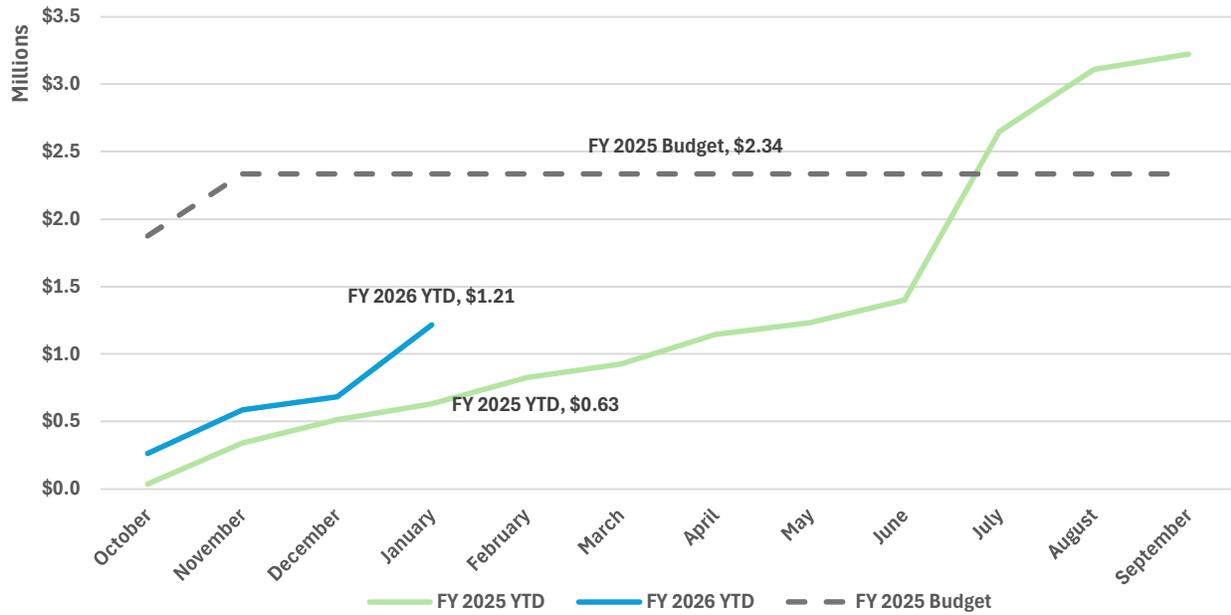
Net Position **83,426**

Current Fund Balance **1,129,600**

Projected FY 2026 EOY Fund Balance **986,173**

Fund balance dedicated to executing housing initiatives.

Community Housing Fund Expenses

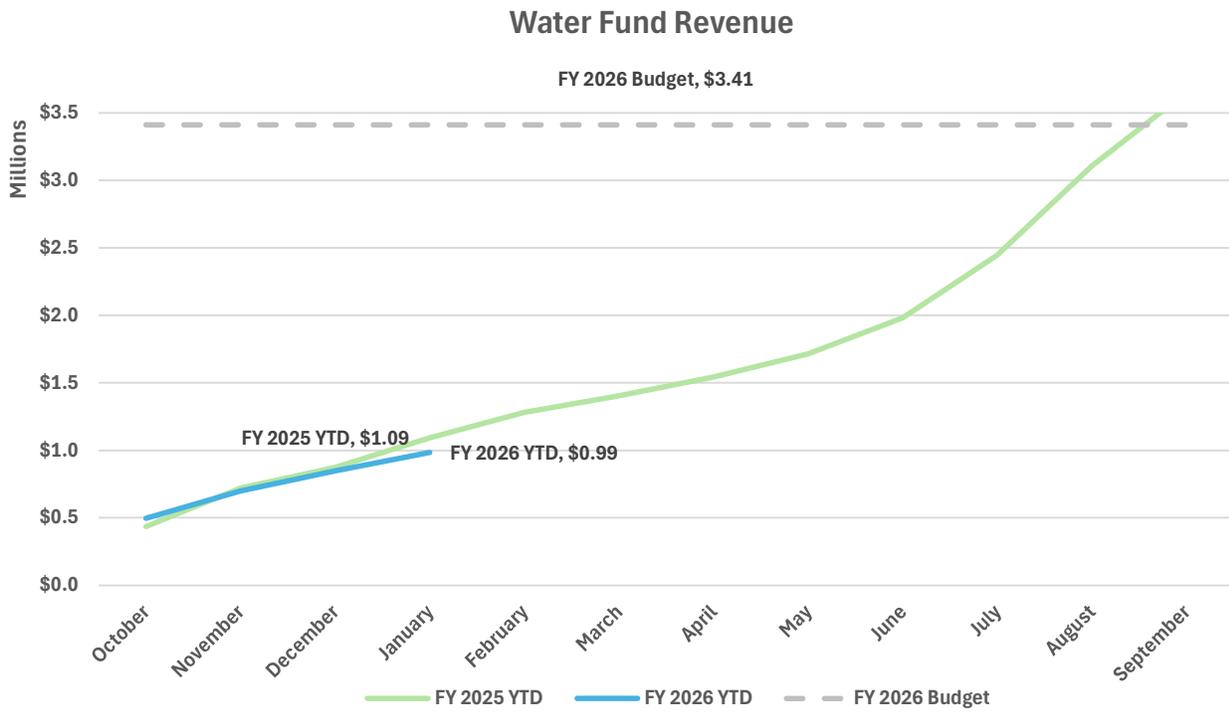


FY 2026 year-to-date expenses are up 92.7% due to the timing of deed restriction payments through the Community Housing Fund.

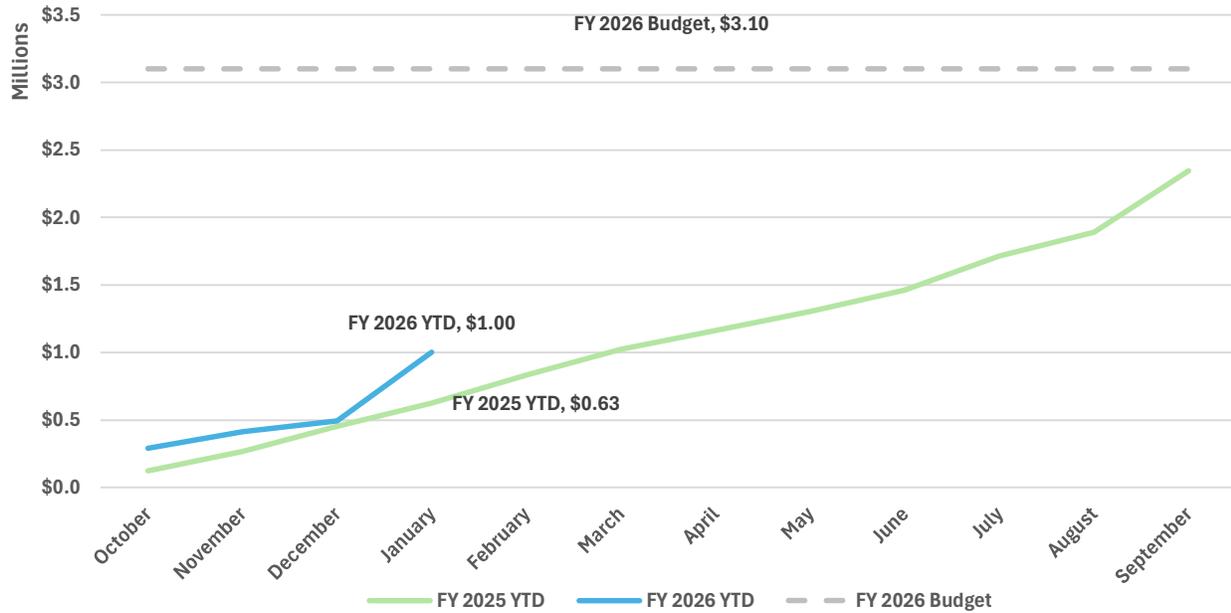


Enterprise Funds

Water Fund (graphs show operational fund)



Water Fund Expenditures



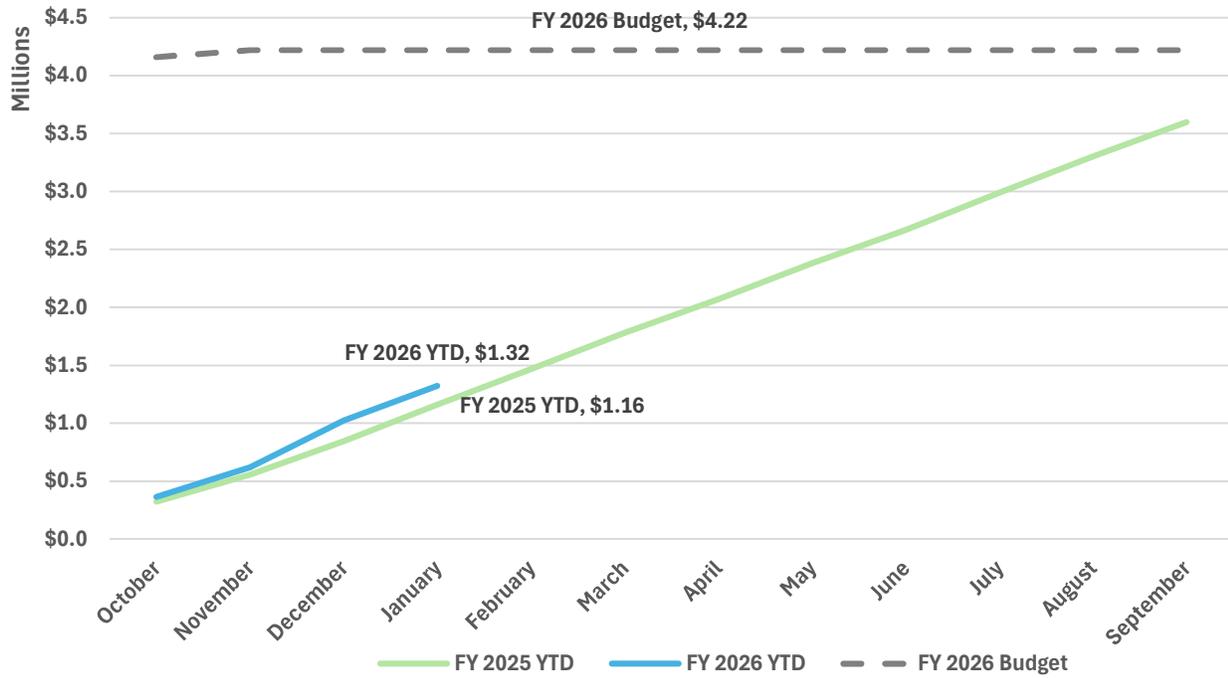
Water Fund Operational revenue is on target. The spike in expenditures is due to a planned increased transfer from the Water Operational Fund to the Water CIP fund along with the timing of an annual state water fee.

The Water Operational Fund remains in solid financial position, with approximately \$5.4M in cash & investments, while the Water Capital Fund has approximately \$269k in cash & investments. Both of these amounts are needed for financial stability to account for emergency reserves and the execution of the long-term capital plan.

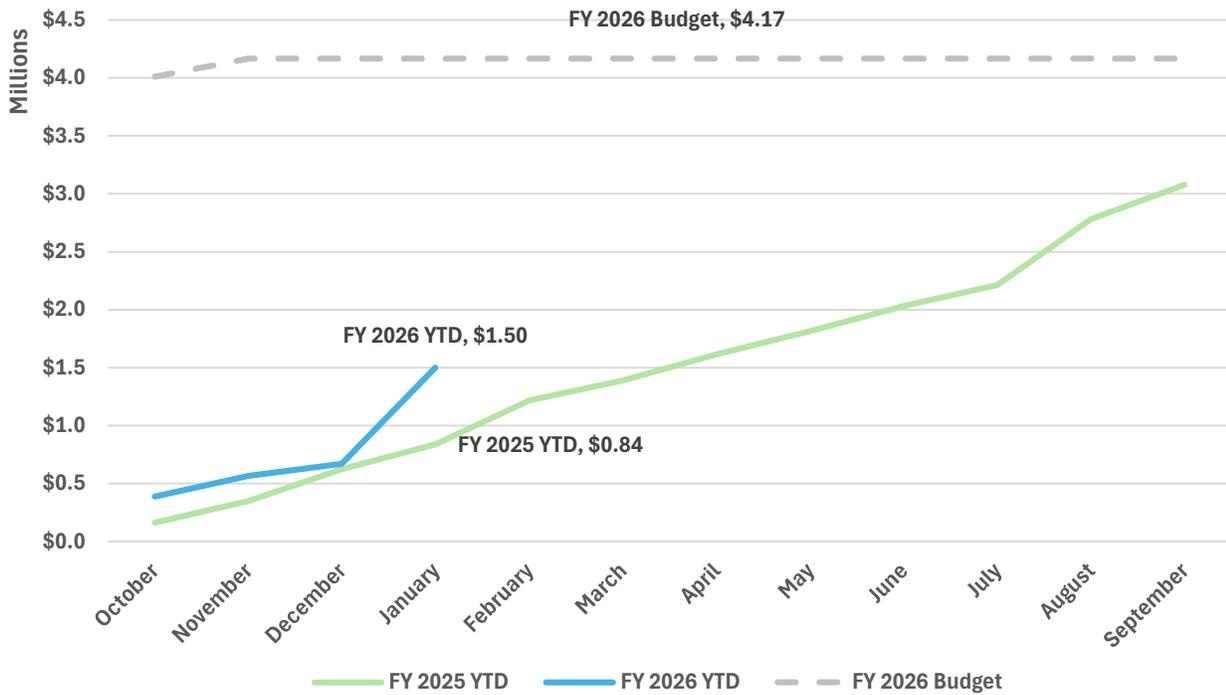


Wastewater Funds (graphs show operational fund)

Wastewater Fund Revenue



Wastewater Fund Expenditures



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

The Wastewater Operational Fund remains in a solid financial position, with approximately \$3.1M in cash & investments, while the Wastewater Capital Fund has approximately \$6.8M in cash & investments. The Wastewater Funds are in a good financial position to foster long-term stability while continuing to invest heavily in infrastructure needs.



CITY OF KETCHUM
 COMBINED CASH INVESTMENT
 JANUARY 31, 2026

COMBINED CASH ACCOUNTS

99-1010-0000	CASH - COMBINED CHECKING	440,529.50
99-1020-0000	CASH - XPRESS DEPOSIT ACCOUNT	83,506.96
99-1030-0000	CASH - PARKING OPERATIONS	1,757.43
99-1050-0000	CASH - GRANTS & STR PERMITTING	5,537.50
99-1174-0000	CASH CLEARING-ACCTS.RECEIVABLE	(1,950.00)
	TOTAL COMBINED CASH	529,381.39
99-1000-0000	CASH ALLOCATED TO OTHER FUNDS	(529,381.39)
	TOTAL UNALLOCATED CASH	<u>.00</u>

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO GENERAL FUND	(3,267,046.26)
2	ALLOCATION TO WAGON DAYS FUND	(3,119.01)
3	ALLOCATION TO GENERAL CAPITAL IMPROVEMENT FD	1,033,084.50
22	ALLOCATION TO ORIGINAL LOT FUND	(495,118.36)
25	ALLOCATION TO ADDITIONAL1%-LOT FUND	201,642.16
41	ALLOCATION TO FIRE BOND FUND	396,492.22
54	ALLOCATION TO COMMUNITY HOUSING	797,325.25
63	ALLOCATION TO WATER FUND	1,649,453.73
64	ALLOCATION TO WATER CAPITAL IMPROVEMENT FUND	(463,682.65)
65	ALLOCATION TO WASTEWATER FUND	340,325.35
67	ALLOCATION TO WASTEWATER CAPITAL IMPROVE FND	(498,158.29)
90	ALLOCATION TO POLICE TRUST FUND	1,385.60
93	ALLOCATION TO PARKS/REC DEV TRUST FUND	536,737.67
94	ALLOCATION TO DEVELOPMENT TRUST FUND	288,779.93
98	ALLOCATION TO URBAN RENEWAL AGENCY	11,279.54
	TOTAL ALLOCATIONS TO OTHER FUNDS	529,381.38
	ALLOCATION FROM COMBINED CASH FUND - 99-1000-0000	(529,381.39)
	ZERO PROOF IF ALLOCATIONS BALANCE	<u>(.01)</u>

CITY OF KETCHUM
BALANCE SHEET
JANUARY 31, 2026

GENERAL FUND

ASSETS

01-1000-0000	CASH - COMBINED	(	3,267,046.26)	
01-1030-0000	PETTY CASH		324.00	
01-1050-0000	TAXES RECEIVABLE--CURRENT		59,937.58	
01-1100-0000	ACCOUNTS RECEIVABLE - A/R	(	51,297.23)	
01-1320-0000	ACCTS RCVBL--IDAHO SHARED REVE		415,425.96	
01-1500-0000	INVESTMENTS-US BANK MIA ACCT		1,761.37	
01-1500-1000	INVESTMENTS-ST.TRS.DIV.BOND FD		416,948.27	
01-1510-0000	INVESTMENTS--GENERAL FUND #911		7,763,051.02	
				<u>5,339,104.71</u>
	TOTAL ASSETS			<u>5,339,104.71</u>

LIABILITIES AND EQUITY

LIABILITIES

01-2030-0000	ACCOUNTS PAYABLE	(	65,163.80)	
01-2171-3000	P/R TAXES PBL--PAY REDUCTION		83.44	
01-2171-4000	P/R TAXES PBL -- WORKERS COMP		127.27	
01-2171-9000	P/R DEDUC PBL--HEALTH INSURANC	(	15,145.53)	
01-2172-2000	P/R DEDUC PBL--STD & LTD		24.66	
01-2175-8000	P/R DEDUC PBL--EMP CAF FSA-MD		135,853.77	
01-2175-9000	P/R DEDUC PBL--EMP CAF FSA-DC	(	47,350.94)	
01-2300-0000	DEPOSITS-PARKS & EVENTS		16,050.00	
01-2310-0000	DEPOSITS-STREET DIG PERMIT		5,000.00	
				<u>29,478.87</u>
	TOTAL LIABILITIES			<u>29,478.87</u>

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
01-2710-0000	GENERAL FUND BALANCE		5,224,816.06	
	REVENUE OVER EXPENDITURES - YTD		84,809.78	
				<u>5,309,625.84</u>
	BALANCE - CURRENT DATE			<u>5,309,625.84</u>
	TOTAL FUND EQUITY			<u>5,309,625.84</u>
	TOTAL LIABILITIES AND EQUITY			<u>5,339,104.71</u>

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>PROPERTY TAX & FRANCHISE</u>					
01-3100-1000	GENERAL PROPERTY TAXES	2,579,215.33	3,015,971.50	4,713,368.00	1,697,396.50 64.0
01-3100-1010	PROPERTY TAX CONTINGENCY	.00	.00	50,000.00	50,000.00 .0
01-3100-1050	PROPERTY TAX REPLACEMENT	6,803.68	6,814.43	13,650.00	6,835.57 49.9
01-3100-6110	GAS FRANCHISE	.00	9,842.45	130,000.00	120,157.55 7.6
01-3100-6120	T.V. CABLE FRANCHISE	.00	33,567.91	137,500.00	103,932.09 24.4
01-3100-6130	WATER UTILITY ROW FEE (5%)	25,000.00	50,000.00	150,000.00	100,000.00 33.3
01-3100-6140	WASTEWATER UTILITY ROW FEE(5%)	24,666.00	49,332.00	148,000.00	98,668.00 33.3
01-3100-6150	SOLID WASTE FRANCHISE	5,757.18	34,388.98	100,000.00	65,611.02 34.4
01-3100-9000	PENALTY & INTEREST ON TAXES	1,675.27	4,450.76	18,500.00	14,049.24 24.1
	TOTAL PROPERTY TAX & FRANCHISE	2,643,117.46	3,204,368.03	5,461,018.00	2,256,649.97 58.7
<u>LICENSES & PERMITS</u>					
01-3200-1110	BEER LICENSES	239.79	670.33	12,000.00	11,329.67 5.6
01-3200-1120	LIQUOR LICENSES	.00	576.94	8,400.00	7,823.06 6.9
01-3200-1130	WINE LICENSES	408.16	665.69	13,000.00	12,334.31 5.1
01-3200-1140	CATERING PERMITS	.00	100.00	1,500.00	1,400.00 6.7
01-3200-1150	OFF-SITE BUS./SPECIAL EVENTS P	75.00	2,880.00	20,000.00	17,120.00 14.4
01-3200-1400	BUSINESS LICENSES	2,187.05	9,422.04	33,000.00	23,577.96 28.6
01-3200-1410	SHORT TERM RENTAL LICENSES	7,563.00	36,288.00	200,000.00	163,712.00 18.1
01-3200-1520	TAXI-LIMO PERMITS	380.00	880.00	2,500.00	1,620.00 35.2
01-3200-2100	BUILDING PERMITS	60,826.11	146,179.20	450,000.00	303,820.80 32.5
01-3200-2140	RIGHT-OF-WAY PERMITS	100.00	5,400.00	13,000.00	7,600.00 41.5
01-3200-2160	STREET EXCAVATION PERMIT FEE	.00	200.00	1,500.00	1,300.00 13.3
	TOTAL LICENSES & PERMITS	71,779.11	203,262.20	754,900.00	551,637.80 26.9
<u>STATE OF IDAHO SHARED REVENUE</u>					
01-3310-5100	STATE LIQUOR APPORTIONMENT	68,395.00	136,790.00	395,000.00	258,210.00 34.6
01-3310-5200	HIGHWAY USER'S REVENUE - STREE	47,956.12	93,318.80	250,000.00	156,681.20 37.3
01-3310-5600	STATE SHARED REVENUE	281,045.87	582,714.15	1,150,000.00	567,285.85 50.7
	TOTAL STATE OF IDAHO SHARED RE	397,396.99	812,822.95	1,795,000.00	982,177.05 45.3
<u>COUNTY SHARED REVENUE</u>					
01-3320-8400	COUNTY COURT FINES	1,589.04	10,050.17	80,000.00	69,949.83 12.6
	TOTAL COUNTY SHARED REVENUE	1,589.04	10,050.17	80,000.00	69,949.83 12.6

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>CHARGES FOR SERVICES</u>					
01-3400-1100	12,025.00	72,675.00	150,000.00	77,325.00	48.5
01-3400-1110	32,362.47	60,276.20	292,500.00	232,223.80	20.6
01-3400-1120	22,653.74	41,799.56	204,750.00	162,950.44	20.4
01-3400-1130	22,653.74	41,949.56	200,000.00	158,050.44	21.0
01-3400-1500	27.00	39.00	500.00	461.00	7.8
01-3400-2260	.00	30.00	.00	(30.00)	.0
01-3400-3600	350.00	1,750.00	5,000.00	3,250.00	35.0
01-3400-6100	.00	.00	18,928.00	18,928.00	.0
01-3400-6300	417.57	23,488.23	120,000.00	96,511.77	19.6
01-3400-6320	4,674.88	7,326.00	20,000.00	12,674.00	36.6
01-3400-6700	.00	1,396.47	11,000.00	9,603.53	12.7
TOTAL CHARGES FOR SERVICES	95,164.40	250,730.02	1,022,678.00	771,947.98	24.5
<u>FINES & FEES</u>					
01-3500-1100	7,530.00	22,751.00	90,000.00	67,249.00	25.3
01-3500-1300	.00	.01	3,000.00	2,999.99	.0
01-3500-1400	.00	1,800.00	4,000.00	2,200.00	45.0
TOTAL FINES & FEES	7,530.00	24,551.01	97,000.00	72,448.99	25.3
<u>MISCELLANEOUS REVENUE</u>					
01-3700-1000	19,961.05	81,105.84	250,000.00	168,894.16	32.4
01-3700-2000	500.00	1,500.00	6,000.00	4,500.00	25.0
01-3700-2010	160.00	810.00	9,000.00	8,190.00	9.0
01-3700-2020	5,762.78	23,051.12	108,000.00	84,948.88	21.3
01-3700-3600	1,540.33	4,805.08	50,000.00	45,194.92	9.6
01-3700-3610	11,500.00	34,000.00	34,500.00	500.00	98.6
01-3700-3650	.00	.00	8,000.00	8,000.00	.0
01-3700-4000	4,075.00	4,075.00	.00	(4,075.00)	.0
01-3700-7000	378.88	378.88	209,300.00	208,921.12	.2
01-3700-8722	200,000.00	400,000.00	1,200,000.00	800,000.00	33.3
01-3700-8763	67,272.34	134,544.68	403,634.00	269,089.32	33.3
01-3700-8765	144,032.50	288,065.00	864,195.00	576,130.00	33.3
01-3700-8798	9,511.15	19,022.30	95,000.00	75,977.70	20.0
TOTAL MISCELLANEOUS REVENUE	464,694.03	991,357.90	3,237,629.00	2,246,271.10	30.6
<u>MISCELLANEOUS REVENUE CONT.</u>					
01-3710-8722	833.34	1,666.68	5,000.00	3,333.32	33.3
TOTAL MISCELLANEOUS REVENUE C	833.34	1,666.68	5,000.00	3,333.32	33.3

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>FUND BALANCE</u>						
01-3800-9000	FUND BALANCE	.00	.00	1,235,600.00	1,235,600.00	.0
	TOTAL FUND BALANCE	.00	.00	1,235,600.00	1,235,600.00	.0
	TOTAL FUND REVENUE	3,682,104.37	5,498,808.96	13,688,825.00	8,190,016.04	40.2

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LEGISLATIVE & EXECUTIVE</u>					
PERSONAL SERVICES:					
01-4110-1000 SALARIES	19,094.54	56,534.78	167,108.00	110,573.22	33.8
01-4110-2100 FICA TAXES-CITY	1,449.54	4,226.46	12,784.00	8,557.54	33.1
01-4110-2200 STATE RETIREMENT-CITY	2,018.59	6,496.33	19,986.00	13,489.67	32.5
01-4110-2400 WORKER'S COMPENSATION-CITY	13.04	38.60	117.00	78.40	33.0
01-4110-2500 HEALTH INSURANCE-CITY	2,550.00	38,921.70	145,487.00	106,565.30	26.8
01-4110-2505 HEALTH REIMBURSEMENT ACCT(HRA	306.33	915.76	8,000.00	7,084.24	11.5
01-4110-2510 DENTAL INSURANCE-CITY	84.00	1,026.00	3,768.00	2,742.00	27.2
01-4110-2515 VISION	32.00	488.00	1,824.00	1,336.00	26.8
01-4110-2600 ST & LONG TERM DISABILITY	55.58	257.06	1,116.00	858.94	23.0
TOTAL PERSONAL SERVICES	25,603.62	108,904.69	360,190.00	251,285.31	30.2
MATERIALS AND SERVICES:					
01-4110-3100 OFFICE SUPPLIES & POSTAGE	.00	.00	1,000.00	1,000.00	.0
01-4110-4000 ELECTIONS	.00	.00	1,000.00	1,000.00	.0
01-4110-4200 PROFESSIONAL SERVICES	.00	.00	8,000.00	8,000.00	.0
01-4110-4800 DUES, SUBSCRIPTIONS & MEMBERS	.00	.00	1,700.00	1,700.00	.0
01-4110-4910 MYR/CNCL-TRAINING/TRAVEL/MTG	.00	2,070.15	30,000.00	27,929.85	6.9
TOTAL MATERIAL AND SERVICES	.00	2,070.15	41,700.00	39,629.85	5.0
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	25,603.62	110,974.84	402,890.00	291,915.16	27.5

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATIVE SERVICES</u>					
PERSONAL SERVICES:					
01-4150-1000 SALARIES	45,553.92	160,187.80	385,546.00	225,358.20	41.6
01-4150-1500 PART TIME SALARIES	.00	.00	10,000.00	10,000.00	.0
01-4150-1900 OVERTIME	.00	30.00	1,500.00	1,470.00	2.0
01-4150-2100 FICA TAXES-CITY	3,393.18	10,115.29	29,494.00	19,378.71	34.3
01-4150-2200 STATE RETIREMENT-CITY	6,501.05	22,320.45	46,111.00	23,790.55	48.4
01-4150-2400 WORKMEN'S COMPENSATION-CITY	42.39	154.40	417.00	262.60	37.0
01-4150-2500 HEALTH INSURANCE-CITY	10,628.34	42,513.36	127,540.00	85,026.64	33.3
01-4150-2505 HEALTH REIMBURSEMENT ACCT(HRA	809.50	6,537.48	6,000.00	(537.48)	109.0
01-4150-2510 DENTAL INSURANCE-CITY	211.00	844.00	2,532.00	1,688.00	33.3
01-4150-2515 VISION	132.00	528.00	1,584.00	1,056.00	33.3
01-4150-2600 ST & LONG TERM DISABILITY	148.17	592.68	2,085.00	1,492.32	28.4
01-4150-2760 OTHER EMPLOYEE BENEFITS	1,483.24	15,907.08	12,000.00	(3,907.08)	132.6
	<u>68,902.79</u>	<u>259,730.54</u>	<u>624,809.00</u>	<u>365,078.46</u>	<u>41.6</u>
TOTAL PERSONAL SERVICES					
MATERIALS AND SERVICES:					
01-4150-3100 OFFICE SUPPLIES & POSTAGE	3,257.96	8,550.42	25,000.00	16,449.58	34.2
01-4150-4200 PROFESSIONAL SERVICES	5,127.00	8,320.35	137,138.00	128,817.65	6.1
01-4150-4400 ADVERTISING & LEGAL PUBLICATIO	595.84	595.84	.00	(595.84)	.0
01-4150-4800 DUES, SUBSCRIPTIONS & MEMBERS	1,007.26	1,307.26	6,000.00	4,692.74	21.8
01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG	117.12	742.70	.00	(742.70)	.0
01-4150-4902 TRAINNG/TRVL/MTG-CITY ADM/ASST	.00	77.00	8,000.00	7,923.00	1.0
01-4150-5100 TELEPHONE & COMMUNICATIONS	.00	180.00	.00	(180.00)	.0
01-4150-5110 COMPUTER NETWORK	.00	225.00	.00	(225.00)	.0
01-4150-5200 UTILITIES	1,954.10	4,887.32	32,000.00	27,112.68	15.3
01-4150-6500 CONTRACTS FOR SERVICES	.00	.00	55,000.00	55,000.00	.0
	<u>12,059.28</u>	<u>24,885.89</u>	<u>263,138.00</u>	<u>238,252.11</u>	<u>9.5</u>
TOTAL MATERIAL AND SERVICES					
CAPITAL OUTLAY:					
01-4150-7400 OFFICE FURNITURE & EQUIPMENT	608.62	608.62	5,000.00	4,391.38	12.2
	<u>608.62</u>	<u>608.62</u>	<u>5,000.00</u>	<u>4,391.38</u>	<u>12.2</u>
TOTAL CAPITAL OUTLAY					
	<u>81,570.69</u>	<u>285,225.05</u>	<u>892,947.00</u>	<u>607,721.95</u>	<u>31.9</u>
TOTAL ADMINISTRATIVE SERVICES					

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CITY CLERK</u>					
PERSONAL SERVICES:					
01-4152-1000 SALARIES	27,223.64	79,875.41	227,213.00	147,337.59	35.2
01-4152-1500 PART TIME SALARIES	.00	.00	1,500.00	1,500.00	.0
01-4152-1900 OVERTIME	523.63	2,574.49	.00	(2,574.49)	.0
01-4152-2100 FICA TAXES-CITY	2,121.46	6,302.56	17,382.00	11,079.44	36.3
01-4152-2200 STATE RETIREMENT-CITY	3,318.57	9,861.01	27,175.00	17,313.99	36.3
01-4152-2400 WORKMEN'S COMPENSATION-CITY	25.12	75.89	245.00	169.11	31.0
01-4152-2500 HEALTH INSURANCE-CITY	3,825.00	15,300.00	45,900.00	30,600.00	33.3
01-4152-2505 HEALTH REIMBURSEMENT ACCT(HRA	1,871.85	4,081.89	4,000.00	(81.89)	102.1
01-4152-2510 DENTAL INSURANCE-CITY	148.00	592.00	1,776.00	1,184.00	33.3
01-4152-2515 VISION	92.00	368.00	720.00	352.00	51.1
01-4152-2600 ST & LONG TERM DISABILITY	110.34	441.36	1,288.00	846.64	34.3
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TOTAL PERSONAL SERVICES	39,259.61	119,472.61	327,199.00	207,726.39	36.5
MATERIALS AND SERVICES:					
01-4152-3100 OFFICE SUPPLIES & POSTAGE	3,000.00	3,000.00	.00	(3,000.00)	.0
01-4152-4200 PROFESSIONAL SERVICES	.00	3,333.34	.00	(3,333.34)	.0
01-4152-4400 ADVERTISING & LEGAL PUBLICATIO	.00	.00	12,000.00	12,000.00	.0
01-4152-4600 PROPERTY & LIABILITY INSURANCE	.00	107,855.28	120,000.00	12,144.72	89.9
01-4152-4900 PERSONNEL TRAINING/TRAVEL/MTG	7.45	2,533.51	5,000.00	2,466.49	50.7
01-4152-5100 TELEPHONE & COMMUNICATIONS	6,623.25	12,358.92	78,000.00	65,641.08	15.8
01-4152-5110 COMPUTER NETWORK	4,803.16	14,676.33	80,000.00	65,323.67	18.4
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TOTAL MATERIAL AND SERVICES	14,433.86	143,757.38	295,000.00	151,242.62	48.7
CAPITAL OUTLAY:					
01-4152-7400 OFFICE FURNITURE & EQUIPMENT	.00	.00	3,000.00	3,000.00	.0
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TOTAL CAPITAL OUTLAY	.00	.00	3,000.00	3,000.00	.0
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TOTAL CITY CLERK	53,693.47	263,229.99	625,199.00	361,969.01	42.1

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY ENGAGEMENT</u>					
PERSONAL SERVICES:					
01-4154-1000	20,161.24	63,240.52	186,677.00	123,436.48	33.9
01-4154-2100	1,798.46	5,074.10	14,281.00	9,206.90	35.5
01-4154-2200	2,411.28	7,563.54	22,327.00	14,763.46	33.9
01-4154-2400	21.57	62.05	202.00	139.95	30.7
01-4154-2500	3,763.34	15,053.36	45,160.00	30,106.64	33.3
01-4154-2505	1,412.94	3,146.45	3,000.00	(146.45)	104.9
01-4154-2510	103.00	412.00	1,236.00	824.00	33.3
01-4154-2515	48.00	192.00	576.00	384.00	33.3
01-4154-2600	86.51	346.04	1,009.00	662.96	34.3
01-4154-2700	3,514.92	3,514.92	.00	(3,514.92)	.0
TOTAL PERSONAL SERVICES	33,321.26	98,604.98	274,468.00	175,863.02	35.9
MATERIALS AND SERVICES:					
01-4154-4200	6,666.68	23,333.38	80,000.00	56,666.62	29.2
01-4154-4900	113.78	200.61	5,000.00	4,799.39	4.0
01-4154-5150	2,275.90	12,226.10	50,000.00	37,773.90	24.5
TOTAL MATERIAL AND SERVICES	9,056.36	35,760.09	135,000.00	99,239.91	26.5
CAPITAL OUTLAY:					
01-4154-7400	864.73	864.73	1,000.00	135.27	86.5
TOTAL CAPITAL OUTLAY	864.73	864.73	1,000.00	135.27	86.5
TOTAL COMMUNITY ENGAGEMENT	43,242.35	135,229.80	410,468.00	275,238.20	33.0

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FINANCE</u>					
PERSONAL SERVICES:					
01-4156-1000 SALARIES	48,397.17	127,367.79	432,740.00	305,372.21	29.4
01-4156-1500 PART TIME SALARIES	584.00	2,336.00	.00	(2,336.00)	.0
01-4156-1900 OVERTIME	471.26	2,222.67	5,000.00	2,777.33	44.5
01-4156-2100 FICA TAXES-CITY	3,741.00	9,933.61	33,105.00	23,171.39	30.0
01-4156-2200 STATE RETIREMENT-CITY	5,450.88	14,413.92	45,605.00	31,191.08	31.6
01-4156-2400 WORKMEN'S COMPENSATION-CITY	44.35	120.00	468.00	348.00	25.6
01-4156-2500 HEALTH INSURANCE-CITY	8,360.56	33,442.24	130,187.00	96,744.76	25.7
01-4156-2505 HEALTH REIMBURSEMENT ACCT(HRA	226.00	3,035.78	7,000.00	3,964.22	43.4
01-4156-2510 DENTAL INSURANCE-CITY	253.00	1,012.00	3,546.00	2,534.00	28.5
01-4156-2515 VISION	120.00	480.00	1,632.00	1,152.00	29.4
01-4156-2600 ST & LONG TERM DISABILITY	169.04	562.61	2,340.00	1,777.39	24.0
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TOTAL PERSONAL SERVICES	67,817.26	194,926.62	661,623.00	466,696.38	29.5
MATERIALS AND SERVICES:					
01-4156-3100 OFFICE SUPPLIES & POSTAGE	348.73	1,530.06	5,000.00	3,469.94	30.6
01-4156-4200 PROFESSIONAL SERVICES	16,428.88	16,443.88	18,000.00	1,556.12	91.4
01-4156-4900 PERSONNEL TRAINING/TRAVEL/MTG	377.67	2,430.92	12,000.00	9,569.08	20.3
01-4156-5100 TELEPHONE & COMMUNICATIONS	.00	360.00	1,440.00	1,080.00	25.0
01-4156-6510 COMPUTER SERVICES	13,420.00	22,520.00	60,000.00	37,480.00	37.5
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TOTAL MATERIAL AND SERVICES	30,575.28	43,284.86	96,440.00	53,155.14	44.9
CAPITAL OUTLAY:					
01-4156-7400 OFFICE FURNITURE & EQUIPMENT	.00	.00	5,000.00	5,000.00	.0
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TOTAL CAPITAL OUTLAY	.00	.00	5,000.00	5,000.00	.0
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TOTAL FINANCE	98,392.54	238,211.48	763,063.00	524,851.52	31.2

CITY OF KETCHUM
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LEGAL</u>					
MATERIALS AND SERVICES:					
01-4160-4200	17,500.00	35,000.00	210,000.00	175,000.00	16.7
01-4160-4270	3,883.33	15,533.32	50,920.00	35,386.68	30.5
TOTAL MATERIAL AND SERVICES	21,383.33	50,533.32	260,920.00	210,386.68	19.4
TOTAL LEGAL	21,383.33	50,533.32	260,920.00	210,386.68	19.4

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING & BUILDING</u>					
PERSONAL SERVICES:					
01-4170-1000 SALARIES	57,710.49	183,512.37	547,182.00	363,669.63	33.5
01-4170-1200 PLANNING & ZONING COMMISSION	1,600.00	5,800.00	25,200.00	19,400.00	23.0
01-4170-2100 FICA TAXES-CITY	4,517.53	14,406.61	41,859.00	27,452.39	34.4
01-4170-2200 STATE RETIREMENT-CITY	7,093.52	22,641.74	65,443.00	42,801.26	34.6
01-4170-2400 WORKER'S COMPENSATION-CITY	499.12	1,625.58	5,502.00	3,876.42	29.6
01-4170-2500 HEALTH INSURANCE-CITY	11,197.20	44,788.80	134,366.00	89,577.20	33.3
01-4170-2505 HEALTH REIMBURSEMENT ACCT(HRA	41.00	3,356.68	9,000.00	5,643.32	37.3
01-4170-2510 DENTAL INSURANCE-CITY	312.00	1,248.00	3,744.00	2,496.00	33.3
01-4170-2515 VISION	140.00	560.00	1,680.00	1,120.00	33.3
01-4170-2600 ST & LONG TERM DISABILITY	233.62	1,048.03	3,362.00	2,313.97	31.2
TOTAL PERSONAL SERVICES	83,344.48	278,987.81	837,338.00	558,350.19	33.3
MATERIALS AND SERVICES:					
01-4170-3100 OFFICE SUPPLIES & POSTAGE	26.33	96.60	4,000.00	3,903.40	2.4
01-4170-3200 OPERATING SUPPLIES	552.02	1,072.66	5,000.00	3,927.34	21.5
01-4170-4200 PROFESSIONAL SERVICES	17,705.00	25,942.50	260,000.00	234,057.50	10.0
01-4170-4210 PROFESSIONAL SERVICES - IDBS	28,078.77	56,583.52	423,525.00	366,941.48	13.4
01-4170-4220 PROF SVCS-FLOOD PLAIN PROG RE	1,737.50	3,570.00	10,000.00	6,430.00	35.7
01-4170-4400 ADVERTISING & LEGAL PUBLICATIO	1,011.98	1,293.03	15,000.00	13,706.97	8.6
01-4170-4500 GEOGRAPHIC INFO SYSTEMS	9,580.00	14,900.00	15,000.00	100.00	99.3
01-4170-4800 DUES, SUBSCRIPTIONS & MEMBERS	37.49	193.49	4,000.00	3,806.51	4.8
01-4170-4900 PERSONNEL TRAINING/TRAVEL/MTG	.00	1,457.69	10,000.00	8,542.31	14.6
01-4170-4970 TRAINING/TRAVEL/MTG-P&Z COMM	.00	.00	3,000.00	3,000.00	.0
01-4170-5100 TELEPHONE & COMMUNICATIONS	.00	90.00	720.00	630.00	12.5
01-4170-6910 OTHER PURCHASED SERVICES	600.00	600.00	3,000.00	2,400.00	20.0
TOTAL MATERIAL AND SERVICES	59,329.09	105,799.49	753,245.00	647,445.51	14.1
CAPITAL OUTLAY:					
01-4170-7400 OFFICE FURNITURE & EQUIPMENT	.00	.00	3,000.00	3,000.00	.0
TOTAL CAPITAL OUTLAY	.00	.00	3,000.00	3,000.00	.0
TOTAL PLANNING & BUILDING	142,673.57	384,787.30	1,593,583.00	1,208,795.70	24.2

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FACILITY MAINTENANCE</u>					
PERSONAL SERVICES:					
01-4194-1000 SALARIES	37,073.56	119,075.03	461,051.00	341,975.97	25.8
01-4194-1500 PART-TIME/SEASONAL	6,465.60	15,221.88	35,000.00	19,778.12	43.5
01-4194-1800 SHIFT COVERAGE ON CALL	709.78	974.58	4,000.00	3,025.42	24.4
01-4194-1900 OVERTIME	887.41	1,148.08	8,500.00	7,351.92	13.5
01-4194-2100 FICA TAXES - CITY	3,413.57	10,252.44	35,270.00	25,017.56	29.1
01-4194-2200 STATE RETIREMENT - CITY	4,472.75	14,127.78	55,142.00	41,014.22	25.6
01-4194-2400 WORKER'S COMPENSATION-CITY	546.03	1,674.46	6,799.00	5,124.54	24.6
01-4194-2500 HEALTH INSURANCE - CITY	11,586.47	49,169.72	179,240.00	130,070.28	27.4
01-4194-2505 HEALTH REIMBURSEMENT ACCT(HRA)	1,343.38	2,146.94	10,000.00	7,853.06	21.5
01-4194-2510 DENTAL INSURANCE-CITY	300.47	1,315.22	4,818.00	3,502.78	27.3
01-4194-2515 VISION	144.47	630.47	2,304.00	1,673.53	27.4
01-4194-2600 LONG TERM DISABILITY	162.56	650.24	2,587.00	1,936.76	25.1
01-4194-2800 STATE UNEMPLOYMENT INSURANCE	.00	.00	5,000.00	5,000.00	.0
TOTAL PERSONAL SERVICES	67,106.05	216,386.84	809,711.00	593,324.16	26.7
MATERIALS AND SERVICES:					
01-4194-3100 OFFICE SUPPLIES & POSTAGE	.00	9.73	300.00	290.27	3.2
01-4194-3200 OPERATING SUPPLIES	987.98	2,107.26	7,500.00	5,392.74	28.1
01-4194-3500 MOTOR FUELS & LUBRICANTS	.00	207.09	2,500.00	2,292.91	8.3
01-4194-4200 PROFESSIONAL SERVICES	4,894.00	22,400.94	35,000.00	12,599.06	64.0
01-4194-4205 SNOW REMOVAL	9,090.75	9,090.75	70,000.00	60,909.25	13.0
01-4194-4210 PROFESSIONAL SERVC-CITY TREES	3,812.22	3,812.22	15,000.00	11,187.78	25.4
01-4194-4220 PROF SERV-CITY BEAUTIFICATION	44,682.96	47,223.50	80,000.00	32,776.50	59.0
01-4194-4800 DUES, SUBSCRIPTIONS & MEMBERS	438.00	743.00	440.00	(303.00)	168.9
01-4194-4900 PERSONNEL TRAINING/TRAVEL/MTG	1,402.91	1,700.69	1,500.00	(200.69)	113.4
01-4194-5100 TELEPHONE & COMMUNICATIONS	.00	90.00	500.00	410.00	18.0
01-4194-5200 UTILITIES	1,613.83	4,704.40	60,000.00	55,295.60	7.8
01-4194-5300 CUSTODIAL & CLEANING SERVICES	4,637.43	11,614.43	65,000.00	53,385.57	17.9
01-4194-5900 REPAIR & MAINTENANCE-BUILDINGS	16,094.07	21,187.08	50,000.00	28,812.92	42.4
01-4194-5910 REPAIR & MAINT-491 SV ROAD	6,957.34	10,393.02	70,000.00	59,606.98	14.9
01-4194-5950 REPAIR & MAINT-WARM SPRINGS PR	1,117.64	6,251.68	48,000.00	41,748.32	13.0
01-4194-6000 REPAIR & MAINT-AUTOMOTIVE EQUI	2,020.90	2,042.85	5,000.00	2,957.15	40.9
01-4194-6100 REPAIR & MAINT--MACHINERY & EQ	143.88	243.51	5,000.00	4,756.49	4.9
01-4194-6950 MAINTENANCE	675.18	2,123.45	36,000.00	33,876.55	5.9
TOTAL MATERIAL AND SERVICES	98,569.09	145,945.60	551,740.00	405,794.40	26.5
TOTAL FACILITY MAINTENANCE	165,675.14	362,332.44	1,361,451.00	999,118.56	26.6

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE</u>					
PERSONAL SERVICES:					
01-4210-1000 SALARIES	13,851.73	41,355.73	147,878.00	106,522.27	28.0
01-4210-1500 PART-TIME	2,386.54	2,441.72	20,000.00	17,558.28	12.2
01-4210-1900 OVERTIME	1,820.14	2,079.58	5,000.00	2,920.42	41.6
01-4210-2100 FICA TAXES-CITY	1,359.01	3,408.31	11,313.00	7,904.69	30.1
01-4210-2200 STATE RETIREMENT-CITY	1,722.16	5,042.68	17,686.00	12,643.32	28.5
01-4210-2400 WORKMEN'S COMPENSATION-CITY	431.76	1,106.00	2,896.00	1,790.00	38.2
01-4210-2500 HEALTH INSURANCE-CITY	7,085.56	28,342.24	85,027.00	56,684.76	33.3
01-4210-2505 HEALTH REIMBURSEMENT ACCT(HRA	.00	362.22	4,000.00	3,637.78	9.1
01-4210-2510 DENTAL INSURANCE-CITY	169.00	676.00	2,028.00	1,352.00	33.3
01-4210-2515 VISION	88.00	352.00	1,056.00	704.00	33.3
01-4210-2600 ST & LONG TERM DISABILITY	56.71	226.84	716.00	489.16	31.7
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TOTAL PERSONAL SERVICES	28,970.61	85,393.32	297,600.00	212,206.68	28.7
MATERIALS AND SERVICES:					
01-4210-3100 OFFICE SUPPLIES & POSTAGE	.00	2,164.92	5,000.00	2,835.08	43.3
01-4210-3200 OPERATING SUPPLIES	679.76	1,400.23	1,000.00	(400.23)	140.0
01-4210-3500 MOTOR FUELS & LUBRICANTS	203.07	666.38	1,500.00	833.62	44.4
01-4210-3600 COMPUTER SOFTWARE	.00	.00	1,500.00	1,500.00	.0
01-4210-3610 PARKING OPS PROCESSING FEES	714.58	2,464.89	21,000.00	18,535.11	11.7
01-4210-3620 PARKING OPS EQUIPMENT FEES	.00	.00	6,000.00	6,000.00	.0
01-4210-4200 PROFESSIONAL SERVICES	1,696.00	3,971.00	59,750.00	55,779.00	6.7
01-4210-4250 PROF.SERVICES-BCSO CONTRACT	159,837.92	639,351.68	1,994,777.00	1,355,425.32	32.1
01-4210-5100 TELEPHONE & COMMUNICATIONS	358.10	954.73	5,000.00	4,045.27	19.1
01-4210-6000 REPAIR & MAINT--AUTOMOTIVE EQU	133.79	2,198.25	10,000.00	7,801.75	22.0
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TOTAL MATERIAL AND SERVICES	163,623.22	653,172.08	2,105,527.00	1,452,354.92	31.0
CAPITAL OUTLAY:					
01-4210-7500 AUTOMOTIVE EQUIPMENT	.00	16.19	5,000.00	4,983.81	.3
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TOTAL CAPITAL OUTLAY	.00	16.19	5,000.00	4,983.81	.3
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TOTAL POLICE	192,593.83	738,581.59	2,408,127.00	1,669,545.41	30.7

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

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

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREET</u>					
PERSONAL SERVICES:					
01-4310-1000 SALARIES	92,050.69	251,958.67	662,917.00	410,958.33	38.0
01-4310-1500 PART-TIME	4,000.00	4,000.00	25,000.00	21,000.00	16.0
01-4310-1800 SHIFT COVERAGE ON CALL	4,227.60	7,093.16	17,500.00	10,406.84	40.5
01-4310-1900 OVERTIME	6,617.03	7,673.17	35,000.00	27,326.83	21.9
01-4310-2100 FICA TAXES-CITY	8,008.90	20,387.61	50,713.00	30,325.39	40.2
01-4310-2200 STATE RETIREMENT-CITY	12,186.73	31,780.74	79,285.00	47,504.26	40.1
01-4310-2400 WORKER'S COMPENSATION-CITY	2,969.48	8,015.41	21,638.00	13,622.59	37.0
01-4310-2500 HEALTH INSURANCE-CITY	24,358.06	86,335.77	247,346.00	161,010.23	34.9
01-4310-2505 HEALTH REIMBURSEMENT ACCT(HRA)	207.78	4,778.33	14,000.00	9,221.67	34.1
01-4310-2510 DENTAL INSURANCE-CITY	730.35	2,476.65	6,558.00	4,081.35	37.8
01-4310-2515 VISION	347.38	1,173.78	3,072.00	1,898.22	38.2
01-4310-2600 ST & LONG TERM DISABILITY	352.45	1,375.05	4,231.00	2,855.95	32.5
01-4310-2760 OTHER EMPLOYEE BENEFITS	.00	500.00	.00	(500.00)	.0
TOTAL PERSONAL SERVICES	156,056.45	427,548.34	1,167,260.00	739,711.66	36.6
MATERIALS AND SERVICES:					
01-4310-3200 OPERATING SUPPLIES	2,308.52	7,866.33	17,000.00	9,133.67	46.3
01-4310-3400 MINOR EQUIPMENT	219.27	1,054.86	3,500.00	2,445.14	30.1
01-4310-3500 MOTOR FUELS & LUBRICANTS	8,384.32	25,546.77	100,000.00	74,453.23	25.6
01-4310-3600 COMPUTER SOFTWARE	44.99	89.98	6,800.00	6,710.02	1.3
01-4310-4200 PROFESSIONAL SERVICES	42,675.56	43,611.74	240,000.00	196,388.26	18.2
01-4310-4900 PERSONNEL TRAINING/TRAVEL/MTG	260.00	260.00	3,000.00	2,740.00	8.7
01-4310-5100 TELEPHONE & COMMUNICATIONS	.00	90.00	8,000.00	7,910.00	1.1
01-4310-5200 UTILITIES	1,424.58	3,217.47	19,500.00	16,282.53	16.5
01-4310-6000 REPAIR & MAINT--AUTOMOTIVE EQU	4,745.88	5,039.86	7,500.00	2,460.14	67.2
01-4310-6100 REPAIR & MAINT--MACHINERY & EQ	35,630.48	57,554.72	90,000.00	32,445.28	64.0
01-4310-6910 OTHER PURCHASED SERVICES	1,497.37	2,946.22	16,000.00	13,053.78	18.4
01-4310-6920 SIGNS & SIGNALIZATION	770.39	2,454.95	16,000.00	13,545.05	15.3
01-4310-6930 STREET LIGHTING	2,601.38	5,633.62	18,500.00	12,866.38	30.5
01-4310-6950 MAINTENANCE & IMPROVEMENTS	12,165.69	34,110.84	350,000.00	315,889.16	9.8
TOTAL MATERIAL AND SERVICES	112,728.43	189,477.36	895,800.00	706,322.64	21.2
TOTAL STREET	268,784.88	617,025.70	2,063,060.00	1,446,034.30	29.9

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>RECREATION</u>					
PERSONAL SERVICES:					
01-4510-1000 SALARIES	31,227.51	96,576.81	283,682.00	187,105.19	34.0
01-4510-1500 PART-TIME/SEASONAL	1,127.50	5,027.00	65,000.00	59,973.00	7.7
01-4510-1900 OVERTIME	1,472.47	1,592.21	.00	(1,592.21)	.0
01-4510-2100 FICA TAXES - CITY	2,556.77	7,770.36	26,674.00	18,903.64	29.1
01-4510-2200 STATE RETIREMENT - CITY	3,910.93	11,741.08	33,928.00	22,186.92	34.6
01-4510-2400 WORKER'S COMPENSATION - CITY	479.44	1,505.56	4,709.00	3,203.44	32.0
01-4510-2500 HEALTH INSURANCE - CITY	8,581.12	34,324.48	88,413.00	54,088.52	38.8
01-4510-2505 HEALTH REIMBURSEMENT ACCT(HRA	878.62	3,990.03	5,000.00	1,009.97	79.8
01-4510-2510 DENTAL INSURANCE-CITY	229.50	918.00	2,526.00	1,608.00	36.3
01-4510-2515 VISION	108.00	432.00	1,104.00	672.00	39.1
01-4510-2600 ST & LONG TERM DISABILITY	136.55	546.20	1,828.00	1,281.80	29.9
01-4510-2800 STATE UNEMPLOYMENT INSURANCE	.00	.00	1,000.00	1,000.00	.0
TOTAL PERSONAL SERVICES	50,708.41	164,423.73	513,864.00	349,440.27	32.0
MATERIALS AND SERVICES:					
01-4510-3100 OFFICE SUPPLIES & POSTAGE	.00	2.32	750.00	747.68	.3
01-4510-3200 OPERATING SUPPLIES	989.91	1,318.15	4,500.00	3,181.85	29.3
01-4510-3250 RECREATION SUPPLIES	219.23	1,550.95	11,000.00	9,449.05	14.1
01-4510-3280 YOUTH GOLF	.00	.00	1,100.00	1,100.00	.0
01-4510-3300 RESALE ITEMS-CONCESSION SUPPL	163.01	1,877.05	7,500.00	5,622.95	25.0
01-4510-3310 STATE SALES TAX-PARK	982.81	3,219.75	8,500.00	5,280.25	37.9
01-4510-3500 MOTOR FUELS & LUBRICANTS	.00	.00	1,500.00	1,500.00	.0
01-4510-4200 PROFESSIONAL SERVICE	735.00	1,211.90	7,000.00	5,788.10	17.3
01-4510-4410 ADVERTISING & PUBLICATIONS	.00	.00	1,000.00	1,000.00	.0
01-4510-4800 DUES, SUBSCRIPTIONS & MEMBERS	.00	.00	500.00	500.00	.0
01-4510-4900 PERSONNEL TRAINING/TRAVEL/MTG	247.80	247.80	1,000.00	752.20	24.8
01-4510-5100 TELEPHONE & COMMUNICATIONS	.00	69.99	1,500.00	1,430.01	4.7
01-4510-5200 UTILITIES	911.37	1,379.78	10,500.00	9,120.22	13.1
01-4510-6000 REPAIR & MAINT--AUTOMOTIVE EQU	.00	199.57	3,000.00	2,800.43	6.7
01-4510-6100 REPAIR & MAINT--MACHINERY & EQ	158.76	168.71	3,000.00	2,831.29	5.6
TOTAL MATERIAL AND SERVICES	4,407.89	11,245.97	62,350.00	51,104.03	18.0
TOTAL RECREATION	55,116.30	175,669.70	576,214.00	400,544.30	30.5
TOTAL FUND EXPENDITURES	1,215,936.52	5,413,999.18	13,688,825.00	8,274,825.82	39.6
NET REVENUE OVER EXPENDITURES	2,466,167.85	84,809.78	.00	(84,809.78)	.0

CITY OF KETCHUM
 BALANCE SHEET
 JANUARY 31, 2026

WAGON DAYS FUND

ASSETS

02-1000-0000	CASH - COMBINED	(	3,119.01)	
02-1510-0000	INVESTMENTS--WAGON DAYS #1625	(	.03)	
02-1520-0000	WAGON DAYS- US BANK #2315		22,675.71	
				<u>19,556.67</u>
	TOTAL ASSETS			<u>19,556.67</u>

LIABILITIES AND EQUITY

LIABILITIES

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

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
02-2710-0000	WAGON DAYS FUND BALANCE	(	45,671.80)	
	REVENUE OVER EXPENDITURES - YTD		65,478.47	
				<u>19,806.67</u>
	BALANCE - CURRENT DATE			<u>19,806.67</u>
	TOTAL FUND EQUITY			<u>19,806.67</u>
	TOTAL LIABILITIES AND EQUITY			<u>19,556.67</u>

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING JANUARY 31, 2026

WAGON DAYS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>WAGON DAYS REVENUE</u>					
02-3400-1100 WAGON DAYS FEES	.00	.00	1,500.00	1,500.00	.0
02-3400-6700 SALES-SOUVENIRS,TICKET,PICNIC	.00	.00	10,000.00	10,000.00	.0
TOTAL WAGON DAYS REVENUE	.00	.00	11,500.00	11,500.00	.0
<u>MISCELLANEOUS REVENUE</u>					
02-3700-1000 INTEREST EARNINGS	1.95	8.47	500.00	491.53	1.7
02-3700-6500 SPONSORSHIPS	.00	.00	8,000.00	8,000.00	.0
02-3700-7000 RESERVED SEATING	.00	.00	3,500.00	3,500.00	.0
02-3700-8722 TRANSFER FROM LOT	32,900.00	65,800.00	293,400.00	227,600.00	22.4
TOTAL MISCELLANEOUS REVENUE	32,901.95	65,808.47	305,400.00	239,591.53	21.6
TOTAL FUND REVENUE	32,901.95	65,808.47	316,900.00	251,091.53	20.8

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

WAGON DAYS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WAGON DAYS EXPENDITURES</u>					
PERSONAL SERVICES:					
02-4530-2900 AWARDS	.00	.00	6,000.00	6,000.00	.0
TOTAL PERSONAL SERVICES	.00	.00	6,000.00	6,000.00	.0
MATERIALS AND SERVICES:					
02-4530-3100 OFFICE SUPPLIES & POSTAGE	.00	.00	500.00	500.00	.0
02-4530-3200 OPERATING SUPPLIES	330.00	330.00	7,000.00	6,670.00	4.7
02-4530-3250 SOUVENIRS SUPPLIES	.00	.00	7,500.00	7,500.00	.0
02-4530-3310 STATE SALES TAX	.00	.00	900.00	900.00	.0
02-4530-4200 PROFESSIONAL SERVICES	.00	.00	122,000.00	122,000.00	.0
02-4530-4210 PARADE PARTCPNT/FIDDLERS/POET	.00	.00	75,000.00	75,000.00	.0
02-4530-4220 GRAND MARSHAL DINNER	.00	.00	5,500.00	5,500.00	.0
02-4530-4230 HISTORY/CHILDREN'S ACTIVITIES	.00	.00	7,500.00	7,500.00	.0
02-4530-4240 CONCERT	.00	.00	27,000.00	27,000.00	.0
02-4530-4400 ADVERTISING & LEGAL PUBLICATIO	.00	.00	8,000.00	8,000.00	.0
02-4530-5210 SOLID WASTE COLLECTION	.00	.00	4,000.00	4,000.00	.0
TOTAL MATERIAL AND SERVICES	330.00	330.00	264,900.00	264,570.00	.1
TOTAL WAGON DAYS EXPENDITURES	330.00	330.00	270,900.00	270,570.00	.1
TOTAL FUND EXPENDITURES	330.00	330.00	270,900.00	270,570.00	.1
NET REVENUE OVER EXPENDITURES	32,571.95	65,478.47	46,000.00	(19,478.47)	142.3

CITY OF KETCHUM
 BALANCE SHEET
 JANUARY 31, 2026

GENERAL CAPITAL IMPROVEMENT FD

ASSETS

03-1000-0000	CASH - COMBINED	1,033,084.50	
03-1510-0000	INVESTMENTS--GEN CIP #2572	1,476,499.45	
	TOTAL ASSETS		<u>2,509,583.95</u>

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 IMPRVMT BALANCE	941,431.43	
	REVENUE OVER EXPENDITURES - YTD	1,408,202.52	
	BALANCE - CURRENT DATE	2,349,633.95	
	TOTAL FUND EQUITY		<u>2,349,633.95</u>
	TOTAL LIABILITIES AND EQUITY		<u>2,509,583.95</u>

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

GENERAL CAPITAL IMPROVEMENT FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>GENERAL CIP REVENUE</u>					
03-3100-6100 IDAHO POWER FRANCHISE	72,746.22	136,374.91	300,000.00	163,625.09	45.5
TOTAL GENERAL CIP REVENUE	72,746.22	136,374.91	300,000.00	163,625.09	45.5
<u>SOURCE 3400</u>					
03-3400-7200 STREET IMPACT FEES	.00	4,492.00	.00	(4,492.00)	.0
03-3400-7210 PARKS & RECREATION IMPACT FEE	.00	1,047.00	.00	(1,047.00)	.0
03-3400-7220 FIRE & RESCUE IMPACT FEES	.00	2,092.00	.00	(2,092.00)	.0
03-3400-7230 POLICE IMPACT FEES	.00	104.00	.00	(104.00)	.0
TOTAL SOURCE 3400	.00	7,735.00	.00	(7,735.00)	.0
<u>MISCELLANEOUS REVENUE</u>					
03-3700-1000 INTEREST EARNINGS	4,904.63	30,945.58	25,000.00	(5,945.58)	123.8
03-3700-3610 WOOD RIVER LAND TRUST REIMB	.00	(7,235.85)	.00	7,235.85	.0
03-3700-8701 TRANSFER FROM GENERAL FUND	.00	600,000.00	600,000.00	.00	100.0
03-3700-8722 TRANSFER FROM LOT FUND	178,933.34	1,007,866.68	1,723,600.00	715,733.32	58.5
03-3700-8790 ITD MAIN STREET FUNDING	.00	.00	142,000.00	142,000.00	.0
03-3700-8795 OTHER DONATIONS & REIMBURSEME	.00	.00	167,505.00	167,505.00	.0
03-3700-8798 URA FUNDING	.00	764,078.84	2,965,000.00	2,200,921.16	25.8
TOTAL MISCELLANEOUS REVENUE	183,837.97	2,395,655.25	5,623,105.00	3,227,449.75	42.6
<u>FUND BALANCE</u>					
03-3800-9000 FUND BALANCE	.00	.00	300,000.00	300,000.00	.0
TOTAL FUND BALANCE	.00	.00	300,000.00	300,000.00	.0
TOTAL FUND REVENUE	256,584.19	2,539,765.16	6,223,105.00	3,683,339.84	40.8

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

GENERAL CAPITAL IMPROVEMENT FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL CIP EXPENDITURES</u>					
CAPITAL OUTLAY:					
03-4193-7110 DOWNTOWN CORE SIDEWALK (P)	14,248.60	66,262.69	900,000.00	833,737.31	7.4
03-4193-7135 MAIN STREET REHAB	82,498.13	99,940.37	66,250.00	(33,690.37)	150.9
03-4193-7150 BIKE NETWORK IMPROVEMENTS	.00	20,815.31	59,563.00	38,747.69	35.0
03-4193-7160 TOWN SQUARE ALLEY-ASPHALT	.00	.00	50,000.00	50,000.00	.0
03-4193-7180 POWER LINE UNDERGROUNDING (P)	.00	.00	88,600.00	88,600.00	.0
03-4193-7199 LONG-TERM PLANNING & DESIGN	12,660.30	48,975.50	150,000.00	101,024.50	32.7
03-4193-7200 TECHNOLOGY UPGRADES	2,554.46	2,710.83	95,000.00	92,289.17	2.9
03-4193-7205 WEBSITE REBUILD	11,000.00	75,609.00	60,000.00	(15,609.00)	126.0
03-4193-7210 SUSTAINABILITY	.00	.00	50,000.00	50,000.00	.0
03-4193-7500 PARKING MANAGEMENT	12,846.30	48,732.30	95,000.00	46,267.70	51.3
03-4193-7501 PUBLIC PARKING OPTIONS (P)	.00	.00	100,000.00	100,000.00	.0
03-4193-7502 INFRASTRUCTURE FOR HOUSING	3,226.00	4,983.00	800,000.00	795,017.00	.6
03-4193-7607 SIDEWALK CURB AND GUTTER	.00	919.00	.00	(919.00)	.0
03-4193-7611 PAVEMENT MANAGEMENT PROG (P)	.00	.00	600,000.00	600,000.00	.0
03-4193-7614 BOOM TRUCK	.00	.00	100,000.00	100,000.00	.0
03-4193-7615 STREET READER BOARDS	38,778.00	38,778.00	45,000.00	6,222.00	86.2
TOTAL CAPITAL OUTLAY	177,811.79	407,726.00	3,259,413.00	2,851,687.00	12.5
OTHER EXPENDITURES:					
03-4193-9930 CIP FUND CONTINGENCY	.00	.00	1,072,641.00	1,072,641.00	.0
TOTAL OTHER EXPENDITURES	.00	.00	1,072,641.00	1,072,641.00	.0
TOTAL GENERAL CIP EXPENDITURES	177,811.79	407,726.00	4,332,054.00	3,924,328.00	9.4

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

GENERAL CAPITAL IMPROVEMENT FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FACILITY MAINT CIP EXPENDITURE</u>					
CAPITAL OUTLAY:					
03-4194-7120	.00	.00	200,000.00	200,000.00	.0
03-4194-7135	3,711.50	4,711.50	80,921.00	76,209.50	5.8
03-4194-7136	108,656.49	123,214.70	203,640.00	80,425.30	60.5
03-4194-7140	92,500.00	92,500.00	95,456.00	2,956.00	96.9
03-4194-7155	.00	.00	10,000.00	10,000.00	.0
03-4194-7156	2,318.40	46,368.00	120,000.00	73,632.00	38.6
03-4194-7161	173,942.50	179,435.00	300,000.00	120,565.00	59.8
03-4194-7162	2,475.00	44,738.62	250,000.00	205,261.38	17.9
03-4194-7176	.00	.00	15,000.00	15,000.00	.0
03-4194-7177	428.40	428.40	68,000.00	67,571.60	.6
03-4194-7602	.00	.00	30,000.00	30,000.00	.0
03-4194-7604	.00	19,426.00	20,000.00	574.00	97.1
TOTAL CAPITAL OUTLAY	384,032.29	510,822.22	1,393,017.00	882,194.78	36.7
TOTAL FACILITY MAINT CIP EXPENDIT	384,032.29	510,822.22	1,393,017.00	882,194.78	36.7

CITY OF KETCHUM
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING JANUARY 31, 2026

GENERAL CAPITAL IMPROVEMENT FD

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>POLICE CIP EXPENDITURES</u>					
CAPITAL OUTLAY:					
03-4210-7100 POLICE VEHICLE (NEW)	76,555.02	76,555.02	60,000.00	(16,555.02)	127.6
TOTAL CAPITAL OUTLAY	76,555.02	76,555.02	60,000.00	(16,555.02)	127.6
TOTAL POLICE CIP EXPENDITURES	76,555.02	76,555.02	60,000.00	(16,555.02)	127.6

CITY OF KETCHUM
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING JANUARY 31, 2026

GENERAL CAPITAL IMPROVEMENT FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREETS CIP EXPENDITURES</u>					
CAPITAL OUTLAY:					
03-4310-7125 ELGIN EAGLE - SWEEPER	.00	.00	52,738.00	52,738.00	.0
03-4310-7140 140 GRADER (TBD) - (LEASE/PURC	56,620.74	113,241.48	56,621.00	(56,620.48)	200.0
TOTAL CAPITAL OUTLAY	56,620.74	113,241.48	109,359.00	(3,882.48)	103.6
TOTAL STREETS CIP EXPENDITURES	56,620.74	113,241.48	109,359.00	(3,882.48)	103.6

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

GENERAL CAPITAL IMPROVEMENT FD

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>RECREATION CIP EXPENDITURES</u>					
CAPITAL OUTLAY:					
03-4510-7130 PARKS UTV	.00	23,217.92	20,000.00	(3,217.92)	116.1
TOTAL CAPITAL OUTLAY	<u>.00</u>	<u>23,217.92</u>	<u>20,000.00</u>	<u>(3,217.92)</u>	<u>116.1</u>
TOTAL RECREATION CIP EXPENDITURE	<u>.00</u>	<u>23,217.92</u>	<u>20,000.00</u>	<u>(3,217.92)</u>	<u>116.1</u>
TOTAL FUND EXPENDITURES	<u>695,019.84</u>	<u>1,131,562.64</u>	<u>5,914,430.00</u>	<u>4,782,867.36</u>	<u>19.1</u>
NET REVENUE OVER EXPENDITURES	<u>(438,435.65)</u>	<u>1,408,202.52</u>	<u>308,675.00</u>	<u>(1,099,527.52)</u>	<u>456.2</u>

CITY OF KETCHUM
BALANCE SHEET
JANUARY 31, 2026

ORIGINAL LOT FUND

ASSETS

22-1000-0000	CASH - COMBINED	(	495,118.36)	
22-1050-0000	TAXES RECEIVABLE		342,933.96	
22-1510-0000	INVESTMENTS-LOT #3183		370,750.78	
			<u> </u>	
	TOTAL ASSETS			<u>218,566.38</u>

LIABILITIES AND EQUITY

LIABILITIES

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

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
22-2710-0000	FUND BALANCE		828,386.94	
	REVENUE OVER EXPENDITURES - YTD	(	608,320.56)	
			<u> </u>	
	BALANCE - CURRENT DATE		220,066.38	
			<u> </u>	
	TOTAL FUND EQUITY			<u>220,066.38</u>
	TOTAL LIABILITIES AND EQUITY			<u>218,566.38</u>

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING JANUARY 31, 2026

ORIGINAL LOT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>ORIGINAL LOT TAX</u>					
22-3100-3000 ORIGINAL LOT TAX	441,547.40	1,234,633.91	3,600,000.00	2,365,366.09	34.3
TOTAL ORIGINAL LOT TAX	441,547.40	1,234,633.91	3,600,000.00	2,365,366.09	34.3
<u>MISCELLANEOUS REVENUE</u>					
22-3700-1000 INTEREST EARNINGS	1,231.56	5,090.51	10,000.00	4,909.49	50.9
22-3700-8725 TRANSFR FROM ADDITIONAL 1%-LOT	9,666.66	19,333.32	60,000.00	40,666.68	32.2
TOTAL MISCELLANEOUS REVENUE	10,898.22	24,423.83	70,000.00	45,576.17	34.9
TOTAL FUND REVENUE	452,445.62	1,259,057.74	3,670,000.00	2,410,942.26	34.3

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

ORIGINAL LOT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ORIGINAL LOT TAX</u>					
MATERIALS AND SERVICES:					
22-4910-3610	201.41	915.94	2,000.00	1,084.06	45.8
22-4910-4200	.00	.00	22,000.00	22,000.00	.0
22-4910-5000	833.34	1,666.68	5,000.00	3,333.32	33.3
22-4910-6060	3,218.18	12,093.42	120,000.00	107,906.58	10.1
22-4910-6070	.00	3,750.00	15,000.00	11,250.00	25.0
22-4910-6075	.00	.00	3,000.00	3,000.00	.0
22-4910-6080	.00	212,000.00	848,000.00	636,000.00	25.0
22-4910-6085	.00	.00	10,000.00	10,000.00	.0
22-4910-6090	160,290.58	160,290.58	171,005.00	10,714.42	93.7
22-4910-6095	.00	2,995.00	2,995.00	.00	100.0
	<u>164,543.51</u>	<u>393,711.62</u>	<u>1,199,000.00</u>	<u>805,288.38</u>	<u>32.8</u>
TOTAL MATERIAL AND SERVICES					
OTHER EXPENDITURES:					
22-4910-8801	200,000.00	400,000.00	1,200,000.00	800,000.00	33.3
22-4910-8802	32,900.00	65,800.00	293,400.00	227,600.00	22.4
22-4910-8803	178,933.34	357,866.68	1,073,600.00	715,733.32	33.3
22-4910-8850	.00	650,000.00	650,000.00	.00	100.0
	<u>411,833.34</u>	<u>1,473,666.68</u>	<u>3,217,000.00</u>	<u>1,743,333.32</u>	<u>45.8</u>
	<u>411,833.34</u>	<u>1,473,666.68</u>	<u>3,217,000.00</u>	<u>1,743,333.32</u>	<u>45.8</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
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	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
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	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
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	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</u>
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	<u>576,376.85</u>	<u>1,867,378.30</u>	<u>4,416,000.00</u>	<u>2,548,621.70</u>	<u>42.3</</u>

CITY OF KETCHUM
 BALANCE SHEET
 JANUARY 31, 2026

ADDITIONAL 1%-LOT FUND

ASSETS

25-1000-0000	CASH - COMBINED		201,642.16	
	TOTAL ASSETS			201,642.16

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
25-2710-0000	FUND BALANCE	160,229.70		
	REVENUE OVER EXPENDITURES - YTD	41,412.46		
	BALANCE - CURRENT DATE		201,642.16	
	TOTAL FUND EQUITY			201,642.16
	TOTAL LIABILITIES AND EQUITY			201,642.16

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING JANUARY 31, 2026

ADDITIONAL 1%-LOT FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>ADDITIONAL 1%-LOT</u>						
25-3100-3010	ADDITIONAL 1%	386,170.80	1,066,319.82	2,900,000.00	1,833,680.18	36.8
	TOTAL ADDITIONAL 1%-LOT	<u>386,170.80</u>	<u>1,066,319.82</u>	<u>2,900,000.00</u>	<u>1,833,680.18</u>	<u>36.8</u>
	TOTAL FUND REVENUE	<u>386,170.80</u>	<u>1,066,319.82</u>	<u>2,900,000.00</u>	<u>1,833,680.18</u>	<u>36.8</u>

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

ADDITIONAL 1%-LOT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADDITIONAL 1%-LOT</u>						
MATERIALS AND SERVICES:						
25-4910-4220	SUN VALLEY AIR SERVICE BOARD	96,407.40	490,992.86	1,421,000.00	930,007.14	34.6
25-4910-4240	SVASB RELEASE FUND BALANCE	.00	.00	105,115.00	105,115.00	.0
25-4910-4250	HOUSING RELEASE FUND BALANCE	.00	.00	55,115.00	55,115.00	.0
TOTAL MATERIAL AND SERVICES		96,407.40	490,992.86	1,581,230.00	1,090,237.14	31.1
OTHER EXPENDITURES:						
25-4910-8822	TRANSFER TO ORIG LOT-DIR COST	9,666.66	19,333.32	58,000.00	38,666.68	33.3
25-4910-8824	TRANSFER TO HOUSING	188,252.07	514,581.18	1,421,000.00	906,418.82	36.2
TOTAL OTHER EXPENDITURES		197,918.73	533,914.50	1,479,000.00	945,085.50	36.1
TOTAL ADDITIONAL 1%-LOT		294,326.13	1,024,907.36	3,060,230.00	2,035,322.64	33.5
TOTAL FUND EXPENDITURES		294,326.13	1,024,907.36	3,060,230.00	2,035,322.64	33.5
NET REVENUE OVER EXPENDITURES		91,844.67	41,412.46	(160,230.00)	(201,642.46)	25.9

CITY OF KETCHUM
 BALANCE SHEET
 JANUARY 31, 2026

FIRE BOND FUND

ASSETS

41-1000-0000	CASH - COMBINED	396,492.22	
41-1050-0000	TAXES RECEIVABLE--CURRENT	7,291.72	
		<u> </u>	
	TOTAL ASSETS		<u>403,783.94</u>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
41-2710-0000	FUND BALANCE	4,703.00	
	REVENUE OVER EXPENDITURES - YTD	399,080.94	
		<u> </u>	
	BALANCE - CURRENT DATE	403,783.94	
		<u> </u>	
	TOTAL FUND EQUITY		<u>403,783.94</u>
	TOTAL LIABILITIES AND EQUITY		<u>403,783.94</u>

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING JANUARY 31, 2026

FIRE BOND FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>PROPERTY TAX</u>					
41-3100-1000	PROPERTY TAX GO LEVY	339,874.80	398,457.27	617,019.00	218,561.73 64.6
41-3100-9000	PENALTY & INTEREST ON TAXES	221.74	623.67	.00 (623.67)	.0
	TOTAL PROPERTY TAX	<u>340,096.54</u>	<u>399,080.94</u>	<u>617,019.00</u>	<u>217,938.06 64.7</u>
	TOTAL FUND REVENUE	<u>340,096.54</u>	<u>399,080.94</u>	<u>617,019.00</u>	<u>217,938.06 64.7</u>

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

FIRE BOND FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FIRE BOND FUND EXP/TRNFRS</u>					
MATERIALS AND SERVICES:					
41-4800-4205	.00	.00	3,000.00	3,000.00	.0
	.00	.00	3,000.00	3,000.00	.0
TOTAL MATERIAL AND SERVICES					
OTHER EXPENDITURES:					
41-4800-8100	.00	.00	355,000.00	355,000.00	.0
41-4800-8200	.00	.00	259,019.00	259,019.00	.0
	.00	.00	614,019.00	614,019.00	.0
TOTAL OTHER EXPENDITURES					
TOTAL FIRE BOND FUND EXP/TRNFR					
	.00	.00	617,019.00	617,019.00	.0
TOTAL FUND EXPENDITURES					
	.00	.00	617,019.00	617,019.00	.0
NET REVENUE OVER EXPENDITURES					
	340,096.54	399,080.94	.00	(399,080.94)	.0

CITY OF KETCHUM
 BALANCE SHEET
 JANUARY 31, 2026

IN-LIEU HOUSING FUND

ASSETS

52-1515-0000	INVESTMENTS--IN-LIEU HOUS#3044		494,802.17	
	TOTAL ASSETS			494,802.17

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
52-2710-0000	FUND BALANCE	485,868.45		
	REVENUE OVER EXPENDITURES - YTD	8,933.72		
	BALANCE - CURRENT DATE		494,802.17	
	TOTAL FUND EQUITY			494,802.17
	TOTAL LIABILITIES AND EQUITY			494,802.17

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING JANUARY 31, 2026

IN-LIEU HOUSING FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
52-3700-1000 INTEREST EARNINGS	1,643.63	8,933.72	.00	(8,933.72)	.0
52-3700-7500 IN-LIEU-AFFORDABLE HOUSING FEE	.00	.00	800,000.00	800,000.00	.0
TOTAL MISCELLANEOUS REVENUE	1,643.63	8,933.72	800,000.00	791,066.28	1.1
<u>FUND BALANCE</u>					
52-3800-9000 FUND BALANCE	.00	.00	1,200,000.00	1,200,000.00	.0
TOTAL FUND BALANCE	.00	.00	1,200,000.00	1,200,000.00	.0
TOTAL FUND REVENUE	1,643.63	8,933.72	2,000,000.00	1,991,066.28	.5

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

IN-LIEU HOUSING FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IN-LIEU HOUSING EXPENDITURES</u>					
OTHER EXPENDITURES:					
52-4410-9930 COM.HOUSING OP. CONTINGENCY	.00	.00	2,000,000.00	2,000,000.00	.0
TOTAL OTHER EXPENDITURES	.00	.00	2,000,000.00	2,000,000.00	.0
TOTAL IN-LIEU HOUSING EXPENDITURE	.00	.00	2,000,000.00	2,000,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	2,000,000.00	2,000,000.00	.0
NET REVENUE OVER EXPENDITURES	1,643.63	8,933.72	.00	(8,933.72)	.0

CITY OF KETCHUM
 BALANCE SHEET
 JANUARY 31, 2026

COMMUNITY HOUSING

ASSETS

54-1000-0000	CASH - COMBINED		797,325.25	
	TOTAL ASSETS			<u>797,325.25</u>

LIABILITIES AND EQUITY

LIABILITIES

54-2030-0000	ACCOUNTS PAYABLE		(132.15)	
54-2300-0000	DEPOSITS-SEC DEP LTL		575.00	
54-2300-0001	DEPOSITS-SEC DEP BIRD DR		(3,100.00)	
	TOTAL LIABILITIES			(2,657.15)

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
54-2710-0000	FUND BALANCE		1,046,173.20	
	REVENUE OVER EXPENDITURES - YTD		(246,190.80)	
	BALANCE - CURRENT DATE			<u>799,982.40</u>
	TOTAL FUND EQUITY			<u>799,982.40</u>
	TOTAL LIABILITIES AND EQUITY			<u>797,325.25</u>

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING JANUARY 31, 2026

COMMUNITY HOUSING

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>COMMUNITY HOUSING REVENUE</u>					
54-3700-2000 LIFT TOWER LODGE RENTS	7,104.00	26,136.00	70,000.00	43,864.00	37.3
54-3700-2012 EVERGREEN RENTS	6,972.00	27,668.00	.00	(27,668.00)	.0
54-3700-3610 REFUNDS & REIM BLAINE COUNTY	.00	.00	154,500.00	154,500.00	.0
54-3700-4000 DEED RESTRICTED PROP SALE	.00	.00	230,517.00	230,517.00	.0
54-3700-8701 TRANSFER FROM GENERAL FUND	.00	400,000.00	400,000.00	.00	100.0
54-3700-8705 TRANSFER FROM ADDITIONAL .50%	188,252.07	514,581.18	1,421,000.00	906,418.82	36.2
TOTAL COMMUNITY HOUSING REVEN	202,328.07	968,385.18	2,276,017.00	1,307,631.82	42.6
TOTAL FUND REVENUE	202,328.07	968,385.18	2,276,017.00	1,307,631.82	42.6

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

COMMUNITY HOUSING

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY HOUSING EXPENSE</u>					
PERSONAL SERVICES:					
54-4410-1000 SALARIES	51,013.50	153,184.70	440,057.00	286,872.30	34.8
54-4410-1500 PART-TIME SALARIES	475.36	475.36	.00	(475.36)	.0
54-4410-2100 FICA TAXES-CITY	3,847.17	11,440.59	33,664.00	22,223.41	34.0
54-4410-2200 STATE RETIREMENT-CITY	6,158.07	18,377.76	52,631.00	34,253.24	34.9
54-4410-2400 WORKMEN'S COMPENSATION-CITY	52.27	148.32	1,248.00	1,099.68	11.9
54-4410-2500 HEALTH INSURANCE-CITY	10,910.56	43,642.24	124,099.00	80,456.76	35.2
54-4410-2505 HEALTH REIMBURSEMENT ACCT(HRA)	1,026.79	8,121.86	7,000.00	(1,121.86)	116.0
54-4410-2510 DENTAL INSURANCE-CITY	295.00	1,180.00	3,540.00	2,360.00	33.3
54-4410-2515 VISION REIMBURSEMENT ACCT(HRA)	136.00	544.00	1,632.00	1,088.00	33.3
54-4410-2600 LONG TERM DISABILITY	210.45	841.80	2,640.00	1,798.20	31.9
TOTAL PERSONAL SERVICES	74,125.17	237,956.63	666,511.00	428,554.37	35.7
MATERIALS AND SERVICES:					
54-4410-3100 GENERAL OFFICE	799.55	3,521.80	11,489.00	7,967.20	30.7
54-4410-4200 PROFESSIONAL SERVICES	14,159.50	29,898.25	100,000.00	70,101.75	29.9
54-4410-4210 LEASE TO LOCALS INCENTIVES	4,200.00	7,200.00	.00	(7,200.00)	.0
54-4410-4225 DEED RESTRICTIONS	225,131.88	427,706.88	608,100.00	180,393.12	70.3
54-4410-4250 LIFT TOWER LODGE PROFF SVCS	1,276.08	9,593.43	40,000.00	30,406.57	24.0
54-4410-4260 EVERGREEN PROF SVCS	9,466.17	38,049.15	.00	(38,049.15)	.0
54-4410-4270 291 N 2ND PROF SVCS	320.00	960.00	.00	(960.00)	.0
54-4410-5110 COMPUTER NETWORK	.00	.00	4,000.00	4,000.00	.0
54-4410-5200 LIFT TOWER LODGE UTILITIES	2,371.47	5,519.30	25,000.00	19,480.70	22.1
54-4410-5210 291 N 2ND AVE UTILITIES	1,082.50	2,196.27	.00	(2,196.27)	.0
54-4410-5215 EVERGREEN UTILITIES	1,116.92	2,656.91	.00	(2,656.91)	.0
54-4410-5900 LIFT TOWER LDG REPAIR & MAINT	380.32	588.55	100,000.00	99,411.45	.6
54-4410-5910 291 REPAIR & MAINTENANCE	693.00	905.00	.00	(905.00)	.0
54-4410-5915 EVERGREEN REPAIR & MAINTENANC	922.62	1,923.81	.00	(1,923.81)	.0
TOTAL MATERIAL AND SERVICES	261,920.01	530,719.35	888,589.00	357,869.65	59.7
OTHER EXPENDITURES:					
54-4410-8000 REIMBURSEMENT BCHA OP & PROG	195,900.00	395,900.00	395,900.00	.00	100.0
54-4410-8010 REIMBURSE BCHA BLAINE CO CONT	.00	.00	154,500.00	154,500.00	.0
54-4410-8030 REIMBURSE GENERAL FUND	.00	.00	230,517.00	230,517.00	.0
54-4410-8040 BLAINE COUNTY CHARITABLE FUND	.00	50,000.00	.00	(50,000.00)	.0
TOTAL OTHER EXPENDITURES	195,900.00	445,900.00	780,917.00	335,017.00	57.1
TOTAL COMMUNITY HOUSING EXPEN	531,945.18	1,214,575.98	2,336,017.00	1,121,441.02	52.0
TOTAL FUND EXPENDITURES	531,945.18	1,214,575.98	2,336,017.00	1,121,441.02	52.0
NET REVENUE OVER EXPENDITURES	(329,617.11)	(246,190.80)	(60,000.00)	186,190.80	(410.3)

CITY OF KETCHUM
BALANCE SHEET
JANUARY 31, 2026

WATER FUND

ASSETS

63-1000-0000	CASH - COMBINED	1,649,453.73	
63-1150-0000	ACCTS RCVBL--WATER	45,549.36	
63-1510-0000	INVESTMENTS-WATER FUND #976	3,657,435.04	
63-1610-0000	FIXED ASSETS--LAND	15,380.00	
63-1620-0000	FIXED ASSETS--BUILDINGS	13,922,544.35	
63-1630-0000	ACCUM DEPRN--BUILDINGS	(8,516,282.06)	
63-1660-0000	FIXED ASSETS--MACHINERY & EQUI	1,341,870.88	
63-1670-0000	ACCUM DEPRN--MACHINERY & EQUIP	(502,655.12)	
63-1800-0000	DEFERRED OUTFLOWS OF RESOURCES	42,761.88	
63-1900-0000	UNAMORTIZED BOND DISCOUNT 2016	7,659.48	
	TOTAL ASSETS		11,663,717.54

LIABILITIES AND EQUITY

LIABILITIES

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

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
63-2710-0000	WATER FUND BALANCE	2,161,077.05	
63-2720-0000	RETAINED EARNINGS	6,585,036.55	
	REVENUE OVER EXPENDITURES - YTD	(17,346.19)	
	BALANCE - CURRENT DATE		8,728,767.41
	TOTAL FUND EQUITY		8,728,767.41
	TOTAL LIABILITIES AND EQUITY		11,663,717.54

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

WATER FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>WATER REVENUE</u>						
63-3400-6100	WATER CHARGES	125,656.88	933,677.98	3,298,000.00	2,364,322.02	28.3
63-3400-6600	WA CONNECT FEE/FIRELINE/METER	.00	.00	10,000.00	10,000.00	.0
TOTAL WATER REVENUE		<u>125,656.88</u>	<u>933,677.98</u>	<u>3,308,000.00</u>	<u>2,374,322.02</u>	<u>28.2</u>
<u>MISCELLANEOUS REVENUE</u>						
63-3700-1000	INTEREST EARNINGS	12,149.25	50,217.52	100,000.00	49,782.48	50.2
63-3700-7000	MISCELLANEOUS REVENUE	.00	1,464.64	2,500.00	1,035.36	58.6
TOTAL MISCELLANEOUS REVENUE		<u>12,149.25</u>	<u>51,682.16</u>	<u>102,500.00</u>	<u>50,817.84</u>	<u>50.4</u>
TOTAL FUND REVENUE		<u>137,806.13</u>	<u>985,360.14</u>	<u>3,410,500.00</u>	<u>2,425,139.86</u>	<u>28.9</u>

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
PERSONAL SERVICES:					
63-4340-1000	46,086.94	138,145.44	326,609.00	188,463.56	42.3
63-4340-1800	2,702.98	8,412.06	22,000.00	13,587.94	38.2
63-4340-1900	1,571.03	4,322.95	20,000.00	15,677.05	21.6
63-4340-2100	3,829.16	11,430.81	28,199.00	16,768.19	40.5
63-4340-2200	6,023.19	18,045.36	44,086.00	26,040.64	40.9
63-4340-2400	834.63	2,559.71	5,863.00	3,303.29	43.7
63-4340-2500	9,126.25	37,692.07	93,833.00	56,140.93	40.2
63-4340-2505	361.15	10,041.08	6,000.00	(4,041.08)	167.4
63-4340-2510	271.47	1,124.97	2,910.00	1,785.03	38.7
63-4340-2515	117.03	483.03	1,272.00	788.97	38.0
63-4340-2600	187.13	748.52	1,937.00	1,188.48	38.6
	<u>71,110.96</u>	<u>233,006.00</u>	<u>552,709.00</u>	<u>319,703.00</u>	<u>42.2</u>
TOTAL PERSONAL SERVICES					
MATERIALS AND SERVICES:					
63-4340-3100	.00	.00	1,000.00	1,000.00	.0
63-4340-3120	622.97	1,258.10	7,500.00	6,241.90	16.8
63-4340-3200	1,924.76	6,857.48	20,000.00	13,142.52	34.3
63-4340-3250	570.00	570.00	3,000.00	2,430.00	19.0
63-4340-3400	74.99	486.53	3,000.00	2,513.47	16.2
63-4340-3500	789.03	2,559.60	10,000.00	7,440.40	25.6
63-4340-3600	.00	644.00	10,000.00	9,356.00	6.4
63-4340-3800	736.91	1,440.35	10,000.00	8,559.65	14.4
63-4340-4200	21,035.59	28,042.57	150,000.00	121,957.43	18.7
63-4340-4300	52,323.75	60,175.75	65,000.00	4,824.25	92.6
63-4340-4600	.00	12,369.78	16,000.00	3,630.22	77.3
63-4340-4800	252.00	252.00	1,000.00	748.00	25.2
63-4340-4900	375.00	690.00	5,000.00	4,310.00	13.8
63-4340-5100	1,806.62	3,082.93	12,000.00	8,917.07	25.7
63-4340-5200	17,865.03	27,834.91	120,000.00	92,165.09	23.2
63-4340-5500	25,000.00	50,000.00	150,000.00	100,000.00	33.3
63-4340-6000	4,360.27	6,279.14	6,000.00	(279.14)	104.7
63-4340-6100	21,247.08	36,128.26	60,000.00	23,871.74	60.2
63-4340-6910	.00	369.24	10,000.00	9,630.76	3.7
	<u>148,984.00</u>	<u>239,040.64</u>	<u>659,500.00</u>	<u>420,459.36</u>	<u>36.3</u>
TOTAL MATERIAL AND SERVICES					
CAPITAL OUTLAY:					
63-4340-7900	.00	.00	275,000.00	275,000.00	.0
	<u>.00</u>	<u>.00</u>	<u>275,000.00</u>	<u>275,000.00</u>	<u>.0</u>
TOTAL CAPITAL OUTLAY					
OTHER EXPENDITURES:					
63-4340-8801	67,272.34	134,544.68	403,634.00	269,089.32	33.3
63-4340-8864	175,000.00	350,000.00	700,000.00	350,000.00	50.0
63-4340-9930	.00	.00	200,000.00	200,000.00	.0
	<u>242,272.34</u>	<u>484,544.68</u>	<u>1,303,634.00</u>	<u>819,089.32</u>	<u>37.2</u>
TOTAL OTHER EXPENDITURES					

CITY OF KETCHUM
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING JANUARY 31, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL WATER EXPENDITURES	462,367.30	956,591.32	2,790,843.00	1,834,251.68	34.3

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER DEBT SERVICE EXPENDITRE</u>					
MATERIALS AND SERVICES:					
63-4800-4200 PROF.SERVICES-PAYING AGENT	.00	.00	500.00	500.00	.0
TOTAL MATERIAL AND SERVICES	.00	.00	500.00	500.00	.0
OTHER EXPENDITURES:					
63-4800-8300 DEBT SRVC ACCT PRINCIPAL-2015B	.00	.00	86,125.00	86,125.00	.0
63-4800-8400 DEBT SRVC ACCT INTEREST-2015B	46,115.01	46,115.01	51,125.00	5,009.99	90.2
63-4800-8600 DEBT SRVC ACCT PRINCIPAL-2016	.00	.00	168,950.00	168,950.00	.0
63-4800-8700 DEBT SRVC ACCT INTEREST-2016	.00	.00	2,950.00	2,950.00	.0
TOTAL OTHER EXPENDITURES	46,115.01	46,115.01	309,150.00	263,034.99	14.9
TOTAL WATER DEBT SERVICE EXPEN	46,115.01	46,115.01	309,650.00	263,534.99	14.9
TOTAL FUND EXPENDITURES	508,482.31	1,002,706.33	3,100,493.00	2,097,786.67	32.3
NET REVENUE OVER EXPENDITURES	(370,676.18)	(17,346.19)	310,007.00	327,353.19	(5.6)

CITY OF KETCHUM
 BALANCE SHEET
 JANUARY 31, 2026

WATER CAPITAL IMPROVEMENT FUND

ASSETS

64-1000-0000	CASH - COMBINED	(	463,682.65)	
64-1510-0000	INVESTMENTS--WATER CIP #2138		732,743.46	
				<u>269,060.81</u>
	TOTAL ASSETS			<u>269,060.81</u>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
64-2710-0000	FUND BALANCE		281,671.79	
	REVENUE OVER EXPENDITURES - YTD	(	12,610.98)	
				<u>269,060.81</u>
	BALANCE - CURRENT DATE			<u>269,060.81</u>
	TOTAL FUND EQUITY			<u>269,060.81</u>
	TOTAL LIABILITIES AND EQUITY			<u>269,060.81</u>

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING JANUARY 31, 2026

WATER CAPITAL IMPROVEMENT FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>WATER CIP REVENUE</u>						
64-3400-7300	WATER CONNECTION FEES	.00	10,086.00	100,000.00	89,914.00	10.1
	TOTAL WATER CIP REVENUE	.00	10,086.00	100,000.00	89,914.00	10.1
<u>MISCELLANEOUS REVENUE</u>						
64-3700-1000	INTEREST EARNINGS	2,434.02	10,060.75	30,000.00	19,939.25	33.5
64-3700-8763	TRANSFER FROM WATER FUND	175,000.00	350,000.00	700,000.00	350,000.00	50.0
	TOTAL MISCELLANEOUS REVENUE	177,434.02	360,060.75	730,000.00	369,939.25	49.3
	TOTAL FUND REVENUE	177,434.02	370,146.75	830,000.00	459,853.25	44.6

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

WATER CAPITAL IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER CIP EXPENDITURES</u>					
CAPITAL OUTLAY:					
64-4340-7650	60,900.00	81,691.16	200,000.00	118,308.84	40.9
64-4340-7800	.00	.00	150,000.00	150,000.00	.0
64-4340-7804	.00	3,358.75	.00	(3,358.75)	.0
64-4340-7809	117,777.00	199,468.25	134,791.00	(64,677.25)	148.0
64-4340-7810	22,997.20	22,997.20	8,181.00	(14,816.20)	281.1
64-4340-7811	.00	63,737.24	200,000.00	136,262.76	31.9
64-4340-7812	.00	.00	100,000.00	100,000.00	.0
64-4340-7813	11,505.13	11,505.13	50,000.00	38,494.87	23.0
TOTAL CAPITAL OUTLAY	<u>213,179.33</u>	<u>382,757.73</u>	<u>842,972.00</u>	<u>460,214.27</u>	<u>45.4</u>
TOTAL WATER CIP EXPENDITURES	<u>213,179.33</u>	<u>382,757.73</u>	<u>842,972.00</u>	<u>460,214.27</u>	<u>45.4</u>
TOTAL FUND EXPENDITURES	<u>213,179.33</u>	<u>382,757.73</u>	<u>842,972.00</u>	<u>460,214.27</u>	<u>45.4</u>
NET REVENUE OVER EXPENDITURES	<u>(35,745.31)</u>	<u>(12,610.98)</u>	<u>(12,972.00)</u>	<u>(361.02)</u>	<u>(97.2)</u>

CITY OF KETCHUM
BALANCE SHEET
JANUARY 31, 2026

WASTEWATER FUND

ASSETS

65-1000-0000	CASH - COMBINED	340,325.35	
65-1150-0000	ACCTS RCVBL	20,510.04	
65-1500-1000	INVSTMNT-ST.TR.DIV.BND-WW	201,093.97	
65-1510-0000	INVESTMENTS-WASTEWATER #889	2,501,161.41	
65-1620-0000	FIXED ASSETS--BUILDINGS	19,726,457.55	
65-1630-0000	ACCUM DEPRN--BUILDINGS	(7,719,399.16)	
65-1660-0000	FIXED ASSETS--MACHINERY & EQUI	1,661,875.75	
65-1670-0000	ACCUM DEPRN--MACHINERY & EQUIP	(875,808.53)	
65-1800-0000	DEFERRED OUTFLOWS OF RESOURCES	52,264.07	
	TOTAL ASSETS		15,908,480.45

LIABILITIES AND EQUITY

LIABILITIES

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

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
65-2710-0000	WASTEWATER FUND BALANCE	11,540,875.04	
65-2720-0000	RETAINED EARNINGS	(2,473,470.69)	
	REVENUE OVER EXPENDITURES - YTD	(177,029.18)	
	BALANCE - CURRENT DATE		8,890,375.17
	TOTAL FUND EQUITY		8,890,375.17
	TOTAL LIABILITIES AND EQUITY		15,908,480.45

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING JANUARY 31, 2026

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>WASTEWATER REVENUE</u>					
65-3400-7100 WASTEWATER CHARGES	245,420.49	1,020,700.83	2,960,000.00	1,939,299.17	34.5
65-3400-7300 WASTEWATER INSPECTION FEES	.00	40.00	.00	(40.00)	.0
65-3400-7800 SUN VALLEY WA & SW DISTRICT CH	45,613.19	265,077.86	1,200,793.00	935,715.14	22.1
TOTAL WASTEWATER REVENUE	291,033.68	1,285,818.69	4,160,793.00	2,874,974.31	30.9
<u>MISCELLANEOUS REVENUE</u>					
65-3700-1000 INTEREST EARNINGS	8,308.35	34,341.60	60,000.00	25,658.40	57.2
65-3700-7000 MISCELLANEOUS REVENUE	721.33	2,963.83	.00	(2,963.83)	.0
TOTAL MISCELLANEOUS REVENUE	9,029.68	37,305.43	60,000.00	22,694.57	62.2
TOTAL FUND REVENUE	300,063.36	1,323,124.12	4,220,793.00	2,897,668.88	31.4

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
WASTEWATER EXPENDITURES					
PERSONAL SERVICES:					
65-4350-1000 SALARIES-WASTEWATER	63,933.41	181,180.04	530,195.00	349,014.96	34.2
65-4350-1800 SHIFT COVERAGE ON CALL	2,017.32	6,288.82	20,000.00	13,711.18	31.4
65-4350-1900 OVERTIME	2,928.55	7,054.22	15,000.00	7,945.78	47.0
65-4350-2100 FICA TAXES-CITY	5,171.05	14,606.55	43,237.00	28,630.45	33.8
65-4350-2200 STATE RETIREMENT-CITY	8,237.93	23,264.92	67,597.00	44,332.08	34.4
65-4350-2400 WORKMEN'S COMPENSATION-CITY	971.17	2,756.77	7,815.00	5,058.23	35.3
65-4350-2500 HEALTH INSURANCE-CITY	17,948.56	66,694.24	203,403.00	136,708.76	32.8
65-4350-2505 HEALTH REIMBURSEMENT ACCT(HRA	3,129.72	13,645.49	13,000.00	(645.49)	105.0
65-4350-2510 DENTAL INSURANCE-CITY	466.71	1,779.66	5,652.00	3,872.34	31.5
65-4350-2515 VISION	215.12	828.72	2,712.00	1,883.28	30.6
65-4350-2600 LONG TERM DISABILITY	255.57	966.92	3,338.00	2,371.08	29.0
TOTAL PERSONAL SERVICES	105,275.11	319,066.35	911,949.00	592,882.65	35.0
MATERIALS AND SERVICES:					
65-4350-3100 OFFICE SUPPLIES & POSTAGE	.00	.00	500.00	500.00	.0
65-4350-3120 DATA PROCESSING	622.96	1,258.10	8,000.00	6,741.90	15.7
65-4350-3200 OPERATING SUPPLIES	1,179.74	2,409.01	14,000.00	11,590.99	17.2
65-4350-3400 MINOR EQUIPMENT	75.00	302.87	2,000.00	1,697.13	15.1
65-4350-3500 MOTOR FUELS & LUBRICANTS	602.32	4,703.24	20,000.00	15,296.76	23.5
65-4350-3600 COMPUTER SOFTWARE	4,351.47	4,995.47	5,000.00	4.53	99.9
65-4350-3800 CHEMICALS	13,690.71	23,378.94	105,000.00	81,621.06	22.3
65-4350-4200 PROFESSIONAL SERVICES	7,194.15	11,194.05	205,000.00	193,805.95	5.5
65-4350-4201 IPDES PERMIT FEE	.00	.00	3,800.00	3,800.00	.0
65-4350-4600 INSURANCE	.00	88,961.94	90,000.00	1,038.06	98.9
65-4350-4900 PERSONNEL TRAINING/TRAVEL/MTG	484.70	1,053.89	3,000.00	1,946.11	35.1
65-4350-5100 TELEPHONE & COMMUNICATIONS	881.86	3,345.31	7,000.00	3,654.69	47.8
65-4350-5200 UTILITIES	10,723.85	36,088.63	175,000.00	138,911.37	20.6
65-4350-5500 RIGHT-OF-WAY FEE (STREET DEPT)	24,666.00	49,332.00	148,000.00	98,668.00	33.3
65-4350-6000 REPAIR & MAINT-AUTO EQUIP	738.92	7,449.84	12,000.00	4,550.16	62.1
65-4350-6100 REPAIR & MAINT-MACH & EQUIP	11,699.24	19,075.14	100,000.00	80,924.86	19.1
65-4350-6900 COLLECTION SYSTEM SERVICES/CH	5,608.47	14,473.52	65,000.00	50,526.48	22.3
TOTAL MATERIAL AND SERVICES	82,519.39	268,021.95	963,300.00	695,278.05	27.8
CAPITAL OUTLAY:					
65-4350-7900 DEPRECIATION EXPENSE	.00	.00	375,000.00	375,000.00	.0
TOTAL CAPITAL OUTLAY	.00	.00	375,000.00	375,000.00	.0
OTHER EXPENDITURES:					
65-4350-8801 REIMBURSE CITY GENERAL FUND	144,032.50	288,065.00	864,195.00	576,130.00	33.3
65-4350-8867 TRANSFER TO WW CAP IMP FUND	500,000.00	625,000.00	500,000.00	(125,000.00)	125.0
65-4350-9930 WASTEWATER FUND OP.CONTINGEN	.00	.00	50,000.00	50,000.00	.0
TOTAL OTHER EXPENDITURES	644,032.50	913,065.00	1,414,195.00	501,130.00	64.6
TOTAL WASTEWATER EXPENDITURE	831,827.00	1,500,153.30	3,664,444.00	2,164,290.70	40.9

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WASTEWATER DEBT SERVICE EXP</u>					
MATERIALS AND SERVICES:					
65-4800-4200	.00	.00	1,000.00	1,000.00	.0
	.00	.00	1,000.00	1,000.00	.0
OTHER EXPENDITURES:					
65-4800-8500	.00	.00	210,000.00	210,000.00	.0
65-4800-8600	.00	.00	290,400.00	290,400.00	.0
	.00	.00	500,400.00	500,400.00	.0
	.00	.00	501,400.00	501,400.00	.0
	.00	.00	501,400.00	501,400.00	.0
	831,827.00	1,500,153.30	4,165,844.00	2,665,690.70	36.0
	(531,763.64)	(177,029.18)	54,949.00	231,978.18	(322.2)

CITY OF KETCHUM
 BALANCE SHEET
 JANUARY 31, 2026

WASTEWATER CAPITAL IMPROVE FND

ASSETS

67-1000-0000	CASH - COMBINED	(	498,158.29)	
67-1510-0000	INVESTMENTS--WW CIP #884		7,281,395.34	
				<u>6,783,237.05</u>
	TOTAL ASSETS			<u>6,783,237.05</u>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
67-2710-0000	FUND BALANCE		6,190,735.43	
	REVENUE OVER EXPENDITURES - YTD		592,501.62	
				<u>6,783,237.05</u>
	BALANCE - CURRENT DATE			<u>6,783,237.05</u>
	TOTAL FUND EQUITY			<u>6,783,237.05</u>
	TOTAL LIABILITIES AND EQUITY			<u>6,783,237.05</u>

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING JANUARY 31, 2026

WASTEWATER CAPITAL IMPROVE FND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>WASTEWATER CAPITAL REVENUE</u>					
67-3400-7300 WASTEWATER CONNECTION FEES	.00	6,572.25	75,000.00	68,427.75	8.8
67-3400-7800 SUN VALLEY WA & SW DISTRICT CH	225,381.13	767,368.45	3,645,410.00	2,878,041.55	21.1
TOTAL WASTEWATER CAPITAL REVE	225,381.13	773,940.70	3,720,410.00	2,946,469.30	20.8
<u>MISCELLANEOUS REVENUE</u>					
67-3700-1000 INTEREST EARNINGS	24,187.31	99,975.44	100,000.00	24.56	100.0
67-3700-8765 TRANSFER FROM WASTEWATER FUN	500,000.00	625,000.00	500,000.00	(125,000.00)	125.0
TOTAL MISCELLANEOUS REVENUE	524,187.31	724,975.44	600,000.00	(124,975.44)	120.8
TOTAL FUND REVENUE	749,568.44	1,498,916.14	4,320,410.00	2,821,493.86	34.7

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

WASTEWATER CAPITAL IMPROVE FND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WASTEWATER CIP EXPENDITURES</u>					
CAPITAL OUTLAY:					
67-4350-7800 CONSTRUCTION	.00	.00	100,000.00	100,000.00	.0
67-4350-7809 ENERGY EFFICIENCY PROJECTS	.00	10,256.68	50,000.00	39,743.32	20.5
67-4350-7813 CAPITAL IMP PLAN(NO SHARING)	.00	26,582.04	142,502.00	115,919.96	18.7
67-4350-7815 AERATION BASINS BLOWERS & ELEC	8,954.74	23,893.65	525,000.00	501,106.35	4.6
67-4350-7816 UPGRADE FILTER PLC	.00	.00	50,000.00	50,000.00	.0
67-4350-7818 ROTARY DRUM THICK & DEWATERIN	189,387.30	787,917.15	6,152,319.00	5,364,401.85	12.8
67-4350-7819 REPLACE PUMPS	.00	.00	40,000.00	40,000.00	.0
67-4350-7820 VEHICLE REPLACEMENT	.00	.00	70,000.00	70,000.00	.0
67-4350-7821 AERATION BASIN UPGRADE	.00	.00	160,000.00	160,000.00	.0
67-4350-7822 OUTFALL CLEARING	.00	.00	83,500.00	83,500.00	.0
67-4350-7823 HAUL TRUCK	.00	57,765.00	60,000.00	2,235.00	96.3
TOTAL CAPITAL OUTLAY	<u>198,342.04</u>	<u>906,414.52</u>	<u>7,433,321.00</u>	<u>6,526,906.48</u>	<u>12.2</u>
TOTAL WASTEWATER CIP EXPENDITU	<u>198,342.04</u>	<u>906,414.52</u>	<u>7,433,321.00</u>	<u>6,526,906.48</u>	<u>12.2</u>
TOTAL FUND EXPENDITURES	<u>198,342.04</u>	<u>906,414.52</u>	<u>7,433,321.00</u>	<u>6,526,906.48</u>	<u>12.2</u>
NET REVENUE OVER EXPENDITURES	<u>551,226.40</u>	<u>592,501.62</u>	<u>(3,112,911.00)</u>	<u>(3,705,412.62)</u>	<u>19.0</u>

CITY OF KETCHUM
 BALANCE SHEET
 JANUARY 31, 2026

POLICE TRUST FUND

ASSETS

90-1000-0000	CASH - COMBINED		1,385.60	
90-1510-0000	INVESTMENTS-POLICE TR-JUS#1755		7,304.51	
90-1512-0000	INVESTMENTS-POLICE TR-TRS#2196		374.50	
			<u> </u>	
	TOTAL ASSETS			<u> 9,064.61</u>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
90-2710-0000	FUND BALANCE	8,959.18		
	REVENUE OVER EXPENDITURES - YTD	105.43		
		<u> </u>		
	BALANCE - CURRENT DATE		<u> 9,064.61</u>	
	TOTAL FUND EQUITY			<u> 9,064.61</u>
	TOTAL LIABILITIES AND EQUITY			<u> 9,064.61</u>

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING JANUARY 31, 2026

POLICE TRUST FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>MISCELLANEOUS REVENUE</u>					
90-3700-1000 INTEREST EARNINGS	25.50	105.43	.00	(105.43)	.0
TOTAL MISCELLANEOUS REVENUE	25.50	105.43	.00	(105.43)	.0
<u>FUND BALANCE</u>					
90-3800-9000 FUND BALANCE	.00	.00	7,500.00	7,500.00	.0
TOTAL FUND BALANCE	.00	.00	7,500.00	7,500.00	.0
TOTAL FUND REVENUE	25.50	105.43	7,500.00	7,394.57	1.4

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

POLICE TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE TRUST EXPENDITURES</u>					
MATERIALS AND SERVICES:					
90-4900-6910 OTHER PURCHASED SERVICES	.00	.00	7,500.00	7,500.00	.0
TOTAL MATERIAL AND SERVICES	.00	.00	7,500.00	7,500.00	.0
TOTAL POLICE TRUST EXPENDITURE	.00	.00	7,500.00	7,500.00	.0
TOTAL FUND EXPENDITURES	.00	.00	7,500.00	7,500.00	.0
NET REVENUE OVER EXPENDITURES	25.50	105.43	.00	(105.43)	.0

CITY OF KETCHUM
BALANCE SHEET
JANUARY 31, 2026

PARKS/REC DEV TRUST FUND

ASSETS

93-1000-0000	CASH - COMBINED	536,737.67	
93-1510-0000	INVESTMENTS--PARK DEV TR #3280	145,430.11	
93-1512-0000	INVESTMENTS--WSP RESTOR #3766	464,293.49	
93-1515-0000	WSRESTORE US BANK#2333	180,394.89	
	TOTAL ASSETS		1,326,856.16

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

93-2710-0000	PARK/REC DEV TRUST UNASSIGNED	199,336.41	
93-2710-0001	WARM SPRINGS PRESERVE	462,956.84	
93-2710-0003	GUY COLES SKATE PARK	1,175.66	
93-2710-0004	HEMINGWAY SPLASH PARK	500.35	
93-2710-0005	PARK MEM. BENCH/TREE	(815.87)	
93-2710-0006	RIVER PARK	70.00	
93-2710-0007	ICE RINK	24,835.85	
93-2710-0008	KAGAN PARK	4,657.86	
93-2710-0009	PUMP PARK	2,260.25	
93-2710-0010	YOUTH RECREATION SCHOLARSHIPS	3,891.73	
93-2710-0011	JAZZ IN THE PARK	36,178.75	
93-2710-0012	KETCHEM ALIVE	4,570.29	
93-2710-0013	CHILDRENS RECREATION	4,987.00	
93-2710-0014	TREE FUND	1,501.95	
93-2710-0015	LITTLE LEAGUE FIELD	2,529.22	
93-2710-0016	WATCH ME GROW GARDEN	(742.03)	
93-2710-0017	YOUTH GOLF	19,394.55	
93-2710-0018	KETCHUM ARTS COMMISSION	4,465.45	
93-2710-0019	PERCENT FOR ART	11,678.07	
	REVENUE OVER EXPENDITURES - YTD	543,423.83	
	BALANCE - CURRENT DATE		1,326,856.16
	TOTAL FUND EQUITY		1,326,856.16
	TOTAL LIABILITIES AND EQUITY		1,326,856.16

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING JANUARY 31, 2026

PARKS/REC DEV TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
93-3700-1000 INTEREST EARNINGS	2,039.20	8,425.14	40,000.00	31,574.86	21.1
93-3700-5900 WARM SPRINGS PRESERVE	476,590.46	1,847,993.87	.00	(1,847,993.87)	.0
93-3700-5910 WARM SPRINGS PRES-RESTORATIO	16,334.44	28,175.17	3,997,560.00	3,969,384.83	.7
93-3700-6000 GUY COLES SKATE PARK	50.00	50.00	.00	(50.00)	.0
93-3700-6500 ICE RINK/ZAMBONI	50.00	1,050.00	.00	(1,050.00)	.0
93-3700-6800 KETCHUM ARTS COMMISSION	.00	35,000.00	.00	(35,000.00)	.0
93-3700-7000 MISCELLANEOUS DONATIONS	1,200.00	4,600.00	.00	(4,600.00)	.0
93-3700-7200 JAZZ IN THE PARK	1,500.00	1,500.00	.00	(1,500.00)	.0
93-3700-7900 DONATIONS-C. GATES YOUTH GOLF	1,272.23	1,272.23	.00	(1,272.23)	.0
TOTAL MISCELLANEOUS REVENUE	499,036.33	1,928,066.41	4,037,560.00	2,109,493.59	47.8
TOTAL FUND REVENUE	499,036.33	1,928,066.41	4,037,560.00	2,109,493.59	47.8

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

PARKS/REC DEV TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS/REC TRUST EXPENDITURES</u>					
MATERIALS AND SERVICES:					
93-4900-6000 GUY COLES SKATE PARK	.00	.00	1,176.00	1,176.00	.0
93-4900-6100 HEMINGWAY SPLASH PARK	.00	.00	500.00	500.00	.0
93-4900-6500 ICE RINK-PRIVATE	364.36	1,994.94	24,836.00	22,841.06	8.0
93-4900-6600 KAGAN PARK	.00	.00	4,658.00	4,658.00	.0
93-4900-6710 LITTLE PARK	.00	.00	2,529.00	2,529.00	.0
93-4900-6800 KETCHUM ARTS COMMISSION	.00	.00	51,143.00	51,143.00	.0
TOTAL MATERIAL AND SERVICES	364.36	1,994.94	84,842.00	82,847.06	2.4
CAPITAL OUTLAY:					
93-4900-7100 YOUTH RECREATION SCHOLARSHIP	.00	.00	9,892.00	9,892.00	.0
93-4900-7200 JAZZ IN THE PARK	.00	.00	36,179.00	36,179.00	.0
93-4900-7300 KETCH'EM ALIVE	.00	.00	4,570.00	4,570.00	.0
93-4900-7400 CHILDREN'S RECREATION	.00	.00	4,987.00	4,987.00	.0
93-4900-7499 TREE FUND EXPENSES	.00	.00	1,502.00	1,502.00	.0
93-4900-7700 WATCH ME GROW GARDEN	.00	.00	219.00	219.00	.0
93-4900-7900 YOUTH GOLF	.00	.00	21,395.00	21,395.00	.0
93-4900-7950 WARM SPRINGS PRESR-RESTORATI	407,622.70	1,382,647.64	4,617,481.00	3,234,833.36	29.9
TOTAL CAPITAL OUTLAY	407,622.70	1,382,647.64	4,696,225.00	3,313,577.36	29.4
TOTAL PARKS/REC TRUST EXPENDIT	407,987.06	1,384,642.58	4,781,067.00	3,396,424.42	29.0
TOTAL FUND EXPENDITURES	407,987.06	1,384,642.58	4,781,067.00	3,396,424.42	29.0
NET REVENUE OVER EXPENDITURES	91,049.27	543,423.83	(743,507.00)	(1,286,930.83)	73.1

CITY OF KETCHUM
 BALANCE SHEET
 JANUARY 31, 2026

DEVELOPMENT TRUST FUND

ASSETS

94-1000-0000	CASH - COMBINED	288,779.93	
94-1500-0000	OFFSITE VENDOR DEPOSITS	(2,500.00)	
94-1501-0000	INVST-ALPENGLOW	(500.00)	
94-1502-0000	INVST-CONST/PHASE DEV ECT	93,281.50	
		<u> </u>	
	TOTAL ASSETS		<u><u>379,061.43</u></u>

LIABILITIES AND EQUITY

LIABILITIES

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

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	47,056.15	
		<u> </u>	
	BALANCE - CURRENT DATE	47,056.15	
		<u> </u>	
	TOTAL FUND EQUITY		<u><u>47,056.15</u></u>
	TOTAL LIABILITIES AND EQUITY		<u><u>379,061.43</u></u>

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING JANUARY 31, 2026

DEVELOPMENT TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
94-3700-1000 INTEREST EARNINGS	7.12	28.25	.00	(28.25)	.0
94-3700-7000 MISCELLANEOUS REVENUE	.00	.00	650,000.00	650,000.00	.0
94-3700-8119 POSTER CONSTRUCTION	163,527.90	163,527.90	.00	(163,527.90)	.0
TOTAL MISCELLANEOUS REVENUE	163,535.02	163,556.15	650,000.00	486,443.85	25.2
TOTAL FUND REVENUE	163,535.02	163,556.15	650,000.00	486,443.85	25.2

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2026

DEVELOPMENT TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEVELOPMENT TRUST EXPENDITUR</u>						
MATERIALS AND SERVICES:						
94-4900-6910	OTHER MISC. ACCOUNTS	.00	.00	650,000.00	650,000.00	.0
TOTAL MATERIAL AND SERVICES		.00	.00	650,000.00	650,000.00	.0
OTHER EXPENDITURES:						
94-4900-8100	J BROWN DEVELOPMENT LLC	.00	62,800.00	.00	(62,800.00)	.0
94-4900-8115	JOHN & HEIDI JACOBI	.00	53,700.00	.00	(53,700.00)	.0
TOTAL OTHER EXPENDITURES		.00	116,500.00	.00	(116,500.00)	.0
TOTAL DEVELOPMENT TRUST EXPEN		.00	116,500.00	650,000.00	533,500.00	17.9
TOTAL FUND EXPENDITURES		.00	116,500.00	650,000.00	533,500.00	17.9
NET REVENUE OVER EXPENDITURES		163,535.02	47,056.15	.00	(47,056.15)	.0



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: February 26, 2026 Staff Member/Dept: Daniel Hansen/Administration

Agenda Item: Recommendation to approve Homage to the Limber Pine repair funding from the Capital Contingency Fund

Recommended Motion:

I move to approve \$20,000 of funding from the Capital Contingency Fund to help cover repair costs for the Homage to the Limber Pine sculpture.

Reasons for Recommendation:

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

The city partnered with the Sun Valley Museum of Art (SVMoA) in the fall of 2016 to take ownership of Homage to the Limber Pine and place it on display in Ketchum. The piece was commissioned by SVMoA to be on exhibit at Idaho's Craters of the Moon during the summer of 2016 to celebrate the National Park Service's centennial anniversary.

The sculpture has been on display in Ketchum's Little Park, with future plans to be permanently placed at Warm Springs Preserve after restoration and improvements at the Preserve are complete. However, the sculpture was decommissioned and put into storage in 2024 due to damage caused by weather and freeze/thaw cycles common in Ketchum's climate.

The Arts Commission conducted many meetings with the artist, Jason Middlebrook, over the past year to assess the damage and repair options.

The artist accepts responsibility for the fact that the sculpture's construction (in its current state) is not ideal for Ketchum's climate. He suggests rebuilding it using marine-grade epoxy and other methods to ensure it won't need future repairs. He further agrees to complete the repairs at cost (all the city will be covering is his and his staff's time at a reduced rate). The artist agrees to provide all materials to complete the rebuild.

If funding is approved by the City Council, the Arts Commission and city staff would work on creating an agreement with the artist to warranty the work to ensure this issue does not arise again in the future. The agreement would be presented to the City Council for approval.

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

Notes:

Sustainability Impact:

None OR state impact here:
None

Financial Impact:

None OR Adequate funds exist in account:	Similar sculptures from the artist are valued between \$150,000 and \$250,000. The artist agrees to discount the cost to completely rebuild the sculpture. The city's total cost for the rebuild would be \$40,000. The Arts Commission plans to use \$20,000 of funds from its reserves and annual operating budget. They are asking the City Council to contribute the remaining \$20,000 from the city's Capital Contingency Fund.
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Attachments:

- | |
|---|
| 1. Background – Homage to the Limber Pine Repairs Funding Request |
| 2. |



Homage to the Limber Pine Repairs Funding Request

February 26, 2026



ABOUT THE SCULPTURE AND ARTIST

Homage to the Limber Pine



This 13 foot high sculpture was modeled on the dramatic forms of the limber pines at Idaho's Craters of the Moon National Monument and Preserve for the National Parks Service's centennial anniversary.

Medium: Steel, fiberglass, slate tile, mortar, and grout

Artist, Jason Middlebrook



A visual artist from the United States, Middlebrook is world-renowned for public art, installation, sculpture, drawing, and painting. He is most known for public mural and mosaic projects, and has installations in Brooklyn (NY), Austin (TX), Buffalo (NY), Queens NY), Aspen (CO), New York (NY), and more.

Middlebrook's art belongs to the collections of the Museum of Modern Art, New Museum, Whitney Museum, Museum of Fine Arts, Boston, and Museum of Contemporary Art Chicago, among others.

Other Public Installations



Albright Knox, Buffalo, NY (Permanent collection)



Bedford Gallery, Walnut Creek, CA (Permanent collection)



Galleria Giampaolo, Todi, Italy (Exhib



SCULPTURE'S CURRENT CONDITION





SCULPTURE'S CURRENT CONDITION

Damage assessment

The sculpture is constructed with a fiberglass frame and slate tiles attached to it with mortar and grout. The slate tiles are falling off because of material and construction flaws.

1. The sculpture's fiberglass frame expands and contracts during freeze/thaw cycles.
2. The mortar used to secure the tiles to the fiberglass frame does not expand/contract, resulting in tiles losing contact with the mortar during freeze/thaw cycles.
3. The grout used between tiles does not expand/contract during freeze/thaw cycles, resulting in cracks that allow water in between and underneath tiles.
4. When the water freezes, it puts pressure on tiles and pops them out of place.



SCULPTURE RESTORATION

The artist suggests the following to restore the sculpture

1. Strip all the current tiles, mortar, and grout off the sculpture's frame completely
2. Repair and reinforce any cracks in the frame
3. Reaffix the tiles to the frame using a marine-grade epoxy or equivalent adhesive that is weatherproof in all conditions and expands/contracts
4. Regrout all new tiles with weatherproof marine-grade epoxy or equivalent sealant that expands/contracts to keep a tight seal that doesn't crack and keeps water out
5. Apply additional sealant over all tiles and grout, if needed
6. Install the sculpture on a pedestal so snow/ice doesn't build up against the tiles around the base



RESTORATION COSTS

Total restoration cost:

\$40,000

Restoration costs reduced to just cover labor at a discounted rate

Proposed contributions:

\$20,000

Arts Commission
funding from operating
budget and reserves

+

\$20,000

City of Ketchum Capital
Contingency Fund
contribution (proposal to be
approved by City Council)



RESTORATION COST VS. VALUE

Total restoration cost: **\$40,000**

Value of other works by the artist:





NEXT STEPS (WITH FUNDING APPROVAL)

1. The Arts Commission and city staff would work on creating an agreement with the artist to warranty the work to ensure failures do not arise again.
2. The agreement would be presented to City Council for approval.
3. The artist and their staff would travel to Ketchum to do the installation in spring 2026.
4. The city would work with community partners to provide housing for the artist and staff at no cost.
5. The sculpture would be moved into the garage at the Ketchum Streets Department's shop, where work would be conducted in a controlled environment.
6. Restoration would take place over 2-3 weeks.
7. The sculpture would be re-installed on permanent display at Warm Springs Preserve before the finalization of restoration and renovations at the Preserve in summer of 2026.



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

Reasons for Recommendation:

- The city supports community events to fulfill the following values (and their associated goals) outlined in the adopted comprehensive plan: exceptional recreational opportunities, lively arts and culture scene, and strong and diverse economy.
- The car show will feature roughly 130 vehicles, and spectators can enjoy the event for free.
- This is a new event, but similar to car show events that have been held at this location in Downtown Ketchum in the past.
- The event would require an 8-hour closure of one block on Sun Valley Road, between Leadville Avenue and East Avenue, and two blocks on East Avenue, between 4th Street and 2nd Street. This closure request requires City Council approval.

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

Sustainability Impact:

Financial Impact:

Attachments:

- | |
|-----------------------------------|
| 1. Special event application |
| 2. Temporary Traffic Control Plan |



OFFICIAL USE ONLY
Event Name
Event Date
Date Received
Fees Paid

SPECIAL EVENT LICENSE APPLICATION

GENERAL INFORMATION APPLYING TO ALL EVENTS

Special Event: The temporary use of public property, including streets, parking lots, parks, and waterways, for the purpose of conducting certain public events such as, but not limited to, art shows, music concerts, fundraising events, amusement attractions, circuses, carnivals, rodeos, craft fairs, sporting events, contests, dances, tournaments, walk-a-thons, marathons, races, exhibitions or related activities. In addition, a "special event" is any public event which could reasonably be interpreted to cause significant public impact via disturbance, crowd, traffic/parking, or disruption of the normal routine of the community or affected neighborhood. (Ord. 1131, 2015)

Your event application is due twenty (20) days prior to the event if you are a small event or street party; thirty (30) days prior if you are a medium event; and sixty (60) days prior if you are a large event.

ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED.

Please ensure that your Special Event Application has been approved by the City before you promote, market or advertise your event. Conditional approval may be made after the event organizer submits the application and it is initially screened by City staff. Acceptance of your Special Event Application is neither a guarantee of the date or location nor an automatic approval of your event.

Medium and large events must have a pre-application meeting with the City. It is recommended that all events do a walk-through with City Administration prior to submission of application.

Smoking is prohibited in the following outdoor public places: (Ord. 1105, 2013)

- On any "public property"
- Within twenty (20') feet of all designated bus stops
- On all school property, including public and private elementary, secondary, vocational, and trade schools or colleges
- Within any designated "special event zone," unless the "special event zone" has a designated and delineated smoking area identified in an approved Ketchum special event permit application

All events are required to attend a debrief with City staff within five (5) days following the event.

All fees are non-refundable.

Any violation of the conditions of approval for an event, or the event not operating in the manner identified in the event application, may result in the event being canceled or shut down. In addition, if the event is a reoccurring event, future application may be denied. (Ord. 1131, 2015)

Completed applications can be submitted via email to events@ketchumidaho.org or by mail or hand delivery to City of Ketchum, P.O. Box 2315 | 191 5th St. West, Ketchum, ID 83340. If you have questions, please contact Eryn Alvey: events@ketchumidaho.org or 208.727.5077.

WHAT SIZE IS YOUR EVENT?			
<input type="checkbox"/> Street Party (\$100.00) A special event that requires a one-block street closure, no more than 6-hour road closure, is a single occurrence with anticipated attendance under three hundred (300) people, is self-organized by a local Ketchum organization, its publicity is focused on Wood River Valley residents and businesses, and a limited number of vendors (1 food, 1 beverage, 1 merchandise).	<input type="checkbox"/> Small Event (\$100.00) Special events that do not require a street closure, are a single occurrence, and have an anticipated attendance under one hundred (100) people.	<input type="checkbox"/> Medium Event* (\$400.00) Special events that require a street closure of one day or less; or have an anticipated attendance between one hundred (100) and four hundred (400) people; or a weekly event that takes place up to, but not more than, four (4) consecutive weeks.	<input checked="" type="checkbox"/> Large Event* (\$800.00) Special events requiring a street closure of more than one day; or have an anticipated attendance over four hundred (400) people; or a weekly event that takes place more than four (4) consecutive weeks.
*City requires pre-application meeting prior to application submittal.			
GENERAL INFORMATION: Please provide a detailed narrative and timeline, including a description of activities to understand the theme, activities, purpose, and benefit of your event to the community. Applicant should provide a good faith estimate of expected number of participants. An alternate location should be listed if your event cannot be accommodated at your requested location. If fees are associated with your event, such as registration or entry fees, you must obtain a sales tax permit. Permit applications can be accessed at www.ketchumidaho.org/forms or at Ketchum City Hall.			
Event Name: SVTdF Car Show		Event Date: July 24th, 2026	
Event Description and Purpose (who is the event supposed to attract, what is the purpose of the event, etc.): Sun Valley Tour de Force is a 3-day charity event which raises funds to support critical needs in the Wood River community. The event has donated \$2.5 million dollars since its inception in 2018. SVTdF Car Show is one of the events throughout the weekend, where car owners are invited to showcase their vehicles to the local community, offering a rare opportunity to view some of the world's most exotic automobiles.			
Location of Event: Friday, July 24, 2026 East Avenue & Sun Valley Road, please refer to TCP		Alternate Location: N/A	
Expected Number of Participants: Approximately 130 vehicles		Admission Fee* (per person): Showcase fee tbc, spectators free	
*Ticket sales for entry, registration, etc. for events taking place within Ketchum city limits are subject to sales tax.			
Number of Staff Working at Event: 4		Number of Volunteers Working at Event: 12+	
EVENT COORDINATION: Visit Sun Valley manages the event schedule for the City of Ketchum and its neighboring cities. Please contact them (info@visitsunvalley.com or 208-726-3423) and make the City aware of events on or around the date of your proposed event.			
Have you contacted Visit Sun Valley for information on events taking place on or around the date of your event?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
List the events taking place on or around the date of your event: Writers' Conference, July 18-20, 2026			
EVENT SCHEDULE: Provide the date and time requested to set up and breakdown your event along with the date/time during which the event will take place.			
Set Up	Date: July 24, 2026	Time: 2pm, if possible	
Event Starts	Date: July 24, 2026	Time: 5pm	
Event Ends	Date: July 24, 2026	Time: 8pm	
Clean	Date: July 24, 2026	Time: 10.30pm	

APPLICANT INFORMATION:

The applicant must be the chief person of the organization, or an assigned representative authorized to apply on behalf of the organization and plan the event. This person must be available to work closely with the City throughout the permitting process and event.

On-site contact must be accessible at all times from set-up to breakdown of the event.

If your event has more than one contact, in addition to the applicant, please list their information under "Other Contact."

Organization Name: Intrepid Events, Inc. d/b/a Sun Valley Tour de Force			
Are you a non-profit corporation?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Applicant Name: Maya Blix		Title: Executive Director	
Organization Address: PO Box 3658			
City: Ketchum		State: ID	Zip: 83340
Phone:		Cell: 208 309 3395	
Email: maya@sunvalleytourdeforce.com			
On-Site Contact: Same as above		Title:	
Address:			
City:		State:	Zip:
Phone:		Cell:	
Email:			
Emergency Contact: Gurmeet Singh			
Phone:		Cell: 208 721 0858	
Email: gurmeet@sunvalleytourdeforce.com			
Other Contact (such as media, professional event organizer, event service provider or commercial fundraiser hired for this event):			

USE OF CITY FACILITIES, PARKS, AND STREETS:

If you are requesting the use of a public park, the City will assist with your park reservation.

City will advise if applicant will be responsible for production, posting and removal of required signage, such as "No Parking," etc.

As an event organizer, you are required to comply with all City, County, State and Federal Disability Access requirements applicable to your event. All temporary venues, related structures and outdoor sites for special events shall be accessible to persons with disabilities. Disability access includes but is not limited to, restrooms, clear paths of travel, vendor booth accessibility, building entrances, etc.

If your event includes a road closure request, please contact Ben Varner at Mountain Rides at 208-788-7433 **prior to submittal of application** to ensure the closure will not conflict with their bus schedules.

Temporary Traffic Control Plans (TTCP) must be prepared by a qualified firm for review by the Director of Streets and Facilities.

If your event requires a road closure on Main Street, please contact Deb Pierson at deb.pierson@itd.idaho.gov or 208-886-7839 for permit application.

If you are requesting use of city facilities, parks, or streets, please indicate below:

PARKS AND TOWN SQUARE

<input type="checkbox"/> Atkinson Park	<input type="checkbox"/> Forest Service Park
<input type="checkbox"/> Rotary Park	<input type="checkbox"/> Lucy Loken Park
<input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Town Square

Daily Park Reservation Fees: Up to 100 People (\$160) 101 People or More (\$320)

DESIGNATED EVENT LOCATIONS* (\$100)

<input type="checkbox"/> Fourth Street between Leadville and East Avenues	<input type="checkbox"/> First Avenue between River and First Streets
<input type="checkbox"/> First Avenue between Second Street and Sun Valley Road	<input type="checkbox"/> First Avenue between Sun Valley Road and Fourth Street
<input type="checkbox"/> First Avenue between Fifth and Sixth Streets	<input type="checkbox"/> Picabo Street between Gates Road and Ritchie Drive
<input type="checkbox"/> Washington Avenue between River and First Streets	

*All other road closures are subject to \$500 fee and City Council approval. Road closures on Main Street require an Idaho Transportation Department permit.

Fees for non-designated locations:	Street Party - \$100	Medium/Large Events - \$500
List dates, times, and location for street closure requests: Please see listed location and event times above	Staff note: the closure would be for 8-hours on one block of Sun Valley Road (between Leadville Ave. and East Ave.) and two blocks on East Ave. (between 4th St. and 2nd St.).	
Name of person supervising street closure:	Maya Blix	
Cell Phone:	208 309 3395	Email: maya@sunvalleytourdeforce.com
How many staff and volunteers will be managing the street closure?	TBC, Road Work Ahead, staff, volunteers	
How will staff and volunteers manage the street closure? (ex.: 1 staff person at entrance and 1 at exit of road closure to manage vendors, 2 staff people to make sure road closure signage is removed after event ends)	Would like input from Road Work Ahead and City of Ketchum	
Have you contacted Mountain Rides to advise of the street closure request?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<p>*NOTE: The State of Idaho adopted the Manual for Uniform Traffic Control Devices (MUTCD) as a minimum standard for traffic control. The city is legally obligated to require a temporary traffic control plan (TTCP) pursuant to MUTCD standards for anyone using the rights-of-way for any purpose, including special events. A TTCP must be submitted for Street Division review. Applications will not be accepted without a TTCP prepared by a qualified firm.</p>		
Are you requesting camping on public property?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No
<p>*Camping allowed only with written permission from the city and in association with an approved special event license. STRICT GUIDELINES APPLY</p>		
<p>EVENT SITE PLAN: To ensure the appropriate review of your event, please submit your site plan including all checklist elements, utilizing indicators listed on application. Omission of any checklist elements constitutes an incomplete application. Your site plan must be scaled to accurately represent the location of ALL tents, vendors, etc. For events that have a route, such as races, please include a route map. Site plan locations of all temporary structures and large vehicles must be approved by the City. Written approval is required for obstructions to visibility and access to businesses and property owners surrounding the event. Fire hydrants, sidewalk curb breaks used for ADA accessibility and alley entrances may not be blocked at any time. City review of your load-in, load-out schedule for all vendors, equipment, etc. is required.</p>		
On a separate piece of paper, provide a Site Plan of the event. Site Plan must be scaled to accurately represent the location of all items listed below (if applicable).		
<input type="checkbox"/> Alcohol Vendors (A)	<input checked="" type="checkbox"/> Barricades (B)	<input type="checkbox"/> Beverage Vendors (BV)
<input type="checkbox"/> Bleachers (BL)	<input type="checkbox"/> Electricity/Generator (EL)	<input checked="" type="checkbox"/> Fire Extinguishers (EX)
<input checked="" type="checkbox"/> Fire Lane (FL)	<input type="checkbox"/> First Aid/EMS (FA)	<input type="checkbox"/> Food Vendors (FV)
<input checked="" type="checkbox"/> Garbage Receptacles (G)	<input type="checkbox"/> Hand Washing Sink (HWS)	<input checked="" type="checkbox"/> Portable Toilets (T)
<input checked="" type="checkbox"/> Recycling Receptacles (RR)	<input type="checkbox"/> Retail Merchants (RM)	<input type="checkbox"/> Security (P)
<input checked="" type="checkbox"/> Stages or Amplified Sound (SO)	<input type="checkbox"/> Tents (X)	<input checked="" type="checkbox"/> Trailers, Vehicles, Storage (TR)

TEMPORARY STRUCTURES:

All temporary structures are subject to inspection by the city to assure compliance with building and International Fire Code regulations. (Ord. 1125, 2014)

Tent stakes are not allowed in any City parks, including Town Square. All tents must be weighted down.

All tents having an area more than 200 square feet shall require advance permitting through the Fire Department unless open on all sides. Tents which can hold over 50 or more occupants must provide the Fire Department with a detailed site and floor plan detailing means of egress, seating capacity, location, and type of heating and electrical equipment.

Tents, canopies, or membrane structures shall not be located within 20 feet of lot lines, buildings, other tents, canopies or membrane structures, parked vehicles or internal combustion engines.

Tents must meet the flame propagation performance criteria of NFPA 701.

Combustible materials shall not be located within any tent, canopy, or membrane structure in use for public assembly.

All open flame devices are strictly prohibited within tents unless approved by the fire code official.

Any cooking performed within tents shall require advance approval by the Fire Department.

Will your event have temporary structures, including 10' x 10' pop-up tents? Yes* No

*Describe the size, number, use and assembly and disassembly plan:

Full details to be provided in comprehensive layout plan

TRANSPORTATION AND PARKING:

Parking for event organizers, volunteers, vendors and others associated with the production of the event is restricted to long-term parking areas and may not use 2-hour parking spaces.

Where will you direct event attendees to park vehicles?

On the closed roads

Will the event provide transportation services to the event? Yes* No

*Describe the transportation services:

CITY SERVICES REQUESTS:

Please let us know what City services you need so that we can help you find a solution.

Police services request for (indicate dates and times needed):

Security Traffic Control Parking Control Escort N/A

The Chief of Police will determine the number of police officers to staff the event. The Chief of Police also determines if police services will be needed at a special event for public safety concerns. Fees may be associated with the need for additional police services.

Fire/EMS services request (indicate dates and times needed):

Ambulance Fire Engine N/A

The Fire Chief will determine availability and approval of the request. The Fire Chief also determines if Fire/EMS services will be needed at a special event for public safety concerns. Fees may be associated with the need for Fire/EMS services.

Will your event use city infrastructure such as bathrooms and trash receptacles? Yes* No

*Fees may be associated with the use of city bathrooms and trash receptacles.

PORTABLE RESTROOMS AND HANDWASHING:

Applicant may be required to provide an adequate number of portable restrooms and handwashing stations at the event. The city's public restrooms should not be included in the calculation. Please utilize the Satellite Industries Restroom Calculator at www.satelliteindustries.com/calculator to assist in estimating the needs for your event.

Applicant is responsible for ensuring all equipment is placed where located on site plan.

Restroom Company: Clear Creek Disposal - all details will be part of comprehensive plan

Number of Portable Restrooms: _____ Number of Handwashing Stations: _____

Restroom Drop Off Date: _____ Time: _____

Restroom Pick Up Date: _____ Time: _____

ELECTRICITY, MUSIC AMPLIFICATION AND LICENSING:

Electricity is available at most designated event locations. The Facilities and Maintenance Division can assist with your electrical needs. Please request a walk-through to ensure the City can accommodate your needs.

Noise generated by special events must meet the conditions outlined in the Ketchum Municipal Code, Section 9, chapter 08.040, Loud or Unnecessary Noises.

Zone	10 p.m. to 7:30 a.m.	7:30 a.m. to 7 p.m.	7 p.m. to 10 p.m.
LR, LR-1, LR-2, GR-L, GR-H, T, T-3000, T-4000	50 dBA	90 dBA	55 dBA
MH, STO-4, STO-1, STO-H, RU, AF, FP, A, ADU, AHO	50 dBA	90 dBA	55 dBA
CC	60 dBA	90 dBA	65 dBA
LI-1, LI-2, LI-3	70 dBA	90 dBA	75 dBA

The City of Ketchum is licensed with three major performing rights organizations; ASCAP, BMI and SESAC. Anyone playing live or prerecorded music on Ketchum's public property is required to pay a license fee of \$10.00 to be covered under Ketchum's license. The fee may be waived for applicants showing proof of license with the appropriate organization or by certifying that all music played or performed is original and free of licensing requirements.

Do you have electrical needs?	<input checked="" type="checkbox"/> Yes*	<input type="checkbox"/> No
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* The Facilities and Maintenance Division will assist with the request based upon availability. Please note that some areas do not have electricity access.

Will your event have amplified sound?	<input checked="" type="checkbox"/> Yes*	<input type="checkbox"/> No
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*Please review approved noise levels stated in guidelines.

Will live or prerecorded music be played?	<input checked="" type="checkbox"/> Yes*	<input type="checkbox"/> No
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*Licensing fee of \$10.00 is required. Fee may be waived for applicants showing proof of license with the appropriate organization or by certifying that any and all music played or performed is original and free of licensing requirements.

TRASH AND RECYCLING:

The trash receptacles located on public property, including city parks and Town Square, and public restrooms should not be included in the waste removal plan.

As an event organizer, you are responsible for the waste generated by your participants, spectators, and vendors, as well as the associated costs of disposal. All designated staff and volunteers for trash and recycling management during and after your event must wear identifiable clothing, such as t-shirts of a similar color labeled event management. For assistance in estimating your dumpster and recycling needs, contact the Environmental Resource Center (recycling) and Clear Creek Disposal or Independent Rubbish Service (trash).

Applicants are responsible for cleaning during and after the event and restoring the site immediately following the event. Please pick up all trash associated with your event including but not limited to paper, bottles, cans, signs, course markings, etc. **All city trash cans must also be left empty.** The cost of any employee overtime incurred because of an applicant's failure to clean/restore the site following the event, which exceeds the applicant's \$250 deposit, will be borne by the applicant and will be considered in future application requests. If you believe that no litter will be generated during your event, please state this in your plan.

City requires all special events to strive to be sustainable in our community and for our environment. We have partnered with ERC to offer opportunities to help your special event to be as "green" as possible. The City requires a plan for collection and removal of recyclable materials during and after event. Recycling receptacles located in the City's parks and public right of ways and public restrooms should not be included in the recycling collection and removal plan. See contacts listed above for assistance in formulating your recycling plan. Applicants are responsible for cleaning and restoring the site immediately following the event. If you believe that no recyclable materials will be generated during your event, please state this in your plan.

Have you contracted for trash dumpster(s)?	Details tbc	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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How many?	What size?
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Have you contracted for recycling dumpster(s)?	Details tbc	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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How many?	What size?
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If you need assistance with calculations for trash and recycling dumpsters, please contact Environmental Resource Center for recycling information and Clear Creek Disposal or Independent Rubbish Service for waste disposal information.

If you marked "no," describe how you will handle trash and recycling materials at the end of your event.

Name of person supervising trash and recycling:

Cell Phone:	Email:
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How many staff and volunteers will be managing trash and recycling?

How will staff and volunteers manage trash and recycling during and after the event? (ex.: 2 staff dedicated to monitoring containers, all staff members making a sweep through premises after event ends)

CONCESSIONS:

The City of Ketchum's Resolution 19-013 prohibits the sale and distribution of single-use plastic water bottles, plastic straws, plastic bags, or to-go food containers made of plastic or Styrofoam at all city-owned properties and facilities and city events. The Applicant is responsible to ensure vendors do not distribute these items on City property.

Applicant shall take all measures necessary to comply with applicable alcohol dispensing laws and regulations, including the prevention of sales to and consumption by minors and the prohibition of consumption off the authorized premises. All ID's must be checked, and ID bracelet system may be required.

Sales tax permits are required for all vendor sales. Catering permits are required for sale of alcoholic beverages. These permits are not included in the special event application. Permit applications can be accessed at www.ketchumidaho.org/forms or Ketchum City Hall.

Please contact South Central Public Health District at 208-788-4335 information on requirements for food vendors.

Will any of the following be served at your event:

Alcoholic Beverages

Food

Merchandise

All vendors should collect state and local sales tax. Vendors serving alcoholic beverages and food must hold a Catering Permit. Sales Tax information and Catering Permits can be obtained from the City Clerk office. **A LIST OF VENDORS PARTICIPATING IN YOUR EVENT MUST BE ATTACHED TO THIS APPLICATION OR SUBMITTED TEN (10) DAYS PRIOR TO EVENT. SALE AND DISTRIBUTION OF SINGLE-USE PLASTIC WATER BOTTLES, PLASTIC STRAWS, PLASTIC BAGS, AND TO-GO FOOD CONTAINERS MADE OF PLASTIC OR STYROFOAM IS PROHIBITED AT ALL CITY-OWNED PROPERTIES, CITY-OWNED FACILITIES AND CITY EVENTS. (Resolution 19-013)**

BANNERS:

If you would like to reserve space for an over the road banner, please submit complete application to the Special Events Manager. Application can be found here: www.ketchumidaho.org/forms

BUSINESS AND/OR PROPERTY OWNER NOTIFICATION

- City staff may require additional noticing based on the size, location, and scope of the event. Additional noticing may include, but is not limited to, newspaper advertisements and physical mailing to adjacent property owners or business owners. (Ord. 1151, 2015)

INSURANCE REQUIREMENTS

Attach a certificate of public liability insurance pursuant to the following requirements of Title 12, Chapter 12.32 of the Ketchum Municipal Code. Every applicant, at its sole cost and expense, shall obtain and maintain in full force and effect throughout the entire term of the licensed special event public liability insurance in the amount of one million dollars (\$1,000,000.00) per person and one million dollars (\$1,000,000.00) per accident. In addition, every applicant, at its sole cost and expense, shall obtain and maintain public liability insurance for property damage in the amount of one million dollars (\$1,000,000.00). Certificates of such insurance shall be filed concurrently with the application for the special event and will include an endorsement stating that the City of Ketchum is named as an additional insured and that said insurance will not be canceled or altered by the insurance company or applicant without ten (10) days prior written notice of such intended alteration or cancellation to the City. Current certificates of such insurance shall be always kept on file during the term of the special event. (Ord. 669 § 7, 1995)

SIGNIFICANT EVENT CHANGES

Has this event been approved in the City of Ketchum in previous years? Yes* No

*If yes, please indicate any significant changes to the event request since its last approval:

No significant changes

HAVE YOU ATTACHED OR OBTAINED THE FOLLOWING?

<input checked="" type="checkbox"/> Payment & Deposit	<input type="checkbox"/> Proof of Insurance	<input checked="" type="checkbox"/> Temporary Traffic Control Plan
<input type="checkbox"/> Site Plan	<input type="checkbox"/> ITD Permit	<input type="checkbox"/> Alcohol Beverage Catering Permit
<input type="checkbox"/> City Sales Tax Permit	<input type="checkbox"/> Notification Form	<input type="checkbox"/> Health Department Permit
<input type="checkbox"/> Vendor List	<input type="checkbox"/> Proof of Music License	<input type="checkbox"/> Other

It is the applicant's responsibility to contact agencies outside of Ketchum that may be involved in the permit, inspection, sales, convenience, or assistance process connected with your event. Those agencies may include but are not limited to the Idaho Power Company, Intermountain Gas, Idaho Alcohol Beverage Control Board, Idaho Highway Patrol and Blaine County Recreation District (a separate permit is required for use of any portion of the Wood River Trail System).

AUTHORIZATION OF APPLICANT

I have reviewed the completed application and know the contents thereof to be true. I represent and warrant that I have the lawful authority and authorization to execute this application and attached indemnity agreement, for and on behalf of the entity applying for the special event license. I have reviewed the conditions of the Ketchum Municipal Code, Title 12, Chapter 12.32 and do hereby agree to the terms set forth therein. Furthermore, I acknowledge that if I fail to so comply with the criteria and conditions set forth in Title 12, Chapter 12.32, my special event license will be revoked.

Pursuant to Resolution No. 08-123, any direct costs incurred by the city of Ketchum to review this application will be the responsibility of the applicant. Costs include but are not limited to engineer review, noticing, and copying costs associated with the application. The city will require a retainer to be paid by the applicant at the time of application submittal to cover said associated costs. Following a decision or other closure of an application, the applicant will either be reimbursed for unexpended funds or billed for additional costs incurred by the city.

Signature of Applicant: Maya Blix

Date: February 5th, 2026

LICENSE FEES		
Event Category	Event Fees	Amount or N/A
Application Fee	\$100, \$400 or \$800	\$ 800
Road Closure Fee	\$100 or \$500	\$ 500
Park Reservation Fee (per day)	\$160 or \$320	\$
Facility Fee (per day)	\$150 or N/A	\$ 150
Music License Fee	\$10 or attach proof of licensure	\$ 10
Deposit	\$250 (Street Party / Small Event) \$500 (Medium / Large Events)	\$ 500
	TOTAL FEES	\$ 1960

INDEMNIFICATION AGREEMENT

In connection with sponsoring the event described in the attached application, a "Special Event" to be held in Ketchum, and as a condition of obtaining a license therefore, Intrepid Events, Inc. d/b/a Sun Valley Tour de Force, (hereafter referred to as "Applicant"), agrees that Applicant shall indemnify and save and hold harmless the City of Ketchum, (hereafter referred to as "City"), City officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests, and business invitees and not caused by or arising out of the tortuous conduct of City or its officials, agents or employees. In addition, Applicant shall maintain and specifically agrees that it will maintain, throughout the course of the "Special Event" liability insurance in which City shall be named insured in the minimum amount as specified in Title 12, Chapter 12.32. The limits of insurance shall not be deemed a limitation of the covenants to indemnify and save and hold harmless City from and for all such losses claims, actions, or judgments for damages or liability to persons or property. Applicant shall provide City with a Certificate of Insurance evidencing Applicant's compliance with the requirements of this paragraph and file such proof of insurance with City Administration.

DATED this 5th day of February, 2026.

Signature of Applicant: *Maya Bliz*

STATE OF IDAHO

County of Blaine

On this 5th day of February, 2026, before me, a Notary Public in and for the State of Idaho, personally appeared *Valeria Gutierrez*, known to me, or proved to me upon satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

WITNESS my hand and official seal.



Notary Public: *Valeria Gutierrez*
Residing at: *Ketchum, Idaho*
Commission expires: *05/05/2029*

AFFIDAVIT

This affidavit certifies that the SVT&F Car Show special event taking place at East Avenue/SV Road on July 24th, 2026 meets the following description of a special event as defined in Ketchum Municipal Code Chapter 12.32.010 Definitions.

Special event: The temporary use of public property, including streets, parking lots, parks and waterways, for the purpose of conducting certain public events such as, but not limited to, art shows, music concerts, fundraising events, amusement attractions, circuses, carnivals, rodeos, craft fairs, sporting events, contests, dances, tournaments, walkathons, marathons, races, exhibitions or related activities. In addition, a "special event" is any public event which could reasonably be interpreted to cause significant public impact via disturbance, crowd, traffic/parking or disruption of the normal routine of the community or affected neighborhood.

This affidavit further certifies that the following documents will be provided to complete the application no later than 10 days prior to the event or on _____. (Please check all that apply)

Site Plan Proof of Insurance ITD Permit Temporary Traffic Control Plan (TTCP)

Maya Blix

Event Organizer's Name

Maya Blix

Event Organizer's Signature

Intrepid Events, Inc. d/b/a Sun Valley Tour de Force

Organization or Business Name

5th of Feb, 2026

Date

NOTARY ACKNOWLEDGEMENT

On this 5 day of February, 2026 before me, Maya Blix, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Affidavit, and, being first duly sworn on oath according to law, deposes and says he/she has read the forgoing Affidavit subscribed by him/her, and that the matter stated herein are true best of his/her information, knowledge and belief.

Official seal:



Valeria Gutierrez
Notary Public

Ketchum, Idaho
Address:

My Commission expires: 05/05/2029

Ketchum Fire Department – Temporary Use Permit Fees

All inspections and fees must be set up and processed through the
Ketchum Fire Department – 208.726.7805

PERMIT ISSUED DIRECTLY FROM KETCHUM FIRE DEPARTMENT

Temporary use permit fees include one plan review and one inspection conducted during normal business hours. Expedited plan reviews, additional inspections, inspection outside normal business hours, Firewatch personnel, standby personnel and apparatus require additional fees.

Open Burning – An operational permit shall be required for the kindling or maintaining of an open fire and is subject to the approval by the Fire Marshall. (\$100.00)

Temporary Use

- Carnival, Fair, Circus, Haunt, or other Public Special Event – 30 days (\$200.00)

- Tent or Membrane Structure >400 sq. ft. (\$100.00)
 - Additional tent(s) per event \$50/each
- Special Event Structure >400 sq. ft. (\$100.00)
- Outdoor Assembly Event where planned attendance exceeds 1000 persons. (\$200.00)



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	February 26, 2026	Staff Member/Dept:	Juerg Stauffacher/Facilities Trent Donat/Clerk
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Agenda Item:	Recommendation to approve surplus resolution for recycling of miscellaneous furniture and housewares
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Recommended Motion:

I move to approve Resolution 26-007 for the following miscellaneous furniture and housewares:

- 1 King-size bed frame
- 1 King-size mattress
- 1 Entertainment Center
- 2 Dressers
- 3 Totes of kitchen utensils
- 3 Lamps
- 4 Fake plants
- 4 Bar stools
- 2 Nightstands
- 1 Round table
- 2 Chairs

Reasons for Recommendation:

- | |
|---|
| <ul style="list-style-type: none"> • All furniture and housewares to be disposed of at the Ohio Gulch Transfer Station • All furniture and housewares are outdated and no longer usable |
|---|

Sustainability Impact:

None OR state impact here: None

Financial Impact:

None OR Adequate funds exist in account:	None
--	------

Attachments:

1. Resolution 26-007

CITY OF KETCHUM

RESOLUTION 26-007

A RESOLUTION OF THE CITY COUNCIL DECLARING A SURPLUS OF FURNITURE AND HOUSEWARES FROM FACILITIES.

WHEREAS, the City of Ketchum will recycle miscellaneous furniture and housewares through the Ohio Gulch Transfer Station.

Now **THEREFORE, BE IT RESOLVED** by the City Council of the City of Ketchum that:

The City Council authorizes the City Clerk to recycle the miscellaneous furniture and housewares below:

- 1 King-size bed frame
- 1 King-size comforter
- 1 Entertainment Center
- 2 Dressers
- 3 Totes of kitchen utensils
- 3 Lamps
- 4 Fake Plants
- 4 Barstools
- 2 Nightstands
- 1 Roundtable
- 2 Chairs

PASSED BY THE CITY COUNCIL of the City of Ketchum, effective this 26th day of February 2026.

APPROVED:

Signed: _____
Pete Prekeges, Mayor

ATTEST:

By _____
Trent Donat, City Clerk



CITY OF KETCHUM

Planning & Building
office: 208.726.7801
planningandbuilding@ketchumidaho.org
P.O. Box 2315, 191 5th Street West, Ketchum, ID 83340
ketchumidaho.org

IN RE:)	
)	
Lot Line Shift	)	KETCHUM CITY COUNCIL
243 Llyod Ct., Lot 9AA Greyhawk II Sub.	)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
	)	DECISION
Date: February 18, 2026)	
)	
File Number: P25-060)	

FINDINGS REGARDING APPLICATION FILED

PROJECT: Lot 9AA , Block 1, Greyhawk II Subdivision Building Envelope Modification

APPLICATION TYPE: Readjustment of Lot Lines (Lot Line Shift)

FILE NUMBER: P25-060

PROPERTY OWNER: Brian Barsotti

REPRESENTATIVE: Samantha Stahlnecker, Opal Engineering

LOCATION: 243 Llyod Court; Lot 9A , Block 1, Greyhawk II Subdivision Amended

ZONING: Tourist-4000 District and Floodplain Overlay District

RECORD OF PROCEEDINGS

The Planning and Building Department received an application for a Lot Line Shift on November 12, 2025. Consistent with KMC §16.04.060.B, the Readjustment of Lot Lines application was transmitted to city departments, including the City Engineer, Fire, Building, Utilities, and Streets departments, for review. Comments were provided to the applicant on December 12, 2025. A public hearing notice was mailed to all property owners within 300 feet of the project site and political subdivisions on January 21, 2026. The public hearing notice was published in the Idaho Mountain Express on January 21, 2026. The public hearing notice was posted on the city’s website on January 28, 2026.

FINDING OF FACT

The applicant requested to modify his existing 4,974 sf building envelope within Lot 9A Blk 1 Greyhawk II Subdivision Amended by expanding it to 11,337sf creating and amended Lot 9AA. The proposed building envelope setbacks included: a 25’ stream setback from Warm Springs Creek, a 10’ setback between the property line adjacent to Tax Lot 6048, a 10’ setback from the property line adjacent to Lot 7A, a 15’ setback from the property line adjacent to Llyod Court, and a 10’ setback from the property line adjacent to Lot 10. All existing easements were proposed to remain the same as the

existing plat including Instrument No's.: 422377, 275657, and 275657. Please refer to Preliminary Plat dated October 30, 2025

FINDINGS ON THE READJUSTMENT OF LOT LINES

Consistent with Ketchum Municipal Code (KMC) §16.04.020, the proposal was found to meet the definition of *Readjustment of Lot Lines* because: (1) The application proposed a minor change to the subdivision through a building envelope modification that does not reduce the area, frontage, width, depth or building setback lines. (2) Proposed Lot 9AA was found to comply with all dimensional standards required in the T-4000 Zone, Floodplain Overlay District and the Warm Springs Creek 25' setback. (3) The proposed building envelope does not create additional lots.

Readjustment of Lot Lines: A change or modification of the boundary lines between existing lots or parcels of land or between dwelling units which does not reduce the area, frontage, width, depth or building setback lines of each lot below the minimum zoning requirements and which does not create additional lots or dwelling units. "Readjustment of Lot Lines" includes other minor changes to a subdivision, condominium, or townhouse plat such as, but not limited to, notation changes, boundary shifts and removal of lot line(s), each of which do not reduce the area, frontage, width, depth or building setback lines of each lot below the minimum zoning requirements nor create additional lots or dwelling units (KMC §16.04.020).

All land, condominium, and townhouse subdivisions within the City of Ketchum are subject to the standards contained in Ketchum Municipal Code, Title 16, Subdivision Regulations. Pursuant to KMC §16.04.010.D, minor changes to a subdivision, whether or not any additional lot is created, shall comply with these regulations. Many subdivision standards are related to the design and construction of multiple new lots that will form new blocks and infrastructure, such as streets that will be dedicated and maintained by the city. The standards for certain improvements (KMC §16.04.040), including street, sanitary sewage disposal, and planting strip improvements, are not applicable as the project proposes to modify a building envelope. The proposed Lot 9AA Greyhawk II Subdivision Lot Line Shift Application meets the standards for Readjustment of Lot Lines under Title 16 of Ketchum Municipal Code.

TABLE 1: FINDINGS REGARDING CONTENTS OF FINAL PLAT

Compliant			Standards and Council Findings	
Yes	No	N/A	City Code	City Standards
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.1	Point of beginning of subdivision description tied to at least two (2) governmental survey corners, or in lieu of government survey corners, to monuments recognized by the city engineer.
			<i>Council Findings</i>	<i>The point of beginning of the subdivision description is tied to more than two governmental survey corners as shown on Sheet 1 of October 30, 2025 Preliminary Plat. Two such monuments are: "PLS959561 French" & "Fosbury LS3621"</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.2	Location and description of monuments.
				<i>The location and description of monuments are provided on Sheet 1 of the Preliminary Plat.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.3	Tract boundary lines, property lines, lot lines, street right of way lines and centerlines, other rights of way and easement lines, building envelopes as required on the preliminary plat, lot area of each lot, boundaries of floodplain and floodway and avalanche district, all with bearings, accurate dimensions in feet and decimals, in degrees and minutes and radii, arcs, central angles, tangents and chord lengths of all curves to the above accuracy.
			<i>Council Findings</i>	<i>The preliminary plat indicates property lines, lot lines, street right of ways and centerlines for Llyod Court and 60' private ROW including public utility easements shown within and the proposed new building envelope on Lot 9AA. The boundary lines of the floodplain and floodway areas are shown along Warm Springs Creek.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.4	Names and locations of all adjoining subdivisions.
			<i>Council Findings</i>	<i>The subject property is adjacent to: Lots 7A & 10 in Greyhawk II Subdivision, Amended and Tax Lot's 6048 & 6856 as indicated on the October 30, 2025 preliminary plat provided.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.5	Name and right of way width of each street and other public rights of way.
			<i>Council Findings</i>	<i>The plat map indicates the existing private Llyod Court right-of-way, having a 60' Private ROW shown.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.6	Location, dimension and purpose of all easements, public or private.
			<i>Council Findings</i>	<i>The subject property has the following easements also drawn on the preliminary plat: Instrument No's.: 422377, 275657, and 275657 which include a 10' hot water line easement, a 10' public utility easement, and a 5' public utility easement.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.7	The blocks numbered consecutively throughout each block.
			<i>Council Findings</i>	<i>N/A- The Subdivision is existing and not adding new blocks.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.8	The outline of any property, other than a street, alley or easement, which is offered for dedication to public use, fully dimensioned by distances and bearings with the area marked "Dedicated to the City of Ketchum for Public Use", together with any other descriptive language with regard to the precise nature of the use of the land so dedicated.
			<i>Council Findings</i>	<i>N/A -. This standard is not applicable as no dedications of this type are proposed or required.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.9	The title, which shall include the name of the subdivision, the name of the city, if appropriate, county and state, and the location and description of the subdivision referenced to section, township, range.
			<i>Council Findings</i>	<i>This standard has been met as shown on Sheet 1 of the plat. The name of the subdivision was pre-existing and does not conflict with other subdivision names.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.10	Scale, north arrow and date.
				<i>The scale, north arrow, and date are shown on the plat.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.11	Location, width, and names of all existing or dedicated streets and other public ways within or adjacent to the proposed subdivision
			<i>Council Findings</i>	<i>Llyod Court is shown. It is a private road. No additional streets are being created or dedicated.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.12	A provision in the owner's certificate referencing the county recorder's instrument number where the condominium declaration(s) and/or articles of incorporation of homeowners' association governing the subdivision are recorded.
			<i>Council Findings</i>	<i>N/A-This is a pre-existing subdivision and Plat note 3 makes reference to the CCR's and title.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.13	Certificate by registered engineer or surveyor preparing the map certifying to the accuracy of surveying plat.
			<i>Council Findings</i>	<i>Sheet 1 shows the stamp from Bruce Smith, Alpine Enterprise, the licensed Professional Land Surveyor certifying the accuracy of the plat survey.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.14	A current title report of all property contained within the plat.
			<i>Council Findings</i>	<i>A title report by Stewart Title Report was included within the application.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.15	Certification of owner(s) of record and all holders of security interest(s) of record with regard to such property.
			<i>Council Findings</i>	<i>Plat note 12 has the owner of record listed. A deed of record was included with the application. Sheet 2 of the final plat includes the required certificate of ownership which will be signed following approval by the City Council and prior to recording.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.16	Certification and signature of the City Engineer verifying that the subdivision and design standards meet all City requirements.
			<i>Council Findings</i>	<i>Sheet 2 of the final plat includes the required certificate which will be signed following approval by the City Council and prior to recording.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.17	Certification and signature of the City Clerk of the City of Ketchum verifying that the subdivision has been approved by the council.
			<i>Council Findings</i>	<i>This will be signed at time of Final Plat, including the certification and signature of the City Clerk verifying the subdivision has been approved by the City Council</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.18	Notation of any additional restrictions imposed by the council on the development of such subdivision to provide for the public health, safety and welfare.
			<i>Council Findings</i>	<i>This standard is not applicable because no additional restrictions are necessary to provide for the public health, safety, and welfare.</i>

FINDINGS REGARDING COMPLIANCE WITH SUBDIVISION DEVELOPMENT & DESIGN STANDARDS

Subdivision Development & Design Standards (Ketchum Municipal Code §16.04.040)				
Compliant				
Yes	No	N/A	City Code	City Standards
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.A	<p>Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.</p>
			<i>Findings</i>	<i>This standard is not applicable as the expansion of the building envelope is within an established subdivision. The expansion of the building envelope will not encroach on the existing natural features as the existing vegetation resides within the eastern 10' setback between Lot 10.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.B	<p>Improvement Plans: Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.</p>
			<i>Findings</i>	<i>N/A-No additional improvements are proposed or required for this lot line shift application.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.C	<p>Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.</p>
			<i>Findings</i>	<i>N/A- No additional improvements are proposed or required for this lot line shift application.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.D	As Built Drawing: Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.
			<i>Findings</i>	<i>N/A-No additional improvements are proposed or required for this lot line shift application</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.E	<p>Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows:</p> <ol style="list-style-type: none"> 1. All angle points in the exterior boundary of the plat. 2. All street intersections, points within and adjacent to the final plat. 3. All street corner lines ending at boundary line of final plat. 4. All angle points and points of curves on all streets. 5. The point of beginning of the subdivision plat description.
			<i>Findings</i>	<i>N/A-No additional improvements are proposed or required for this lot line shift application</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F	<p>Lot Requirements:</p> <ol style="list-style-type: none"> 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building

			<p>envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following:</p> <ul style="list-style-type: none"> a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met. b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section. <p>3. Corner lots shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use.</p> <p>4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.</p> <p>5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts.</p> <p>6. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.</p>
		<p>Findings</p>	<p>1. Lot size is not changing. The council determined that the minimum building envelope setback lines were in compliance with the underlying T-4000 zoning district. 17.12.030 Dimensional Standards for T -4000 require: 15' minimum front and rear setback & the side setback state, "greater of 1 ft for every 3 ft in building height, or 5 ft. One family dwellings must maintain at least 10 ft."</p> <p>The council found the definitions within 17.080.020 of front, rear, and side lot line were congruent with the application as proposed.</p> <p>Specifically:</p> <p>Lot line, front: The property line dividing a lot from a street. On a corner lot, only one street line shall be considered as a front line, and the shorter street frontage shall be considered the front line, unless otherwise determined by the administrator based on the orientation and layout of the lot and surrounding neighborhood.</p> <p>Council Finding: The front property line was determined to be located along Lloyd Court. 17.12.030 Dimensional Standards for Tourist District requires a 15' minimum front setback in the Tourist Zone District. The building envelope is setback 15 feet from the front property line along Lloyd Court, which meets minimum setback requirements in the Tourist Zone. setback</p>

				<p><i>Lot line, rear: The line opposite the front line.</i></p> <p>Council Finding: The lot line opposite the front lot line, in this instance, was determined to be the lot line running parallel to Warm Springs Creek. The building envelope is more than 15’ from the property line.</p> <p><i>Lot line, side: Any lot line other than front lot line or rear lot line.</i></p> <p>Council Finding: This lot has 4 sides. Between the lot and Tax Lot 6048, 2 lines between Lot 10 & one side lot line between Lot 7A. The building envelope is 10’ minimum however the side setbacks will be determined by the height of the structures, or whichever is greater.</p> <p><i>2. The Floodplain Overlay District exists on this lot and is indicated on the plat. A 25’ riparian setback is compliant with the proposed building envelope as shown on plat.</i></p> <p><i>3.-6. The Lot lines are not proposed to change in this LLS to modify the building envelope.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.G	<p>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</p> <ol style="list-style-type: none"> 1. No block shall be longer than one thousand two hundred feet (1,200’), nor less than four hundred feet (400’) between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features. 4. Corner lots shall contain a building envelope outside of a seventy five foot (75’) radius from the intersection of the streets.
			<i>Findings</i>	<i>N/A. This standard is not applicable as this project is within an existing residential subdivision. No additional blocks are being created.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H	<p>Street Improvement Requirements:</p> <ol style="list-style-type: none"> 1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land; 2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other

			<p>governmental entity having jurisdiction, now existing or adopted, amended or codified;</p> <p>3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features;</p> <p>4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;</p> <p>5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing;</p> <p>6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated;</p> <p>7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended;</p> <p>8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400') from entrance to center of turnaround, and all cul-de-sacs shall have a minimum turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line;</p> <p>9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);</p> <p>10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets;</p> <p>11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;</p> <p>12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;</p> <p>13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street</p>
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			<p>names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval;</p> <p>14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</p> <p>15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;</p> <p>16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;</p> <p>17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;</p> <p>18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;</p> <p>19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section;</p> <p>20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city;</p> <p>21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;</p> <p>22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and</p> <p>23. 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.</p>
			<p><i>Findings</i></p> <p><i>N/A - This standard is not applicable as the proposal is for building envelopes within a lot line shift application and does not create a new street, private road, or bridge.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.04.040.I</p> <p>Alley Improvement Requirements: Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as</p>

				required improvement and in conformance with design standards specified in subsection H2 of this section.
			<i>Findings</i>	<i>N/A - This standard is not applicable as this is a platted subdivision project located in Tourist 4000 District.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.J	<p>Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands.</p> <p>1. A public utility easement at least ten feet (10') in width shall be required within the street right of way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the city engineer to be necessary for the provision of adequate public utilities.</p> <p>2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse.</p> <p>3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision.</p> <p>4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion.</p> <p>5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans.</p> <p>6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.</p>
			<i>Findings</i>	<i>Application complies. The application is amending the building envelope however the preexisting utility easements and 25' scenic easement are remaining unchanged.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.K	Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage

				<p>treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council and Idaho health department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho department of health and the council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.</p>
			<i>Findings</i>	<i>N/A-This standard is not applicable as this application is not proposing to change the use of the lot within the existing subdivision.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.L	<p>Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho department of public health, Idaho survey and rating bureau, district sanitarian, Idaho state public utilities commission, Idaho department of reclamation, and all requirements of the city.</p>
			<i>Findings</i>	<i>N/A-This standard is not applicable as this application is within an existing subdivision and is not changing the use.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.M	<p>Planting Strip Improvements: Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.</p>
			<i>Findings</i>	<i>N/A- The planting strip was designed and installed with the original subdivision and does not apply with this LLS to modify the building envelope.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N	<p>Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts,</p>

			<p>fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:</p> <ol style="list-style-type: none"> 1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or council as part of the preliminary plat application. 2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information: <ol style="list-style-type: none"> a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved. e. Location of all street and utility improvements including driveways to building envelopes. f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements. 3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways. 4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision. 5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion. 6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply: <ol style="list-style-type: none"> a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods). c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability. d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out
--	--	--	--

				<p>within twelve feet (12') horizontally of the top and existing or planned cut slope.</p> <p>e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.</p>
			Findings	<i>N/A This is an existing subdivision. Drainage and grading will be addressed at time of building permit application.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.O	<p>Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.</p>
			Findings	<i>N/A- This standard will be reviewed and approved during the building permit process. Preliminary Plat shows an approximate 3' topographic change within the building envelope.</i>
			16.04.040.P	<p>Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.</p>
			Findings	<i>N/A - This standard is not applicable as utilities exist to lot within subdivision. Title 17.96.060 D. mandate that all future utilities are undergrounded.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.Q	<p>Off Site Improvements: Where the offsite impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.</p>
			Findings	<i>N/A- This standard is not applicable as the application is for platted lot with no change in use.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.R	Avalanche And Mountain Overlay: All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code.
			<i>Findings</i>	<i>N/A-This site is not located in the MOD or Avalanche.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.S	Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			<i>Findings</i>	<i>This standard is met. The building envelope setbacks proposed between Lot 10 and Lot 7A retain the existing mature vegetation.</i>

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 City 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.
2. The Ketchum City Council has authority to hear the applicant’s Lot Line Shift Application pursuant to Chapter 16.04 of Ketchum Code Title 16.
3. The City of Ketchum Planning Department provided adequate notice for the review of this application.
4. The Lot Line Shift (Readjustment of Lot Lines) application is governed under Sections 16.04.010, 16.04.020, 16.04.030, 16.04.040, and 16.04.060 of Ketchum Municipal Code Chapter 16.04.
5. As conditioned, the proposed Lot Line Shift meets the standards for approval under Title 16 of Ketchum Municipal Code.

DECISION

THEREFORE, the Ketchum City Council **approves** Lot 9AA Greyhawk II Subdivision Lot Line Shift Application File No. P25-060 this Thursday, February 12, 2026.

CONDITIONS OF APPROVAL

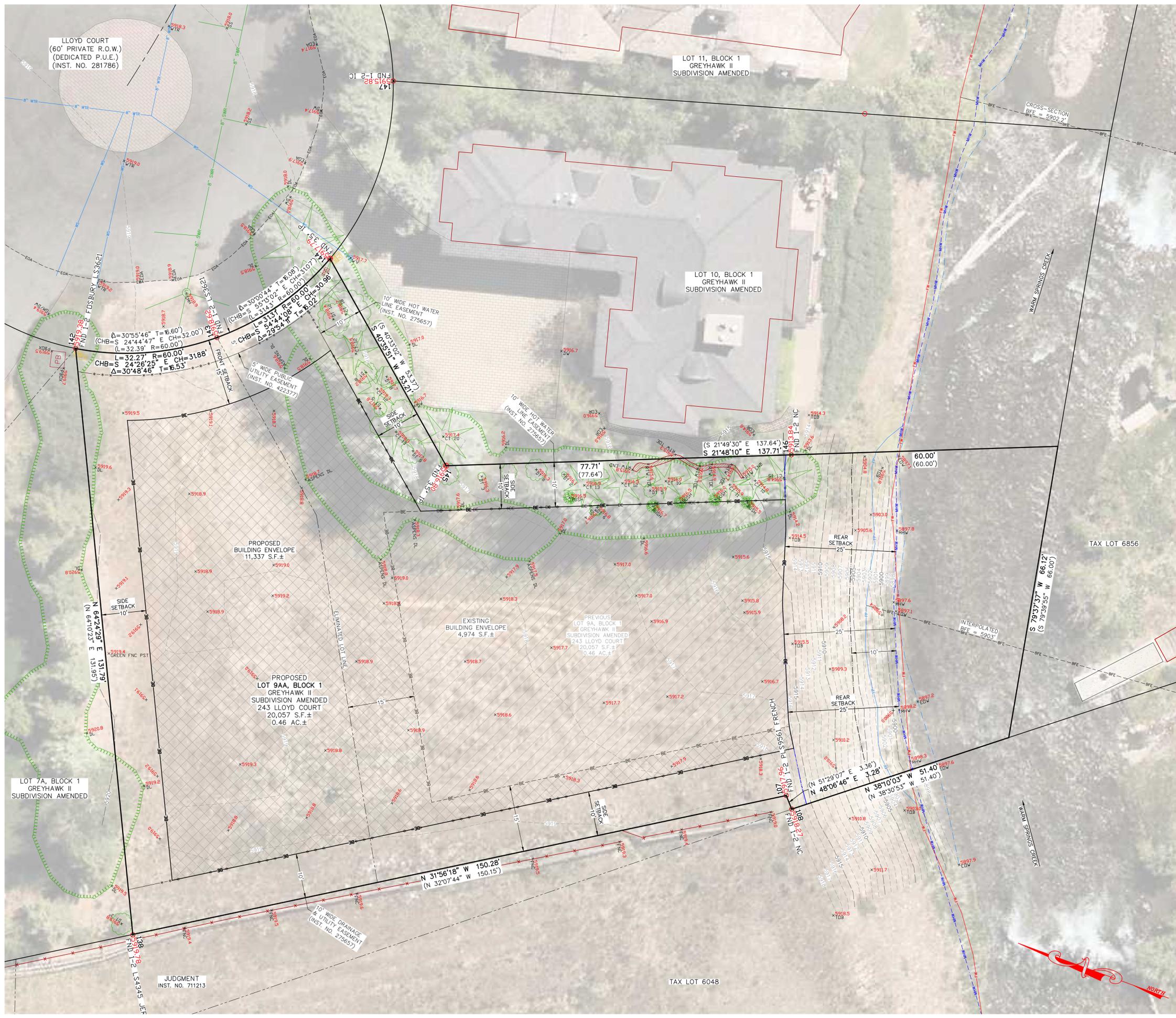
1. The Final Plat shall be recorded with the Blaine County Clerk and Recorder’s Office within one year of approval by the Ketchum City Council.
2. Upon recording of the final plat with the Blaine County Clerk and Recorder’s Office, the applicant shall provide a copy of the recorded final plat to the Planning and Building Department.

Findings of Fact **adopted** this 26th day of February 2026.

Pete Prekeges, Mayor
City of Ketchum

Administrative Appeal Notice: Applicant has the opportunity, pursuant to Ketchum City Code 17.20.030(F) and 17.144, to administratively appeal this Decision to the City Council.

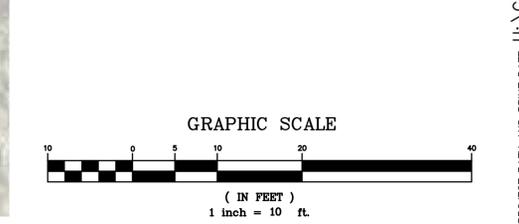
Regulatory Taking Analysis Notice: Applicant has the opportunity, pursuant to Idaho Code 67-8003, to submit a written request for a regulatory taking analysis of this Decision.



LEGEND

	Subject Boundary
	Adjoining Lot Line
	Centerline Right-of-Way
	Previous Lot Line (Inst. No. 275657)
	Easement, Type & Width As Shown
	Existing Building Envelope*
	Proposed Building Envelope
	10' Wide Fisherman Access Easement*
	EOA - Edge of Asphalt Roadway
	DW - Edge of Asphalt Driveway
	EOP - Edge of Pavers
	EOR - Edge of Rock Path
	Approximate Existing Structure
	Wooden Fence
	RTW - Stone Landscape Retaining Wall
	5' Contour (Alpine 2025)
	1' Contour (Alpine 2025)
	DL - Dripline of Trees/Edge of Vegetation
	EOW - Edge of Water
	MHW = Mean High Water
	25' Riparian Setback
	Base Flood Elevation (FEMA-Effective)
	Floodway (FEMA-Effective)
	100-Yr Floodplain (FEMA-Effective)
	500-Yr Floodplain (FEMA-Effective)
	8" Water Main
	Water Service
	8" Sewer Main
	Sewer Service
	Found 1/2" Rebar, As Shown
	Found Iron Pipe, As Shown
	WV - Water Valve
	FH - Fire Hydrant
	SMH - Septic Tank Cover
	PBOX - Power Box
	TVBOX - CA/TV Box
	PHBOX - Phone Box
	CT - Conifer Tree
	DT - Deciduous Tree
	Bush
	Spot Elevation
	NC No Cap
	IC Illegible Cap
	TOB Top of Bank
	() Record Bearing & Distance
	Inst. No. 422377
	* per Inst. No. 422377

- NOTES**
- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83, Central Zone, at Grid in US Survey Feet. Vertical Datum is NAVD1988.
 - 2) Boundary Information is from the Plats of:
 - Greyhawk Subdivision, Instrument Number 275580;
 - Greyhawk II Subdivision, Instrument Number 275657;
 - Greyhawk II Subdivision Amended, Instrument Number 281786;
 - Greyhawk II Subdivision Amended, Lots 7A & 9A, Instrument Number 422377;
 - Record of Survey, Inst. No. 207484;
 - Record of Survey, Inst. No. 221315;
 - Record of Survey, Inst. No. 282914;
 - Records of Blaine County, Idaho.
 - 3) Except as stated or shown on this map, this Survey does not intend to reflect any of the following which may be applicable to Subject Real Property: Natural Hazards, Encroachments, Wetlands, Ditches, Easements other than those shown or listed hereon, Building Setbacks, Restrictive Covenants, Subdivision Restrictions, Zoning Restrictions, Land-Use Regulations, or Deed Restrictions and Exceptions contained within a current Title Policy.
 - 4) According to the Plats of Greyhawk II Subdivision (Inst. No. 275657) and Greyhawk II Subdivision Amended (Inst. No. 281786) there is a 10' Public Utility Easement centered on interior lot lines and adjacent to exterior lot lines.
 - 5) Effective Flood Information, as of August, 1st, 2024, is from the November 26th, 2010 FEMA Study; NFIP FIRM Panel No. 0441, Map No. 16013C0441E; City of Ketchum Community Number 160023; Blaine County Community No. 165167.
 - 6) Please refer to the City of Ketchum Code of Ordinance: Title 17, Chapter 88, Floodplain Management Overlay Zoning District (FP).
 - 7) The Subject Property is within the City of Ketchum General Tourist District 4000 (T-4000). Please refer to City of Ketchum Code of Ordinances for more information about this zone.
 - 8) The Subject Properties are within the Blaine County Elk Winter Range Zone.
 - 9) Utility Locations shown are based on visual surface evidence and City Maps. Utility locations should be verified before any excavation.
 - 10) Not all trees and vegetation are shown, some locations are approximate.
 - 11) Aerial Imagery, if shown, is from Nearmap 2024.
 - 12) Onr of Record: Brian Barsotti
P.O. Box 370
Ketchum, ID 83340



PROJECT PATH AND PRINT DATE: U:\CarlsonProjects\2148_Greyhawk2SubAmd_Bik119A.dwg 10/30/2025 09:07:45 AM MST

ALPINE ENTERPRISES INC.
 Surveying, Mapping, Civil Engineering,
 and Natural Hazards Consulting
 660 Bell Dr., Unit 1
 P.O. Box 2037, Ketchum, ID 83340 USA
 (208) 727-1986
 email: bsm@alpineenterprisesinc.com

PROFESSIONAL LAND SURVEYOR
 B. Barsotti
 No. 17048
 STATE OF IDAHO
 BRUCE HAWES

REVISIONS	NO	DATE	BY
SITE SURVEY CONDUCTED	1	18JUL25	SVE

SHEET 1 OF 1

CERTIFICATE OF OWNERSHIP

This is to certify that I, the undersigned, am the owner in fee simple of the following described parcel of land:
A parcel of land located within Section 15, Township 4 North, Range 17 East, Boise Meridian, City of Ketchum, Blaine County, Idaho; more particularly described as follows:

Lot 9A, Greyhawk II Subdivision, according to the official plat of Greyhawk II Subdivision Lots 7A & 9A, Recorded in Blaine County under Instrument Number 422377; to be amended as Lot 9AA, Greyhawk II Subdivision as shown hereon.

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. We do hereby certify that all lots in this plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of the lots shown within this plat.

It is the intent of the undersigned to hereby include said land in this plat.

Brian Barsotti, a single man

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this _____ day of _____, 2026, before me, a Notary Public in and for said State, personally appeared BRIAN BARSOTTI, as a single man, known or identified to me to be the person whose name is subscribed to the Owner's Certificate and acknowledged to me that he executed the same.

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

Notary Public in and for said State
Residing in _____
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Bruce Smith, a duly licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this Plat of Greyhawk II Lot 9AA is a true and accurate map of the land surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to plats and surveys.



COUNTY SURVEYOR'S APPROVAL

I, Sam Young, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

Sam Young, PLS 11577.
County Surveyor

KETCHUM CITY COUNCIL CERTIFICATE

I, the undersigned, City Clerk, in and for the City of Ketchum, Blaine County, Idaho, do hereby certify that at a regular meeting of the City Council held on the ____ day of _____, 2026, this plat was duly accepted and approved.

Trent Donat, City Clerk,
City of Ketchum

CITY ENGINEER'S CERTIFICATE

I, the undersigned, City Engineer for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this ____ day of _____, 2026, and certify that it is in accordance with the City of Ketchum Subdivision Ordinance.

Robyn Mattison, City Engineer,
City of Ketchum

CITY PLANNER'S CERTIFICATE

I, the undersigned, Planner in and for the City of Ketchum, Blaine County, Idaho, do hereby approved this plat on this ____ day of _____, 2026, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

Paige Nied, City Planner,
City of Ketchum

COUNTY TREASURER'S APPROVAL

I, the Undersigned, County Treasurer in and for Blaine County, State of Idaho, per the Requirements of Idaho Code 50-1308, do hereby Certify that any and all Current and/or Delinquent County Property Taxes for the Property included in this Plat of Greyhawk II Lot 9AA have been paid in full on this ____ day of _____, 2026. This Certification is valid for the next thirty (30) days only.

Blaine County Treasurer

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }
COUNTY OF BLAINE } ss

This is to certify that the foregoing Plat was Filed in the Office of the Recorder of Blaine County, Idaho, and Duly Recorded at the Time, Date, and Instrument Number shown below.

Ex-officio Recorder



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

Reasons for Recommendation:

- Staff set out with the object of consolidating and simplifying City Code with respect to our City Right-Of-Way, while also improving the safety and durability of installations in the ROW by developments.
- Staff started development of the new "ROW Standards" document by consolidating all existing relevant codes associated with our right-of-way city standards from many different areas of code and removed conflicting or duplicate details.
- The current draft document was presented and distributed to 55+ local contractors, engineers, architects and developers for feedback. A summary of the feedback will be briefed in Council presentation.

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

Sustainability Impact:

Financial Impact:

Attachments:

1. Summary of Substantive Changes
2. ROW Standards - DRAFT

Substantive Changes / Additions to ROW Standards

1. Drainage
 - a. Clarification of when a Drainage Report is required and what information is required
 - b. Path for Drainage Report waiver request in the event drainage is unchanged
2. Thresholds for ROW Improvements (Table 1)
 - a. Residential & Commercial: $\geq 1,200$ sqft (10% over waiver available)
 - b. Commercial: Change of use that generate an additional 50-percent vehicular trips per day (Institute of Transportation Engineers calculation)
 - c. Residential: Projects adjacent to public amenities (i.e. easements to river, parks, trails) where cost of remodel exceeds 50% of current assessed residential value (excluding land value).
3. Site Triangle
 - a. Figure 1 (Pg 14) illustrates a safe site triangle where no furnishings are to be install. This will help to improve the pedestrian and vehicular safety in downtown.
4. Sidewalk Furnishing Zone
 - a. Clear designation of this zone (3' from back of curb towards building face) and its requirement to be made of pavers to allow for maintenance access (relocation of furnishings, irrigation, power)
5. Furnishings
 - a. Clear direction on City ROW furnishings while allowing submissions for alternates of Benches, Bike Racks, Trash Recepticals, Planters, Tree Grates, Pedestrian lights)

City of Ketchum

Right-Of-Way Standards DRAFT



Updated 02/13/2026

Prepared by:

Ben Whipple & Robyn Mattison



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1.0 INTRODUCTION

A public right-of-way (ROW) is defined as improved or unimproved public property dedicated or deeded to the City for the purpose of providing vehicular, pedestrian, and/or other public uses.

In Ketchum, the public rights of way generally include roadways, alleys, curb, gutter, sidewalks, signage, and drainage facilities. The public rights of way are also used for public parking, wintertime snow storage, and conveyance of utilities, such as water, sewer, electricity, telephone, cable, etc.

1.1 Purpose of the Standards

The public right-of-way is a critical component of a city's transportation and utility infrastructure that support safe and efficient movement of people, goods, and services. As cities grow and evolve, consistent and well-defined right-of-way standards are essential to ensure that infrastructure keeps pace with development, supports multimodal access, and protects public health and safety.

This document establishes the city's official standards for the design, use, and improvement of public and private rights-of-way. It provides guidance for developers, engineers, and property owners to follow when planning new construction, redevelopment, or maintenance projects that impact public rights-of-way. These standards address elements such as street widths, sidewalk requirements, landscaping, drainage, signage, and accessibility, among others.

By applying these standards uniformly, the city aims to:

- Improve safety by creating sufficient width for emergency vehicles to travel on the streets
- Provide space for parking off the street
- Improve pedestrian access by creating accessible walking areas off the street and ensuring the accessibility of pedestrian routes in accordance with federal guidelines
- Provide adequate space for snow storage
- Eliminate safety hazards caused by trees, fences, bushes, and other obstructions that limit driver visibility and pedestrian accessibility
- Provide appropriate drainage within the right-of-way
- Provide consistent and predictable standards that apply to all properties
- Create space for elements such as bus stops, signage, lighting, and sidewalks

1.2 Plan Requirements

The city required construction plans shall include adequate general notes, technical and testing information in text format, and complete design details.



Site plan drawings for any proposed improvements in the right-of-way. At a minimum, site plans shall include the following:

- a) A vicinity map or equivalent
- b) Demarcation and dimensions of property lines, right-of-way, and easements
- c) For community core developments: Existing grading and location of existing infrastructure, street furnishing, and parking striping, called out with descriptions and dimensions, on the entirety of the block.
- d) For residential developments: Existing grading and location of existing infrastructure, including fire hydrants, called out with descriptions and dimensions, for the project site and the right-of-way in front of adjacent neighboring lots, so that existing drainage patterns can be determined.
- e) Location of existing utilities and utility services
- f) All proposed paving, curb/gutter, sidewalks, utilities, tree grates, trees, streetlights, street furnishings, regulatory signage, drainage improvements, curb markings, parking striping, and other improvements for the project and existing infrastructure (i.e. parking striping/drainage) of adjacent properties which are connected to the proposed improvements.
- g) A north arrow and standard architectural or engineering scale
- h) A legend indicating any symbols used in plans
- i) Indicate adherence with any spacing requirements, existing spacing plans, or streetscape improvement (i.e. spacing indicated in Table 7). Indicate adherence to applicable sections of Ketchum Municipal Code, including but not limited to section 16.04.060.D Fences, hedges, and walls.

Per city code, construction plans for improvements in the public right-of-way shall be prepared by a professional engineer registered in the State of Idaho. Exception: Construction plans for improvements meeting Residential Category standards (see Section 5.0) that do not require a drainage report, new stormwater conveyance (excluding driveway culverts), and/or infiltration facilities may be prepared by a landscape architect licensed in the State of Idaho.

1.3 Drainage Design Requirements

1.3.1 Drainage in the Right-of-Way

All storm water from the public right-of-way shall be collected within roadside swales or gutters. In areas with sidewalks and curb/gutter, gutters shall be designed to have minimum 0.5% slope with catch basins at low points. Catch basins shall drain to city standard drywells, or approved alternative design. Drywells shall be located within the asphalt section of the roadway. In areas with no sidewalks, roadway drainage shall be collected in roadside swales. To prevent ponding, drywells, or catch basins leading to drywells, shall be located at low points. Alternative designs will be considered if utility or



other conflicts prevent drywells from being located at low points. See section 1.3.4 below for infiltration facility design requirements.

Drainage reports, prepared per section 1.3.3, are required for all new drywell installations in the public right-of-way. Given the high infiltration rates in various areas of Ketchum, the city engineer may waive the requirement for drainage reports for projects where Ketchum's typical drywell is installed in areas of well-draining soil, as determined by subsurface evaluation, and area draining to the new drywell is limited. Contact city engineer for drainage report waiver request prior to Design Review submittal, or building permit submittal if Design Review is not required for the development.

1.3.2 Drainage on Private Property

Per Ketchum Municipal Code (Section 16.04.060.A1), all storm water, including roof gutter discharge, generated on development projects shall be retained on site. Storm water shall not be discharged to adjacent properties or public right(s)-of-way, unless mutually agreed upon by all parties or at the discretion of the City Engineer.

All developments located in the mountain overlay zoning district (MO) and floodplain management overlay zoning district (FP) shall submit drainage reports (see Section 1.3.3) at Design Review to demonstrate compliance with these standards.

In areas where a defined pre-development discharge existed and the post-development discharges are permitted by downstream owners and operators off-site, pre-development discharge rates may be allowed if the downstream system has proven adequate capacity. A drainage report, per Section 1.3.3, shall be submitted at Design Review. For these project designs, the design storm frequency used for discharge and storage calculations shall be the 50-year event.

For developments in the MO zoning district, on-site infiltration testing performed at the bottom depth of the drywell prior to installation shall be included in the design plans to verify the design infiltration rate. The applicant shall submit results of field infiltration test to the City. If the field verified infiltration rate is less than the design rate applicant shall submit a Building Permit Modification with the revised drainage report and infiltration facility designs for city review and approval.

1.3.3 Drainage Report/Memo Requirements

Drainage reports shall be submitted to demonstrate compliance with drainage standards. Drainage reports shall be prepared by a professional engineer registered in the State of Idaho. Subsurface evaluations prepared by a professional engineer registered in the State of Idaho must accompany the drainage report.



Design Basis

The design infiltration rate should be equal to one-half the infiltration rate found from the soil textural and structural analysis or from an in-situ infiltration test conducted at the elevation of the bottom of the proposed facility. Infiltration facilities should be designed to completely drain stored runoff within 24 hours.

Calculation Methodology

The peak flow rate after development shall be determined for use in designing conveyance components (channels, pipelines, and gutters) of the drainage system. The computation of peak flows for each system shall be included in the Drainage Report. Design storm frequency shall be the 25-year event. The peak rate for areas up to 80 acres shall be calculated using the Rational Method or approved derivatives.

Calculating Runoff Volumes

The storm duration used for volume design shall be the duration that results in the largest storage volume requirement in a 24-hour period. Storm durations from time of concentration (10 minutes minimum) to 24 hours shall be checked and provided in the drainage report. The beneficial and reasonable contributions of offsite discharge and infiltration shall be included when determining peak storage volume requirements.

1.3.4 Infiltration Facility Design Requirements

Retention facilities which incorporate percolation beds for stormwater management (e.g. drywells) shall conform to Title 42, Chapter 39, Idaho Code, and to the Idaho Department of Water Resources Rules for Waste Disposal and Injection Wells and to the Idaho Department of Environmental Quality's Idaho Catalog of Storm Water Best Management Practices.

Facilities utilizing percolation designs shall not intercept the groundwater table. The bottom of the facility shall have a minimum 3-foot vertical separation from the seasonal high groundwater and/or bedrock.

The seasonal high groundwater table elevation shall be established and used for the facility design. The elevation of the seasonal high groundwater table shall be determined from a monitoring well established at the facility site and monitored during the high groundwater season. If available, the District Health Department groundwater records may be used to establish the probable highest groundwater elevation.

Alternatively, a site assessment of the area immediately around the proposed facility may be conducted by a licensed hydro-geologist or by a Professional Engineer, licensed in the State of Idaho. The site assessment shall include an evaluation of the soil strata at least three feet below the bottom of the proposed facility to determine if the probable maximum high groundwater elevation will encroach into the facility. A sealed site assessment report shall be submitted to the City for review and approval. This elevation



may be used as the groundwater elevation in lieu of data from monitoring wells monitored throughout a year.

If groundwater is encountered during construction of the facility at an elevation higher than that shown on the plans, the facility shall be re-designed to account for the higher elevation. Approval of the new design and construction drawings by the City Engineer is required.

1.4 Snowmelt Systems Policy

Ketchum Municipal Code Section 16.04.020.C15 establishes clear standards for the design, repair, and replacement of snowmelt systems that extend into the public right-of-way. The ordinance ensures that such systems operate safely, efficiently, and sustainably, while balancing private convenience with responsible public energy management.

1.4.1 New Snowmelt Systems

Under the ordinance, all new snowmelt systems that extend into the public right-of-way must meet specific design and operational requirements, including:

- Temperature and precipitation detection: Systems must accurately measure surface and air temperatures and detect snowfall, ice, or precipitation.
- Automatic shutoff controls: Systems must automatically shut off when:
- Insulation: Systems must be insulated below and along the perimeter with materials approved by the City Engineer.
- Drainage: Water must be retained and drained on-site to prevent standing water and icing on adjacent surfaces.
- Boiler efficiency: Boilers must meet high-efficiency standards.

1.4.2 Existing Snowmelt Systems

The ordinance distinguishes between repairs and replacements for pre-existing systems:

- Repairs that do not increase energy consumption are exempt from new standards, although any boiler replacement must meet current high-efficiency requirements.
- Replacements or expansions must comply fully with the new design and operational standards and obtain a right-of-way encroachment permit.
- If a snowmelt system already exists in the right-of-way but lacks an approved encroachment agreement, the property owner must obtain one before continuing operation.



1.4.3 Right-of-Way Usage Fee

To address public energy impacts, the ordinance establishes a one-time right-of-way usage fee for private snowmelt systems encroaching into the City’s right-of-way. The fee is based on total system energy use.

Fee exemptions include:

- Community Core Zone projects where the City requires snowmelt for public safety or street maintenance.
- Residential projects where snowmelt is required by the Fire Department, Streets Department, or City Engineer.
- Systems powered by renewable energy that generate sufficient energy to operate the snowmelt system for one winter season.
- Partial renewable energy coverage: Owners pay a proportional fee for any portion of energy drawn from nonrenewable sources.

1.4.4 Application and Enforcement

To comply with the ordinance, property owners must submit:

- Snowmelt system specifications and design details.
- Engineering or installation plans showing system layout and right-of-way extension.
- Energy demand calculations and either payment of the right-of-way usage fee or proof of renewable energy coverage.

Failure to comply with the ordinance may result in revocation of the permit or removal of the system at the owner’s expense. This ordinance promotes safety, energy efficiency, and environmental responsibility for snowmelt systems throughout the City.



2.0 THRESHOLDS FOR RIGHT-OF-WAY IMPROVEMENTS

This section outlines the specific condition, such as new development, redevelopment, remodeling, changes in land use, or increases in traffic volume, that necessitate privately constructed right-of-way improvements. By creating these standards, the city ensures that improvements to sidewalks, curb ramps, bike lanes, transit stops, and roadway geometry occur in a systematic and cost-effective manner, supporting long-term mobility and infrastructure resilience.

Thresholds for required right-of-way improvements vary depending on the type of project. Thresholds are listed below in Table 1.

Table 1- Right-of-Way Improvement Thresholds

Project Type	Right-of Way Improvements Threshold
New Construction	All new commercial or residential, or accessory structure greater than 1,200 square-feet.
Structure Additions	The square footage of the addition exceeds 1,200 net square-feet. This includes basements.
Interior Remodels	
Commercial	Projects that generate an additional 50-percent vehicular trips per day, as determined by the latest edition of the Institute of Transportation Engineers (ITE) manual, or significantly alters traffic circulation, must include right-of-way improvements. If the project increases pedestrian traffic by more than 50-percent, sidewalks, crosswalks, or multi-use paths may be required.
Residential	Projects adjacent to public amenities (i.e. easements to river, parks, trails) where cost of remodel exceeds 50% of current assessed residential value (excluding land value).
Landscaping	Changes to driveway locations or additional driveway points. Removal of existing non-standard elements in the ROW must be replaced with elements that meet current ROW standards.

The threshold for minor projects applies only to a single addition on a given piece of property. If cumulative additions on a property over a three-year period after the Certificate of Occupancy is issued increase the square footage by more than 1,200 square feet then right-of-way improvements are required. City engineer has the authority to waive requirements for cumulative additions that exceed 1,200 square feet by less than 10%.



2.1 Exemptions

The requirement for installation of right-of-way improvements may be waived or modified by the city engineer if:

- Such street right-of-way improvements already exist to City standards;
- Adjacent right-of-way improvements, such as sidewalks, are unlikely to be installed in the foreseeable future; or
Installation of the required improvement would cause significant adverse environmental or safety impacts.
- New construction or remodels less than 1,200 square-ft are exempt.

2.2 Appeals

An appeal process for challenging City Engineer determinations is available and will follow the same procedure detailed within CHAPTER 17.144 – APPEALS of City Code. This process will be directed to the City Administrator in lieu of the code’s reference to Planning & Zoning Administrator/ Commission.



3.0 RIGHT-OF-WAY PERMITTING REQUIREMENTS

The following section provides an overview of the various permits required for work performed within the City of Ketchum’s public right-of-way. These permits ensure that all improvements, whether temporary or permanent, are reviewed for safety, are in compliance with city standards, and are in coordination with existing infrastructure and public access plans.

Depending on the type and scope of work, applicants may be required to obtain one or more permits, including but not limited to: Building Permits, Dig Permits, Temporary Use of Right-of-Way Permits (TURP), and Right-of-Way Encroachment Permits. Each permit type serves a specific purpose and includes distinct submittal, review, and approval requirements.

All permit applications must be submitted through the City’s online permitting platform, CommunityConnect. Click [here](#) for link. This system allows applicants to track the status of their applications, upload required documents and communicate with city staff throughout the review process.

Table 2 provides examples of common activities performed within the public right-of-way and identifies the corresponding permits required for each type of work. This list is provided as a starting point but does not include all types of activities.

Table 2- Example Project ROW Permitting Requirements

Example Work Descriptions	ROW Encroachment Permit	TURP	Dig Permit
Commercial Examples			
Temporary placement of a crane, lift, or pumper in the ROW for work or materials delivery on an adjacent property		✓	
Closure of a sidewalk for cleaning or painting a building		✓	
Digging in the ROW to install or replace below ground water/sewer services, power lines, or telecommunication lines			✓
Digging in the ROW to install new at or above-grade power poles, transformers, or new vault/raiser/pedestal in the ROW.	✓		✓
Residential Examples			
Replacing existing asphalt driveway with new asphalt in same location			✓
Replacing existing asphalt driveway with new paver driveway in same location	✓		✓



Example Work Descriptions	ROW Encroachment Permit	TURP	Dig Permit
Expanding or moving driveway from current location	✓		
Placement of permanent pavers and/or snowmelt systems within the ROW	✓	✓	
Placement of new landscaping within the ROW	✓		

¹When ROW encroachment installation is associated with a building permit, otherwise prior to construction.

3.1 Building Permits

Building permits are required for a wide range of projects, including but not limited to window and siding replacements, interior remodels, deck repairs, additions, and new construction. When a project triggers the need for right-of-way improvements (see Section 2.0 above), the building permit application must include detailed design plans that clearly illustrate all proposed right-of-way improvements in compliance with these standards. This ensures alignment with city requirements and facilitates coordinated review and approval of both private and public-facing infrastructure.

3.2 Right-of-Way Encroachment Permits

The City requires a right-of-way encroachment application and corresponding agreement for any proposed installation or construction within the public right-of-way that does not conform to established city standards. This includes any feature at or above ground level that extends into or occupies public space. The encroachment review process ensures that such improvements are safe, compatible with public infrastructure, and consistent with the City’s maintenance and accessibility goals. Common examples include paver driveways in residential zones and heated sidewalk snowmelt systems in the Community Core. See Table 3 for additional examples when right-of-way encroachment permits are required.

Table 3- ROW Encroachment Permits Requirement Examples

Residential Examples	Commercial Examples
Paver driveways	Awnings that extend into the ROW
Driveway snowmelt systems	External light fixtures that extend into the ROW
New or existing trees	Sidewalk snowmelt systems
Retaining walls	Telecommunications vaults and pedestals
Driveway channel drain	Power Sector Boxes

Residential properties that improve adjacent right-of-way in conformance with Section 5.0 of these standards do not need to submit a right-of-way encroachment permit, unless the property owner chooses to install a paver driveway in the right-of-way in lieu of an asphalt or gravel driveway.



Right-of-way encroachment applications are reviewed by City staff and subject to approval or denial by the Ketchum City Council. If an encroachment is approved, the property owner is required to enter into a Right-of-Way Encroachment Agreement with the City prior to installation.

For projects associated with building permits, the encroachment agreement must be fully executed before the building permit can be issued. For all other projects, the agreement must be in place prior to installation of any encroaching elements.

The agreement outlines key responsibilities, including that the property owner is solely responsible for the installation, maintenance, and repair of the encroachment. It also specifies that all encroachments are revocable at the City's discretion, and the property owner must remove the encroachment at their own expense if directed to do so by the City.

Property owners may submit a right-of-way encroachment application for existing, non-permitted encroachments. These applications are subject to the same review process as newly proposed encroachments. If approved, the property owner must enter into a Right-of-Way Encroachment Agreement with the City, which authorizes the encroachment to remain in place and affirms the owner's responsibility for its ongoing maintenance and repair.

Note: Main Street right-of-way is owned by the Idaho Transportation Department (ITD). ITD has a separate encroachment application and process for encroachments in ITD right-of-way.

3.3 Temporary Use of Right-of-way Permits (TURPs)

Applicants are required to obtain a Temporary Use of Right-of-Way Permit (TURP) from the City of Ketchum for short-term activities that occupy or impact the public right-of-way. Temporary uses are defined as those that are not permanently affixed to the ground and are intended to remain in place for only a limited duration. Common examples include staging construction equipment or materials, placing dumpsters or storage containers in the street or sidewalk, installing scaffolding or fencing, and conducting utility work that temporarily disrupts public access. TURPs are also required for temporary signage or structures.

When a proposed use involves partial or full closure of streets, sidewalks, or other public access routes, applicants must notify adjacent neighbors and submit a detailed traffic control plan as part of their permit application. This plan must demonstrate how vehicle, bicycle, and pedestrian traffic will be safely managed throughout the duration of the temporary use. TURPs help ensure public safety, maintain essential access, and minimize disruptions to the normal operation of the right-of-way during the approved period of use.

TURP applications shall be submitted at least five (5) days before the anticipated use of the right-of-way. Applications are reviewed by city staff to ensure the proposed use is safe, compatible with surrounding public infrastructure, and compliant with city standards. As part of the review, staff evaluate factors such as the duration and location of the proposed use, potential impacts to traffic and pedestrian circulation, and the adequacy of the submitted traffic control plan, if



applicable. Depending on the scope and complexity of the request, additional coordination with other City departments (e.g., Planning & Building, Police, or Fire) may be required. Once all requirements are met and approvals obtained, the permit is issued with specific conditions to ensure public safety and minimize disruption throughout the duration of the use.

An approved TURP may be reactivated for repeat ROW use. The Reactivation of Temporary Use of Right-of-Way Permit (TURP) Application is on the city’s Permits webpage under the Documents section. Click [here](#) for link to the application form.

3.4 Dig Permits

Street and Alley Digging, Excavation, and Trenching Permits, commonly referred to as “Dig Permits”, are required prior to any below-grade construction or disturbance within the City of Ketchum’s public right-of-way. These permits ensure that all underground work, such as utility installations, service connections, or infrastructure repairs, is performed safely, with minimal disruption to existing infrastructure, and in compliance with city standards.

Dig Permit applications shall be submitted at least five (5) days before construction. Applications are reviewed and approved by city staff. The Dig Permit process allows City staff to review proposed excavation activities, coordinate with affected utilities, review temporary traffic control plans, and verify restoration plans to maintain the integrity and functionality of streets, alleys, and sidewalks.



4.0 ROAD AND ALLEY DESIGN STANDARDS

The following standards apply to design of all roadways and alleys:

- All work shall conform to current version of ISPWC unless otherwise specified in this document or by the City Engineer.
- Grading:
 - Minimum slope for gutters, including valley gutters = 0.5%
 - Maximum slope = 10%, or as necessary to match slope of existing roadway or existing grade.
 - Vertical alignment shall be designed as consistent as reasonably possible and may not be altered for entrances to private property.
 - All roads shall be graded to keep stormwater within the right-of-way and to prevent ponding. Curb inlets and infiltration facilities shall be installed at low points. See Appendices for standard drawings.
- Sidewalks:
 - Sidewalk running grade should be no greater than 5% unless the public sidewalk is following a public street with a running grade greater than 5%, in which case the sidewalk can match the grade of the roadway.
 - Sidewalks slope towards the curb to allow for stormwater drainage. The cross slope shall conform to the current ISPWC standard.
 - Slope shall not be increased greater than ADA guidelines or greater than adjacent roadway to accommodate access to private property.
 - Sidewalks on Main Street, Sun Valley Road, and 4th Street Heritage Corridor shall be pavers. See Appendix B for paver standard drawing.
 - Sidewalks in the community core, but not on Main Street, Sun Valley Road or 4th Street shall be pavers within the furnishing zone at a minimum. See Appendix B for paver standard drawing and Appendix C for concrete sidewalk standard drawing.
- Cast-in-Place Concrete:
 - All concrete (e.g. curb & gutter, valley gutters, driveway aprons, sidewalks) in the right-of-way shall be Titan Mix or approved equal.
- Pavement Sections:
 - See Appendix A for Ketchum standard right-of-way sections.
 - See Appendix B for standard drawing SD-7 - Typical Road Sections.
- ADA parking spaces and ramps shall be placed as determined by the City Engineer.
- Intersection Line of Sight Requirements:
 - For all improvements at intersections, the design shall conform to the following sections of Ketchum Municipal Code, unless determined otherwise by the City Engineer;
 - 16.04.060.D4 - In all districts, fences, hedges and walls, or any other obstruction to clear vision, shall not be located within 75 feet of the centerline intersection of two streets.

- 12.04.030.D4 - Minimum clear sight distance at all intersections shall permit vehicles to be mutually visible when each is a minimum of 100 feet from the center of the intersection.
- The sight triangle created by 20-ft from the outside of the crosswalk on adjacent intersecting streets (depicted in Figure 1 below) shall be clear of all obstructions no higher than 24 inches in height in the community core, except for approved street infrastructure within the right-of-way. This condition is independent of intersections with bulbouts or without bulbouts.

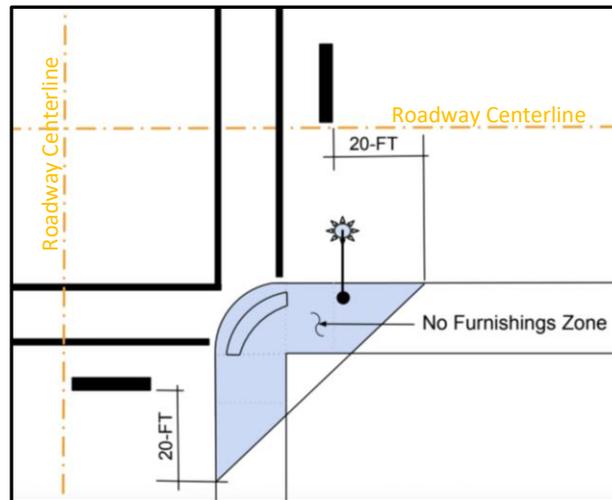


Figure 1 – Corner Sight Triangle Illustration

- Markings & Striping: Markings and striping shall be shown on plans and shall conform to the Manual on Uniform Traffic Control Devices (MUTCD). See section 6.6 for Ketchum standard markings.
- Testing Requirements: Plans shall state City of Ketchum ROW Testing Requirements. Minimum testing requirements per KMC 12.02.040 are shown below in Table 4. Requirements may be waived at the city engineer's discretion.



Table 4- ROW Testing Requirements

City Testing Requirements	
Subgrade Testing	1 Per 1000 Sq Yd
Concrete Testing	1 Test Per Project and 1 Additional Test For Each 25 Cubic Yards
Subbase Testing	1 Per 1000 Sq Yd
Base Testing	1 Per 1000 Sq Yd
Asphalt Test (per ISPWC)	1 per 100 Lf Ft
Trench Compaction Testing (per ISPWC)	Every 10 Lf in maximum 8" lifts
City Gradation Requirements	
Base Gradation Specification	1 Per 500 Ton
Concrete Mix Design	Per Project
Titan or approved equal	
Asphalt Gradation Specifications	Min 1 Per Project
City Wall Requests	
Wall Construction Observation Reports	1 Per Project

4.1 Typical Roadway Sections

Standard road sections serve as the foundational templates for the design and construction of public streets within the city’s right-of-way. These cross-sectional layouts define the typical arrangement, dimensions, and functional elements of roadways, including travel lanes, sidewalks, bike lanes, curbs, medians, planting strips, and utility corridors, based on the roadway classification and surrounding land use context.

This section presents the city’s approved standard road sections, which are intended to ensure consistency, safety, and efficiency across the transportation network. By using standardized designs, the city can streamline permitting, simplify construction and maintenance, and promote equitable access for all users, whether on foot, by bike, in a vehicle, or using transit.

The following sections describe each standard section, including dimensions and applicable design considerations, to guide engineers, developers, and city staff in the planning and construction of public streets. Refer to Appendix A for Standard Drawings of Typical Road Sections.

4.1.1 20-ft and 30-ft Right-of-Ways (Alleys)

Public alleys are an integral part of Ketchum’s historic town layout and continue to serve a vital function in supporting the city’s commitment to livability, walkability, and efficient infrastructure. Located primarily in the community core, alleys provide discreet and functional access for essential services while preserving the visual character and pedestrian orientation of Ketchum’s streets.



In the City of Ketchum, public alleys serve several key purposes:

- **Access Management:** Provide secondary access to garages, parking areas, and service entrances, reducing driveway interruptions and improving safety along public streets
- **Service and Utility Access:** Support efficient placement and maintenance of utilities, refuse collection, and deliveries without impacting street frontage or pedestrian areas
- **Preservation of Streetscape:** Help maintain the scenic and small-town character of Ketchum by minimizing curb cuts, preserving continuous sidewalks, and limiting visual clutter along main thoroughfares
- **Circulation and Emergency Access:** Offer alternative routes for maintenance and emergency vehicles, improving overall system resilience and connectivity

Alleys in the City of Ketchum are typically 20 or 30 feet wide. All improved alleys shall be paved across their full width and include appropriate drainage facilities and grading to prevent standing water within the right-of-way and to avoid runoff onto adjacent private properties. Required improvements must extend along the entire length of a property's alley frontage, regardless of the location of any driveway access.

Unimproved, partially unimproved, radiant heated or paver alleys are not maintained by the city. Properties utilizing unimproved (gravel) alleys for access are responsible for maintenance and snow removal.

4.1.2 60-ft Right-of-Ways

The majority of public streets in the City of Ketchum are built within a 60-foot right-of-way. These corridors form the backbone of the city's transportation network, providing essential access to residential neighborhoods, commercial districts, and public amenities. The 60-foot width offers the flexibility to accommodate a balanced range of multimodal infrastructure, including vehicle travel lanes, on-street parking, sidewalks, landscaping, utilities, and snow storage, while supporting the city's goals for safety, connectivity, and walkability.

Standardizing road design within this right-of-way ensures consistency across the city, simplifies maintenance, and supports long-term planning efforts. This section outlines the typical elements and configurations found within Ketchum's 60-foot rights-of-way and provides guidance for new development, redevelopment, and public improvement projects that impact these corridors.

Residential Roads & T-4000

New development or redevelopment along 60-foot streets in residential zones shall include a minimum 26-ft wide asphalt section for two travel lanes with an 8-ft wide section of roadmix on each side for parallel parking, snow storage, and drainage facilities (See Appendix A Standard Drawing No. 1). Remaining ROW may be improved with landscaping with the approval of the city engineer.



Examples of 60-ft right-of-way residential roads are Wood River Drive, Canyon Run Blvd, and Edelweiss Avenue .

Community Core/Tourist Zones T & T-3000

New development or redevelopment along 60-foot streets in the CC and T zones shall include an 8-ft wide sidewalk, 2-ft wide curb & gutter with drainage facilities (i.e. curb inlets) as required, a 7-ft parallel parking lane (so that the parking lane is ~8.5-ft from back of curb to outside of striping), and a 13-ft wide travel lane (See Appendix A Standard Drawing No. 2). ***City code currently states 7-ft sidewalks on Skiway Dr, Lloyd Dr, Gates Rd, Jane Ln, Ritchie Dr and Howard Dr. Sidewalks standards on these roads will be replaced with the above requirements.**

Examples of 60-ft right-of-way roads are First through Tenth Street, Leadville Avenue, Washington Avenue, and Spruce Street.

4th Street Heritage Corridor

4th Street between Spruce Street and Second Avenue is a designated pedestrian corridor. New development or redevelopment projects on 4th Street will be designed with enhanced pedestrian facilities, including wider sidewalks and reduced vehicle travel lanes. On-street parking may be limited to one side of the roadway where necessary to accommodate these corridor standards. Specific design details will vary by location. See Appendix A Standard Drawing No. 3.

Light Industrial (LI) Zone

New development or redevelopment of 60-foot streets in Light Industrial Zones shall include a 6-ft wide sidewalk, 2-ft wide curb & gutter with drainage facilities (i.e. curb inlets and drywells) as required, a 7-ft parallel parking lane from gutter lip, and a 13-ft wide travel lane (see Appendix A Standard Drawing No. 4).

Examples of 60-ft right-of-way roads are Lewis Street and Northwood Way.

In the LI zone where Lewis Street has an 80-foot right-of-way, the road shall be designed similarly to the 60-foot LI right-of-way section, with the exception of 30-degree angled parking in lieu of parallel parking.

4.1.3 80-ft Right-of-Ways

New development or redevelopment of 80-foot streets shall include an 8-ft wide sidewalk, 2-ft wide curb & gutter with drainage facilities (i.e. curb inlets and drywells) as required, 30-degree angled parking and 13-ft wide travel lanes (see Appendix A Standard Drawing No. 5).



Examples of 80-ft right-of-way roads are River Street, Walnut Avenue, 2nd Avenue, and 3rd Avenue.

4.1.4 100-ft Rights-of-Ways

New development or redevelopment of 100-foot streets shall include an 8-ft wide sidewalk, 2-ft wide curb & gutter with drainage facilities (i.e. curb inlets and drywells) as required, 30-degree angled parking, and 14-ft wide travel lanes with two lanes of 8-ft wide parallel parking between the travel lanes (see Appendix A Standard Drawing No. 6).

Bulb outs at intersections are required for new developments or redevelopment at corners of 100-ft right of way intersections. Bulb outs and adjacent curb and gutter are required to be snow melted. See Appendix B for Standard Drawing No. 8 for bulb-out dimensions.

Examples of 100-ft right-of-way roads are East Avenue and 1st Avenue.

4.1.5 Other Rights-of-Way Widths

New development or redevelopment along streets with right-of-way widths less than 60-ft shall be designed as close as feasible to residential road standards (Section 4.1.2) maintaining the 26-ft wide asphalt section first. The remaining portion of the right-of-way shall be designed to accommodate parking, snow storage and drainage for 8-ft off the edge of asphalt, or to the property line, whichever comes first.

5.0 RESIDENTIAL CATEGORY STANDARDS

Residential category standards apply to right of way improvements along all roads and alleys in the following zoning districts:

- Limited Residential zones (LR, LR-1, LR-2)
- General Residential zones (GR-L, GR-H)
- Short-Term Occupancy zones (STO-0.4, STO-1, STO-H)
- Recreational Use District (RU)
- Agricultural and Forestry (AF)

Arterial and collector roads within the above districts shall conform to the commercial category right of way standards. See Section 6.0 for list of arterial and collector roads.

5.1 Right-of-Way Standards

Standards are intended to provide for off street parking, drainage, and snow storage. The right-of-way consists of 26-ft min width of asphalt pavement with an 8-ft wide gravel Parking Zone on each side. Figure 2 shows the typical right of way section for the residential category areas. See Appendix A for 60-Ft ROW Typical Section – Residential.

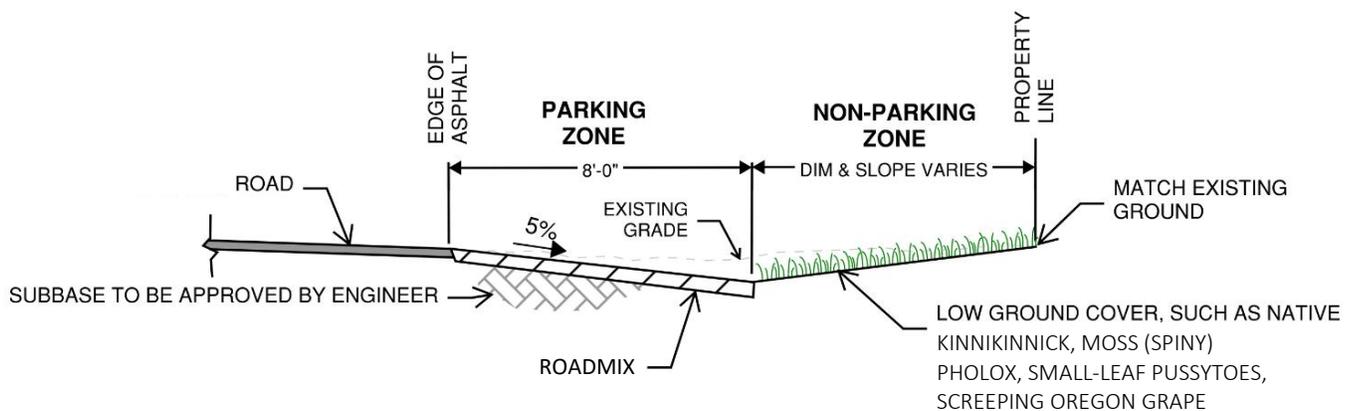


Figure 2 – Residential Right-of-Way Typical Section

Standards for the Parking Zone area, the first eight (8) feet from the edge of asphalt, are shown below in the first column of Table 5. Standards for the remaining portions of the right-of-way are shown in the second column of Table 5.



Table 5- Residential Category ROW Standards

	Parking Zone¹	Non-Parking Zone
	First eight (8) feet from edge of asphalt	Remainder to property line
Surface Material	<ul style="list-style-type: none"> • Consistent along the entire property frontage • Gravel material - ¾ Inch road-mix, decomposed granite, or grass pave systems • No live plant material • No obstructions, such as boulders or berms 	<ul style="list-style-type: none"> • Low ground cover plant material, such as kinnikinnick, moss (spiny) phlox, small-leaf pussytoes, creeping Oregon grape, is permitted • Drought-tolerant species are required • Existing trees may remain if healthy, as determined by the city arborist, with an approved ROW Encroachment Agreement.
Grading	Min 5% slope away from the edge of asphalt and as required to achieve drainage control parallel to the roadway.	<ul style="list-style-type: none"> • Grading as required to achieve drainage control and to match back to existing grade at property line. • Subsurface irrigation lines, such as drip lines, are permitted.
Irrigation	None allowed.	<ul style="list-style-type: none"> • Pop-up heads are not permitted. • Ground cover may be spray irrigated from private property.

¹Alternate surface material in low density residential zones (GR-L) may be submitted

5.1.1 Fire Hydrants

Fire hydrants shall be installed as required by the fire department. Final placement of fire hydrants is subject to city approval.

Fire hydrant placement standards:

- Hydrants shall be placed such that there is 36-inches of clear space surrounding all sides of the hydrant. This includes, but is not limited to: street trees, sign posts, and scrubs.
- Fire hydrants shall be placed a minimum of 8-ft off edge of asphalt if space allows within the right-of-way.
- In all areas, parking shall be prohibited within 15-ft, on either side, of a fire hydrant.
- In residential areas, mountain extensions shall be used on fire hydrants.

5.1.2 Utility Infrastructure Placement

Utility infrastructure, such as transformers, cable boxes/vaults, and pedestals for telecommunications equipment, shall be placed on private property. When placement in the right-of-way is unavoidable, a ROW encroachment agreement with the utility provider is required and the utility infrastructure shall be positioned as far from the edge of the



asphalt as feasible, and no closer than 8 feet from the edge of the asphalt. Placement of utility infrastructure shall not hinder driver sightlines at roadway and alley corners.

Utility infrastructure in residential areas is not required to be screened. If screening is installed, screening must meet utility provider requirements and requirements of Ketchum Municipal Code section 16.04.060.D.

5.1.3 Driveways

Driveways within residential category areas shall be designed to the following standards:

- Surface material shall be gravel or hard surfacing (asphalt, concrete, or pavers)
 - Concrete and/or paver driveways require an executed ROW Encroachment Agreement
- Private driveways shall be constructed to not impair the drainage within the public or private right-of-way, alter roadway subbase stability or damage adjacent roadway features
- Driveways must have a minimum 5% slope away from the edge of asphalt for the first eight (8) feet (See Figure 1) to prevent runoff from draining onto the asphalt portion of any public or private roadways
- Driveways must be designed for emergency vehicle access requirements per adopted fire code
 - If the driveway is required to meet apparatus access requirements, driveway must be designed for a 75,000 lbs load and have a clear height of 13’6” min. maintained free and clear year-round.
- Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more public or private streets, as measured along the property line adjacent to the right-of-way.

Table 6 below summarizes the width and grade requirements for private driveways. See Ketchum municipal code (Section 12.04.030.L) and International Fire Code for specifics.

Table 6- Requirements for Private Driveways

Structure Height	Minimum Width	Maximum Width	Maximum Deflection Angle over a 50-ft span	Maximum Grade
< 30-ft	12-ft ¹	35% of lot street frontage or 30-ft, whichever is less	8-degrees, or 14% slope change	7% ³
=> 30-ft	26-ft ²			

¹A 20-ft wide access road is required to extend to within 150-ft of all ground floor exterior walls. If this can be accomplished from a city street, the driveway can be less than 20-ft wide. Otherwise, the minimum driveway width is 20-ft to serve as the access road.

²This condition shall be located within a minimum of 15-ft and a maximum of 30-ft from the building. See IFC Appendix D105 Aerial Fire Apparatus Access Roads.

³Grades greater than 7% require city council approval. See KMC 12.04.030.L4.



5.1.4 Hillside Lots

The City Engineer may consider alternative driveway and right-of-way improvement designs for developments on hillside lots where compliance with the grading requirements in this document would otherwise necessitate retaining walls or result in slopes exceeding 30%.

In all cases, snow storage and parking areas shall be preserved to the greatest extent practicable. Adjustments to dimensions or grading may be permitted, provided that the overall functionality, drainage performance, and safety requirements are maintained.

When necessary to preserve or create viability for snow storage/parking/sidewalks, and when on-site retaining wall exceeds 8-feet in height or is unviable, the city may consider additional retaining walls within the public right of way on a case-by-case basis.

Low retaining walls may also be considered in the right-of-way to reduce slope of a driveway to when slopes exceed 7%. In all cases, face of retaining walls must be located a minimum 23-feet from centerline of roadway and an ROW Encroachment agreement must be executed.



6.0 COMMERCIAL CATEGORY STANDARDS

Commercial category standards apply to right of way improvements to all roads and alleys within the following zoning districts:

- Tourist zones (T, T-3000, T-4000)
- Community Core (Retail Core/CC-1, Mixed Use/CC-2)
- Light Industrial zones (LI-1, LI-2, LI-3)

For interactive map of Ketchum zoning districts, pedestrian corridors and road classifications [click here](#).

In addition, commercial category standards apply to designated pedestrian corridors and arterial and collector roads within all other zones.

See the GIS link above for designated as pedestrian corridors.

The following streets are classified as Major Collectors by ITD:

- Sun Valley Road beginning at Main Street and continuing through the City of Sun Valley. It provides access to local roads within Ketchum, Sun Valley and National Forest land.
- Warm Springs Road from Main Street to the west city limit and beyond connects several residential areas to downtown Ketchum as well as the Warm Springs Day Lodge and ski lifts.

The following streets are classified as Major Collectors by the City of Ketchum:

- 2nd Avenue from Serenade Lane to 8th Street
- 3rd Avenue from Serenade Lane to 8th Street, which includes a future connection from north of 4th Street south of 6th Street
- 3rd Street from 3rd Avenue to Main Street

The following streets are classified as Minor Collectors by the City of Ketchum:

- River Street from Wood River Drive to east of Leadville Avenue
- 1st Street from Wood River Drive to east of Alpine Lane at Lucy Loken Park
- 5th Street from 2nd Avenue to Spruce Avenue
- 7th Street from 2nd Avenue to Main Street
- 10th Street from Warm Springs Road to Main Street
- East Avenue from River Street to north of 6th Street at the Knob Hill Natural Area
- Lewis Street from Warm Springs Road to Saddle Road

6.1 Sidewalk Zones and Uses

Sidewalks should enable active public space and accessible pedestrian travel. Amenities such as landscaping, lighting, and signage work to activate the street. These amenities should be properly organized to ensure safe and accessible travel. To accomplish this balance, a sidewalk must simultaneously be viewed holistically and through the organizing logic of a set of zones.

There are three sidewalk zones in Ketchum, from property line to curb, which include the Frontage Zone, Pedestrian Clear Zone, and the Furnishing and Planting Zone. A figure depicting the sidewalk zones is shown in Figure 3. Descriptions of zone widths and uses are detailed below.

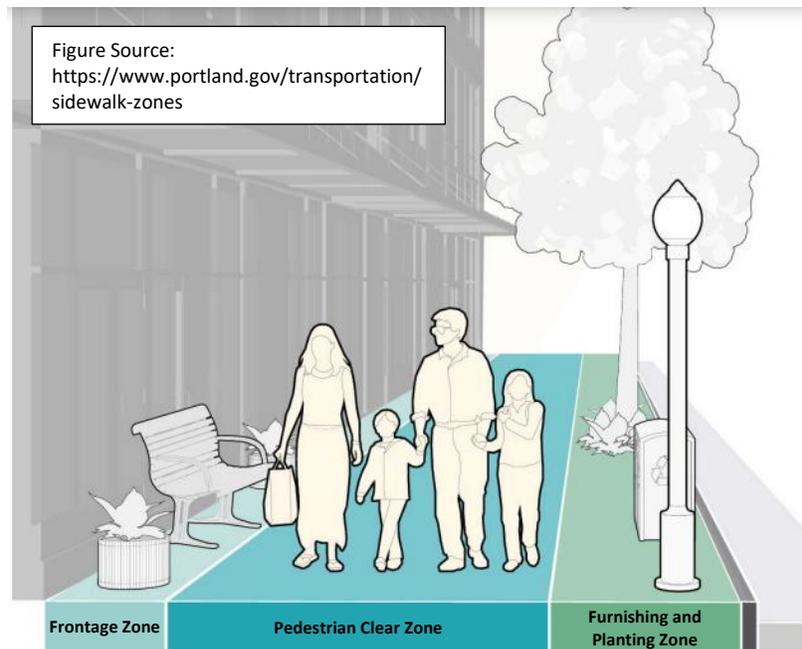


Figure 3 – Sidewalk Zones

6.1.1 Frontage Zone

Frontage Zone is the portion of the sidewalk immediately adjacent to the property line. Adjacent uses may occupy this zone for outdoor displays, café or restaurant seating, and plantings, with appropriate permits. Architectural elements that encroach into the street such as awnings, canopies, and marquees may also occupy this zone.

This zone is 18-inches from the property line in 8-ft wide sidewalks when offset with furnishings to maintain 6-ft pedestrian clearance. Frontage zone may be wider in 12-ft sidewalks. There is no Frontage Zone on sidewalks less than 8-ft wide.

6.1.2 Pedestrian Clear Zone

The pedestrian clear zone is intended for accessible pedestrian travel only and should be clear of obstacles, including driveway aprons or other changes to cross-slope. Where access is limited and a driveway apron is necessary, the apron shall be designed to be ADA-compliant. The minimum clear path of travel is 6 feet. ADA-compliant tree grates may be counted toward the minimum clear path of travel provided the tree grate is flush with the sidewalk.

Where adjacent frontage or furnishing zones are clear of obstacles, this width may be included in the minimum required clear width.



Pedestrian clear zone is the width of the sidewalk for sidewalks less than six (6) feet wide.

6.1.3 Furnishing and Planting Zone

The furnishing and planting zone acts as a buffer between the active pedestrian walking area and street traffic. Street trees and other landscaping, streetlights, pedestrian lights, benches, bike racks, site furnishings, traffic and parking poles and equipment, utility poles and boxes, fire hydrants, and other site furnishings should be consolidated in this zone.

This zone is the first 2-ft 6-in behind the back of the curb. There is no Furnishing and Planting Zone in sidewalks less than 8-ft wide.

No obstructions shall be placed in the furnishing and planting zone adjacent to parallel ADA parking spaces.

In the community core the furnishing and planting zone shall be pavers.

A table summarizing the use of each sidewalk zone is shown below in Table 7.

Table 7- Sidewalk Zones Uses

Zone	Use	Location
Furnishing and Planting Zone		
	Trees and tree wells	Approx. 30-ft spacing
	Regulatory signs	As determined by City
	Fire Hydrants	As determined by City
	Permanent Planters ¹	Bulbouts and streets >10% grade
	Streetlights	Intersections only
	Bike racks	Bulbouts and within outer 1/3 rd of each block
	Pedestrian Lights	4 th , Main St, and SV Rd. only Approx. 30-ft spacing between trees
	Trash cans	SE & NW intersection corners only
	Benches	Bulbouts and 1 in each 1/3 rd of block
	Bus Stops	As determined by provider
Pedestrian Clear Zone		
	6-foot-wide accessible walking surface; Clear of obstacles	
	Overhanging elements >80-Inches above sidewalk	
	Tree grates flush with sidewalk	
Frontage Zone		
	Displays such as: sandwich boards, holiday decorations, additional furnishings	Where approved by City ²

¹When maintained by owner. Right-of-Way Encroachment Agreement required.



Zone	Use	Location
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²Temporary Use of Right-of-Way Permit and/or Sign Permit required.

6.2 Lighting Standards

Street lighting in the City of Ketchum plays a vital role in promoting public safety, enhancing visibility, and supporting a walkable, vibrant community. The City’s primary objective is to provide targeted illumination at crosswalks, intersections, and other key pedestrian areas to improve nighttime safety for all users, particularly those traveling on foot or by bicycle.

In addition, Ketchum takes great pride in our Dark Sky Reserve designation. Therefore, Ketchum’s approach to street lighting is guided by a commitment to preserving the natural night environment and minimizing light pollution. All fixtures and installations are required to comply with dark sky standards, ensuring that lighting is directed only where needed and that glare and skyglow are minimized per the Ketchum Municipal Code (Section 16.04.090). This balance supports both public safety and the city’s longstanding dedication to environmental stewardship and community character.

This section outlines the City’s standards for streetlight placement, design, and performance, including requirements for fixture types, illumination levels, and integration with pedestrian infrastructure.

6.2.1 Exterior Building Lighting Standards

Consistent with the standards of the Dark Sky Society, the footcandles illuminating the sidewalk shall average 0.2 footcandles and shall not exceed 5 footcandles at any point of measurement. Projects with exterior lighting are required to submit an illumination analysis, performed by a lighting provider, to demonstrate that the footcandle standard is met. The illumination analysis shall include lumens from adjacent new and existing streetlights and proposed building exterior lighting. The illumination analysis shall show the average and maximum footcandles calculated on the sidewalk areas only. All fixtures shall have a luminaire with color temperature of no more than 2700 Kelvins.

Exterior lights mounted that encroach into the public right-of-way shall be included in the illumination analysis and require a ROW encroachment agreement to be executed prior to installation.

6.2.2 Street Lights

New street lights are required for new developments or redevelopment when improvements are required. Street lights shall be placed on intersection corners and mid-block at alleys, one per block as directed by the city engineer. Street lights shall be placed back of sidewalk where feasible. Where dimensions or building use don’t allow back of sidewalk, street lights shall be placed at back of curb approximately 6-ft clearance from edge of truncated dome in order to preserve intersection sightlines. Street lights shall

face counter-clockwise looking at the intersection from birds' eye view with arms angled towards crosswalks as depicted below in Figure 4. Existing street lights may only be reused on a case-by-case basis.

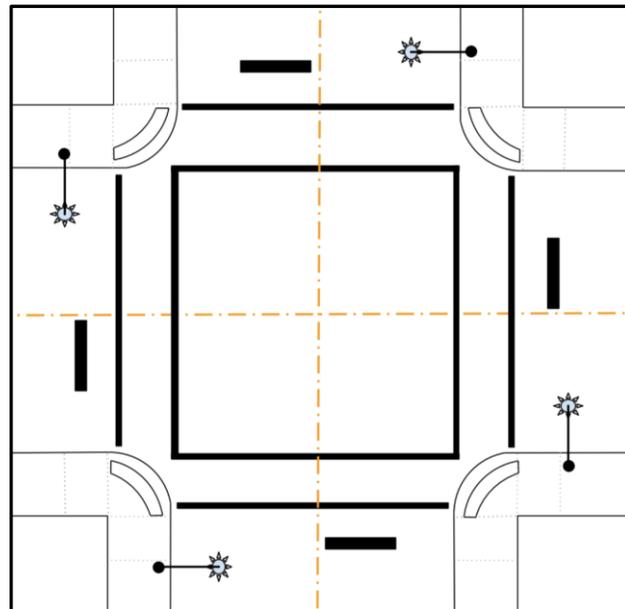


Figure 4 – Community Core Street Light Placement

Power supply to street lights shall be powered from Idaho Power from an installed dedicated meterbase for the city street light, or nearest available city source if feasible, in accordance with ISPWC and Idaho Power standards.

See Table 9 for pole and fixture standards.

6.2.3 Pedestrian Lights

Pedestrian lights are required in designated areas of Ketchum where foot traffic is concentrated. These lights are lower in height and scaled to the pedestrian experience, providing enhanced visibility and comfort for people walking during evening and nighttime hours. By focusing on areas with high pedestrian activity, the City supports safety, accessibility, and a welcoming public realm while complementing overall street lighting and maintaining dark sky compliance.

Pedestrian lights are required within the community core on the following streets:

- Main Street
- Sun Valley Road
- 4th Street



Pedestrian lights shall be placed within the Furnishing and Planting Zone, ensuring an equal distance between each light and the nearest street tree and 15-inches on-center from back of curb to be in-line with street trees.

See Table 9 for pedestrian light standards.

6.3 Fire Hydrants

Fire hydrants shall be installed as required by the fire department.

- Placement such that there is 36-inches of clear space surrounding all sides of the hydrant. This includes, but is not limited to; building walls, columns, street trees, sign posts, street lights, benches, trash bins, planter boxes, bollards, and scrubs.
- Fire hydrants shall be placed within the Furnishing and Planting zone 15-inches (center of hydrant) from back of curb out of intersection sight-line (see Figure 1).
- In all areas parking shall be prohibited within 15-ft, on either side, of a fire hydrant.

Final placement of fire hydrants is subject to city approval.

6.4 Street Trees

Street trees are required within the Community Core to enhance the urban environment, support walkability, and contribute to the city’s aesthetic character. Trees shall be spaced approximately 30 feet apart, measured center-to-center, and must be located at least 30 feet from any streetlight to prevent conflicts with lighting and visibility. Trees shall not be planted within pedestrian ramps or bulbouts to maintain accessibility and clear sightlines.

All newly planted trees must have a minimum caliper of 3 inches. The selected species, as indicated on the approved landscape plan, must align with the designated planting zones referenced in Table 8 and illustrated in Figure 5. Existing healthy street trees may be retained and/or relocated on a case-by-case basis, subject to review and approval by the City Arborist.

Table 8- Street Tree Species List

Location	Common Name	Species Name
Main Street & Sun Valley Road	Sun Valley Maples	<i>Acer rubrum</i> ‘Sun Valley’
Fourth Street	Exclamation!™ Planetree	<i>Platanus x acerifolia</i> ‘Morton Circle’
Avenues (Spruce to 2 nd Ave)	Heritage Oak	<i>Quercus x macdanielii</i> ‘Clemons’
	Crimson Spire Oak	<i>Quercus x bimundorum</i> ‘Crimschmidt’
	New Horizon Elm	<i>Ulmus japonica x pumila</i> ‘New Horizon’
	Allee Elm	<i>Ulmus parvifolia</i> ‘Emer II’
Streets (River to 7 th Street)	Greenspire Linden	<i>Tilia cordata</i> ‘Greenspire’
	Autum Gold Ginkgo	<i>Ginkgo biloba</i> ‘Autumn Gold’

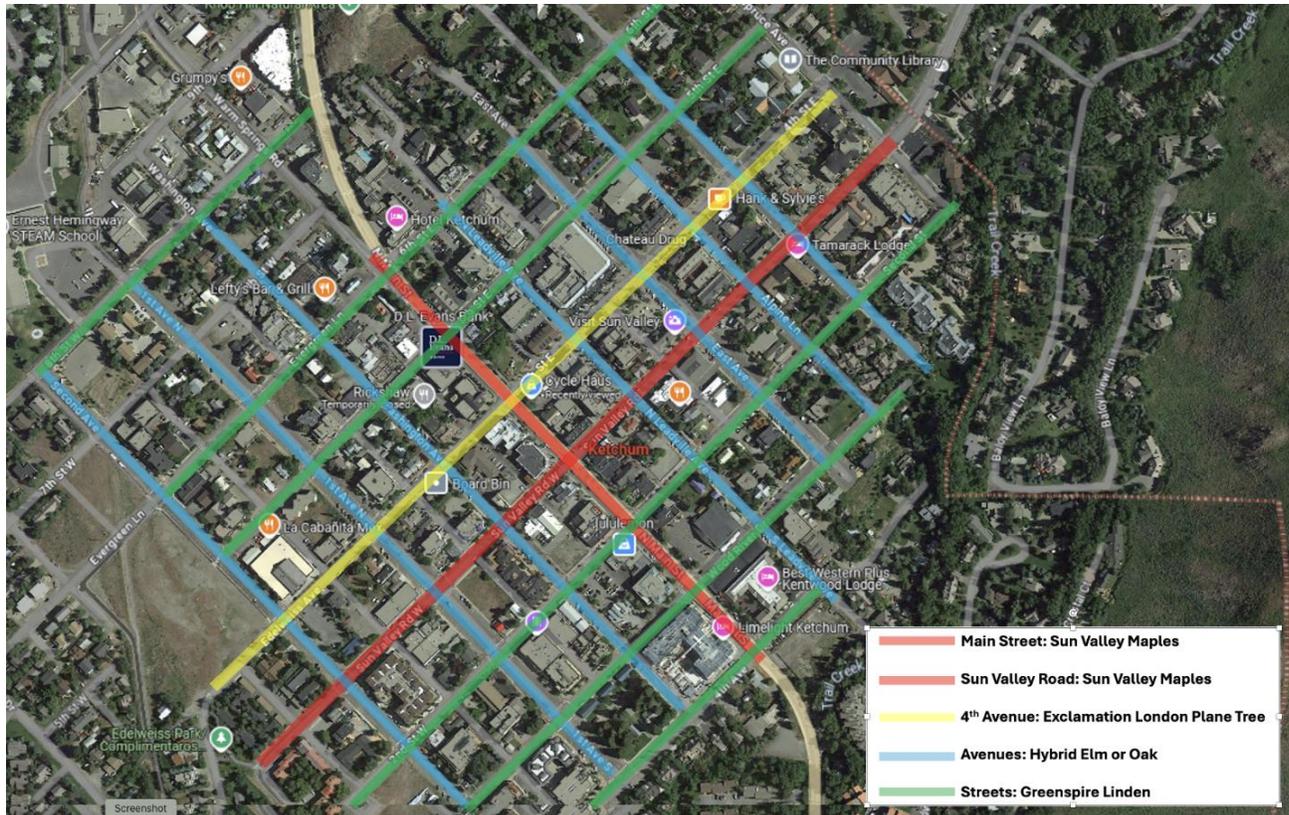


Figure 5 – Street Tree Species Map

See Table 9- Ketchum Furnishing and Amenities Standards for tree grate specifications and Appendix B for street tree well standard drawing. The modular suspended pavement system (Silva cell) requirement may be waived in certain situations, such as continuously planter beds. Electrical bollards shall be placed in-line with the center-line of the tree, 15-inch from back of curb.

6.5 Utility Infrastructure Placement

Utility infrastructure, such as transformers, cable boxes/vaults, and pedestals for telecommunications equipment, shall be placed on private property. When placement in the right-of-way is unavoidable, a ROW encroachment agreement with the utility provider is required and the utility infrastructure shall be positioned as close to the edge of the ROW as feasible. Placement of utility infrastructure shall not hinder driver sightlines at roadway and alley corners.

Utility infrastructure in the community core is required to be screened. Screening must meet utility provider requirements and requirements of Ketchum Municipal Code section 16.04.060.D.

6.6 Pavement & Curb Markings

Markings and striping shall be shown on plans and shall conform to the Manual on Uniform Traffic Control Devices (MUTCD).

Ketchum standards are listed below:

- Crosswalk markings shall be traverse, as shown in the figure below and depicted in Figure 6. Figure reference: MUTCD, Dec. 2023 Figure 3C-1.

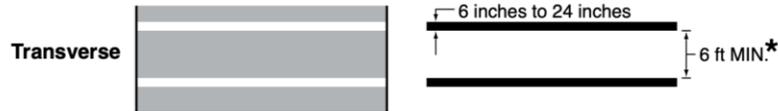


Figure 6 – Crosswalk Markings

- No parking areas - Curbs shall be painted red to identify no parking areas. For rolled curbs, only the top half of rolled curbs shall be painted red.
- Parking space markings shall be 4-inch yellow “T” lines as shown in the figure below. Figure modified from MUTCD, Dec. 2023 Figure 3B-23.

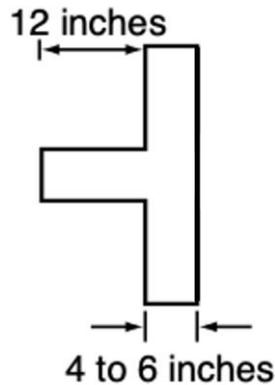


Figure 7 – Parking Space Markings

6.7 Street Furnishings and Amenities Standards

In the Community Core zone, street furnishings such as benches, trash receptacles, bicycle racks, and other approved amenities are required to enhance the comfort, usability, and visual appeal of the streetscape. These elements contribute to a vibrant, pedestrian-friendly environment.

All furnishings and amenities, including streetlights, trees, benches, bike racks, and planters, must be installed with a minimum spacing of six feet (6') from other streetscape features to ensure accessibility, visibility, and ease of maintenance. Refer to Table 9 for the City of Ketchum’s standards and specifications for approved furnishings and amenities.



Table 9- Ketchum Furnishing and Amenities Standards

Furnishing	Manufacturer	Model	Details
Benches ¹	Landscape Forms	Generation 50	Bench Style: <i>Traditional</i> Bench Length: <i>72"</i> Back Option: <i>Backed</i> Mounting: <i>Surface Mount</i> Arm Option: <i>Angle Arms - End</i> Face Board Style: <i>Curved Face</i> Seat Material: <i>Ipe no finish</i> Support Color: <i>Onyx</i> Arm Color: <i>Onyx</i>
Bike Racks ¹	Landscape Forms	Multiplicity Bike Rack	Top Material: <i>Ipe no finish</i> Mounting: <i>Surface Mount</i> Finish: <i>Powder coated</i> Frame Powdercoat Color: <i>Onyx</i>
Mounting Sleeves	City of Ketchum	NA	Sleeves to be supplied by City of Ketchum. Request required at least 2 months prior to needed delivery
Trash Receptacles ¹	Landscape Forms	Generation 50	Style: <i>Side Opening</i> Mounting: <i>Freestanding / Surface</i> Body Wood Infill: <i>Ipe no finish</i> Body Powdercoat Color: <i>Onyx</i> Lid Powdercoat Color: <i>Onyx</i> Base Color: <i>Black</i>
Planters ¹	Landscape Forms	Sorella Planter	<p style="text-align: right;"><u>Small</u></p> Height: <i>18in</i> Size: <i>45SQ x 18H</i> Mounting: <i>Freestanding</i> Material: <i>Powder coated Metal</i> Drain Hole: <i>2 - 0.50" Drain Holes</i> Powder Coat Color: <i>Onyx</i> <p style="text-align: right;"><u>Large</u></p> Height: <i>18in</i> Size: <i>30SQ x 18H</i> Mounting: <i>Freestanding</i> Material: <i>Powder Coated Metal</i> Drain Hole: <i>2 - 0.50" Drain Holes</i> Powder Coat Color: <i>To Be Advised</i>
Tree-Grates ¹	Urban Accessories	Jamison	Material: <i>Iron</i> Finish: <i>Rust Conditioner</i> Size: <i>3" Square</i> Additional Notes: <i>City standard bollard mounted electrical receptacle required. Bollard supplied by City.</i>
Tree Well Electrical Bollards	City of Ketchum	NA	Bollard to be supplied by City of Ketchum. Request required at least 2 months prior to needed delivery
Outlet	TayMag	ML450Z	Vertical/Horizontal 16-in-1 Flat Expandable Bronze



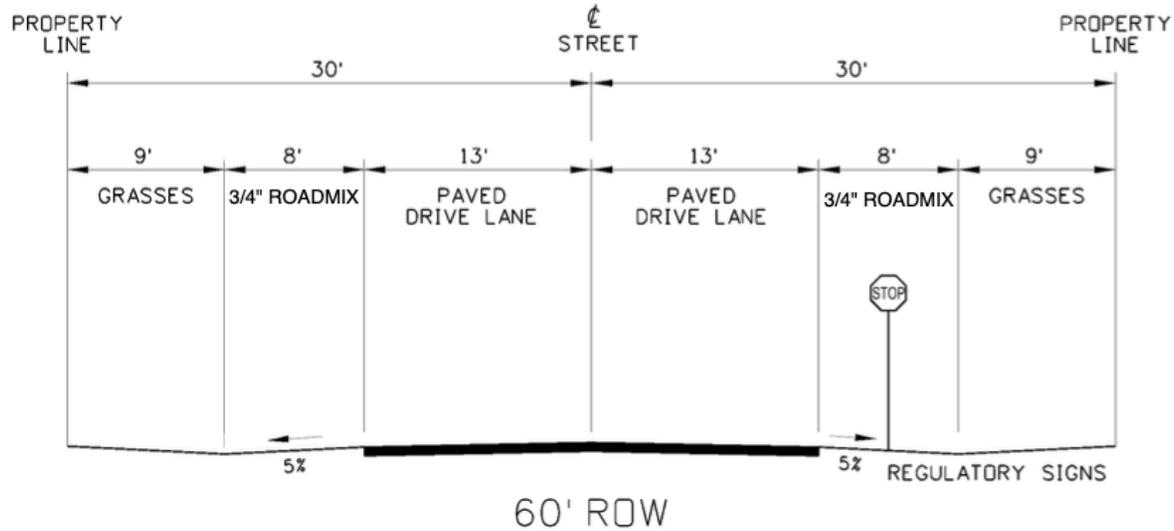
Furnishing	Manufacturer	Model	Details
Pedestrian Lights ¹	Landscape Forms	Northport Area Light	<p>Fixture</p> <p>Code: DR999-06005-01 Single Post Top 2700K, 50% Output Type3, Frosted Lens Center element 20K, no twist lock Powder Coat Color: Matte Black</p> <p>Pole</p> <p>Code: DR999-06005 15' Lens Ht, 12'5" Pole Ht, 5" Diameter, GFCI w/ In-Use Cvr, 2 Upper & Lower Planter/Banner Arms (2) 1/2" Drip Irrigation Holes Include anchor kits and base cover Powdercoat Color: Matte Black</p>
Street Lights	Pole: Valmont Fixture: Evolve OR Leotek		<p>Pole</p> <p>Valmont Model Number: 240970108T4C - 24'9X7X10X250 RD STEP LTPOLE 1MA08XXH30X - 8X3.5 SGL MAST ARM 3.0 ID HUB 436RB410 - 1X36 4-BOLT 10" RD TEMP</p> <p>Fixture Option A</p> <p>EVOLVE LED Roadway ERLC luminaire Model Number: ERLC-0-03-C5-27-E-BLCK-B-L-V1</p> <p>Fixture Option B</p> <p>Leotek ComfortView™ Neighborhood LED Streetlight (CV) Model Number: CV1-H-MV-27K-3R-BK-025-PCR7-WL- LLPC</p>
Concrete Sidewalk Pavers (Main St/Sun Valley Road/4 th St)	Belgard	Dimensions 6	<p>Color: Victorian Note: Formerly Catalina Grana</p>
Concrete Sidewalk Pavers (Community Core)	NA	4"x8"	<p>Color: Charcoal 4"x8"</p>

Foot Note 1: Alternative designs may be submitted for review



APPENDIX A

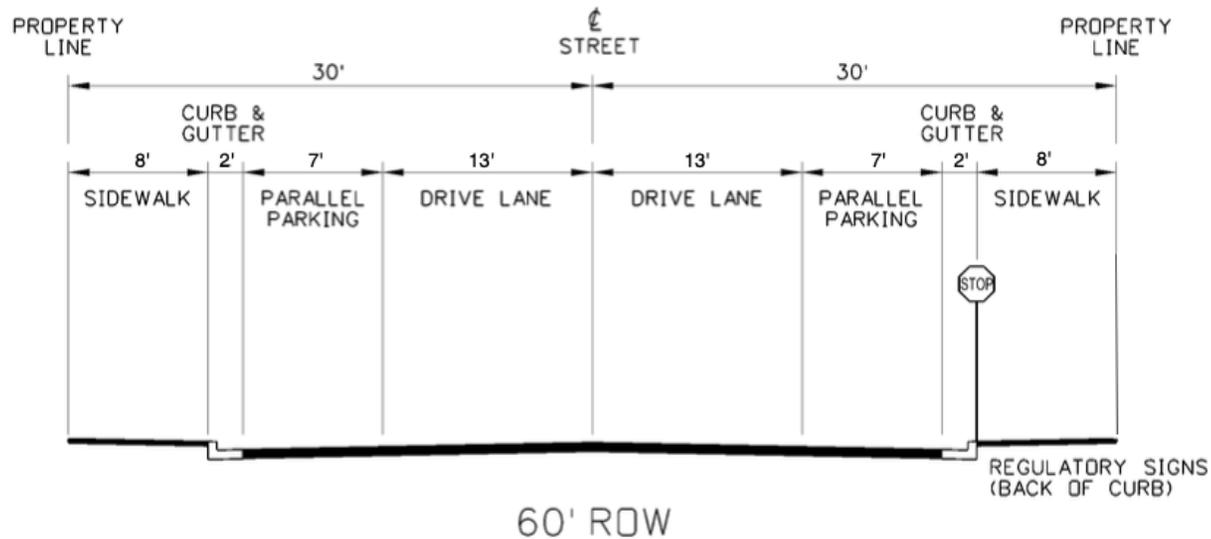
KETCHUM STANDARD RIGHT-OF-WAY SECTIONS



NOTES:

- ① THE SCHEMATIC ABOVE SHOWS A CROSS SECTION OF AN 60-FOOT WIDE RIGHT-OF-WAY (ROW) FOR STREETS LOCATED IN RESIDENTIAL DISTRICTS.
- ② SHOULDERS ARE REQUIRED TO ACCOMODATE DRAINAGE, PARKING, SNOW STORAGE, AND ACCESS FOR EMERGENCY VEHICLES WITHIN LOCAL RESIDENTIAL STREET ROWS AND PROVIDE MATERIALS THAT CAN REASONABLY BE MAINTAINED BY THE CITY.
- ③ EXAMPLES OF 60-FOOT ROW ROADS LOCATED IN RESIDENTIAL DISTRICTS ARE DOLLAR DRIVE, IRENE ST, BELMONT AND WANDERS WAY.
- ④ STOP AND STREET SIGNS ARE TO BE INSTALLED 2 FT FROM EDGE OF PAVEMENT
- ⑤ 8 FT 3/4 INCH ROADMIX AT 5% SLOPE FOR PARALLEL PARKING

REVISIONS				CITY OF KETCHUM 60' ROW RESIDENTIAL ROAD	STANDARD DRAWING NO. 1
NO.	DATE	BY	DESCRIPTION		



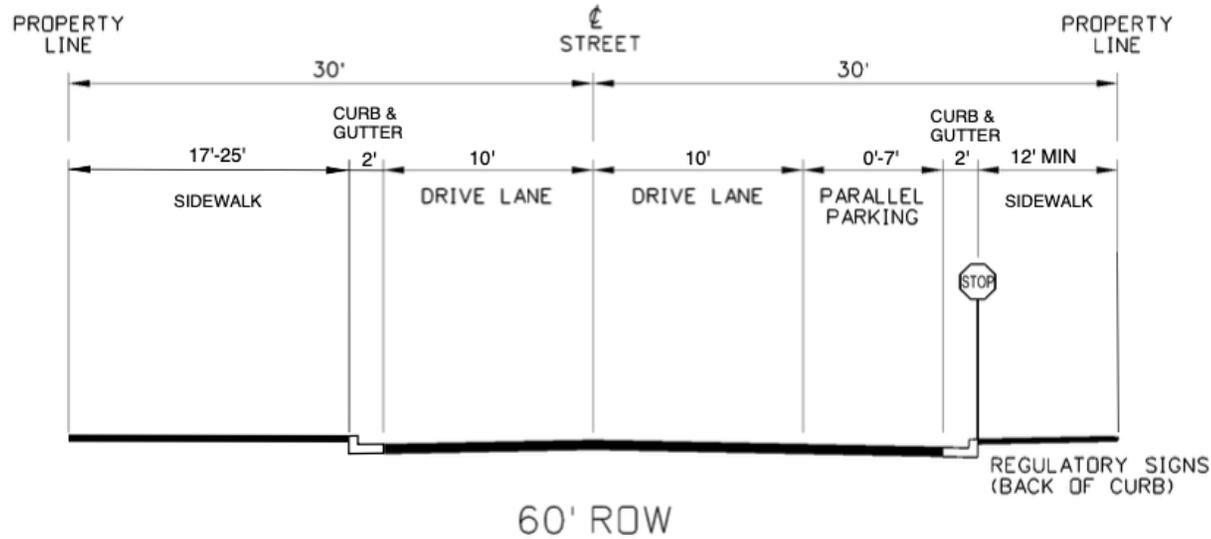
NOTES:

- 1 THE SCHEMATIC ABOVE SHOWS A CROSS SECTION OF AN 60-FOOT WIDE RIGHT-OF-WAY (ROW)
- 2 SIDEWALKS IN 60-FOOT ROW ARE 8 FT WIDE
- 3 EXAMPLES OF 60-FOOT ROW ROADS ARE FIRST THROUGH TENTH STREETS
- 4 STOP AND STREET SIGNS ARE TO BE INSTALLED AT BACK OF CURB
- 5 PARKING SIGNS ARE TO BE INSTALLED IN FURNISHING AND PLANTING SIDEWALK ZONE
- 6 STREET LIGHTS ARE TO BE INSTALLED IN FURNISHING AND PLANTING SIDEWALK ZONE
- 7 PARKING STALL ARE 8 FT WIDE BY 20 FT LONG PARALLEL STALLS. ADA PARKING STALLS PER PROWAG REQUIREMENTS
- 8 ROLLED CURBS
- 9 THE FURNISHING AND PLANTING ZONE IN SIDEWALKS IN THE COMMUNITY CORE SHALL BE PAVERS

REVISIONS			
NO.	DATE	BY	DESCRIPTION
2	01/16/2025	SN	UPDATES

CITY OF KETCHUM
60' ROW
COMMERCIAL (CC, T & T-3000 ZONES)

STANDARD DRAWING
 NO. **2**



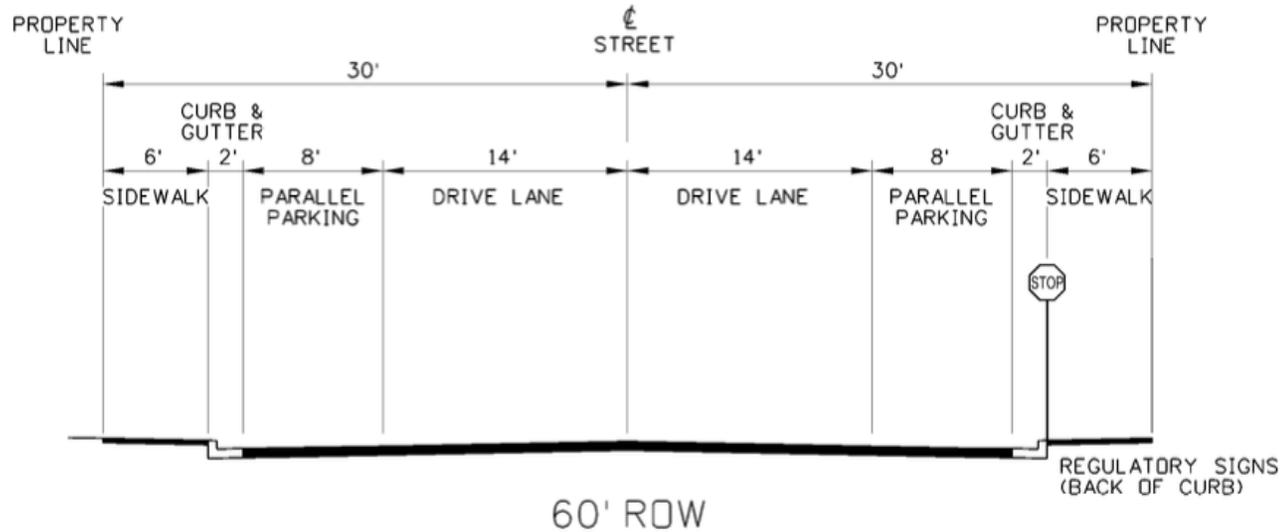
NOTES:

- 1 THE SCHEMATIC ABOVE SHOWS A CROSS SECTION OF AN 60-FOOT WIDE RIGHT-OF-WAY (ROW) ON FOURTH STREET HERITAGE CORRIDOR BETWEEN SPRUCE AVE AND SECOND AVE
- 2 DESIGN VARIES PER BLOCK. CONTACT CITY FOR SITE SPECIFIC REQUIREMENTS PRIOR TO DESIGN.
- 3 ROLLED CURBS
- 4 STOP AND STREET SIGNS ARE TO BE INSTALLED AT BACK OF CURB
- 5 PARKING SIGNS ARE TO BE INSTALLED IN FURNISHING AND PLANTING SIDEWALK ZONE
- 6 STREET LIGHTS ARE TO BE INSTALLED IN FURNISHING AND PLANTING SIDEWALK ZONE
- 7 PARKING STALL ARE 8 FT WIDE BY 20 FT LONG PARALLEL STALLS. ADA PARKING STALLS PER PROWAG REQUIREMENTS
- 8 THE FURNISHING AND PLANTING ZONE IN SIDEWALKS IN THE COMMUNITY CORE SHALL BE PAVERS

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	09/01/2019	SN	ROW DRAWINGS
2	01/16/2025	SN	UPDATES

CITY OF KETCHUM
60' ROW
FOURTH STREET HERITAGE CORRIDOR

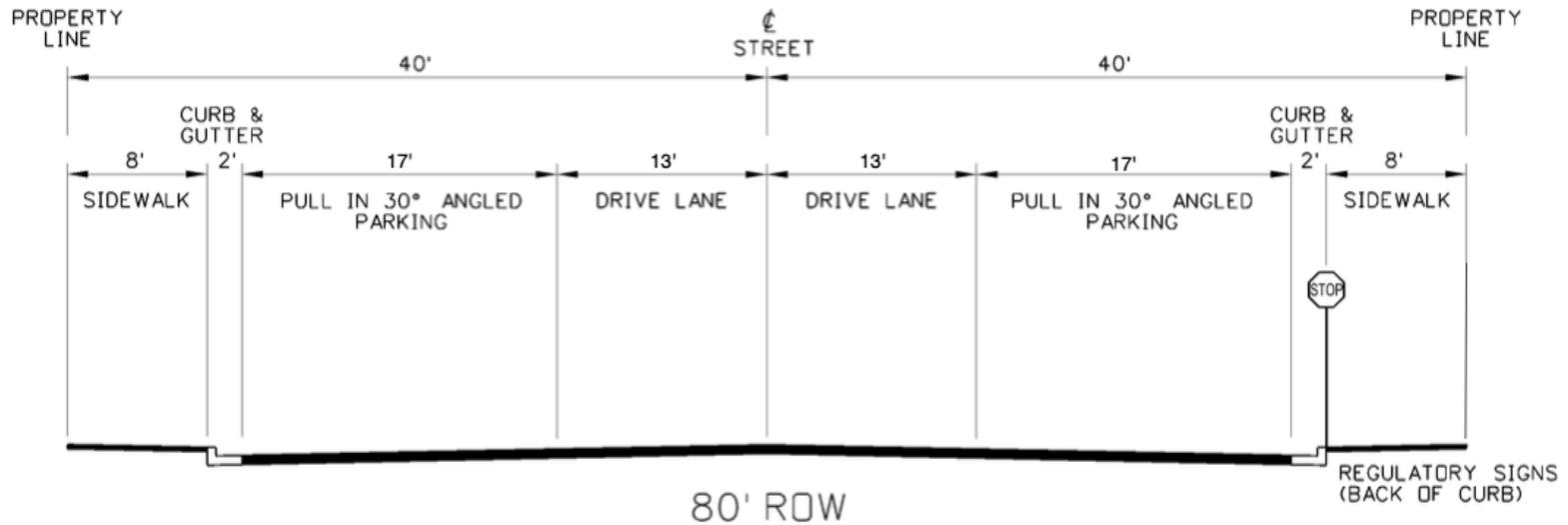
STANDARD DRAWING
 NO. **3**



NOTES:

- ① THE SCHEMATIC ABOVE SHOWS A CROSS SECTION OF AN 60-FOOT WIDE RIGHT-OF-WAY (ROW) IN THE LIGHT INDUSTRIAL (LI) DISTRICTS.
- ② SIDEWALKS IN 60-FOOT ROW ARE 6 FT WIDE
- ③ EXAMPLES OF 60-FOOT ROW ROADS IN TEH LIGHT INDUSTRIAL (LI) DISTRICTS ARE LEWIS STREET AND NORTHWOOD WAY.
- ④ STOP AND STREET SIGNS ARE TO BE INSTALLED AT BACK OF CURB
- ⑤ PARKING SIGNS ARE TO BE INSTALLED IN FURNISHING AND PLANTING SIDEWALK ZONE
- ⑥ STREET LIGHTS ARE TO BE INSTALLED IN FURNISHING AND PLANTING SIDEWALK ZONE
- ⑦ PARKING STALL ARE 8 FT WIDE BY 20 FT LONG PARALLEL STALLS. ADA PARKING STALLS PER PROWAG REQUIREMENTS

REVISIONS				CITY OF KETCHUM 60' ROW LIGHT INDUSTRIAL (LI) ROAD	STANDARD DRAWING NO. 4
NO.	DATE	BY	DESCRIPTION		
1	09/01/2019	SN	ROW DRAWINGS		
2	01/16/2025	SN	UPDATES		



NOTES:

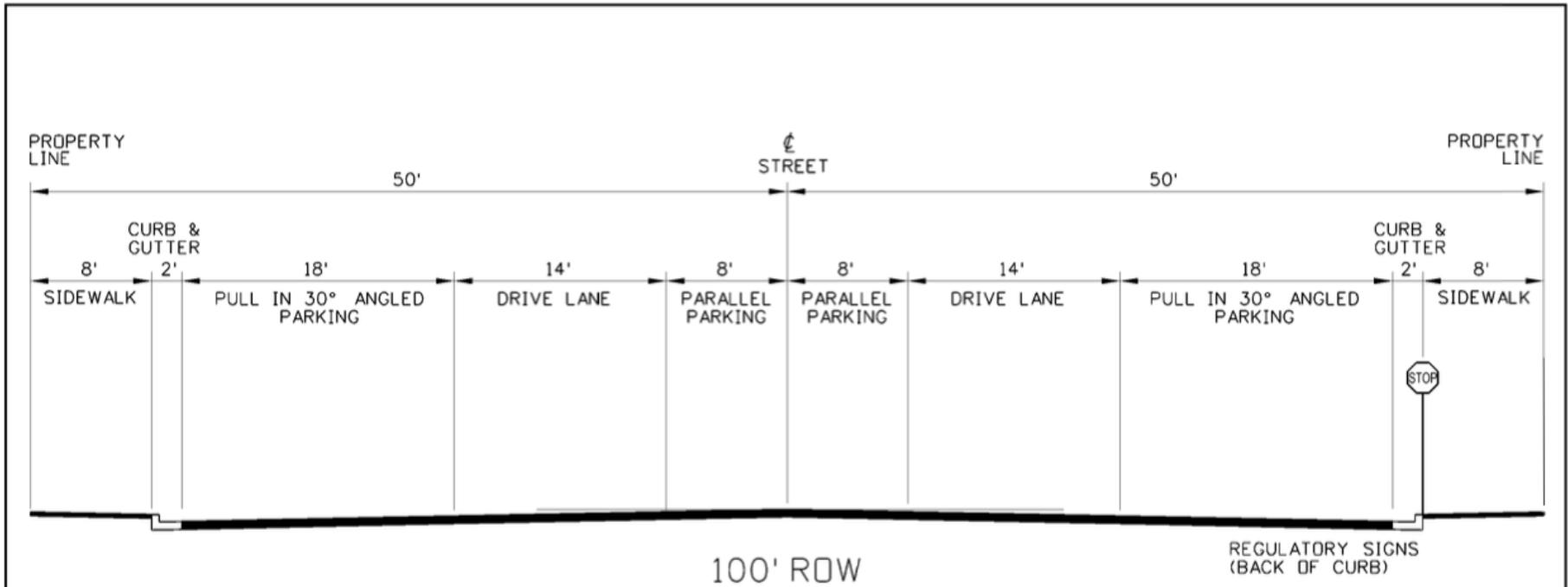
- ① THE SCHEMATIC ABOVE SHOWS A CROSS SECTION OF AN 80-FOOT WIDE RIGHT-OF-WAY (ROW)
- ② SIDEWALKS IN 80-FOOT ROW ARE 8 FT WIDE
- ③ EXAMPLES OF 80-FOOT ROW ROADS ARE FIRST THROUGH TENTH STREETS
- ④ STOP AND STREET SIGNS ARE TO BE INSTALLED AT BACK OF CURB
- ⑤ PARKING SIGNS ARE TO BE INSTALLED IN FURNISHING AND PLANTING SIDEWALK ZONE
- ⑥ STREET LIGHTS ARE TO BE INSTALLED IN FURNISHING AND PLANTING SIDEWALK ZONE
- ⑦ PARKING STALL ARE 9 FT WIDE BY 18 FT LONG 30 DEGREE ANGLED STALLS MEASURED PERPENDICULAR TO CURB. ADA PARKING STALLS PER PROWAG REQUIREMENTS
- ⑧ THE FURNISHING AND PLANTING ZONE IN SIDEWALKS IN THE COMMUNITY CORE SHALL BE PAVERS

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	09/01/2019	SN	ROW DRAWINGS
2	01/16/2025	SN	UPDATES

CITY OF KETCHUM
**80' ROW
 ROAD**

STANDARD DRAWING
 NO.

5



NOTES:

- ① THE SCHEMATIC ABOVE SHOWS A CROSS SECTION OF AN 60-FOOT WIDE RIGHT-OF-WAY (ROW) IN THE LIGHT INDUSTRIAL (LI) DISTRICTS.
- ② SIDEWALKS IN 60-FOOT ROW ARE 6 FT WIDE
- ③ EXAMPLES OF 60-FOOT ROW ROADS IN TEH LIGHT INDUSTRIAL (LI) DISTRICTS ARE LEWIS STREET AND NORTHWOOD WAY.
- ④ STOP AND STREET SIGNS ARE TO BE INSTALLED AT BACK OF CURB
- ⑤ PARKING SIGNS ARE TO BE INSTALLED IN FURNISHING AND PLANTING SIDEWALK ZONE
- ⑥ STREET LIGHTS ARE TO BE INSTALLED IN FURNISHING AND PLANTING SIDEWALK ZONE
- ⑦ PARKING STALL ARE 9 FT WIDE BY 20 FT LONG 30 DEGREE ANGLED STALLS MEARSURED PERPENDICULAR TO CURB. CENTER ROW PARKING STALLS ARE 8 FT WIDE BY 20 FT LONG PARALLE STALLS. ADA PARKING STALLS PER PROWAG REQUIREMENTS.
- ⑧ THE FURNISHING AND PLANTING ZONE IN SIDEWALKS IN THE COMMUNITY CORE SHALL BE PAVERS

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	09/01/2019	SN	ROW DRAWINGS
2	01/16/2025	SN	UPDATES

CITY OF KETCHUM
**100' ROW
 ROAD**

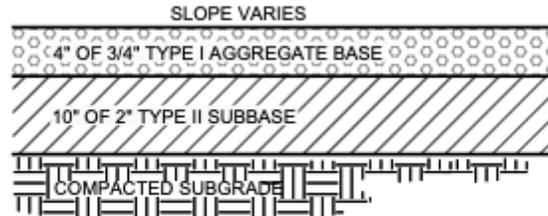
STANDARD DRAWING
 NO.

6

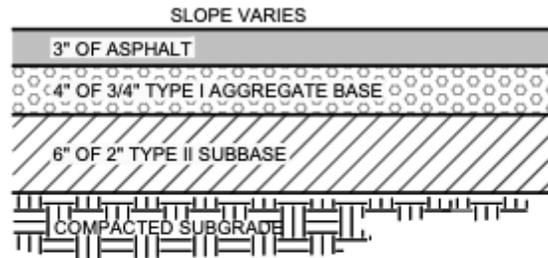


APPENDIX B

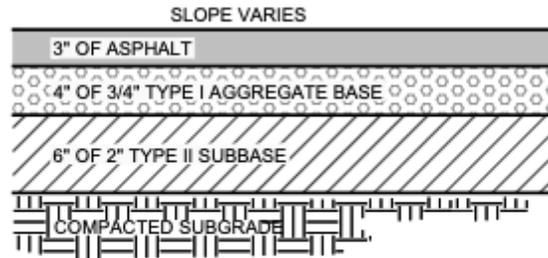
KETCHUM STANDARD DRAWINGS



TYPICAL GRAVEL SECTION



TYPICAL STREET ASPHALT SECTION

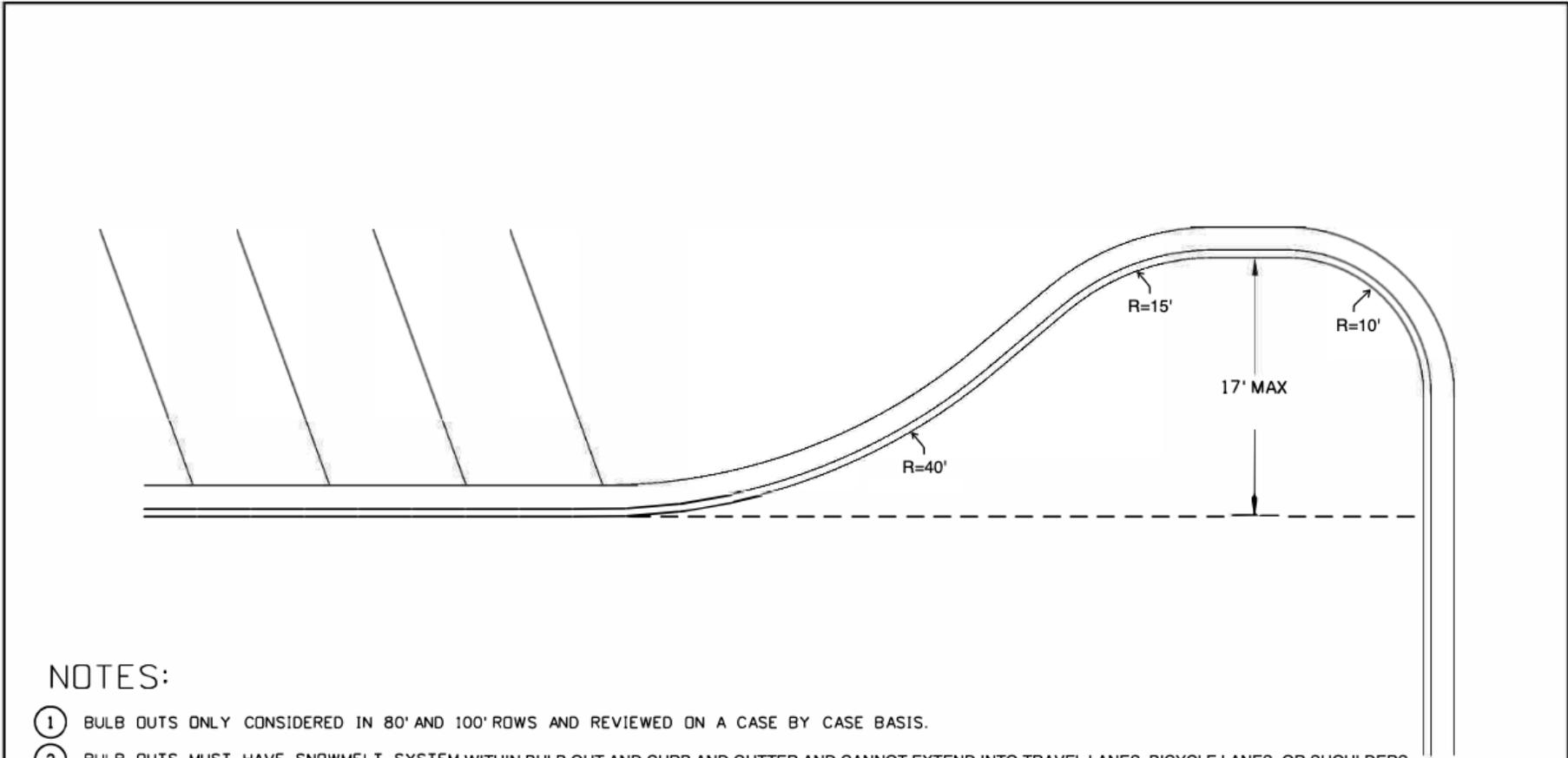


TYPICAL ALLEY ASPHALT SECTION

NOTES:

1. SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS AND CONSTRUCTION SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

REVISION	APPROVED	DATE	CITY OF KETCHUM STANDARD DRAWING	DRAWING NO.
REV. 1	CITY	10/2019		
			TYPICAL ROAD SECTIONS	7



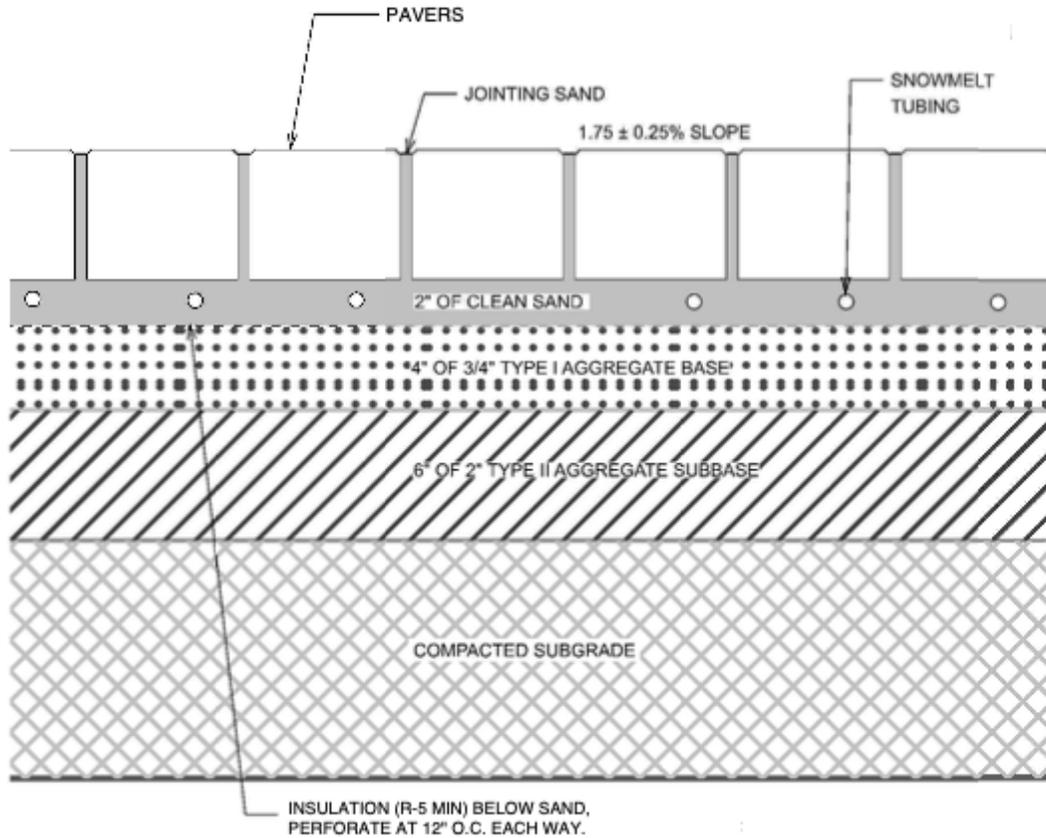
NOTES:

- ① BULB OUTS ONLY CONSIDERED IN 80' AND 100' ROWS AND REVIEWED ON A CASE BY CASE BASIS.
- ② BULB OUTS MUST HAVE SNOWMELT SYSTEM WITHIN BULB OUT AND CURB AND GUTTER AND CANNOT EXTEND INTO TRAVEL LANES, BICYCLE LANES, OR SHOULDERS.
- ③ BULB OUTS NOT PERMITTED ON CORNERS WITH FREQUENT RIGHT TURNS BY TRUCKS AND BUSES.
- ④ ITEMS MAY NOT BE PLACED IN BULB OUT THAT INHIBIT DRIVERS FIELD OF VISION.
- ⑤ PARKING PER CITY ROW STANDARDS.
- ⑥ MUST MEET ADA STANDARDS.

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	09/01/2019	SN	ROW DRAWINGS
2	11/23/2022	CITY	STANDARD DRAWING
3	01/16/2025	SN	UPDATES

CITY OF KETCHUM STANDARD DRAWING
BULB OUT

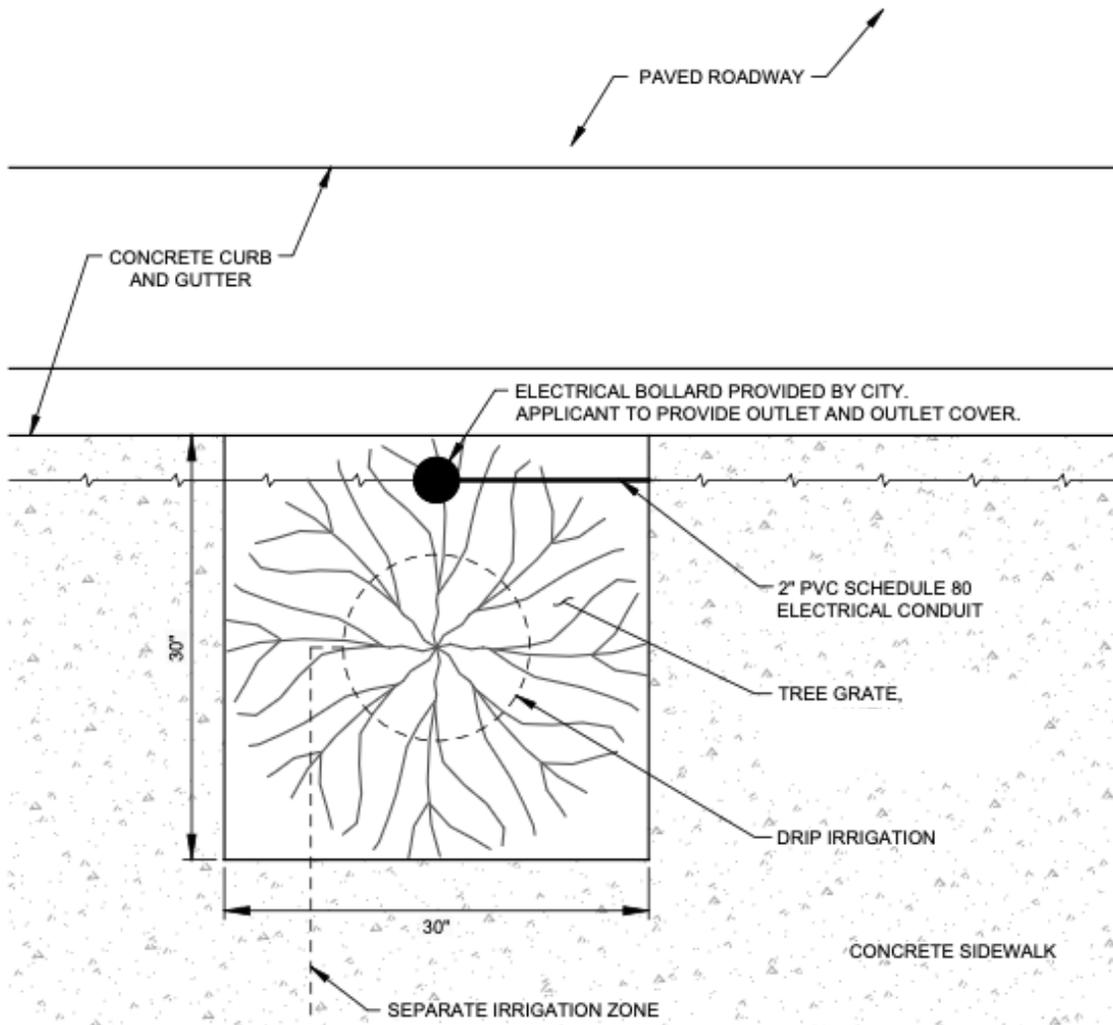
STANDARD DRAWING NO.
8



NOTES:

1. POLYMERIC SAND CAN BE USED AT EDGES TO PREVENT WEED, ANT INTERFERENCE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC AND CITY OF KETCHUM STANDARDS.
3. SNOWMELT TUBING RADII, FREQUENCY DEPENDS ON SNOW REMOVAL UPKEEP.
4. SEE RIGHT OF WAY STANDARDS DOCUMENT FOR PAVER SPECIFICATIONS.

REVISION	APPROVED	DATE	CITY OF KETCHUM STANDARD DRAWING	DRAWING NO.
REV. 1	CITY	03/2021		
			PAVER SIDEWALK	9

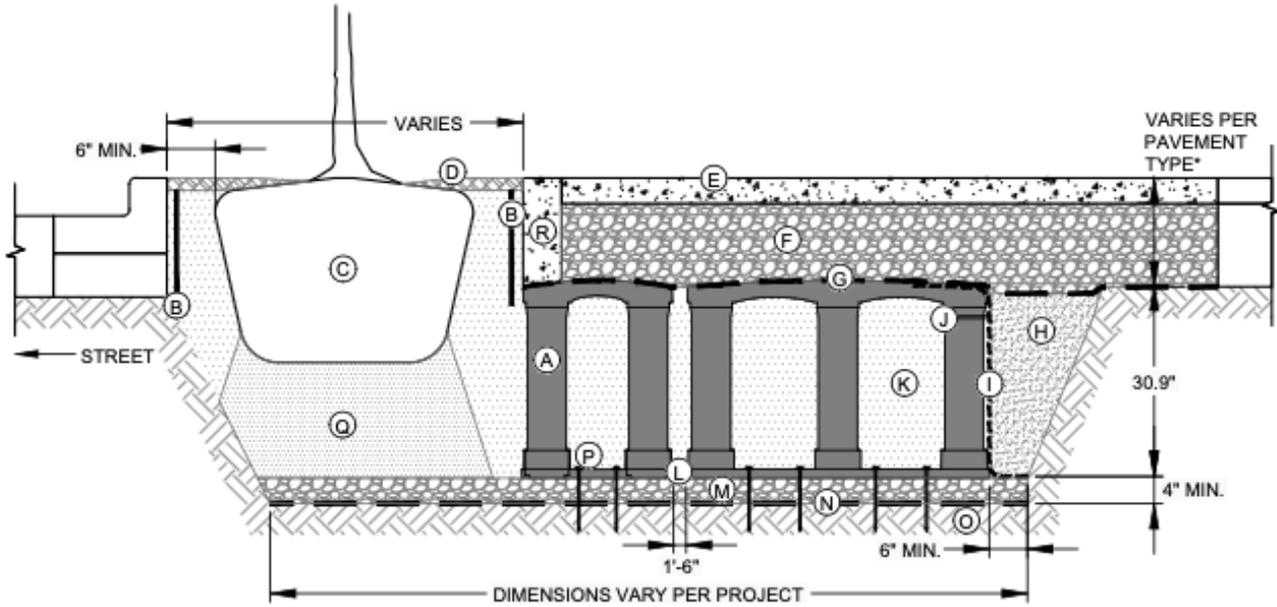


NOTES:

1. TREE TO BE 3" MINIMUM CALIPER. SEE ROW STANDARDS FOR TREE SPECIES.
2. CITY OF KETCHUM REQUIRES DRIP IRRIGATION TO BE ON A SEPERATE ZONE WITH HUNTER/RAINWISE SMART CLOCK, OR APPROVED EQUAL FOR REMOTE ACCESS BY CITY.
3. APPLICANT TO CONNECT AND PROVIDE CONDUITS, WIRING, AND SPERATER CIRCUIT, OR TIE TO A CITY CIRCUIT FOR POWER
4. NO DIRECT BURIAL WIRE PERMITTED.
5. TREE INSTALLATION TO BE MODULAR SUSPENDED PAVEMENT SYSTEM. SEE TREE WELL SECTION VIEW, DETAIL 11.

PLAN VIEW

REVISION	APPROVED	DATE	CITY OF KETCHUM STANDARD DRAWING	DRAWING NO.
REV. 1	CITY	10/2019			TREE WELL DETAIL	10
REV. 2	CITY	11/2022		



MODULAR SUSPENDED PAVEMENT SYSTEM

KEY PLAN:

- A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS) OR APPROVED EQUAL.
- B. DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT. PREVENTS ROOTS FROM DISTURBING PAVEMENT.
- C. TREE ROOT PACKAGE, SIZE VARIES
- D. TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- E. SURFACE TREATMENT, PER PROJECT
- F. AGGREGATE BASE COURSE, DEPTH VARIES PER PROJECT
- G. GEOTEXTILE TO KEEP AGGREGATE FROM MIGRATING DOWN THROUGH CELL DECK
- H. BACKFILL, PER PROJECT SPECIFICATIONS
- I. GEOGRID TO PROVIDE FOR VERTICAL SEPARATION BETWEEN PLANTING SOILS AND BACKFILL WHILE ALLOWING ROOT PENETRATION INTO ADJACENT SOILS. 6" (150 mm) TOE (OUTWARD FROM BASE) AND 12" (305 mm) EXCESS (OVER TOP OF DECK).
- J. CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER POST FLARE
- K. PLANTING SOIL, PER PROJECT SPECIFICATIONS, COMPACTED TO 70-80% PROCTOR
- L. SILVA CELL BASE SLOPE, 10% MAX
- M. 4" (100 mm) MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- N. GEOTEXTILE, TO PROVIDE SEPARATION BETWEEN SUBGRADE AND AGGREGATE BASE
- O. SUBGRADE, COMPACTED TO 95% PROCTOR
- P. PIN, PER SILVA CELL SPECIFICATIONS, TO KEEP CELLS IN PLACE DURING CONSTRUCTION
- Q. PLANTING SOIL BELOW TREE ROOT PACKAGE, COMPACTED TO 85-90% PROCTOR
- R. CONCRETE EDGE RESTRAINT TO STABILIZE EDGE AND PREVENT AGGREGATE MIGRATION INTO TREE OPENING.

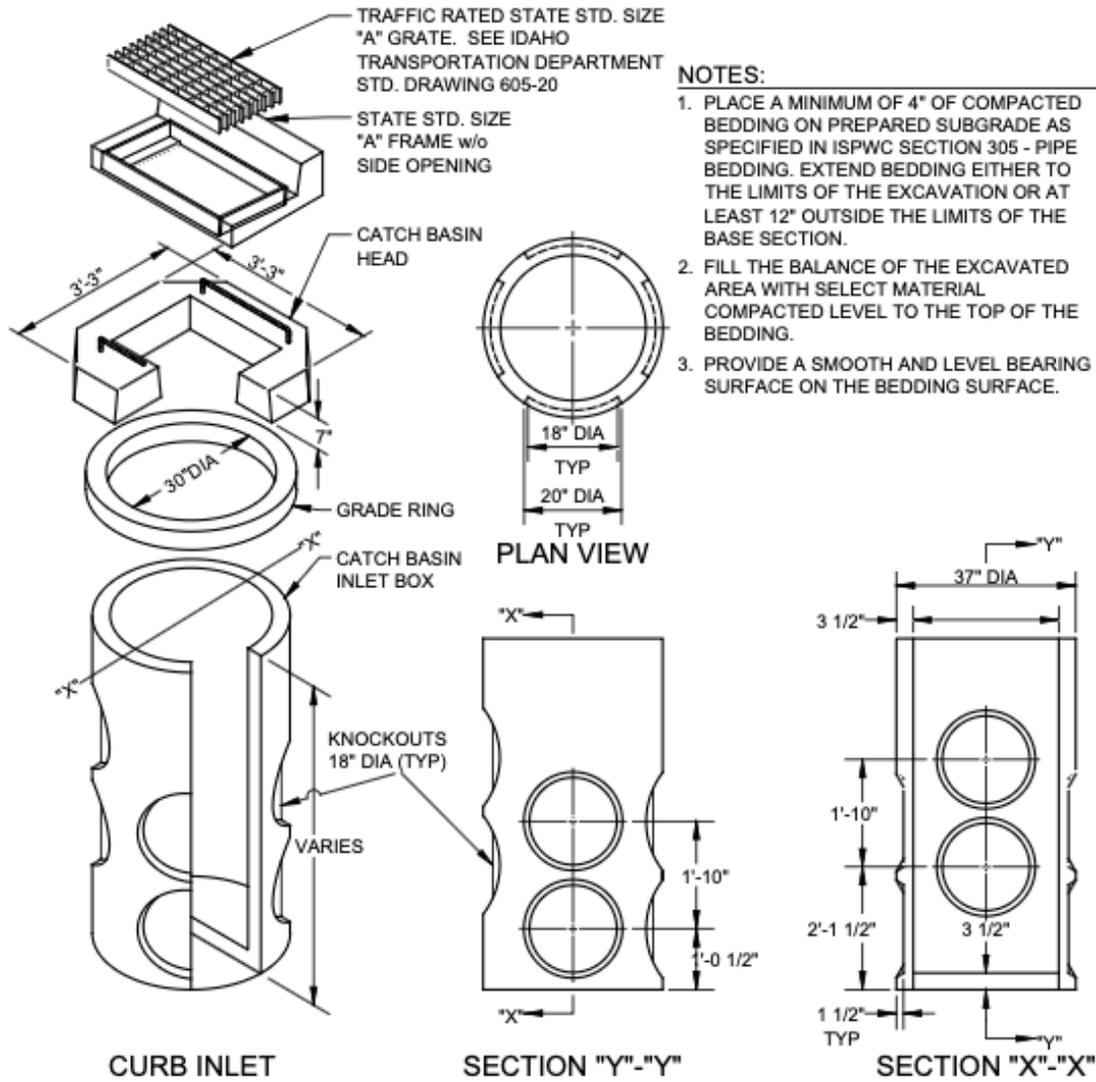
*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING	
PAVEMENT	+ AGGREGATE BASE COURSE
4" CONCRETE	+ 4" AGGREGATE
3" PAVER	+ 12" AGGREGATE
4" ASPHALT	+ 12" AGGREGATE
2.6" PAVER	+ 5" CONCRETE

SECTION VIEW

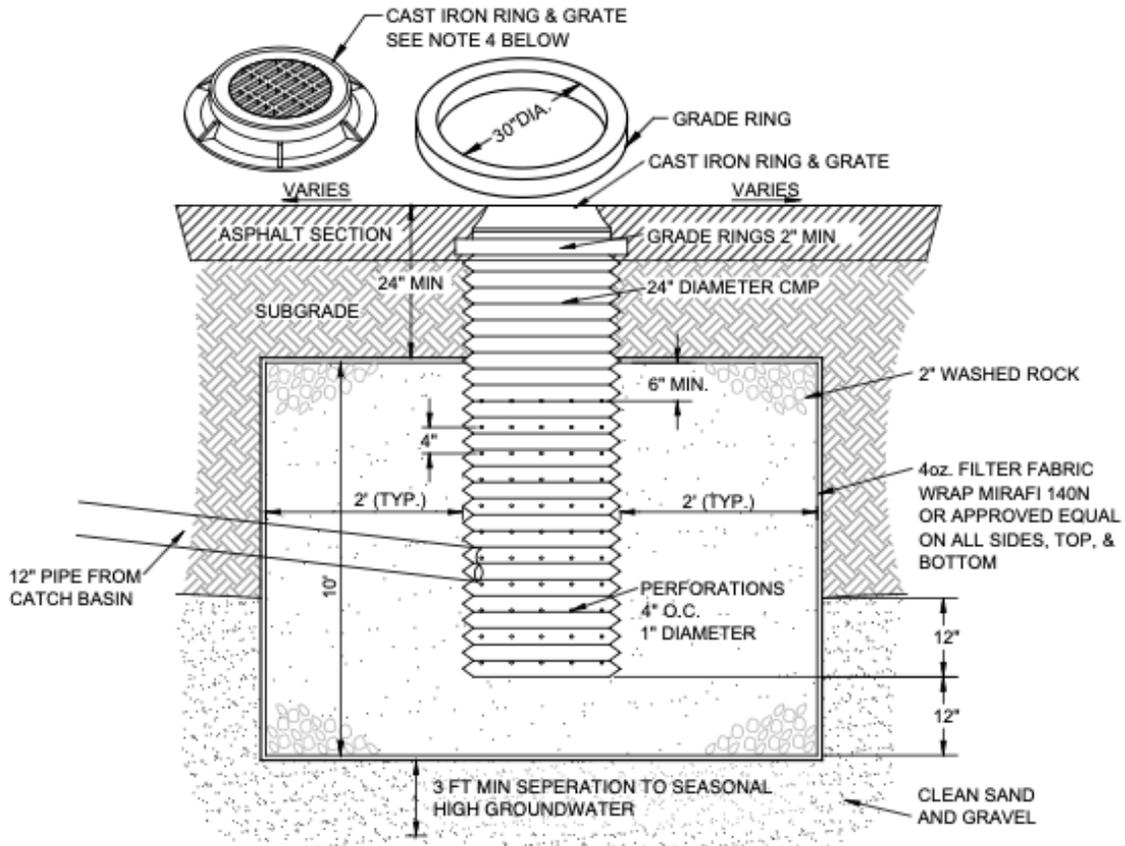
NOTES:

1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. A PROJECT SPECIFIC DETAIL WILL NEED TO BE PROVIDED TO CITY FOR REVIEW AND APPROVAL.

REVISION	APPROVED	DATE	CITY OF KETCHUM STANDARD DRAWING	DRAWING NO.
REV. 1	CITY	10/2019		
			TREE WELL DETAIL	11



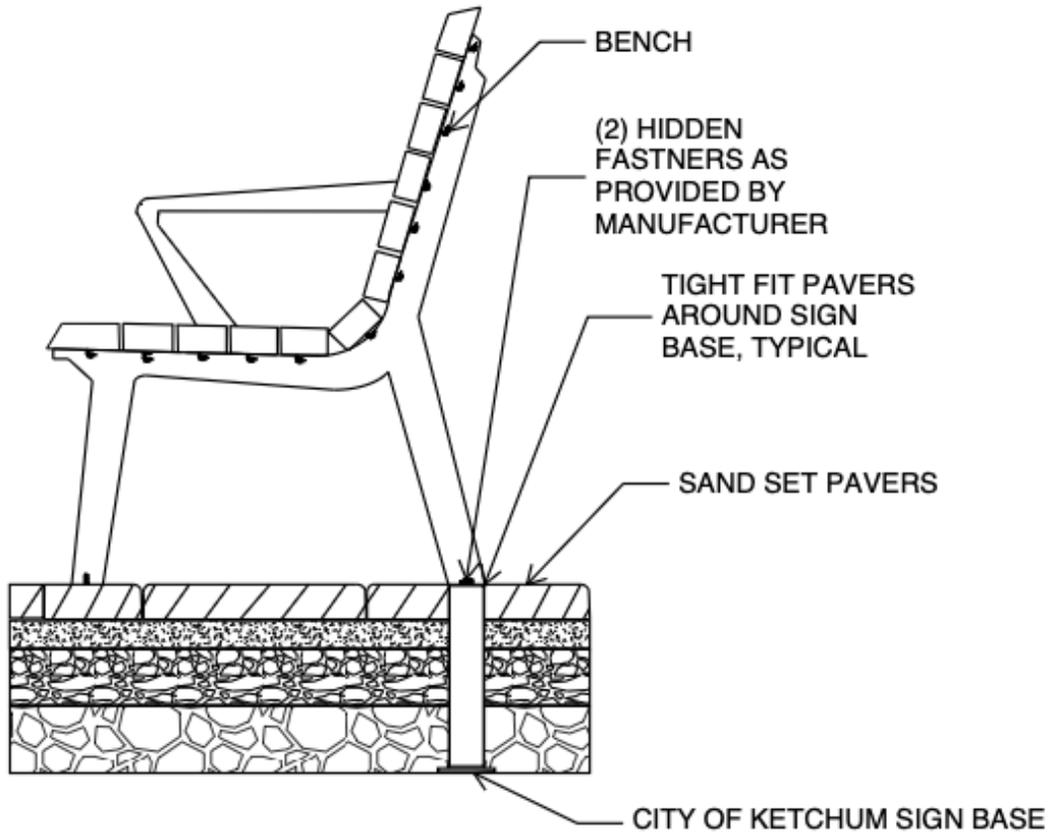
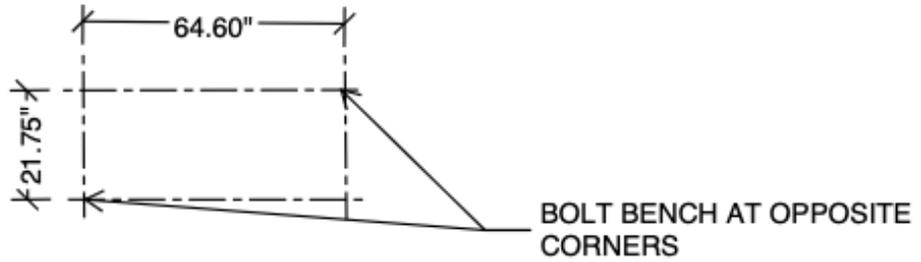
REVISION	APPROVED	DATE	CITY OF KETCHUM STANDARD DRAWING	DRAWING NO.
REV. 1	CITY	10/2019	TYPICAL CATCH BASIN	12
REV. 2	CITY	11/2022		



NOTE:

1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
2. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
3. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
4. GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.
5. STORMWATER PRETREATMENT REQUIRED BEFORE DISCHARGING TO A DRYWELL.
6. 25 FT MINIMUM SEPERATION DISTANCE BETWEEN DRYWELL AND MUNICIPAL WATER LINES.

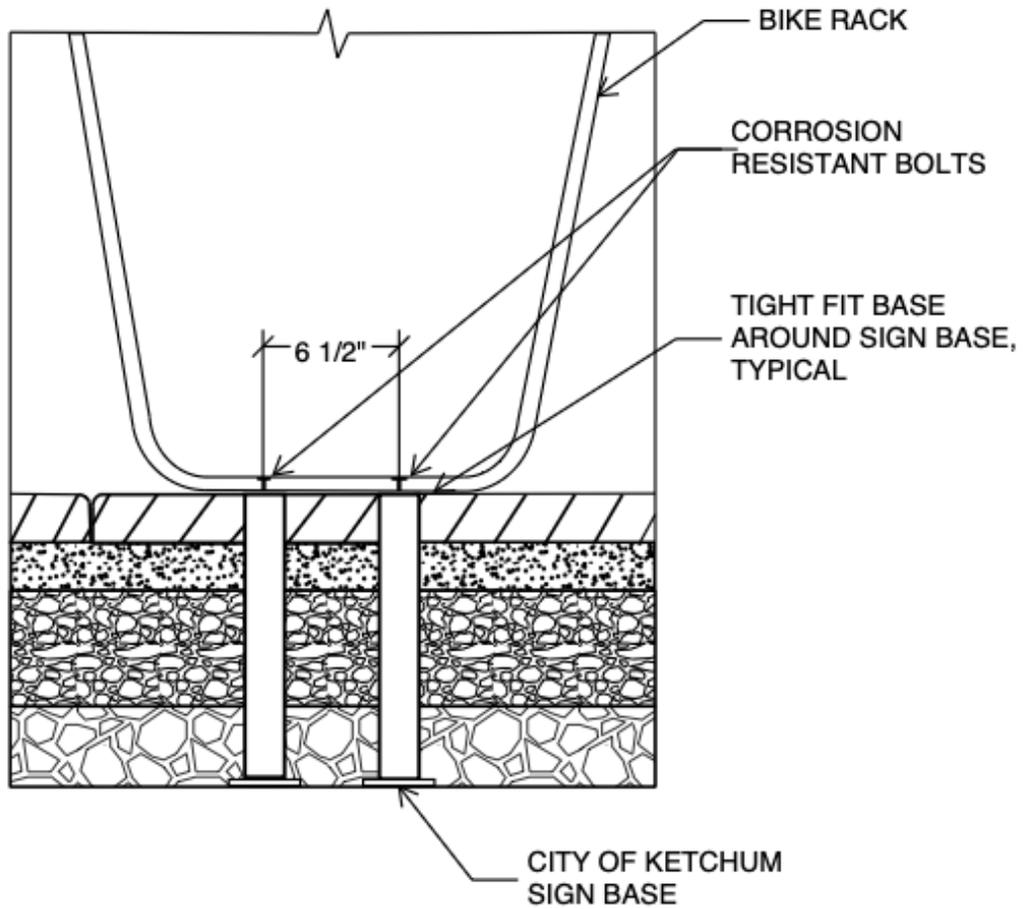
REVISION	APPROVED	DATE	CITY OF KETCHUM STANDARD DRAWING	DRAWING NO.
REV. 1	CITY	10/2019		
			TYPICAL DRYWELL	13



NOTES

1. SEE STANDARD DRAWING K-SD-1130 SIGN BASE DETAIL FOR SIGN BASE INSTALLATION.
2. SUBBASE AND BASE COMPACTION TO MEET ISPWC STANDARDS.

REVISION	APPROVED	DATE	CITY OF KETCHUM STANDARD DRAWING	DRAWING NO.
REV. 1	CITY	6/2025	BENCH ATTACHMENT	14
REV. 2	CITY	8/2025		



NOTES

1. TOP SURFACE TO BE LEVELED AFTER INSTALATION
2. SEE STANDARD DRAWING K-SD-1130 - SIGN BASE DETAIL FOR SIGN BASE INSTALLATION.
3. SUBBASE AND BASE COMPACTION TO MEET ISPWC STANDARDS.

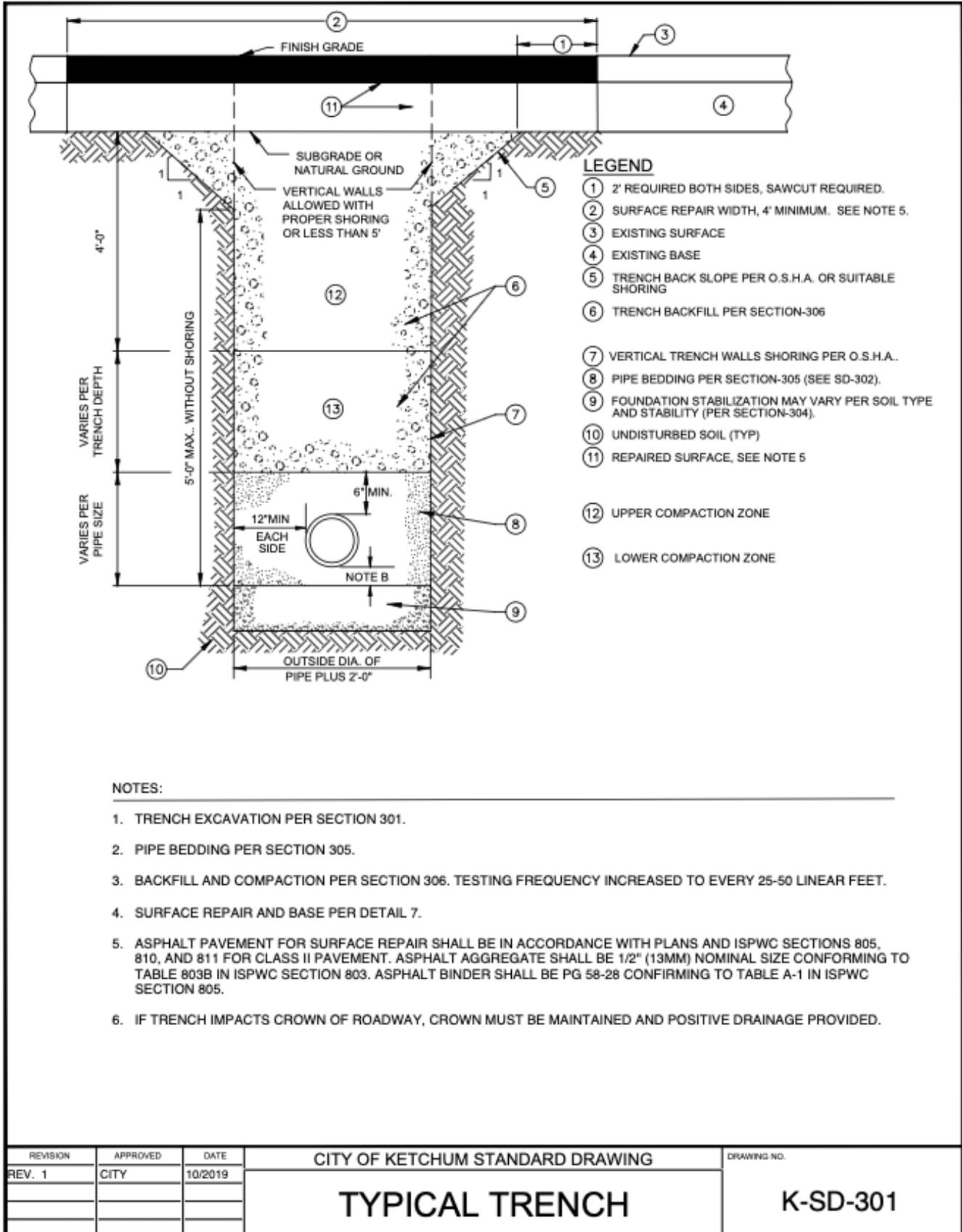
REVISION	APPROVED	DATE	CITY OF KETCHUM STANDARD DRAWING	DRAWING NO
REV. 1	CITY	6/2025	BIKE RACK ATTATCHMENT	15
REV. 2	CITY	8/2025		



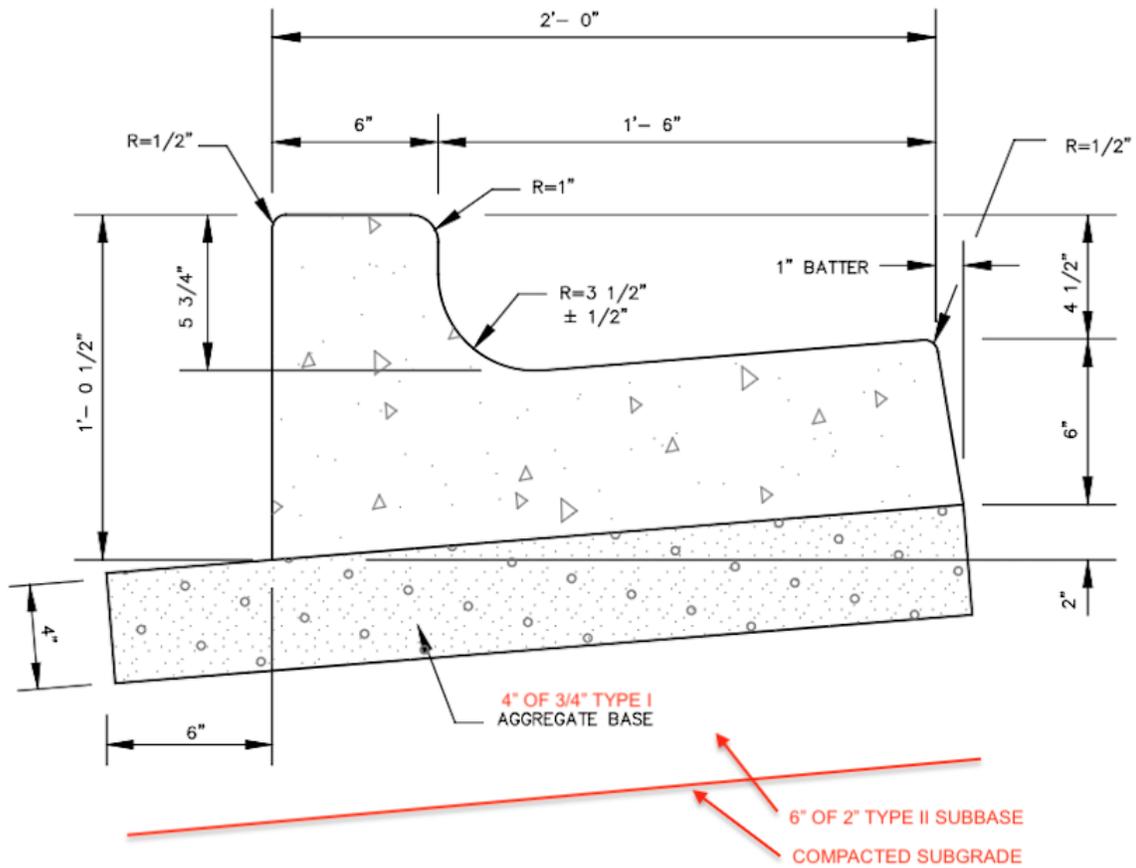
APPENDIX C

KETCHUM REVISIONS TO ISPWC STANDARD DRAWINGS

IF NO MODIFICATIONS
USE CURRENT VERSION OF ISPWC



REVISION	APPROVED	DATE	CITY OF KETCHUM STANDARD DRAWING	DRAWING NO.
REV. 1	CITY	10/2019		
			TYPICAL TRENCH	K-SD-301



NOTES:

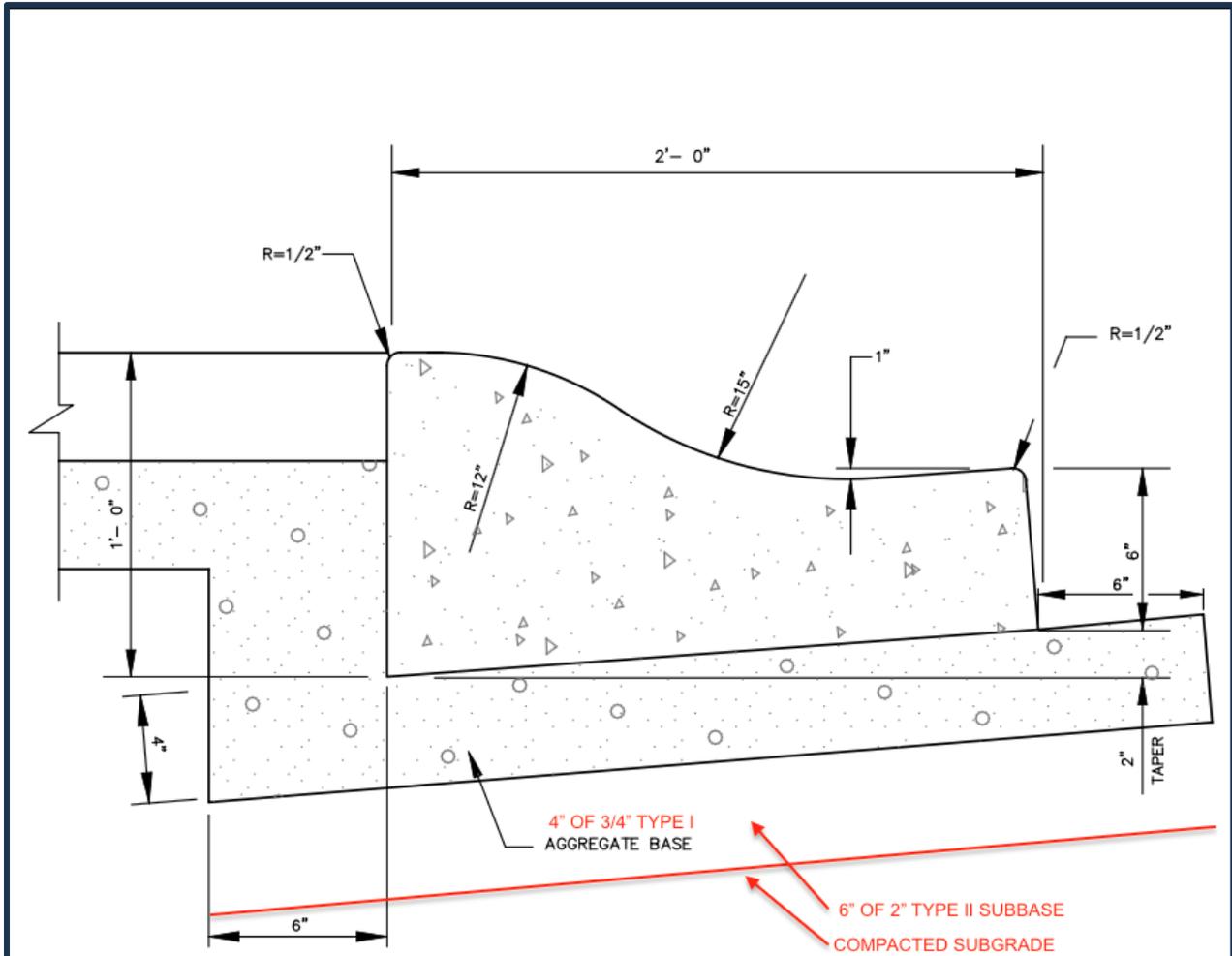
- (A) GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.
- (B) BASE: 4-INCH COMPACTED DEPTH OF 3/4-INCH MINUS CRUSHED AGGREGATE BASE MATERIAL, PLACE AS SPECIFIED AND PAID UNDER SECTION-802 ISPWC; COMPACTED TO EXCEED 95% OF STANDARD PROCTOR.
- (C) 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
- (D) CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS AT 10- FEET MAXIMUM SPACING (OR CONSISTENT WITH 2X SIDEWALK WIDTH FOR SCORE SPACING).
- (E) MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS. **EXCEPT AS NOTED BELOW.**
- (F) BACKFILL AS PER SECTION-706.
- (G) NOT USED
- (H) NOT USED
- (I) **CONCRETE SHALL BE TITAN MIX OR APPROVED EQUAL.**

2020

IDAHO STANDARDS
FOR PUBLIC WORKS
CONSTRUCTION
CITY OF KETCHUM REVISION

6" VERTICAL
CURB AND GUTTER

STANDARD DRAWING
NO. **K-SD-701**

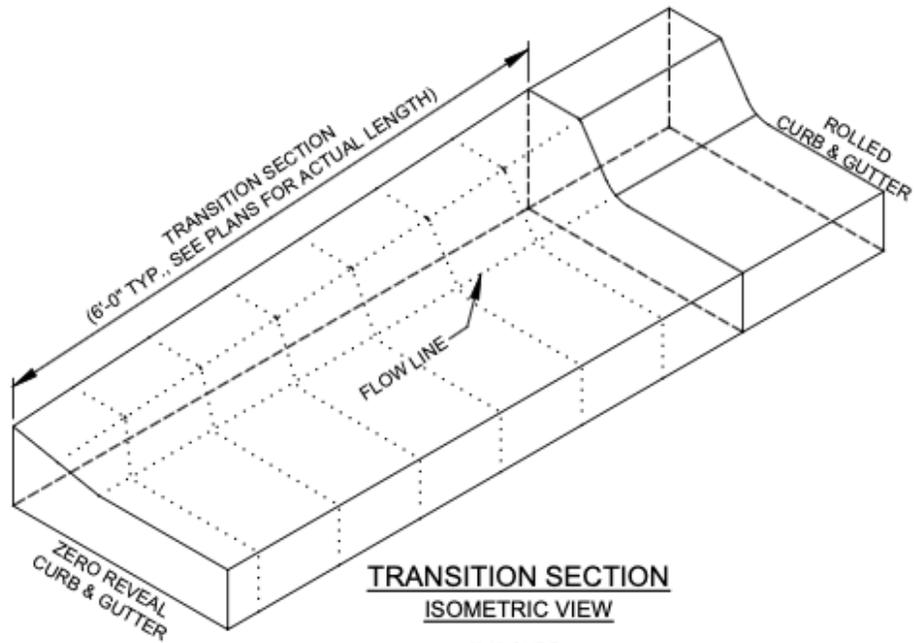


NOTES:

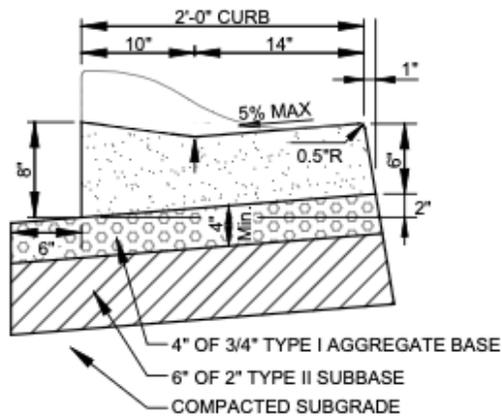
- (A) GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.
- (B) BASE: 4-INCH COMPACTED DEPTH OF 3/4-INCH MINUS CRUSHED AGGREGATE BASE MATERIAL, PLACED AS SPECIFIED AND PAID UNDER SECTION-802 ISPWC; COMPACTED TO EXCEED 95% OF STANDARD PROCTOR; A MINIMUM WIDTH OF 3- FEET TO GRADE, PRIOR TO SETTING CURB FORMS.
- (C) 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
- (D) CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10- FEET MAXIMUM SPACING OR CONSISTENT WITH 2x SIDEWALK WIDTH FOR SCORE SPACING).
- (E) MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS. EXCEPT AS NOTED BELOW.
- (F) BACKFILL AS PER ISPWC SECTION-706.
- (G) NOT USED
- (H) NOT USED
- (I) CONCRETE SHALL BE TITAN MIX OR APPROVED EQUAL.

2020

<p>IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION CITY OF KETCHUM REVISION</p>	<p>CURB AND GUTTER SIDEWALK LOCATIONS</p>	<p>STANDARD DRAWING NO. K-SD-704</p>
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**TRANSITION SECTION
ISOMETRIC VIEW**

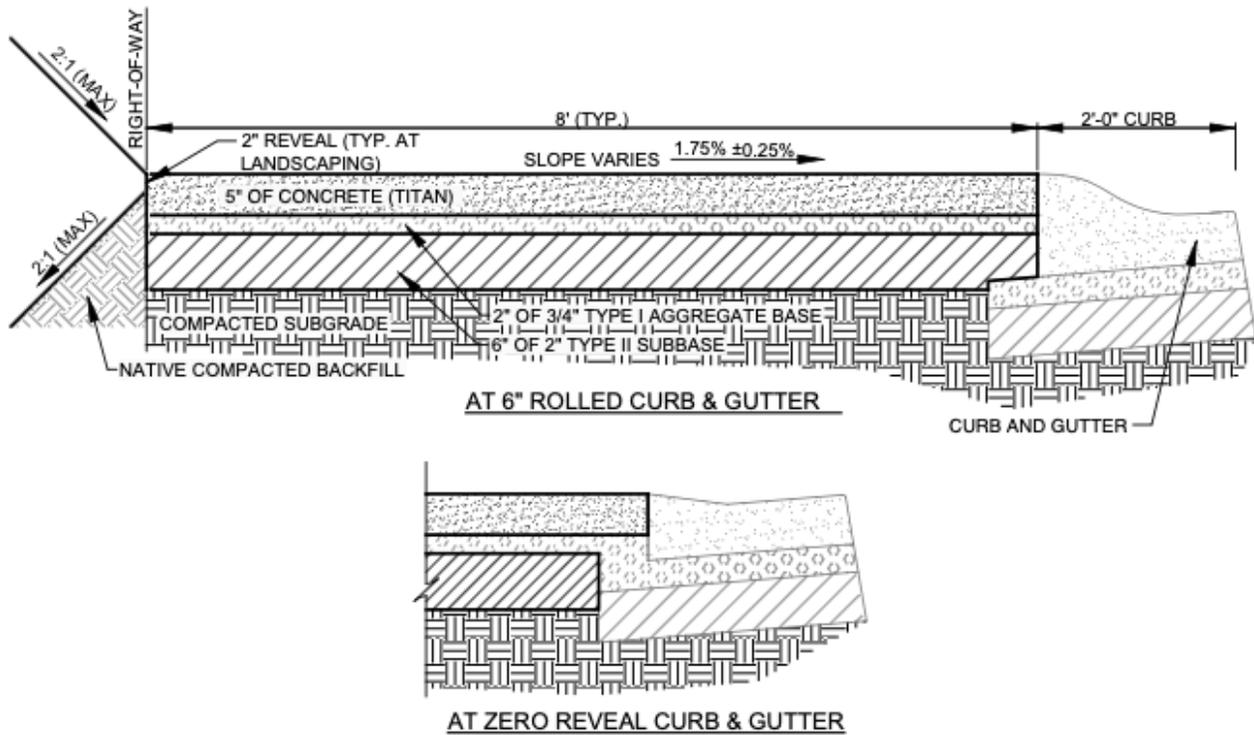


ZERO REVEAL CURB & GUTTER

NOTES:

1. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
2. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS TO MATCH SIDEWALK WITH 10-FEET MAXIMUM SPACING.
3. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
4. CONCRETE SHALL BE TITAN MIX. OR APPROVED EQUAL.

REVISION	APPROVED	DATE	CITY OF KETCHUM STANDARD DRAWING	DRAWING NO.
REV. 1	CITY	10/2019		
REV. 2	CITY	11/2022		

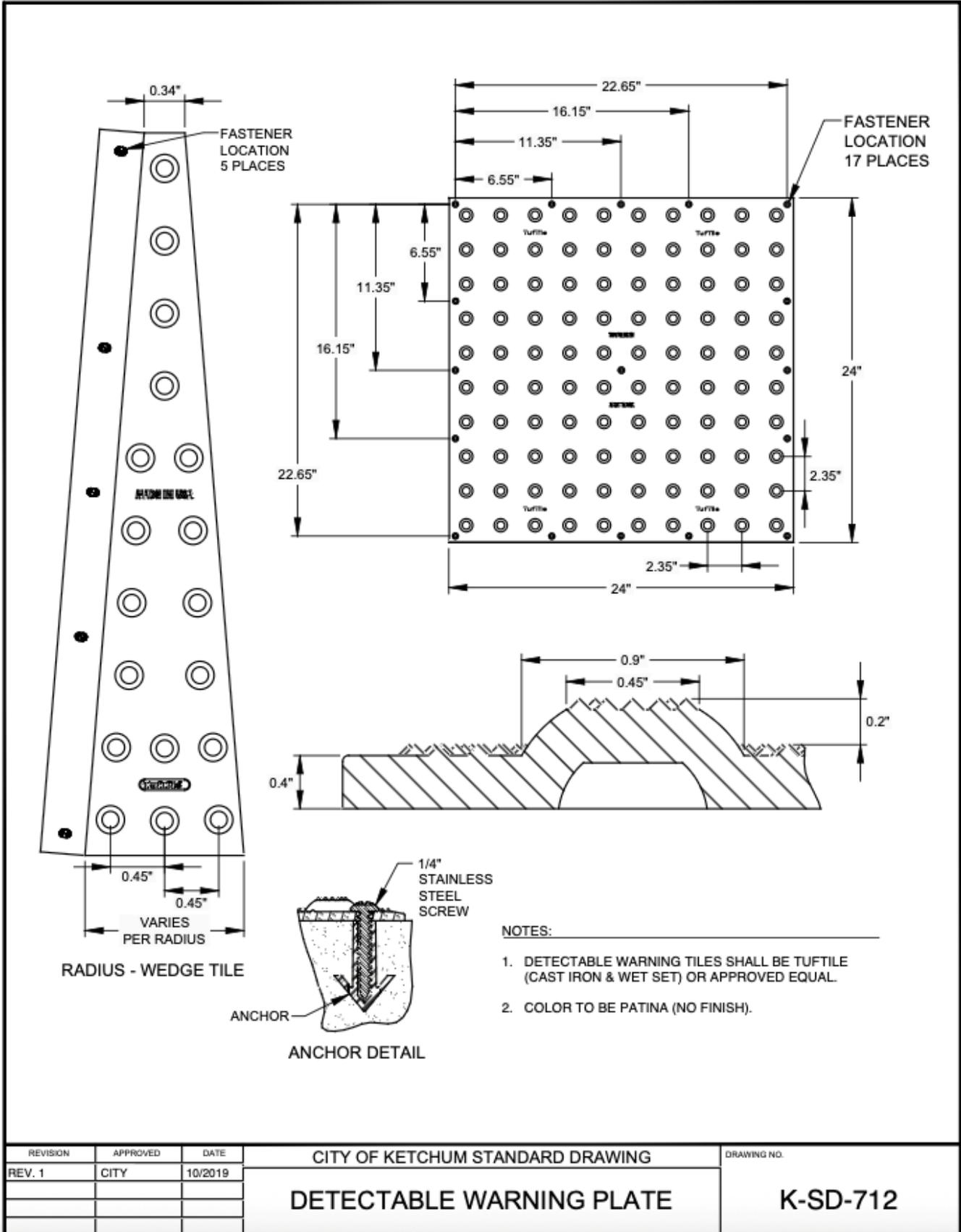


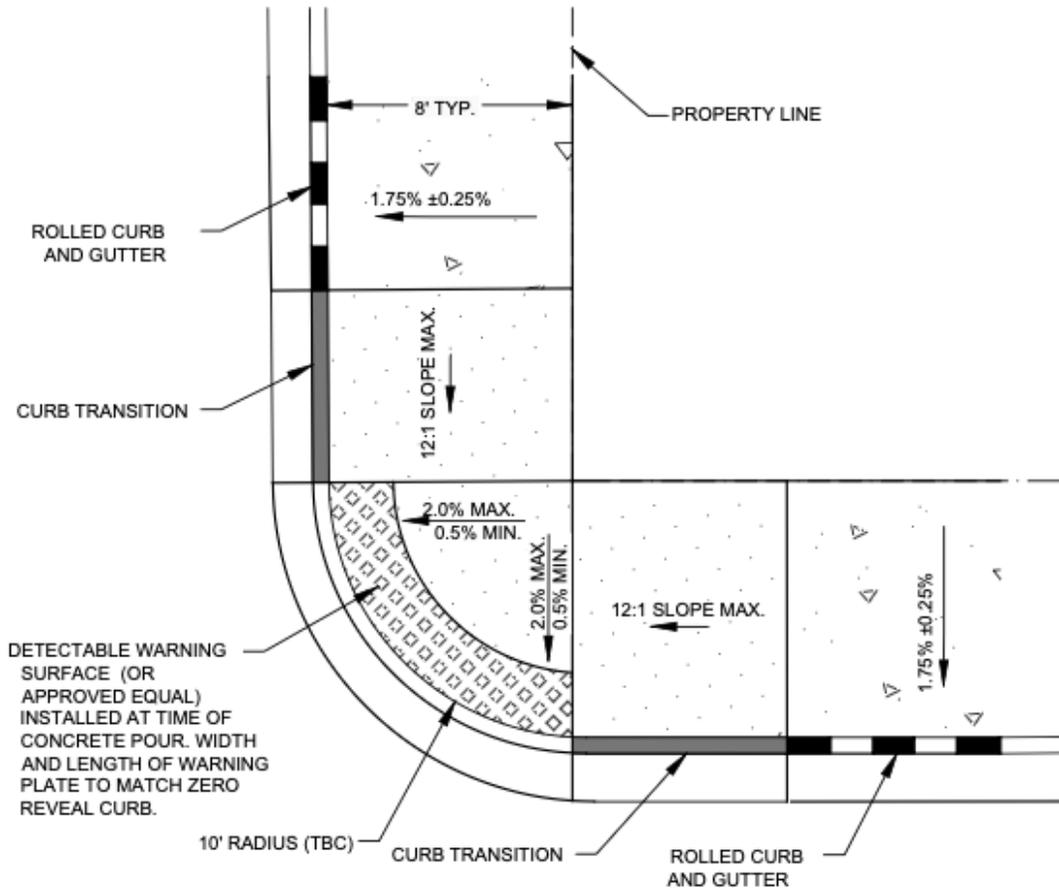
CONCRETE SIDEWALK WITH CURB AND GUTTER

NOTES:

1. INSTALL SCORE JOINTS AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTION FOR SIDEWALK GREATER THAN 5 FEET IN WIDTH. INSTALL EXPANSION JOINTS EVERY 10 FEET IN LONGITUDINAL DIRECTION.
2. 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS OR ADJACENT TO THE STRUCTURE, PLACE 1/2" EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.
3. SIDEWALK CONSTRUCTION JOINTS SHALL BE CONSTRUCTED APPROXIMATELY 1/8" WIDE, 3/4" IN DEPTH AND FINISHED AND EDGED SMOOTH. A PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED EVERY 40' FOR NEW SIDEWALK CONSTRUCTION.
4. WHEN TRANSITIONING NEW SIDEWALK TO EXISTING, A MINIMUM 5' TRANSITIONAL PANEL SHALL BE SEPARATED AND ISOLATED WITH EXPANSION MATERIAL.
5. SIDEWALK ALIGNMENT TRANSITIONS SHALL HAVE A MINIMUM RADIUS OF 30' TO THE FACE OF CURB.
6. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
7. CONCRETE SHALL BE TITAN MIX OR APPROVED EQUAL
8. SIDEWALK SHALL BE ADA COMPLIANT.
9. STEPS ARE NOT PERMITTED WITHIN THE ROW.

REVISION	APPROVED	DATE	CITY OF KETCHUM STANDARD DRAWING CONCRETE SIDEWALK WITH CURB AND GUTTER	DRAWING NO.
REV. 1	CITY	10/2019		K-SD-709
REV. 2	CITY	11/2022		
REV. 4	CITY	08/2025		

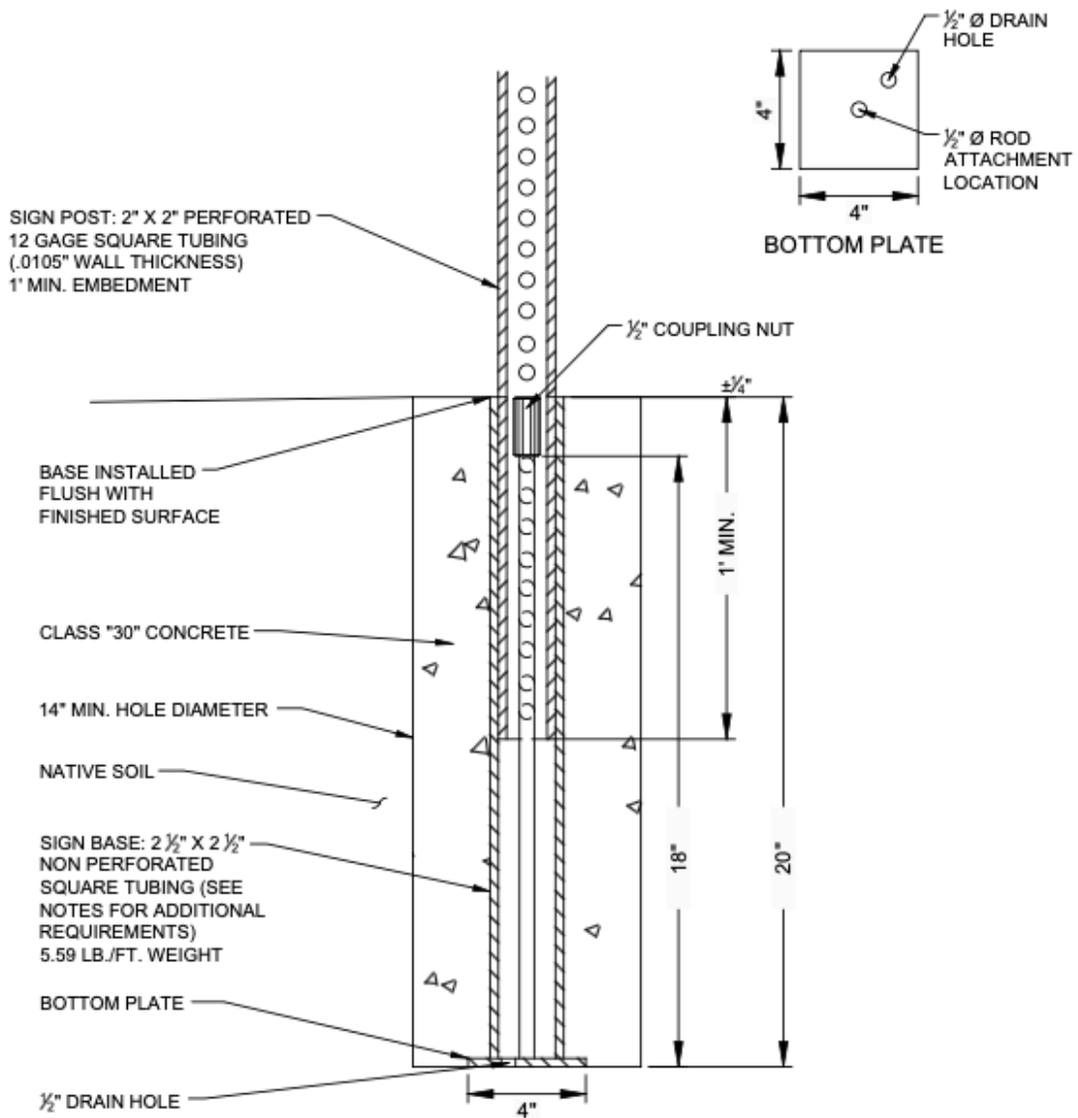




NOTES:

1. RAMP CONFIGURATION SHOWN HERON IS PREFERRED, CITY MAY APPROVE ALTERNATE CONFIGURATIONS IF SITE RESTRICTIONS EXIST.
2. ALTERNATE RAMPS MUST CONFIRM WITH CURRENT ISPMC PEDESTRAIN RAMP STANDARDS DRAWING 712.
3. CONCRETE SHALL BE TITAN MIX OR APPROVED EQUAL.

REVISION	APPROVED	DATE	CITY OF KETCHUM STANDARD DRAWING	DRAWING NO.
REV. 1	CITY	10/2019		PEDESTRIAN RAMP WITH NO LANDING	K-SD-712G
REV. 2	CITY	11/2022		



NOTES:

1. BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
2. ALL INSTALLATIONS SHALL HAVE 14" Ø MINIMUM FOUNDATION OR GROUTED INTO SOLID ROCK.
3. ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MUTCD.
4. SIGN PLACEMENT SHALL BE APPROVED BY THE CITY OF KETCHUM.
5. CITY TO PROVIDE BASES.

SIGN BASE MATERIAL & DIMENSION REQUIREMENTS

2 1/2" OUTSIDE TUBE STEEL (20" LENGTH)
 2 1/8" INSIDE TUBE STEEL
 3/16" THICK

INTERNAL ROD MATERIAL & DIMENSION REQUIREMENTS

1/2" COLD ROLLED ROD (18" LENGTH)
 1/2" COUPLING NUTS

BOTTOM PLATE MATERIAL & DIMENSION REQUIREMENTS

4" X 4" X 1/4" STEEL STRAP

REVISION	APPROVED	DATE	CITY OF KETCHUM STANDARD DRAWING	DRAWING NO.
REV. 1	CITY	10/2019			TYPICAL SIGN BASE	K-SD-1130

CONTRACT FOR SERVICES AGREEMENT 22830-2

WITH BLAINE COUNTY HOUSING AUTHORITY

THIS AGREEMENT is made and entered into effective to this 19th day of November, 2025, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation (“Ketchum”) and the BLAINE COUNTY HOUSING AUTHORITY, an Idaho housing authority (“BCHA”), jointly “Parties.”

FINDINGS

1. Ketchum is a municipal corporation duly organized and existing under the laws of the State of Idaho, and is empowered to enter into contracts pursuant to Idaho Code § 50-301 et seq.
2. BCHA is an Idaho independent public body, corporate and politic, duly organized and operating under the laws of the State of Idaho.
3. Ketchum has proposed to provide services to BCHA related to the management and preservation of community housing for low- and moderate-income households. Under the direction of the Blaine County Housing Authority Board of Commissioners, Ketchum will perform the Scope of Services, as attached hereto as Exhibit A.
4. Pursuant to Idaho Code § 31-4204 BCHA is empowered to enter into contracts and take such steps as are reasonably necessary to fulfill the authority’s statutory mission.
5. Pursuant to Idaho Code § 67-2332 the Parties are empowered to enter into interagency contracts.
6. Ketchum has appropriated funds for the staffing administration of the proposed scope of services.

NOW, THEREFORE, the Parties agree as follows:

1. **SERVICES RECEIVED.** Ketchum agrees to provide to BCHA the services and products described in the Scope of Services, attached as Exhibit A.
2. **TERM.** The term of this Agreement shall be renewed on commence on November 19, 2025 and shall terminate when either party provides a sixty (60) day notice of no-fault termination of contract.
3. **REPORTING.** Ketchum shall update the BCHA Board monthly during the BCHA Board’s regularly scheduled meetings with respect to how each identified service in Exhibit A is being performed.
4. **NOTICES.** All notices to be served pursuant to this Agreement or which are served with regard to this Agreement shall be sent by general mail to the parties at the following addresses:

City Administrator
City of Ketchum
Post Office Box 2315
Ketchum, ID 83340

Board Chair
BCHA
Post Office Box 4045
Ketchum, ID 83340

5. **EQUAL EMPLOYMENT OPPORTUNITY.** The Parties covenant and agree that they shall not discriminate against any employee or applicant for employment because of race, religion, color, sex or national origin.

6. **TERMINATION.** Notwithstanding any contrary provision of this Agreement, either party may terminate this Agreement effective upon sixty (60) days written notice to the other for any reason or no reason. In addition, the Parties agree that in the event Ketchum fails, refuses or is unable to provide the services set forth hereinabove, the same shall constitute a default under the terms of this Agreement, and upon default that BCHA shall have the power to terminate this Agreement upon two (2) days' written notice. Furthermore, this Agreement shall be terminable by Ketchum upon five (5) days' written notice if BCHA is adjudicated bankrupt, or subject to the appointment of a receiver, or has any of its property attached, or becomes insolvent, or is unable to pay its debts as the same become due.
7. **INDEPENDENT CONTRACTOR.** Ketchum performs the Services hereunder solely and exclusively as an independent contractor. Ketchum is not an employee, servant, agent, or joint venture of BCHA. Ketchum will determine the legal means by which it accomplishes the work specified by this Agreement. This Agreement shall not be construed to create or establish any employee-employee relationship between BCHA and Ketchum or make Ketchum employees eligible for any BCHA employment benefits. Ketchum is solely responsible for the supervision of Ketchum staff and for all withholding and payment of all applicable federal, state, and local income or payroll taxes of any kind.
8. **INSURANCE.** Each party will carry and maintain liability insurance in the following minimum amounts:

General liability	\$1,000,000.00 per occurrence; \$2,000,000.00 aggregate.
Commercial Auto	\$1,000,000.00
Professional Liability	\$1,000,000.00
Worker's Compensation	As required by the State of Idaho, and not less than \$1,000,000.00

Proof of said insurance shall be provided upon request. Each policy of insurance required shall provide for no less than thirty-day advance notice prior to cancellation.

9. **NONASSIGNMENT.** This Agreement, in whole or in part, shall not be assigned or transferred to any other party except upon the prior written consent and approval of the governing board of both Parties.
10. **SOLE RESPONSIBILITY.** Each Party will be solely responsible and liable with respect to its own actions taken and obligations made pursuant to this Agreement.
11. **ENTIRE AGREEMENT.** This Agreement contains the entire agreement between the parties hereto and shall not be modified or changed in any manner, except by prior written agreement executed by the parties hereto. If any term or provision of this Agreement or application thereof shall be declared invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby and shall remain in full force and effect.
12. **SUCCESSION.** This Agreement shall be binding upon all successors in interest of either party hereto.
13. **LAW OF IDAHO.** This Agreement shall be construed in accordance with the laws of the State of Idaho.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and years first written above.

BLAINE COUNTY HOUSING AUTHORITY

CITY OF KETCHUM

By

By

Keith Perry
Chair

Neil Bradshaw
Mayor

ATTEST

ATTEST:

By

By

Trent Donat
City Clerk

EXHIBIT A
Blaine County Housing Authority
Scope of Services | November 2025

The scope of work is outlined in each annual BCHA Action Plan as adopted by the BCHA Board, recognizing that staff will recommend actions within their capacity and will simultaneously be implementing Ketchum's annual Housing Action Plan.

In addition, BCHA will continue to serve as the Program Administrator for deed-restricted and City-owned rentals and ownership homes on behalf of the City of Ketchum. This means that, unless otherwise specified in a City policy, BCHA's policies and processes will be followed and digital infrastructure, including waitlist, application, and compliance system, will be used.

BCHA'S PROPOSED FY26 HOUSING ACTION PLAN

August 20, 2025

GOAL 1: Build organizational structure + capacity to address regional housing opportunities + gaps			
OBJECTIVES	PROPOSED FISCAL YEAR 2026 ACTIONS	FY25 STATUS	FY25 PROGRESS DESCRIPTION
1. Create a robust, diverse housing staff team with a range of technical skills to serve regional housing needs.	Maintain Executive Director/Director.	ONGOING	Contract for services with Ketchum continues, Housing Director continues.
	Maintain staff team to support continued operations and programs (or contract for services).	ONGOING	Fully staffed as of January 2025. Absorbed 2 contractors' responsibilities.
	Maintain contracts for technical services (e.g., grant writer, program development, code amendments, etc.) and legal counsel.	ONGOING	Contract for services with Housing Strategist and legal counsel continues.
2. Secure funding to operate entity and all BCHA actions.	Develop and secure approval of a budget (Blaine County and City of Ketchum) to support BCHA. Continue to explore funding participation from other governmental jurisdictions.	IN PROGRESS	Applied for \$250,000 from the County. Expecting less than that. Also applied for \$70,548 from Hailey. Expecting less or none. Continuing to seek participation from other governments to fill funding gap and continue Silvercreek master lease.
	Increase philanthropic fiscal participation: Pursue grants and donations for operations and programs (including HOA fee assistance and Silvercreek). Continue to use BC Housing Foundation as fiscal sponsor. Reassess Blaine County Housing Foundation's mission and then conduct targeted outreach for new Foundation Board members.	ONGOING	HOME-ARP grant program will not be renewed. Applied for Good Deeds grant, Forever Idaho grant application in progress. Planning to participate in Avenues for Hope fundraising campaign. Seeking employer master leases of rooms or a building at Silvercreek due to cost and increased vacancy (a result of households moving to Bluebird, the economy, and political environment). Currently working with existing board to recruit new board members with philanthropy, fundraising and grant writing expertise
	Explore and implement ongoing stewardship fees paid by owners, developers and/or governments.		
3. Maintain current BCHA governance structure.	Maintain current structure and contract for services with City of Ketchum. Continue to dialogue with all governmental partners on future maturation of the structure and pursue returning to a stand-alone agency with current staffing (funding permitted).	ONGOING	Housing Director working with CoK to maintain current structure & contract and continue dialogue with governmental partners.
	Increase program participant engagement and review by creating an advisory committee.		

GOAL 2: Recommend + advocate for policy that promotes community housing

OBJECTIVES	PROPOSED FISCAL YEAR 2026 ACTIONS	FY25 STATUS	FY25 PROGRESS DESCRIPTION
<p>1. Serve as the community’s primary source of housing data, housing needs, and housing lists to support data-driven decision making, action and investments.</p>	<p>Publish quarterly analysis of waitlist and rental rates and report in newsletter.</p>	<p>ONGOING</p>	<p>Published in December, March, and June. 949 households are now in our applicant database, via the Common Intake Form, new system, HomeKeeper, and with adequate one-on-one assistance. Report rates quarterly. Worked with Idaho State Policy Institute to review methods in peer communities and determined that the current tracking method remains the most effective and efficient.</p>
	<p>Publish annual report on:</p> <ul style="list-style-type: none"> • Housing supply pipeline and inventory • Market rate rental and sales data • BCHA’s waitlist • Median sales data <p>Work with Community Engagement Department on data visualization and accessibility.</p>		<p>On track to publish report Q1 2026. Updated annual spreadsheet. Seeking outstanding details. Have not published or marketed report.</p>
<p>2. Identify + support policies to promote community housing supply and access to community housing at the local level including: code amendments, projects, programs, funding allocation, etc.</p>	<p>Staff to become familiar with existing and potential housing policies and programs in local jurisdictions. Develop relationship and knowledge-sharing with staff of other jurisdictions.</p>	<p>ONGOING</p>	<p>Director and Strategist continue to engage local governments, including through planning staff, and elected and appointed bodies. Engaging planning staff through development of the Analysis of Impediments.</p>
	<p>Provide letters of support and BCHA Board in-person representation for planning and development applications, programs, zoning code changes, Comprehensive Plans and/or annexations related to housing at Council/Commission meetings. Encourage local jurisdictions to use BCHA as a housing resource and discuss proposed actions with BCHA in advance of staff report publication.</p>	<p>ONGOING</p>	<p>Over 6 staff meetings and 10 public meetings, provided feedback on two comprehensive plan efforts (Ketchum + Hailey) and two zoning code text amendments (Blaine County + Bellevue). Public hearings for the Ketchum and Hailey Comprehensive Plans are ongoing. Director is on Bellevue's Advisory Committee for their Comprehensive Plan update.</p>
	<p>Support development and/or enhancement of incentive-based land use policies that result in long term deed restricted affordable housing, including FAR Exceedance Programs. Propose County Community Housing text amendment.</p>	<p>ONGOING</p>	<p>Begun code change discussions with Blaine County. Provided feedback on non-profit developer-initiated text amendment. Will propose County text amendment in FY26. Engaged with City of Ketchum Planning Department to support enhanced tools to implement the new updated Comprehensive Plan.</p>
	<p>. Use learnings from the countywide Analysis of Impediments to housing choice to recommend and support new policies in local governments.</p>	<p>IN PROGRESS</p>	<p>Launched. Facilitated case worker focus group. Assessing housing and demographic data, launched countywide community survey and engaged with local planning and building directors. Have begun analyzing zoning and land use code and map across all jurisdictions.</p>
	<p>Continue advocating for state and federal policies that meet Blaine County’s needs. Collaborate with new statewide housing advocacy organization.</p>	<p>ONGOING</p>	<p>Prepared for advocacy on 5 bills in the state legislature and submitted comments on one. Preparing for federal hill visit with Idaho senators.</p>
	<p>Assess intersection of housing policies and other community plans and efforts underway, such as health, food security, sustainability, transportation, smart growth, etc. Collaborate on data analysis, education efforts, and advocacy.</p>	<p>ONGOING</p>	<p>Wood River Land Trust created a community plan. Housing Strategist participating in County's Land Use and Transportation Task Force for implementation of Climate Action Plan. Collaborated with the Hunger Coalition on a grant application to facilitate greater data sharing and advocacy efforts.</p>
<p>3. Build value by providing excellent technical- and policy-related services to various housing providers, local government, and developers.</p>	<p>Maintain staff and/or contractors to support policy and technical code amendment work. Continue to develop rapport with other housing providers, local governments, and developers.</p>	<p>ONGOING</p>	<p>Contract for services with Housing Strategist continues. Director and Housing Strategist to meet with these stakeholders bi-annually.</p>

GOAL 3: Expand, coordinate + improve services to create housing stability

OBJECTIVES	PROPOSED FISCAL YEAR 2026 ACTIONS	FY25 STATUS	FY25 PROGRESS DESCRIPTION
1. Establish a one-stop-shop for providing resources, services and application assistance at BCHA office in English and Spanish and support coordination with other partners.	Maintain welcoming, friendly office and accessible office hours.	ONGOING	Office is generally open Monday-Thursday, 8:30am-5pm with Liz often accommodating applicants with evening hours Monday, Tuesday & Thursdays as well as Saturday appointments in Hailey and Ketchum. Evening and weekends are by appointment only. Office is friendly and welcoming.
	Staff offices with bilingual staff and support continued learning for fluency.	ONGOING	Full time bilingual staff member + continuing education (online & in-person) for two additional staff members to improve their Spanish speaking skills
	Update resource guide bi-annually (next update in 2027). Share hard copies with case workers and service providers.	HOLD	Completed and distributed in Q1 2025.
2. Position BCHA as primary point of entry for community housing.	Maintain utility of Common Intake Form. Meet with housing providers again to review their initial application form and eligibility criteria so that BCHA can continue to make appropriate referrals.	ONGOING	BCHA effectively assisted in the lease-up of 51 homes at Bluebird Village, managed by Syringa Property Management. Liz and Daniel are scheduling meetings with other housing providers to review their application form and eligibility criteria.
	Effectively and efficiently manage referrals to other housing providers. Continue to encourage use of BCHA’s waitlist and formal agreements to do so.	ONGOING	Screened or determined interest of 732 BCHA’s applicants for renting in Bluebird Village and referred 247 applicants. Assisted 15 Blaine County households move from homelessness or transitional housing to permanent, affordable housing at Bluebird Village. Continuing to determine interest and eligibility for applicants on BCHA’s waitlist for availability in Bluebird when vacancies arise. During County’s review of Community Housing text amendment, encouraged County to require use of BCHA’s waitlist for developments using their bonus and administered by other housing providers. The adopted language requires other housing providers to provide a reason for not using BCHA’s waitlist if they propose not to, but there are not standards for denying an application that proposes to use a different waitlist.
	Continue to engage developers, community partners and housing providers and encourage formalized referral processes. Annually update How-To + FAQ Handout.	ONGOING	Provided 8 trainings and education sessions to case workers throughout Blaine County on how BCHA works and how to best support their clients during the application process. Trainings were given at Blaine County School District social workers, St. Lukes Center for Community Health, The Senior Connection, Man's Second Chance Living, The Alliance of Idaho, The Hunger Coalition, Family Health Services. Housing Implementation Partner Meeting in May. Hosted workshop with local and Aspen lenders to facilitate learnings on solutions for financing deed-restricted properties, including developing in-house loan products.
3. Address the immediate needs of unhoused and people at risk of displacement.	Provide displacement support/housing options for families at risk of and experiencing homelessness.	ONGOING	Master lease of Silvercreek Living provided temporary housing to 92 local families and individuals who are experiencing homelessness or were displaced. Additionally, Lift Tower Lodge provided temporary housing to 17 local families and individuals. Provided assistance to homeowner facing foreclosure. Developed a phone tree and a one-page emergency housing action plan containing comprehensive resource information. The document has been prepared for distribution to the Fire and Police Chiefs and is intended to be shared with individuals in need of emergency housing assistance.
	Annually review progress and adjust Emergency and Transitional Housing Plan to reflect changes in homelessness. Integrate plans.	IN PROGRESS	Preliminarily reviewed Status Updates and will integrate in Housing Action Plan.
	Maintain leases for rooms to expand emergency housing locally.	ONGOING	Silvercreek more costly than anticipated.
4. Coordinate and expand funding for services for people experiencing homelessness.	Secure and expand funds for ongoing Silvercreek operations. Continue to explore employer leases for sustained, reliable revenue.	ONGOING	Decreased funding availability from IHFA.
	Continue to comply with ongoing grant requirements.	COMPLETE	Submitted required documentation for the 2025 IHFA grant audit. Waiting on IHFA's response.
5. Assist tenants facing eviction with mediation services and referral to other resources.	Continue contract for landlord tenant mediation program	ONGOING	Institute of Applied Conflict & Mediation (IACRM), formerly known as Neuromediation Group, assisted 14 people (7 households) facing eviction with 2 lease renewals, 4 stay extensions, and 1 payment plan.
BACKBURNER		NOT STARTED	The established processes for other housing providers and their extensive waitlists do not lend to this level of collaboration.

	Provide high quality, bilingual supportive services and housing counseling to residents of BCHA operated transitional housing and Lift Tower Lodge.	IN PROGRESS	Liz started training as a Housing Counselor, but with adding Compliance to her responsibilities staff determined to move this to a backburner action.
	Host or participate in workshops with other service providers to build coordination and strategy to address gaps.	ONGOING	Hosted Housing Partner Meeting in May. Additionally hosted focus group for analyzing impediments to housing choice. Planning another Housing Partner meeting for Q1 2026. Participating in reimagining of the Interagency Working Group, including a possible sub-group for data sharing.

GOAL 4: Inform, engage, collaborate

OBJECTIVES	PROPOSED FISCAL YEAR 2026 ACTIONS	FY25 STATUS	FY25 PROGRESS DESCRIPTION
<p>1. Support ongoing communications to increase coordination and effectiveness amongst all housing partners, social services providers, employers, etc. and build public understanding and support for housing solutions.</p>	<p>Create a strategic communications plan to reach a range of audiences by expanding the frequency and clarity of public messages and utilizing new communication methods. Initiatives would include:</p> <ul style="list-style-type: none"> - Conducting focus groups and collecting feedback to determine communication gaps - Increased communications in Spanish - More organic and paid social media content - Targeted campaigns for market segments likely to participate in BCHA programs - Targeted campaign against common misconceptions - Public and partner education on FAQs - Provide talking points and present BCHA initiatives to housing partners, media outlets, employers, municipalities, and the public to improve awareness - Improved website content and navigation - Report out on results and track towards collective goals - Monthly BCHA newsletter - Increased media support - - Storytelling campaign and pro-housing narrative with video stories from locals impacted by the housing crisis <p>Web analytics will be established to help track campaign performance.</p>	<p>IN PROGRESS</p>	<p>Relaunched monthly newsletter in March. Sent 1st bi-lingual newsletter in July. A new website platform is being built that offers improved translation options, accuracy, navigation, and information access. Construction of the new site has begun, with an plans to launch in Q2 2026. Staff have been working with (1) Community Engagement team on social media skills and strategies to improve and increase social media content and engagement. (2) Staff have been meeting regularly with media outlets, municipalities, and other organizations to educate the public regarding BCHA programs and correcting misconceptions. Accuracy of certain media outlets regarding BCHA activities has improved over the past year.</p> <p>Ketchum’s City Administrator takes responsibility for limited progress in this area, so staff are working with Community Engagement team on working with external communications assistance.</p>
<p>2. Increase collaboration with all local governments.</p>	<p>Encourage active, staff-level liaisons with local governments. Explore deeper levels of engagement with liaisons, administrators and planning directors, such as monthly reports alongside verbal updates at BCHA Board meetings, regular administrator meetings, and coffee/lunch with planning directors.</p>	<p>ONGOING</p>	<p>Started lunch and coffee with planning directors. Limited engagement from liaisons.</p>
<p>3. Increase community, stakeholder, and staff's education and engagement on existing housing programs and housing topics.</p>	<p>Organize and advertise education session(s), such as a Housing Resource Fair, with Idaho Housing & Finance Association, NeighborWorks, South Central Community Action Partnership, USDA, Legal Aid, and local housing providers.</p>	<p>NOT STARTED</p>	<p>Plan for late Fall 2025.</p>
	<p>Assist IACRM, the landlord-tenant mediation team, with hosting trainings on landlord-tenant law and conflict resolution.</p>	<p>IN PROGRESS</p>	<p>Staff promoted the Seven (7) trainings have occurred or are scheduled in FY25- two (2) in person and five (5) virtual. Some of the topics: negotiation, eviction legal issues for tenants/landlords, managing stress & anxiety for immigrants, etc.</p>
	<p>Co-host housing talks by guest speakers with the Community Library.</p>	<p>NOT STARTED</p>	<p>Plan for late Fall 2025. Targeting Oregon or Montana housers.</p>
	<p>Support public education on why and how to engage in local government, why housing is important, and talking points through social media, fliers, and community events. Support pro-housing community building, voice activation efforts, and strategic pressure at key public meetings. Explore and support third-party ownership of this mobilizing effort and lessons learned from Jackson, Whitefish, Tahoe, and Boise.</p>	<p>N/A</p>	
	<p>Promote education of current electeds and candidates for local public offices. Support interviews fall 2025 candidates to determine their housing perspective and priorities. Support and share candidate comparisons to inform voter decisions.</p>	<p>N/A</p>	
<p>4. Increase staff and board's access to housing experts and knowledge.</p>	<p>Source new board, active members strategically based on needed expertise. Encourage Sun Valley Board representation.</p>	<p>IN PROGRESS</p>	<p>Daryl Fauth is now on the board with expertise in title and real estate transactions.</p>
	<p>Staff to continue to be active members in the Grounded Solutions Network and participate in trainings based on their content areas. Staff to facilitate trainings for BCHA board.</p>	<p>ONGOING</p>	<p>Staff and Board attended a Housing 101 training. 4 staff are now certified Fair Housing Coordinators. One is a certified Public Housing Manager, and another is pursuing the Housing Counseling certification. Director participated in the annual Women's Affordable Housing Network summit. 3 staff will attend training for shared equity homeownership and advocacy. 3 staff attended the Policy, Practice, Power- Grounded Solutions Network’s 2025 Housing Conference.</p>
	<p>Staff to continue to nurture relationships with – and learnings from - peer community housing organizations through site visits and bi-monthly calls.</p>	<p>N/A</p>	<p>This fiscal year, in advance of the Mountain and Resort Planners conference, the Director and Housing Strategist visited peer community housers in northwest and central Oregon.</p>

5. Create a new, exciting brand to build regional awareness and support for coordinated housing solutions	Continue to conduct market research to monitor the community's perception of BCHA—what is correct and what we'd like to change. This analysis will be used to create and adapt communication and brand strategies for consistent public messaging (print, web, written copy, and media coverage) that reinforces BCHA's desired brand attributes and corrects misconceptions.	IN PROGRESS	Staff are working with the City of Ketchum's Community Engagement Department to conduct market research to guide a complete BCHA rebrand. An initial proposal was presented to the BCHA board in 2024. A follow-up proposal should be available to present to the BCHA board in the fall of 2025, after focus groups and additional research.
6. Create a regional housing action plan	Update BCHA's annual action plan that reflects and tracks priorities in the region.	IN PROGRESS	For Board review at August meeting.
7. Explore model for regional housing coalition (similar to Mountain Housing Council).	Continue to facilitate implementation partner meetings at least twice a year. Explore ways for greater participant ownership and third-party role in facilitating coalition building with new visual and narrative identity and lessons learned from Gallatin County, MT and Tahoe/Truckee, CA	IN PROGRESS	Housing Implementation Partner Meeting in May. Planning another Housing Partner meeting for Q1 2026. Identifying potential facilitators and sponsors of a coalition model.
BACKBURNER	Work with government liaisons to differentiate between BCHA-only actions and annual actions by each jurisdiction. Gauge interest for each jurisdiction's actions to be included in the plan.	IN PROGRESS	Emailed Planning Directors and Administrators early August to gauge interest. Will include hyperlinks to Ketchum's new HAP once adopted and Hailey's supply report.

GOAL 5: Steward/preserve + expand portfolio of deed restricted homes			
OBJECTIVES	PROPOSED FISCAL YEAR 2026 ACTIONS	FY25 STATUS	FY25 PROGRESS DESCRIPTION
1. Continue to steward inventory of existing deed-restricted homes in BCHA inventory, including on-going compliance.	Continue to enhance effectiveness of application, waitlist, compliance and rent collection systems (HomeKeeper/Salesforce + Yardi).	ONGOING	Renter's annual compliance being managed through HomeKeeper with renters filling out Full Application. Annual Compliance for homeowners is now 100% online via survey monkey with downloadable responses and will transition to HomeKeeper Q1 26. Sold 7 community homes and leased up 5 community rentals (excluding Bluebird). Enforced compliance on 7 homeowners.
	Conduct annual update to Community Housing Guidelines and forms with public hearings and newly created Advisory Committee review. Post-adoption, provide education opportunities for program participants, applicants, and developer/owners and emphasize substantial changes.	COMPLETE	Full document was adopted in July.
	Create and maintain process documents for recurrent processes.	ONGOING	Entire team is continuing (capacity allowing) to create SOPs for essential job duties.
	Administer a Community Homeowner Relief Fund to support housing stability by providing financial assistance and advocacy support for community homeowners facing high HOA dues, special assessments, and related housing cost burdens. Continue to explore sustainable and financially feasible solutions to ongoing HOA costs for community homeowners.		Blaine County Housing Foundation has created this fund and can receive donations earmarked for this use. Staff are streamlining processes by working with community homeowners in HOAs that are outliers (Residences at Evergreen).
	Create and implement communication plan to educate applicants, program participants, and developer/owners on BCHA's programs through a variety of methods (including video) on: <ul style="list-style-type: none"> • What is BCHA, ARCH, WRCHT, BCCF • What is a deed covenant, shared equity, and how does resale work • Ongoing expectations for community homeowners, renters, developer/property managers • FAQs • Other hot topics 		
2. Expand inventory of deed-restricted homes through an acquisition/preservation strategy.	Support and offer to administer new deed-restricted homes	ONGOING	Continue administering homes from Ketchum. Offered to administer new community homes in Hailey and Bellevue.
	Support new local government programs: down payment assistance, deed restriction purchase program, ADU incentives.	NOT STARTED	BCHA has offered but not yet been involved in the creation of new program
BACKBURNER	Support Blaine County Charitable Fund's efforts in rehabilitation assistance program to help people stay in their market-rate homes.	NOT STARTED	
	Identify and map Naturally Occurring Affordable Housing (NOAH) countywide.	NOT STARTED	