



AGENDA

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

CALL TO ORDER:

ROLL CALL:

COMMUNICATIONS FROM COMMISSIONERS:

CONSENT AGENDA:

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

1. ACTION ITEM: Approval of the June 25, 2024 minutes
2. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Bigwood Clubhouse Design Review Application

PUBLIC HEARING:

NEW BUSINESS:

3. ACTION ITEM: 121 Badger Lane Administrative Appeal – Scheduling Order/Notice

- [4.](#) Comprehensive Plan Update Discussion: Public Engagement Recap and Next Steps
- [5.](#) Discussion of Code Update regarding administration & procedures

ADJOURNMENT:



CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
Tuesday, June 25, 2024

CALL TO ORDER: *(00:00:010 in video)*

Neil Morrow called the meeting of the Ketchum Planning and Zoning Commission to order at 4:30 p.m.

ROLL CALL:

Neil Morrow
Susan Passovoy
Brenda Moczygemba
Tim Carter
Matthew McGraw

ALSO PRESENT:

Morgan Landers – Director of Planning & Building
Abby Rivin – Senior Planner
Paige Nied – Associate Planner
Heather Nicolai - Office Administrator

COMMUNICATIONS FROM COMMISSIONERS: *(00:00:30 in video)*

- Susan apologized for missing the last meeting

CONSENT AGENDA: *(00:00:59 in video)*

1. ACTION ITEM: Approval of the June 11, 2024 minutes

Motion to approve consent agenda. Motion made by Susan Passovoy seconded by Tim Carter
(00:01:05 in video)

MOVER: Susan Passovoy

SECONDER: Tim Carter

AYES: Brenda Moczygemba, Matthew McGraw, Tim Carter, Susan Passovoy & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: *(00:01:14 in video)*

2. ACTION ITEM: Recommendation to review and approve the Bigwood Clubhouse Design Review Application.
 - Staff Report-Morgan Landers, Director of Planning & Building *(00:01:34 in video)*

- Commission questions staff and staff responses (00:05:09 in video)
- Commission questions applicant, Scott Prentice, Architect, and Scott Prentice responses (00:05:43 in video)

PUBLIC COMMENT OPENED: (00:09:35 in video)

None

PUBLIC COMMENT CLOSED: (00:09:46 in video)

- Commission deliberations (00:09:50 in video)

Motion to approve the Bigwood Clubhouse Design Review Application, subject to conditions 1, 2 & 4. Striking condition 3 with the understanding as discussed in the meeting today and direct staff to return with findings of fact. Motion made by Brenda Moczygemba seconded by Tim Carter (00:13:27 in video)

MOVER: Brenda Moczygemba

SECONDER: Tim Carter

AYES: Brenda Moczygemba, Matthew McGraw, Tim Carter, Susan Passovoy & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

3. **ACTION ITEM:** Recommendation to review and provide feedback on a Design Review Amendment for Papillon Condos located at 131 N Washington Ave.
 - Staff Report-Morgan Landers, Director of Planning & Building (00:14:15 in video)
 - Commission questions staff and staff responses (00:18:00 in video)
 - Applicant Presentation-Mike Brunelle, Architect (00:22:57 in video)
 - Commission questions applicant and applicant responses (00:26:55 in video)

PUBLIC COMMENT OPENED: (00:28:50 in video)

None

PUBLIC COMMENT CLOSED: (00:29:03 in video) 459

- Commission questions applicant and staff, and applicant and staff responses (00:29:11 in video)
- Commission deliberations (00:32:01 in video)

Motion to approve the Design Review Amendment as outlined in the staff packet with conditions of approval 1-4. Motion made by Brenda Moczygemba seconded by Susan Passovoy (00:35:06 in video) 505

MOVER: Brenda Moczygemba

SECONDER: Susan Passovoy

AYES: Brenda Moczygemba, Matthew McGraw, Tim Carter, Susan Passovoy & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

NEW BUSINESS: *(00:36:07 in video)*

- None

ADJOURNMENT:

Motion to adjourn at 5:06p.m. *(00:36:20 in video)*

MOVER: Neil Morrow

SECONDER: Brenda Moczygemba

AYES: Brenda Moczygemba, Matthew McGraw, Tim Carter, Susan Passovoy & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Neil Morrow – P & Z Commissioner

Morgan Landers – Director of Planning & Building



CITY OF KETCHUM

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IN RE:)	
)	
Bigwood Clubhouse)	KETCHUM PLANNING & ZONING COMMISSION
Design Review)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: July 9, 2024)	DECISION
)	
File Number: P24-007A)	

PROJECT: Bigwood Clubhouse

FILE NUMBER: P24-007A

APPLICATION TYPE: Design Review

REPRESENTATIVE: Scott Prentice (Architect)

PROPERTY OWNER: City of Ketchum

LOCATION: 105 Clubhouse Dr (Block 19 Bigwood Subdivision)

ZONING: Recreational Use (RU)

OVERLAY: N/A

RECORD OF PROCEEDINGS

The Planning and Building Department received the Design Review application on April 19, 2024. The application was reviewed and scheduled for hearing on May 30, 2024

A public hearing notice for the project was mailed to all property owners within 300 feet of the project site and all political subdivisions on June 5, 2024. The notice was published in the Idaho Mountain Express on June 5, 2024. A notice was posted on the project site on June 18, 2024 and the city’s website on June 10, 2024. The building corners and story pole were not required for this project as the proposed building is smaller than the existing and proposed at same location.

FINDINGS OF FACT

The Planning & Zoning Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

BACKGROUND

Bigwood DA & PUD

The Bigwood PUD and Development Agreement (“DA”) were approved, with conditions, in 1985, to annex the property containing the present day Bigwood Golf Course and neighboring residential lots, within the City limits. The Bigwood Annexation, Services and Development Agreement identified allowed uses on each block within the Bigwood subdivision. The development permitted on Block 19 is a recreation center with a variety of allowed uses inside the building including, “a tennis pro shop, a community recreation room, property management areas, lock rooms, showers, restroom facilities, food and beverage service which shall be limited to the hours of golf course operation, except for Bigwood Property Owners Association uses or functions.” The proposed building includes restrooms, changing rooms, storage, and a recreation/clubhouse room. All of the proposed uses align with the allowed uses in the DA, therefore not requiring any amendment to the PUD or DA documents.

FINDINGS REGARDING CONFORMANCE WITH COMPREHENSIVE PLAN

The subject property is located within the Open Space, Parks and Recreation Category of the Future Land Use Map. This category speaks to “Public and private open space, trails, park, and golf courses” as appropriate primary uses and “public utilities or facilities” as appropriate secondary uses. Staff found criteria #1 & #2 were met as the proposal meets the uses detailed in the Open Space, Parks and Recreation category listed above. The proposed development contains restrooms for golf course users and is primarily a private recreation center/park for residents of the Bigwood PUD all of which fit into the primary uses of the future land use designation for the property.

FINDINGS REGARDING COMPLIANCE WITH ZONING CODE AND DIMENSIONAL STANDARDS

Compliance with Zoning and Dimensional Standards				
Compliant			Standards and Findings	
Yes	No	N/A	Ketchum Municipal Code	City Standards and Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Lot Area
			Finding	Required: 9,000 square feet Existing: 108,161 square feet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Coverage
			Finding	Permitted: 25% Proposed: 2%
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Building Setbacks
			Finding	Minimum Required Setbacks: Front: 30’ Side: 15’ Rear: 15’

				Proposed: Front (south): 246' Side (west): 52' Side (east): 142' Rear (south): 17'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030 Finding	Building Height Maximum Permitted: 35' Proposed: 23' 3.5"
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.125.030.H Finding	Curb Cut Permitted: A total of 35% of the linear footage of any street frontage can be devoted to access off street parking. Proposed: No change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.020.A.2 & 17.125.050 Finding	Parking Spaces Off-street parking standards of this chapter apply to any new development and to any new established uses. Required: Nonresidential, in zoning districts other than LI-1, LI-2, and LI-3 require 1 parking space per 1,000 gross square feet. Proposed: >60
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030.M Finding	Snow Storage Permitted: All surface parking lots shall be designed with either an underground heating system to facilitate the removal of snow or a storage area for plowed snow. The storage area shall be 150 square feet for every 55 feet of linear lot width of the surface parking lot. Proposed: 375 lineal feet of parking lot requires 1022 sq ft of snow storage. Proposed is 1,026 square feet of snow storage

FINDINGS REGARDING COMPLIANCE WITH DESIGN REVIEW STANDARDS

17.96.060.A.1 - Streets	Conformance
<i>The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.</i>	N/A
Finding: Project is already connected to city street (Clubhouse Dr)	

17.96.060.A.2 - Streets	Conformance
<i>All street designs shall be approved by the City Engineer.</i>	N/A
Finding: No change to street or access is proposed	

17.96.060.B.1 - Sidewalks	Conformance
<i>All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.</i>	N/A
Finding: Sidewalks not required for the proposed project.	

17.96.060.B.2 - Sidewalks	Conformance
<i>Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.</i>	N/A
Finding: Sidewalks not required for the proposed project.	

17.96.060.B.3 - Sidewalks	Conformance
<i>Sidewalks may be waived if one of the following criteria is met:</i>	N/A
<ul style="list-style-type: none"> <i>a) The project comprises an addition of less than 250 square feet of conditioned space.</i> <i>b) The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.</i> 	
Finding: Sidewalks were not required for the proposed project	

17.96.060.B.4 - Sidewalks	Conformance
<i>The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</i>	N/A
Finding: Sidewalks were not required for the proposed project.	

17.96.060.B.5 – Sidewalks	Conformance
<i>New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.</i>	N/A
Finding: Sidewalks were not required for the proposed project.	

17.96.060.B.6 - Sidewalks	Conformance
<i>The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the</i>	YES

<i>City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.</i>	
Finding: Sidewalks were not required for the proposed project.	

17.96.060.C.1 - Drainage	Conformance
<i>All stormwater shall be retained on site.</i>	YES
Finding: Pursuant to KMC §17.96.060.C.1, all storm water drainage shall be retained on site. Drainage improvements are specified on Sheet A009 on the project plans. The drainage improvements include the installation of new drywells. The City Engineer may require an additional drywell to the north of the proposed building. All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit.	

17.96.060.C.2 - Drainage	Conformance
<i>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</i>	YES
Finding: No drainage improvements are required along the public streets fronting the subject property.	

17.96.060.C.3 - Drainage	Conformance
<i>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</i>	YES
Finding: The City Engineer may require an additional drywell to the north of the proposed building. Final drainage plans shall be reviewed and approved by the City Engineer at time of Building Permit submittal.	

17.96.060.C.4 - Drainage	Conformance
<i>Drainage facilities shall be constructed per City standards.</i>	YES
Finding: The drainage improvements for the proposed project include the installation of drywells to collect stormwater. The City Engineer has reviewed the proposed drainage plan and believes the drywells meet city standards. All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit.	

17.96.060.D.1 - Utilities	Conformance
<i>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</i>	YES
Finding: All project costs associated with the development, including the installation of utilities, are the responsibility of the applicant.	

17.96.060.D.2 - Utilities	Conformance
<i>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</i>	YES
Finding: Utilities are existing and meet this requirement.	

17.96.060.D.3 - Utilities	Conformance
<i>When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.</i>	N/A
Finding: N/A. Extension of utilities is not necessary to service the proposed storage & restroom buildings.	

17.96.060.E.1 – Compatibility of Design	Conformance
<i>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</i>	YES
Finding: The use of wood siding and stone siding match the surrounding neighborhood.	

17.96.060.E.2 – Compatibility of Design	Conformance
<i>Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.</i>	N/A
Finding: N/A. The subject property does not contain any significant landmarks.	

17.96.060.E.3 – Compatibility of Design	Conformance
<i>Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.</i>	N/A
Finding: N/A. Existing building was built after 1940.	

17.96.060.F.1 – Architectural	Conformance
<i>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</i>	YES
Finding: Entryway to building is clearly defined by pathways. No sidewalks exist in the surrounding neighborhood.	

17.96.060.F.2 – Architectural	Conformance
<i>The building character shall be clearly defined by use of architectural features.</i>	YES
Finding: The project utilizes gable roof ends and windows throughout the building.	

17.96.060.F.3 – Architectural	Conformance
<i>There shall be continuity of materials, colors and signing within the project.</i>	YES
Finding: The building utilizes primarily wood and stone siding throughout the project.	

17.96.060.F.4 – Architectural	Conformance
<i>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</i>	YES
Finding: Accessory buildings (golfers restroom) & landscape features utilize the same materials as primary building.	

17.96.060.F.5 – Architectural	Conformance
<i>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</i>	YES
Finding: The building is small in nature and has material differentiation throughout to reduce the appearance of bulk and flatness.	

17.96.060.F.6 – Architectural	Conformance
<i>Building(s) shall orient toward their primary street frontage.</i>	YES
Finding: The structure is proposed to orient towards the parking area.	

17.96.060.F.7 – Architectural	Conformance
<i>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</i>	YES
Finding: No satellite receivers are proposed for the project. Trash will be handled in carts which will be rolled out and picked up by Clear Creek Disposal.	

17.96.060.F.8 – Architectural	Conformance
<i>Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.</i>	YES
Finding: Snow retention guards are seen on Sheet A102.	

17.96.060.G.1 – Circulation Design	Conformance
<i>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</i>	YES
Finding: No existing pathways or easements lead to subject property. If pedestrians are to visit subject property, access would occur along Bigwood Dr or Clubhouse Dr.	

17.96.060.G.2 – Circulation Design	Conformance
<i>Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.</i>	N/A
Finding: Sidewalks are not required for the proposed project.	

17.96.060.G.3 – Circulation Design	Conformance
<i>Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.</i>	N/A
Finding: N/A. No change to circulation design is proposed.	

17.96.060.G.4 – Circulation Design	Conformance
<i>Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.</i>	N/A
Finding: N/A. No change to curb cuts is proposed.	

17.96.060.G.5 – Circulation Design	Conformance
<i>Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.</i>	YES
Finding: Access for emergency vehicles, snowplows, and garbage trucks is provided by paved portion of site on far western edge of subject property.	

17.96.060.H.1 – Snow Storage	Conformance
<i>Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.</i>	YES
Finding: Sheet A008 shows the proposed snow storage areas to include a total of 1,631 square feet, meeting the required 30% (5438 * .30 = 1,631 square feet). Snow storage for parking lot meets requirements identified in zoning standards document.	

17.96.060.H.2 – Snow Storage	Conformance
<i>Snow storage areas shall be provided on site.</i>	YES
Finding: The location of the snow storage area is indicated on Sheet A008 of the project plans.	

17.96.060.H.3 – Snow Storage	Conformance
<i>A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.</i>	YES
Finding: The snow storage areas for the proposed project do not have dimensions less than five feet as seen on A008.	

17.96.060.H.4 – Snow Storage	Conformance
<i>In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.</i>	N/A
Finding: The project does not propose snowmelt or hauling of snow.	

17.96.060.I.1 – Landscaping	Conformance
<i>Landscaping is required for all projects.</i>	YES
Finding: Landscaping has been provided for the project as indicated on Sheet L001.	

17.96.060.I.2 – Landscaping	Conformance
<i>Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.</i>	YES
Finding: The landscape plan for the project proposes species which are drought tolerant to the area.	

17.96.060.I.3 – Landscaping	Conformance
<i>All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.</i>	YES
Finding: The landscape plan for the project proposes drought-tolerant species, including sumac, dogwood, reed grass and more as seen on Sheet L001.	

17.96.060.I.4 – Landscaping	Conformance
<i>Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.</i>	YES
Finding: The project proposes many trees & shrubs to around the proposed structure and patio area.	

17.96.060.J.1 – Public Amenities	Conformance
<i>Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.</i>	N/A
Finding: Sidewalks were not required for this project.	

17.96.060.K.1 – Underground Encroachments	Conformance
<i>Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.</i>	N/A
Finding: N/A. No encroachments of below grade structures are proposed.	

17.96.060.K.2 – Underground Encroachments	Conformance
<i>No below grade structure shall be permitted to encroach into the riparian setback.</i>	N/A
Finding: N/A. No encroachments of below grade structures are proposed, and the structure is not located within the riparian setback.	

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Design Review application for the development and use of the project site.
2. The Commission has authority to hear the applicant’s Design Review Application pursuant to Chapter 17.96 of Ketchum Municipal Code Title 17.
3. The City of Ketchum Planning Department provided notice for the review of the application in accordance with Ketchum Municipal Code §17.96.080.
4. The Design Review application is governed under Ketchum Municipal Code Chapters 17.96, 17.124, 17.08, 17.12, 17.18, and 17.128.
5. The Bigwood Clubhouse Design Review application meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Planning and Zoning Commission **approves** the Design Review Application File No. P24-007A this Tuesday, July 9, 2024, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090). Any extension shall comply with KMC §17.96.090.
2. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.
3. The applicant shall submit final drainage plans to be reviewed and approved by the City Engineer prior to the issuance of a building permit for the project

Findings of Fact **adopted** this 9th day of July 2024.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission

WHITE PETERSON

ATTORNEYS AT LAW

MARC J. BYBEE
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* Also admitted in OR

July 3, 2024

To: Planning and Zoning Commissioners, City of Ketchum

From: Matthew Johnson, City Attorney

Re: 121 Badger Lane Administrative Appeal – Scheduling Order/Notice

Recommended Motion: I move to approve the Scheduling Order and Notice as presented, and authorize the Chair to sign.

Background:

This is a procedural step for the City to continue to process an administrative appeal filed with respect to a determination of the Planning Director.

Under Ketchum Municipal Code §17.144.010, the Commission orders and notices a hearing date for the administrative appeal and also accepts certain procedural steps, all of which are specified in the attached Order.

I met with the attorneys for the parties (Appellant and Applicant) via phone and/or email, and all have accepted the schedule set forth and formalized in the Order.

This is an administrative appeal hearing where the Commission will sit in a quasi-judicial role. There will be arguments by the parties, but there is no public hearing and public comments will not be taken. Council will have full discretion to ask questions of the parties, staff, and/or city attorney as we needed.

As the briefs are submitted, the Council will be provided information to access copies of the briefs, as well as the record including transcripts if applicable.

Questions or concerns on the substance of the administrative appeal should be reserved for the August 13, 2024 hearing.



City of Ketchum
City Hall

**SCHEDULING ORDER AND NOTICE OF APPEAL HEARING
BEFORE PLANNING AND ZONING COMMISSION
Administrative Appeal: P23-014 – 121 Badger Lane**

An administrative appeal was filed by Appellant, with respect to the above-referenced application(s) and Director's determination. The administrative appeal was filed on May 28, 2024. The administrative appeal was filed pursuant to Ketchum Municipal Code 17.144.010.

The Planning and Zoning Commission hereby finds and orders that:

1. The Planning and Zoning Director has certified and reported that the procedural requirements have been met. KMC 17.144.010(A).
2. A record of the proceedings, if any, has been prepared and is accepted by the Commission. KMC 17.144.010(A).
3. The City Attorney has held scheduling discussions with the parties, who agreed to the schedule set forth in this Order.
4. Hearing Date: This matter is set for hearing before the Commission at its regular meeting and location on August 13, 2024. KMC 17.144.010(B).
5. Briefing Schedule: Appellant is to submit any brief or memorandum in support of the appeal by 5:00 p.m. on **July 17, 2024**. An Applicant response brief or memorandum, if desired, is to be submitted by 5:00 p.m. on **July 31, 2024**. A reply brief, if desired by Appellant, is to be submitted by 5:00 p.m. on **August 5, 2024**. All briefs/memos are to be sent to the parties to the administrative appeal, Planning Director, and the City Attorney. Electronic delivery of documents will be sufficient.
6. Commission Review Authority: Upon hearing the appeal, the Commission shall consider the record, the order, requirement, decision or determination of the administrator and the notice of appeal, together with oral presentation and written legal arguments by the appellant, [applicant (if different than appellant)], and the administrator. The Commission shall not consider any new facts or evidence at this point. The Commission may affirm, reverse or modify, in whole or in part, the order, requirement, decision or determination of the administrator. KMC 17.144.010(C).
7. Decision: A written decision will be entered within 30 days of conclusion of the appeal hearing. All parties, the Commission, and any affected party of record have a right to request and/or will be provided a copy of the decision. KMC 17.144.010(B)&(D).

Date of Order: July ____, 2024.

Neil Morrow, Chair

ATTEST

Trent Donat, City Clerk

MEMORANDUM



TO: Planning and Zoning Commission

FROM: Abby Rivin, Senior Planner

SUBJECT: Comprehensive Plan Update:
Public Engagement Recap &
Next Steps

DATE: July 9, 2024

The purpose of this agenda item is: (1) for the Planning and Zoning Commission to review and discuss the Round 1 Community Outreach Summary and Planning for Growth Survey Results and (2) for staff to provide information on the status on the Comprehensive Plan Update and a brief overview of next steps.

ROUND 1 COMMUNITY ENGAGEMENT SUMMARY & PLANNING FOR GROWTH SURVEY RESULTS

The first round of community outreach for the Comprehensive Plan Update was conducted in the spring of 2024 and focused on existing conditions and trends that influence Ketchum’s future growth and development. Engagement opportunities included public presentations, open houses, and an online survey. The Planning and Growth Survey closed with 302 responses. Feedback collected from the in-person meetings and online survey are summarized in Attachment A. All survey responses and written comments gathered during the open houses are attached at the end of the summary document for additional review.

COMPREHENSIVE PLAN UPDATE STATUS & NEXT STEPS

The scope of work for phase 2 of the Cohesive Ketchum project organized tasks for the Comprehensive Plan Update into three groups: (1) Review and Update Plan Foundations, (2) Future Land Use Plan and Key Policy Choices, and (3) Draft Plan and Adoption. The project team is nearing completion on the first group of tasks and shifting focus to the second set of tasks—Future Land Use Plan and Key Policy Choices. The objectives for the first group of tasks include refining the vision and ten core values included in the 2014 Comprehensive Plan and refreshing background information, trends, and data to inform the update. Staff is reviewing draft updates to the vision and core values based on community feedback gathered through the process so far, including the statistically-valid community survey, public engagement events conducted in March and April, and input from advisory groups. In addition, staff and other city departments are reviewing existing chapters in the 2014 Comprehensive Plan that were slated for a general refresh but were not targeted for more focused updates. The project team is

refining and finalizing the Land Capacity Analysis that provides a baseline understanding of potentially developable land that exists within the City of Ketchum and Areas of City Impact. This updated information and supplemental analysis will inform and frame the upcoming community conversations on key policy choices and potential trade-offs during the next round of public engagement.

The second round of community engagement will kick off with neighborhood walking tours scheduled throughout the last two weeks of July. Please see Attachment B for a promotional flyer that lists the dates, times, and meeting locations for the upcoming neighborhood walking tours. More community engagement events and opportunities will follow in mid-August. Announcements for upcoming engagement events may be found on the newly redesigned Cohesive Ketchum project page at projectketchum.org/cohesive-ketchum. This webpage provides a one-stop resource for the Cohesive Ketchum project where you will find information on both the Comprehensive Plan Update and the Code Update all in one place.

ATTACHMENTS

- A. Round 1 Community Engagement Summary & Planning for Growth Survey Results
- B. Neighborhood Walking Tour Promotional Flyer

**ATTACHMENT A:
ROUND 1 COMMUNITY ENGAGEMENT
SUMMARY
&
PLANNING FOR GROWTH SURVEY
RESULTS**



Community Outreach Summary

ROUND 1 | SPRING 2024

ROUND ONE OUTREACH OVERVIEW

The first round of community outreach for the Cohesive Ketchum Comprehensive Plan update took place in the spring of 2024 and provided participants with an opportunity to discuss the existing conditions and trends impacting Ketchum's growth and development. Both in-person and online input opportunities were provided, as described below.

- **In-person meetings.** The project team hosted two public presentations (with translation services) on April 24 and 25, 2024 to share information about existing conditions and trends that influence Ketchum's future growth and development. The presentations were followed by open houses where attendees were invited to explore posters with more detailed information, ask the project team questions, and provide feedback. The April 25 presentation included an option for participants to join virtually. A recording of the April 25 presentation, the slides used at both meetings, and the open house posters can be found on the project website. Approximately 80 people attended the public presentations.
- **Online Survey.** The Planning for Growth survey was available on the project website from April 26 through May 13. A total of 302 respondents participated in the survey.

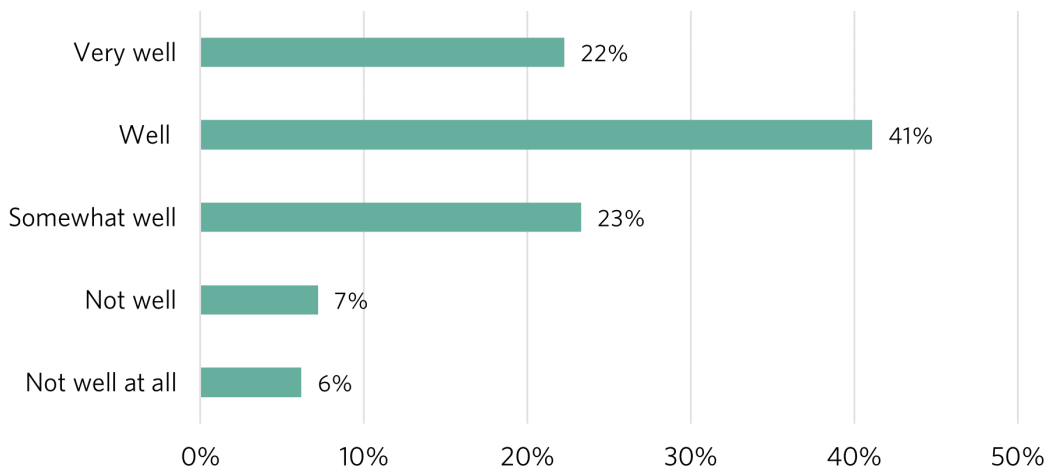
Feedback collected from the in-person meetings and online survey is summarized below. Many of the in-person discussions and written comments echo the sentiment of responses provided in the survey. Not every question from the survey is summarized in its original format, however, all responses gathered from the survey and all written comments received during the open houses are attached at the end of this document for additional review.

KEY THEMES FROM ROUND ONE OUTREACH

Community Vision and Core Values

Participants generally support the proposed Core Values but would like more clarity around what each Core Value entails. When asked how well the proposed Core Values aligned with their vision for the future of Ketchum, 63 percent of respondents reported the Core Values aligned very well/well with their vision for the future and only 13 percent of respondents reported the proposed values did not align with their vision for the future.

How well do the proposed Core Community Values align with your vision for the future of Ketchum?



Nearly 160 respondents provided written comments for how to better align the proposed Core Community Values with respondent's vision for the future. Common topics from those responses are summarized in the table to the right. Concerns about the shape and size (form) of buildings were most common among written responses.

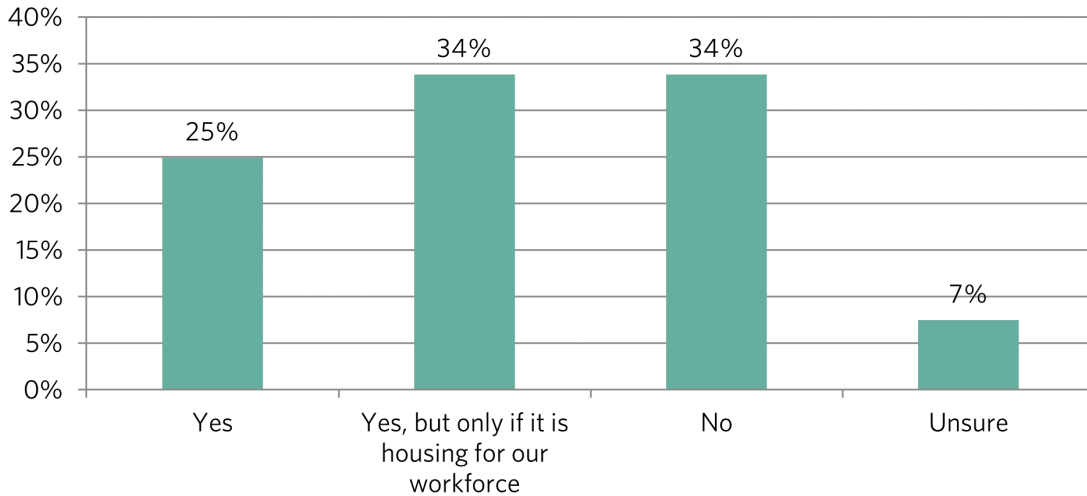
Topic	Number of Mentions
Core Value Critique (needing clarity)	29
Economy	11
Frustration with Local Policies	12
Growth and Development (building form, density, parking, infrastructure)	47
Housing	25
Quality of Life (public safety, ability to live in town)	21
Sustainability	5
Transportation	9

Housing

Overall, respondents would like more opportunities for full-time residents to live in Ketchum, though there is no consensus for how to make that goal a reality. While many respondents are in support of creating opportunities for local workforce housing within Ketchum, many others see housing as a Valley-wide issue that could be better addressed by neighboring communities. Based on the feedback gathered during the public presentations, many participants think of housing in Ketchum in two distinctive types: detached single-family homes and “big box” apartment complexes. This likely informs how community members think about density when picturing future housing development in Ketchum.

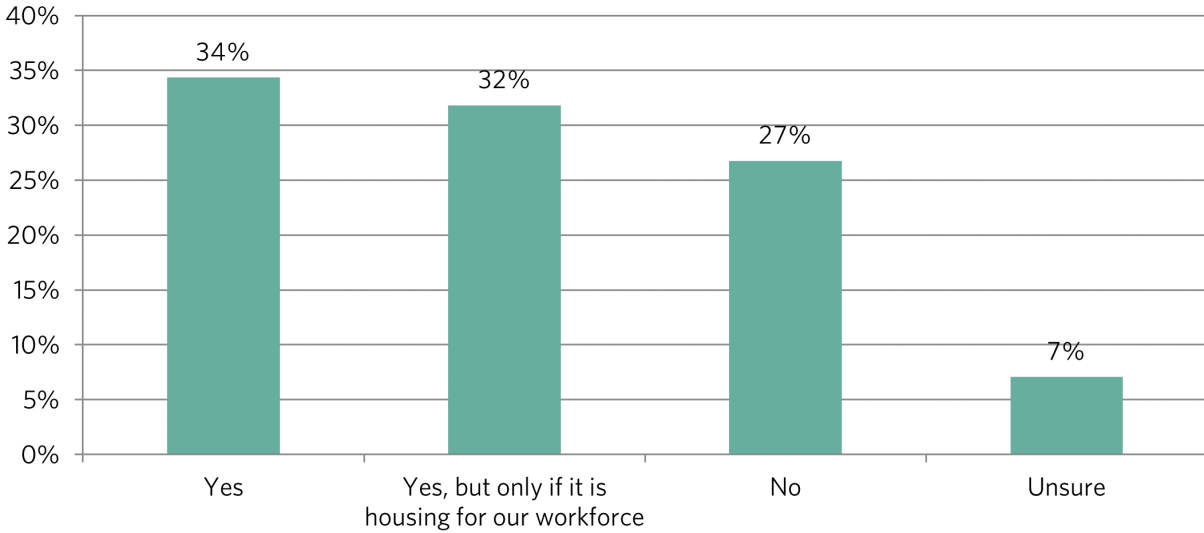
Survey respondents had mixed feelings about where and how to support higher-density and infill housing developments. Nearly 60 percent of respondents support higher-density housing development in mixed-use areas, though over half of those are only in favor if the housing is restricted to those working in Ketchum.

Would you support higher-density housing development in Mixed-Use areas (such as Downtown) to accommodate more housing options?



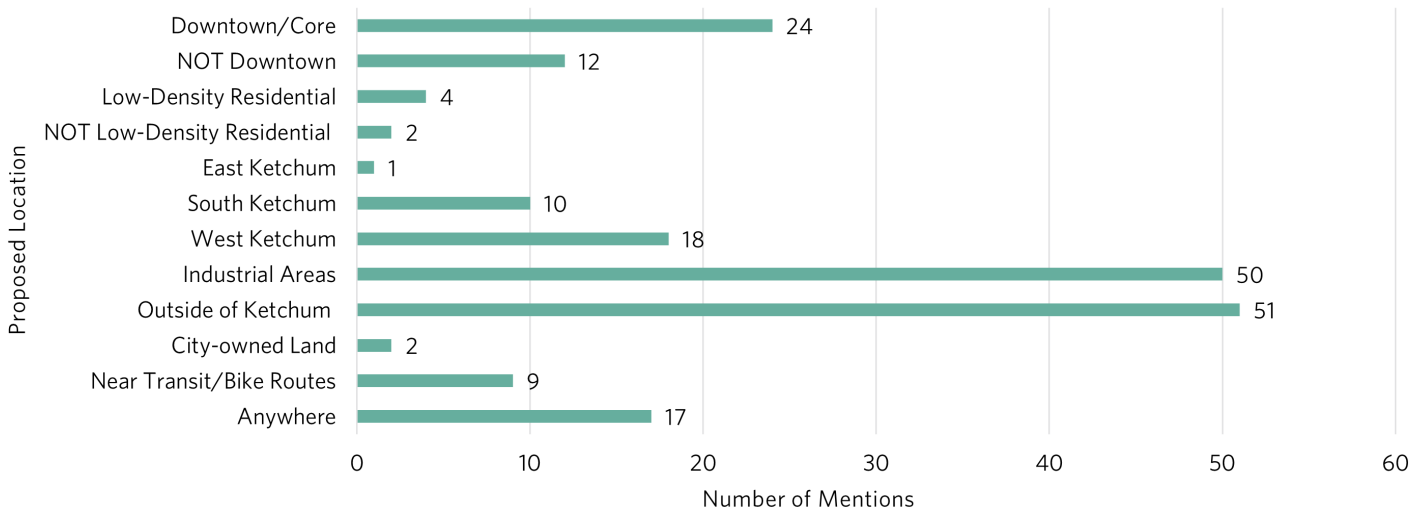
Respondents were slightly more likely to support developing additional housing in Low Density Residential areas (66%), again with roughly half of those in favor wanting restrictions for housing local workers.

Would you support additional development in Low Density Residential areas to accommodate more housing options?



Respondents were also asked to identify where in Ketchum additional housing density should be encouraged. The most popular responses were to develop housing outside of Ketchum city limits (with 20 respondents specifically suggesting additional housing development near St. Luke’s hospital) and the Industrial Areas.

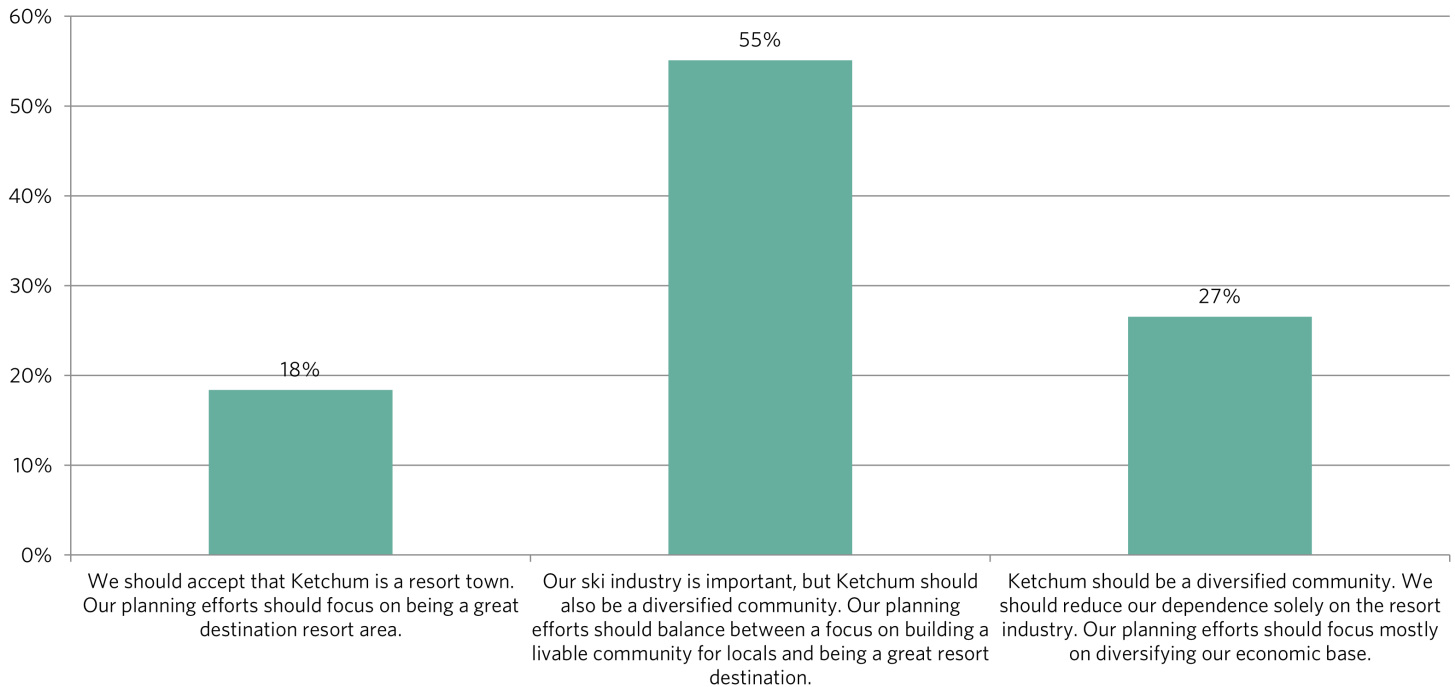
Where in Ketchum should additional housing density be encouraged?



Economy

Both in-person and survey participants provided strong support for creating a more resilient local economy.

Which of the following statements do you agree with most?

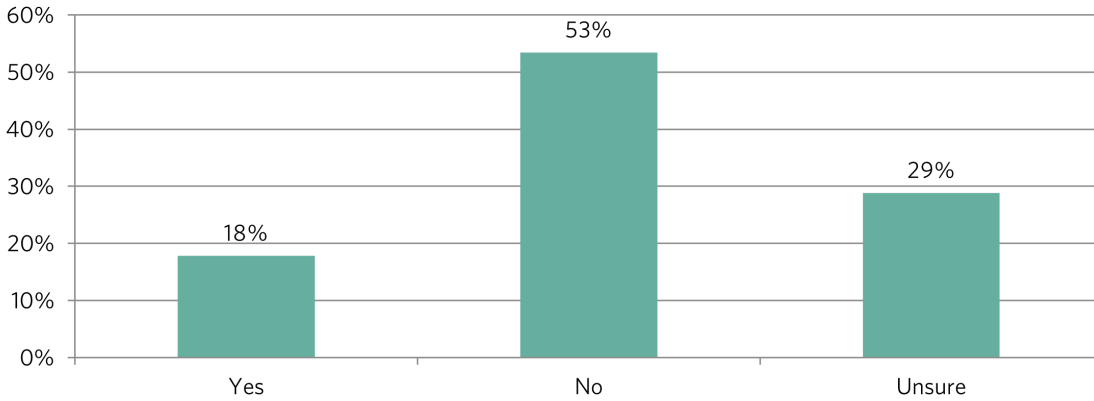


When asked for feedback on how to strengthen Ketchum's economy, the following ideas were provided:

- **Business Opportunities:** Calls for more diverse employment opportunities beyond the tourism and resort industry, including support for local businesses and startups.
- **Commercial Space:** Need for more affordable commercial space to establish new businesses and allow existing businesses to relocate and/or grow.
- **Diversified Industries:** Need to attract non-tourist-related businesses and knowledge-based industries.
- **Parking and Transportation:** Calls for improvements in parking and transportation to support local businesses and reduce commuter traffic.
- **Cultural and Recreational Events:** Support for events that attract visitors year-round.
- **Affordable Housing:** A strong emphasis on increasing affordable housing options for local workers, young families, and year-round residents.

Although respondents believe there is value in creating a more resilient local economy, they generally do not believe (or are not sure) that it is necessary to designate more land for commercial, industrial, or employment uses to achieve this goal.

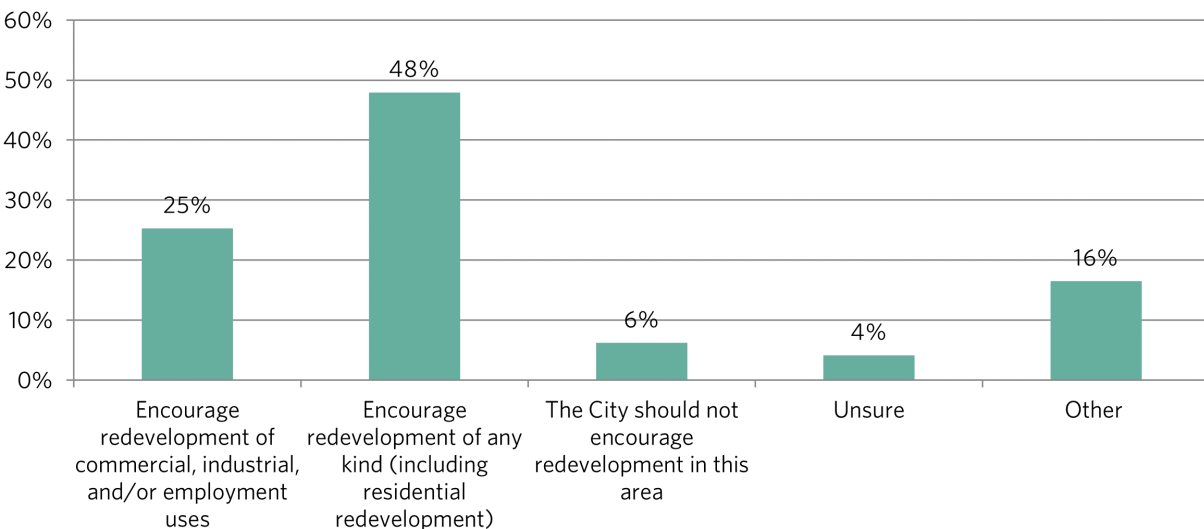
Should the City seek opportunities to increase the amount of land designated for commercial, industrial, and/or employment uses in the future (potentially decreasing the amount of land designated for residential uses)?



Industrial Redevelopment

Many participants believe that Ketchum’s Light Industrial areas provide valuable year-round employment opportunities for local workers and are essential to Ketchum’s reputation as a small-business incubator. When asked how the City should address redevelopment in the Light Industrial area, nearly half of all respondents were in favor of encouraging redevelopment of any kind, including residential redevelopment. Many of those who selected ‘Other’ were in favor of mixed-use development within the Light Industrial area, with ground floor commercial or industrial uses below housing.

How should the City address redevelopment in the Light Industrial area (Lewis Street and Northwood)?



Community Character

Participants feel strongly that Ketchum’s character is defined by both the physical place and the people in it, and that that character should be preserved. When asked to describe Ketchum’s character, in-person and survey participants commented on the following topics:

The People

- Friendly, caring, and supportive community of individuals who value an active lifestyle
- Laid-back residents and atmosphere (as opposed to other resort communities)
- Importance of having families and residents with a mix of ages, backgrounds, and economic statuses
- A strong local business community with small, independently-owned shops and an entrepreneurial spirit

The Place

- Proximity to mountains, natural beauty, and outdoor recreational activities such as skiing, hiking, and fishing
- Maintaining and preserving the historic Main Street buildings and other old structures, reflecting Ketchum’s mining and ski heritage
- Preference for charming, classic architecture over modern, industrial designs
- Retaining a bit of “funkiness” and individuality, resisting overly commercial or homogeneous developments

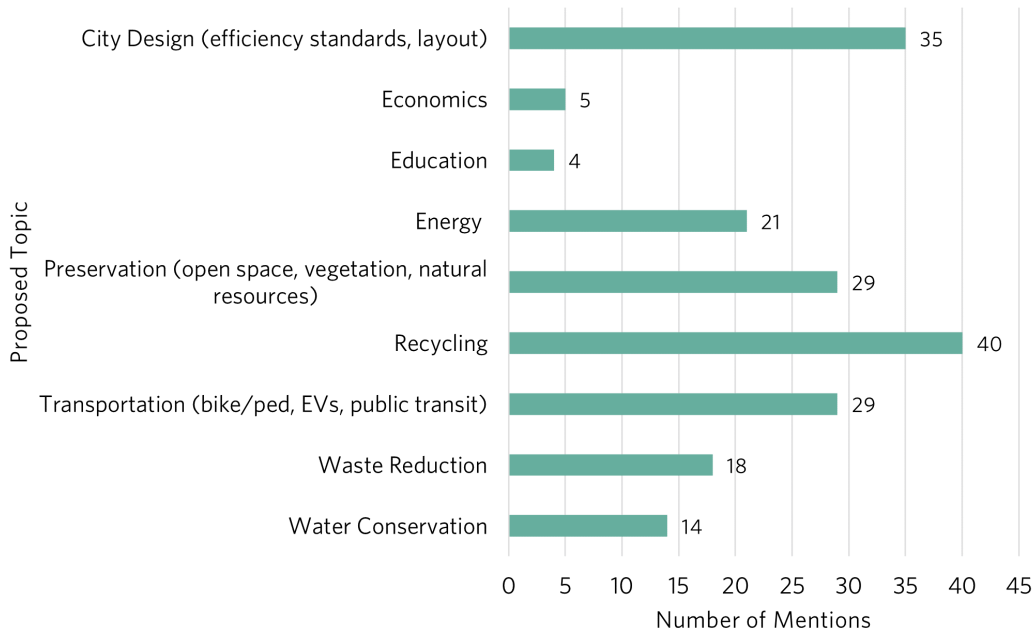
Participants also commented on trends that are hurting the character of the community, as described below.

- Large (tall and wide) buildings Downtown that do not fit with the context of existing buildings
- Excessively large, new homes in residential neighborhoods
- The rise of second/third homes and short-term rentals

Sustainability

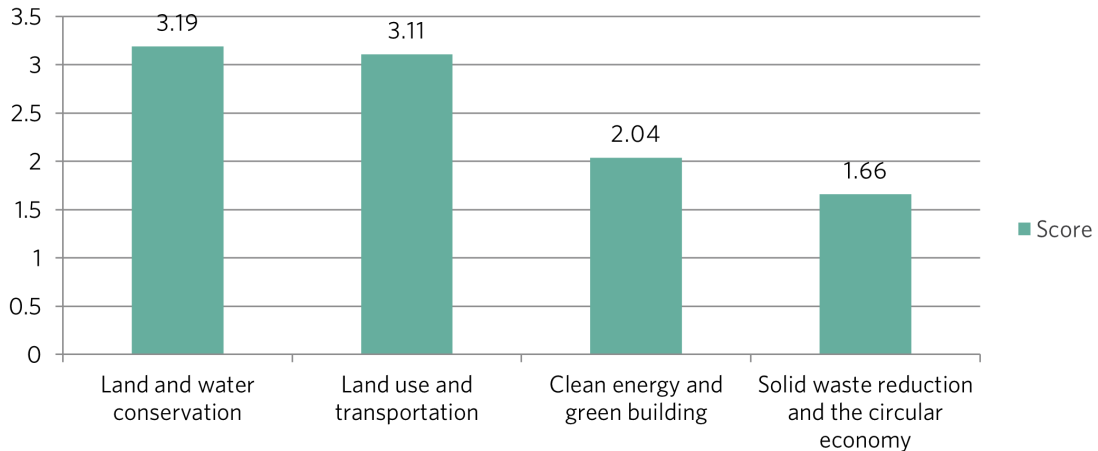
There was mixed support among respondents about how the City of Ketchum should address sustainability in the Comprehensive Plan. When asked to describe what a “greener” community means to them, 8 percent of respondents commented that it was not the City’s place to manage sustainability. Other respondents grouped “greener” practices into the following general topic areas.

What does a "greener" community mean to you?



When asked to rank the four topic areas from 5B CAN (Blaine County’s Regional Sustainability and Climate program) in order from most to least important, respondents identified land and water conservation as the most important environmental and sustainability issue facing Ketchum.

Please arrange the environmental and sustainability issues described below in order from most to least important for Ketchum to address in the future.



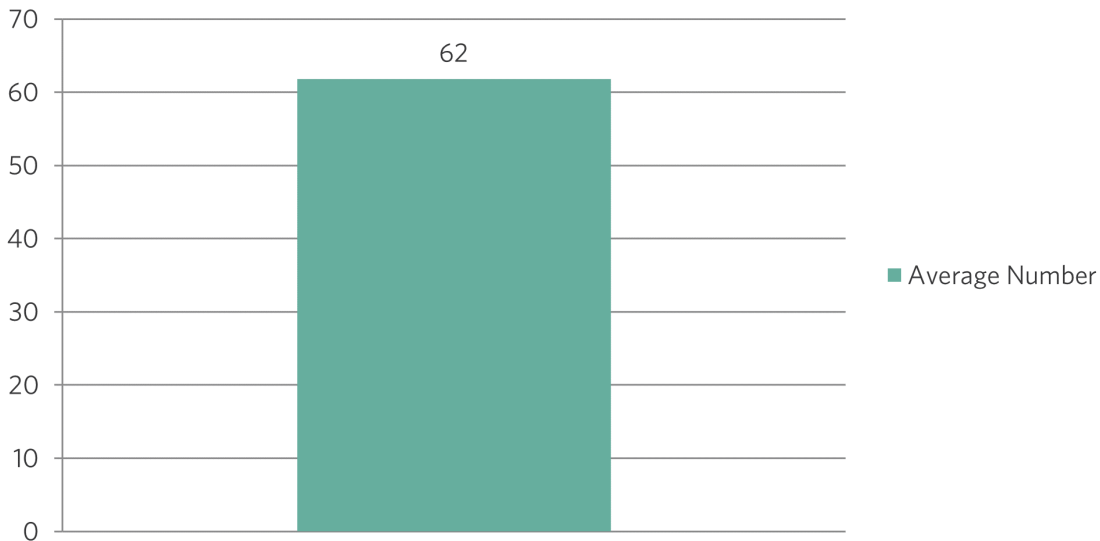
Health and Wellbeing

Many participants identified community health and wellbeing as an important issue to include in the Comprehensive Plan. When asked what actions the City can take to improve community health and wellbeing, the following ideas were provided:

- **Transportation Infrastructure:** support for funding/improving Mountain Rides program, building out bike lanes and pedestrian paths, and providing parking options near businesses.
- **Healthcare Access:** interest in partnering with healthcare providers to support community health needs, including access to mental health providers.
- **Affordable Housing:** emphasis on developing more affordable housing options, particularly for local workers and families.
- **Communication:** support for open houses, surveys, and meetings to engage with the community and ensure diverse voices are heard.
- **Local Governance:** calls for more transparency in decision-making, listening to local residents' needs, and ensuring City actions align with community goals and values.
- **Public Spaces:** interest in improving and maintaining public parks and plazas and encouraging multi-generational interaction.

On average, respondents rated their sense of community and belonging in Ketchum as 62 (on a scale of 1-100).

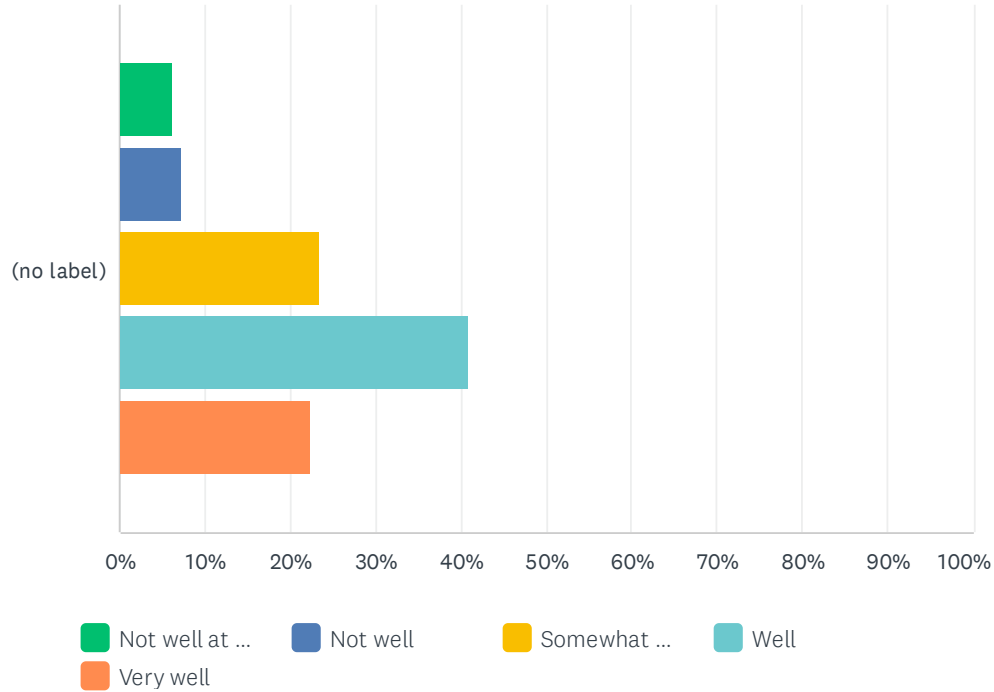
How would you rate the sense of community and belonging you feel in Ketchum?



Planning for Growth Survey Results

Q1 How well do the proposed Core Community Values align with your vision for the future of Ketchum?

Answered: 291 Skipped: 10



	NOT WELL AT ALL	NOT WELL	SOMEWHAT WELL	WELL	VERY WELL	TOTAL	WEIGHTED AVERAGE
(no label)	6.19% 18	7.22% 21	23.37% 68	40.89% 119	22.34% 65	291	3.66

Q2 What changes (if any) are needed to better align the Core Community Values with your vision for the future of Ketchum?

Answered: 158 Skipped: 143

#	RESPONSES	DATE
1	The question implies that the plan is for my vision. In my experience with strategic planning you build consensus around a vision, mission and values. The vision is visual. What do you want Ketchum to look like? Having a vibrant downtown, where businesses thrive, with varied and sustainable housing options is more of a vision than a value. The mission is more of the why. Why do we have a comprehensive plan? Is it because it State law requires it or is it a planning document to help achieve the vision? The pace of growth is causing angst. Decision have been made without considering the long term intended and unintended consequence. Values really reflect the culture and are measurable, tangible, and observable. Who uses the plan? In one of the meetings Jade Riley said that it was "developers and those that oppose them." The comprehensive plan should make property rights and development potential clear. The argument has been and will always be that the "land is so expensive" we can only develop unless you waive the parking requirement, grant us bonus square footage, etc. To make the Argyros work, the parking requirement was waived and it went forward because we had the Walnut Avenue parking within easy walking distance.	5/13/2024 10:29 AM
2	Core values are subjective and personal. The functional reality is primarily associated with land use and building density - i.e. concentration of commercial uses and avoidance of "sprawl" to the undeveloped and preserved hillsides.	5/13/2024 8:50 AM
3	Family oriented activities and environment. Whether it be for tourists or locals. For example use river run in the summer for more than just biking. Many resorts have varied family activities at the base in the summer. We have a small water park downtown and at Atkinsons park.	5/13/2024 8:35 AM
4	stop building tall buildings	5/13/2024 8:24 AM
5	I feel we need to value human powered transportation and other forms of transportation that are less reliant on large vehicular infrastructure.	5/13/2024 7:36 AM
6	some of the new buildings in ketchum have great curb appeal, some (a lot) are looking really way too modern/mountain modern so I think there should be more community inclusivity on who decided what these buildings are going to look like and ideally keep in mind that we are a mountain town with rich history and class. quite a few of the new buildings going up are hideous.	5/12/2024 4:29 PM
7	No comment here	5/12/2024 1:03 PM
8	How about forgetting all the politics and subjective power plays (Hutchinson) and focusing on the simple small businesses that support the town. We are the bedrock of this community and are being regulated (by you) and taxed out of business. We show up everyday, don't have time to ski on the resort because we are working to pay our bills, feed our families and contribute to this town. Don't forget about us. The city "leadership" has drifted and is lost. Let non-profits spend money on green initiatives, diversity and housing options (all worthy in own right) but not for you to cram down our throats. You have gone too far. Lets us run our businesses, serve our customers and have this town grow and develop organically. Like nature.	5/12/2024 11:37 AM
9	To be green with sustainable ideas but hopefully it doesn't go over board	5/12/2024 10:46 AM
10	Varied housing, inclusive of affordable workforce options	5/12/2024 9:10 AM
11	WE ARE OVER CAPACITY !!! Greed ~	5/12/2024 3:38 AM
12	Let density, fewer hotel rooms, less publically support housing. Let the markets work.	5/12/2024 2:08 AM
13	Varied housing options is a term that needs definition. If it means more Bluebirds, I disagree.	5/12/2024 12:13 AM
14	Stop eliminating vitally needed parking spaces (Fourth Street Corridor by example where	5/11/2024 3:22 PM

Planning for Growth Survey Results

parking spaces were eliminated between East Avenue and Walnut has created a dead zone for retail). If the City parking lot between First and Second Street facing Washington is to be used for creating workforce housing it needs to be properly parked and provide for merchant parking as well that face onto Main Street. This can be done with parking on grade and housing built on a podium deck above. Despite the belief expressed by City officials both elected, appointed or hired that we are properly parked for a town of our size, this is an incorrect notion. Parking is "gold" and a future without recognition that cars and trucks must have abundant places to park is a recipe for financial disaster for our town economy. The recently adopted CC ordinance that stresses the need to build more density is also ill conceived and will do nothing to stimulate affordable housing despite being approved as doing so. The economics of development, land costs and financing barriers will be exacerbated by the adoption of this ordinance.

15	Reduce the FAR to 1.8 Require on site parking Don't build workforce housing in the CC Zone	5/11/2024 10:24 AM
16	Working and Planning as a Region is better. I don't know what Well Connected Community means. Sound like consultant speak.	5/11/2024 9:33 AM
17	I do not see the reality of workforce housing being located in ketchum. There are no affordable amenities to support them. This should be a project we support in bellevue and hailey.	5/11/2024 7:29 AM
18	The core values are just words with no definition. What is vibrancy? You could ask 10 people and you will get 10 different definitions. The core values should be revolve around quality of life. When I moved here the number one topic I heard was that the ski resort has no lift lines. How can that be maintained?	5/10/2024 10:39 PM
19	I would like to better define what is meant by 'distinctive' character. If Main St (Hwy 75) became a wind tunnel of big box brick, glass and black metal structures, that would certainly be 'distinctive', but not what I would like to see happen.	5/10/2024 10:09 PM
20	Stop selling the community to the highest bidder. Start and implement an actual recycling program. Invite all business owners to a meeting. A lot us don't live in Ketchum and cannot vote, but we certainly have opinions.	5/10/2024 5:37 PM
21	"Strong & Diverse Economy" - I would eliminate Diverse and use "Resilient" as that should be the intent. Diverse can have 10 different meanings and be taken out of context. Resilient is also appropriate for the "Greener" Community change. Parking was never on my mind, but I hear it SO much from the residents of Ketchum that I would really consider addressing it more clearly in here - perhaps with "Accessibility" or something similar.	5/10/2024 1:28 PM
22	Downtown is vibrant enough. We need to focus on affordable housing now more than ever	5/10/2024 1:27 PM
23	There should be language about having a people actually live here. It's alluded to, but not actually called out. We need a community that supports local residents	5/10/2024 12:58 PM
24	Less building density, lower building heights. Smaller mass and scale.	5/10/2024 11:06 AM
25	Stop your bias toward tourism growth and tax payer supported low hotel labor that creates a transient work community reliant on tourism. None of current leadership has ever had to lead this town during a severe recession. Get ready for a wake up call. 2. Getthat people don't ride bikes in ketchum.... Not that we don't love them... we drive to trail locations to mountain bike. The bike lanes are clearly here to support the hotel marketing campaigns that this is a bike town. People who live here drive to back country.. drive our cars downtown to pick up gear .. and 4 months of of the year you need a car to get around in the weather- no one is biking to Atkinsons in December ! 3. You need to address that you have no idea how to manage dense house projects. Bluebird in effect is dropping a small town in the middle of ketchum. Practically speaking- where are all of dogs, what poo 3 times a day, going to go to the bathroom? Do the math ... 15 dogs as an example- 45 poops a day! There is no dog feces management in your plan at all- poop bag stations, leash law, or fines for not picking up after your dog. Now that you've dropped a 5 percent increase in population on one corner think it all the way through !	5/10/2024 11:04 AM
26	Less development. You want green, stop building such massive buildings. Green? Look at the massive buildings at Warm Springs Ranch-right on the river even. Green?not much	5/10/2024 10:57 AM
27	More affordable housing and regulation of short term rentals	5/10/2024 10:47 AM
28	More governmental accountability.	5/10/2024 8:58 AM
29	More thought given to the needs of the people who actually live in town and pay taxes	5/10/2024 8:57 AM

Planning for Growth Survey Results

30	Where are the people? The past 6 years have seen the replacement with locals by tourists and tourism industry workers. This is the path to death of a community. Restocking the Ketchum gene pool with families and essential workers should be priority value #1. This Comp Plan process will take us in the opposite direction and complete the end of locals in Ketchum.	5/10/2024 8:56 AM
31	I think as Ketchum becomes a more expensive place to live, the community values must be "valley wide" because the work force will most likely live in Hailey or Bellevue, which is more affordable.	5/10/2024 8:54 AM
32	I believe we are missing an element of "caring for our own" whether that be low income families or seniors who seek to remain independent in their homes and not be forced to leave our community as they age due to lack of a CCRC or available affordable in-home caregiving support. This community is heavily reliant on the support of a high volume of nonprofits per capita that are dependent on the philanthropy of wealthy residents. I also don't see any reference to "health and wellness". Although we are blessed to live in an area with ready access to nature and outdoor activities to keep us healthier than I would guess is true in many communities, I would be interested to know how healthy our aging community really is or is not. What does St. Luke's hospital have to tell us about trends in disease prevalence, co-morbidities, prescription reliance, substance abuse and mental health crises. Do we have sufficient healthcare resources to support a growing and aging population? I know it's increasingly difficult to find physicians. Wait lists for new patients and appointments are long.	5/9/2024 11:24 PM
33	The core values are very broad and do not clearly define the path forward for Ketchum. Many Idaho laws prevent many of these goals such as sustainability. I think the underlying question is how much growth is appropriate for the city. At what point does the city reach its carrying capacity and at what point do residents want to cap growth? Do these align?	5/9/2024 10:16 PM
34	Safety of the public	5/9/2024 8:54 AM
35	Edit last item to reflect more emphasis on governance aligned to community input. Transparent is good but also honest.	5/9/2024 8:22 AM
36	Less downtown development. More parking More affordable housing with parking	5/8/2024 5:40 PM
37	The future of Ketchum isn't the responsibility of the City government, it lies on the shoulders of the citizens. "transparent governance"..... what a joke!	5/8/2024 4:59 PM
38	Acknowledge the reality of the resort environment	5/8/2024 4:32 PM
39	Need focus on business opportunities - flexible zoning to allow for various types of business. More focus work opportunities and entrepreneurial possibilities.	5/8/2024 2:04 PM
40	Distinctive Character and Scenic Beauty needs to be modified - to make a statement about limiting large-scale downtown buildings and retaining the older smaller-scale ones.	5/8/2024 1:55 PM
41	A "greener" community is misguided based on your efforts to eliminate cars a a viable mode of transportation. The bus service in a town as small as ketchum is nothing but a money grab	5/8/2024 1:35 PM
42	Under Community Character the wording Distinctive doesn't define anything specific. What does this mean? Under Sustainable and Resilient isn't specific either. Sustainable for whom? Nothing mentioning the environment seems like a big omission.	5/8/2024 12:35 PM
43	sidewalks with more bike lanes and less autos in the core	5/8/2024 12:26 PM
44	A walkable and bikeable city	5/8/2024 12:09 PM
45	Add Family values Add building height restrictions. Views are going away, aspenization is already underway.	5/8/2024 12:03 PM
46	Smaller development and more free parking	5/8/2024 11:09 AM
47	More WORKFORCE housing	5/8/2024 10:46 AM
48	Greater focus on regional cooperation in solving problems, especially workforce housing, transportation,	5/8/2024 8:33 AM
49	Insure Ketchum retains the character and culture of a mountian "town" and not turned into an all consuming tourist destination.	5/8/2024 8:31 AM
50	what about attracting new businesses and start ups? Providing avenues for affordable housing	5/8/2024 7:14 AM

Planning for Growth Survey Results

for year-round, lower income workers? Creating a vibrant, affordable, and exceptional environment for young families who will be the future of Ketchum?

51	No mention of focus on limiting government and lowering real estate tax mill rate as assesses values soar.	5/8/2024 7:14 AM
52	No change in housing options.	5/8/2024 6:36 AM
53	I think "well-connected" needs to be better defined or stated. Does it mean jurisdictions work well and coordinate with each other? Or does it mean we have a good transportation network? Or does mean we know the right people? I suspect it means we work well together. But we don't really and Ketchum can't force others if they don't want to. We can try.	5/7/2024 9:38 PM
54	Add vibrant business opportunities. Variety of business opportunities. Welcoming to diverse business.	5/7/2024 9:27 PM
55	Action that aligns with these goals, not just verbiage. "Distinctive character" does not mean looming boxes as architecture	5/7/2024 12:43 PM
56	Economic opportunity less disparity between the haves and the have nots. More affordable options for housing, groceries, etc. more full time residence and less empty houses	5/7/2024 11:34 AM
57	Quality of living for locals over tourism	5/7/2024 11:14 AM
58	Downtown is not a place for affordable housing. What do you mean by "greener" you won't have a downtown without parking	5/7/2024 11:03 AM
59	It appears to be missing something that recognizes the desire for many of us to hold onto that ephemeral unique character Ketchum has had going back decades. The term "distinct character" and many of the terms are difficult to evaluate without some kind of definition or context. The sound nice but what do they actually mean.	5/7/2024 10:55 AM
60	The need for people is implied in some of these values, but I think something giving a special shout out to the people who make Ketchum a community is needed since such a large % of the housing stock consists of part-time residences and/or AirBnBs. Something along the lines of "A critical mass, full-time, year-round population" or perhaps even "A community where at least X % of the workforce lives in Ketchum city limits".	5/6/2024 11:23 AM
61	Manage development	5/6/2024 10:43 AM
62	Need to give up the idea of varied housing options. Lets face it, we are a tourist destination, not a working town. Build the things that bring rich tourists to town or watch the town slowly die.	5/6/2024 9:53 AM
63	self-sufficient and self-supporting, meaning locals can afford to live and work in the area, which needs safeguarding from overgrowth (i.e. more high-end hotels and condos that are not needed if you look at the vacancy numbers)	5/5/2024 7:06 PM
64	A "cold bed" philosophy that discourages homes that are only occupied a few weeks a year.	5/5/2024 2:01 PM
65	Proper infrastructure and drainage to support future growth	5/5/2024 11:00 AM
66	Preserve parking	5/5/2024 9:53 AM
67	You replaced Green community (verbiage which usu. includes recycling, low-impact to the environment, etc) with a 'sustainable community'. There are not the same. There is no mention of decreasing environmental impact and damage by humans and preservation of wildlife.	5/5/2024 7:53 AM
68	We should also value safety	5/4/2024 8:52 AM
69	Safety should also be a value. You continue to reduce parking and I can't manage to find two blocks of cleared sidewalk in a row in winter.	5/4/2024 8:18 AM
70	density should be encouraged downtown	5/4/2024 8:15 AM
71	Safety should be added.	5/4/2024 8:03 AM
72	Strong public transportation and rideable/walkable community	5/4/2024 12:11 AM
73	We need to actually have a "community". Currently this 2 of the council memebers as well as the mayor, do not seem to care about what an actual community means. How do we have a "greener" community if the parking is taken away and people end up driving more, not less?	5/3/2024 12:56 PM

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What is a "vibrant" downtown, when the decisions by the city to allow Marriot to come in and steal workers by just paying a little more than a local business can afford? We already have "exceptional recreational" opportunities, that is why so many of us live here. Unlike so many of the "new" folks and the vivitors 2 of the council memebers and the mayor seem to really want to come here. A bunch of Instagram influencers people are NOT good for anyone. The approval of so amy "characterless" new buildings has actually taken away from any of the remaining character that Ketchum had. Bluebird is a blight on town and will be proven to be a huge disaster to the "community".

74	Making sure Ketchum is a "neighborhood" community of all types/values of housing, so that workers, professionals and retirees can live in the same wonderful town together.	5/3/2024 10:41 AM
75	CHANGE LI TO LIVE WORK INCLUDING GROUND FLOOR. THIS WILL BRING SMALL BUSINESSES TO GROUND FLOOR AVAILABILITY WHO CAN LIVE AND OPERATE BUSINESS, THIS WILL BE COST EFFECTIVE AND ELIMANATE NEED TO FIND AFFORDABLE HOUSING WHICH DOES NOT EXIST!	5/3/2024 10:26 AM
76	I think safety should also be addressed. We should value those activities that keep our streets, sidewalks, property, and families safe.	5/3/2024 9:41 AM
77	Increase the parking requirements for city core residential development to a realistic level of at least 1 space per unit on site. It will soon be very difficult to park for Atkinson's and other high traffic areas. It is a utopian dream to think that new residents won't have cars to park.	5/3/2024 9:37 AM
78	Less new big luxury condos being built and more parking consideration made.	5/3/2024 9:23 AM
79	prioritized values so that concepts included in the values (ex. a famous person once lived in this not architecturally significant building) cannot impact entitlement of projects of critical need (ex. workforce housing)	5/3/2024 9:22 AM
80	'Working as a Region' should be retained. Ketchum should not be looked at as an island, but as part of the Wood River Valley. For instance, affordable housing should be built where it makes the most economic sense. I and most people I know throughout the U.S. commute to another city to work. Mountain Rides helps with this and we need to have adjacent cities work together to help the entire valley with its challenges.	5/3/2024 9:01 AM
81	Less catering to the uber rich and focusing on real affordable housing without giving up parking in the core. You can't put overpriced "affordable" housing in the core without enough parking further complicating parking issues.	5/3/2024 8:12 AM
82	Greener is fine, but don't spend many \$\$ on it. It will happen in time, don't push it before it is affordable.	5/3/2024 6:59 AM
83	You miss the basic component of a community--families with kids. It was in the 2014 Comp Plan as a goal. We have lost ground as average age is in 50s up from 40s twenty years ago. No kids, not community, not future. We will be a tourist disneyland	5/3/2024 4:40 AM
84	Stop the demolition of old Ketchum and replacing them with monolithic monstrosities! Ketchum is on its way to being completely charmless!	5/2/2024 11:05 PM
85	align pretty well	5/2/2024 10:24 PM
86	Ceasing turning what was a charming village into an industrial collection of black boxes w/out any charm or character.	5/2/2024 9:07 PM
87	Support of downtown business. Listen to citizenry inputs not the troika.	5/2/2024 8:58 PM
88	Make decisions on feedback of the voters vs disregarding them	5/2/2024 8:10 PM
89	The core values say nothing about how fast we want our community to grow, whether or not we should be looking to build more hotels or the potential need for stricter building height and density restrictions to preserve the character of downtown Ketchum.	5/2/2024 7:47 PM
90	What is the difference between a variety of housing options and varied housing options?	5/2/2024 7:47 PM
91	Unique sense of place	5/2/2024 7:44 PM
92	Modern mountain architecture has no place in ketchum's history. Nip it in the Bud before the town completely loses the historical significance it once had.	5/2/2024 7:40 PM
93	Community Character - Distinctive Character with plan to enhance Scenic Beauty of Sun	5/2/2024 7:32 PM

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	Valley. A plan to remove all Utility poles and other items that restrict the Beauty of the area!	
94	Parking!	5/2/2024 7:12 PM
95	A safe community A fiscally resilient community	5/2/2024 7:04 PM
96	Historic preservation super important.	5/2/2024 6:57 PM
97	More parking. Fewer employee dorms.	5/2/2024 6:50 PM
98	Define the housing element better to incorporate full timers, part time and short term renters and long term renters	5/2/2024 6:50 PM
99	You need more parking downtown if you want us to continue to shop at the businesses there, otherwise we will have to drive to Hailey and shop.	5/2/2024 6:49 PM
100	Smaller buildings on single lots	5/2/2024 6:48 PM
101	Instead of community character: diverse community. Add to vibrant downtown: vibrant and multi-modal downtown (want pedestrian, bike connectivity and shared car options) Instead of varied housing options: greater, accessible community housing options	5/2/2024 7:20 AM
102	Greener??	5/1/2024 4:43 PM
103	There shouldn't be any high density affordable housing in Ketchum!!!	4/30/2024 9:04 PM
104	More housing	4/30/2024 5:43 PM
105	Terms "Region" and "well-connected community" are outside of Ketchum and perhaps shouldn't be an inner Ketchum concern as we solve the problems within the city limits	4/30/2024 4:00 PM
106	There seems to be a lack of respect for legacy businesses in Ketchum. The lack of support and concern for established businesses, due to the increase in development for more tax dollars is very disconcerting. Core Community means putting on hold 'growth' to let businesses recuperate their losses during these fast development periods. There is no true independent business owner voice that is heard and noticed over the millions of dollars in tax dollars Neal and Jade take priority in. When the bookstore dissolves, when NourishMe dissolves, when Sawtooth Club and Warfield can't staff, what is the Community worth then?? Who will visit a beautiful ghost town with no working businesses?? Just large penthouse apartments with an empty retail space below it? I truly don't think our Leaders values align with the Core Community. It is sad to think of how many families have moved away due to the unnecessary "urban renewal" projects these leaders seem so important. No one wants to live in a tiny apartment box. No one wants another hotel. No one wants another Park City, Jackson or Aspen! Why are those the "comps" Jade is making in his proposals?? And I would love to see how these 624 parking spaces are going to stand up to the Summer here in Ketchum. No one is going to stay for a parade or concert if they have to take a bus or walk long distances. Your "planning" is so biased to growth, without thinking of the day-to-day people's lives that are truly effected by all of this. Good luck .	4/30/2024 3:56 PM
107	More parking	4/30/2024 2:35 PM
108	Not sure "distinctive " is appropriate as the eclectic nature of the architecture is part of the funky charm. We need some core values that are people oriented- courteous, kind , welcoming, places for locals and visitors to gather and interact.	4/30/2024 7:03 AM
109	You need good infrastructure and road ways for an thriving economy.	4/29/2024 11:19 PM
110	Inclusive	4/29/2024 10:28 PM
111	None, but a lot of good execution.	4/29/2024 8:45 PM
112	More focus on locals, specifically young families	4/29/2024 7:59 PM
113	The buzzwords greener, sustainable, and resilient, while well-meaning are pretty off-base, because if any of us really truly wanted to be sustainable and green, we wouldn't live here. The energy costs of living here are simply too high, not to mention most of our outdoor recreational activities consume all sorts of plastics, synthetics, and chemicals that contradict any notion of green, sustainable, or resilient. On top of all that, our local recycling program is a farce with most waste going into the landfill. It's virtue signaling at best and a waste at worst. Who are we kidding? I do want a cleaner environment but that requires halting geoengineering (aka chemtrails - yes, it's real) and rampant pesticide use in keeping our lawns green and weed	4/29/2024 12:09 PM

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free. Why doesn't the city lead in these issues instead of those the buzzwords. I'd also say it's too late in the character front - the last 15-20 years of city government flushed that one down the toilet. All the modern boxes have destroyed the lively character Ketchum once had and it's probably forever lost. If you think you can save a vestige of it, great, but I don't see where or how that's possible. I'm all for transparency so why doesn't the city pass an ordinance stating that it will never again resort to closed meetings where citizens and only watch online. Why not ban any emergency powers related to public health unless it pertains to a business dumping garbage or waste or something like that? This is particularly important in light of the failures of local govt during the past 4 years when go to mandated worthless masks, distancing which Dr. Fauci admitted they made up, economy and community destroying lockdowns, and much more.

114	stop allowing 4 and 5 story building...allow the views of the mountains...	4/29/2024 9:43 AM
115	We need parking just as much as we need affordable housing. Without parking we won't have downtown businesses, you will need less housing.	4/29/2024 7:56 AM
116	If you want a "greener" community don't let houses that spend \$30,000 a month on electricity! (A singular house) Make them get solar or not build it .	4/28/2024 7:56 AM
117	Varied housing options sounds like less options for people in an already unreal hard area for housing and it's the biggest part in keeping a vibrant and strong community	4/27/2024 9:51 PM
118	Preservation of history building and open space	4/27/2024 8:25 PM
119	instead of varied housing I would prefer housing for all or at least most	4/27/2024 3:12 PM
120	Uplift all members of the community to ensure that equity of of outcome	4/27/2024 2:38 PM
121	Keeping the character of Ketchum	4/27/2024 2:17 PM
122	Less BS titles	4/27/2024 1:51 PM
123	The current list is too long too vague and too unrealistic.	4/27/2024 12:14 PM
124	Depending on what "varied housing options" means...I dont believe the core downtown should add any more affordable housing. Parking is already a challenge. More units=more parking problems and busier roads. It belongs in other places< not the core.	4/27/2024 8:29 AM
125	We need to reduce the size and height of new buildings	4/27/2024 5:05 AM
126	More restaurants!	4/26/2024 10:07 PM
127	I'd like to see a greater emphasis on sustainability and on preserving the town's character	4/26/2024 9:37 PM
128	To better align the core community values and future of Ketchum, fostering inclusivity and support for the LGBTQ community is essential. This includes implementing policies and initiatives that promote equality, acceptance, and representation for LGBTQ individuals within the community, ensuring everyone feels respected and valued.	4/26/2024 9:00 PM
129	Inclusion of "affordable" housing within the "varied" housing options	4/26/2024 7:35 PM
130	Varied? VAGUE and not addressing any issue or truth.	4/26/2024 6:47 PM
131	A community first focus/attitude. These values are great on paper, but the reality is that the majority of initiatives in the community are focused towards tourism. While that is important, it goes directly against a "strong and diverse economy".	4/26/2024 6:40 PM
132	More affordable housing	4/26/2024 5:34 PM
133	Promoting full time residency (>60-%) and decreasing vacant, dark, homes. Also, pushing for out of state fees similar to Venice (tourist fees).	4/26/2024 5:28 PM
134	Local businesses only	4/26/2024 5:26 PM
135	I would put sustainability at the top. Climate change directly impacts our community. The fact that the hunger coalition saw its largest increase in need this winter because the snow plowers/removers weren't having work to rely on is not okay. If a community is built on sustainability it will have a diverse economy anyways, let's focus on the bigger issue of the amount of waste & unnecessary driving that happens. We need a sustainable town and future now!	4/26/2024 5:24 PM

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136	I'm confused what the difference between "a variety" and "varied" is - I would like more specificity as to what constitutes varied (how wide the variation is). I would also prioritize a well connected community over a well connected community and REGION (interpreting region as the whole state or larger). If the REGION refers to the Wood River Valley, then I support it.	4/26/2024 5:15 PM
137	We need to focus more on our service workers housing to be affordable	4/26/2024 4:22 PM
138	Discourage the building of second homes/condos, all of the new condos are so ugly and have no character, and don't lend themselves to workforce housing. -Support for small businesses during slack seasons and encourage business owners to pay a living wage. A "living wage" in Ketchum is vastly different than many other places, BECAUSE housing is owned by 2nd homeowners who don't lease to locals.	4/26/2024 4:16 PM
139	More pedestrian only roads	4/26/2024 4:08 PM
140	I see the largest change needing to occur within the short-term rental market, the amount of AirBandBs that are available vs. the long-term rentals lies a huge discrepancy	4/26/2024 3:54 PM
141	If bluebird is the vision for the future, Ketchum is screwed.	4/26/2024 3:28 PM
142	Keep Ketchum small and charming. Less development, less "touristy", and less commercial	4/26/2024 3:26 PM
143	More parking for employees in the Ketchum area.	4/26/2024 3:14 PM
144	Community Housing	4/26/2024 3:00 PM
145	Affordable housing	4/26/2024 2:37 PM
146	This paraphrased outline of core community values is well intentioned, however lacks many details and definitions as some peoples view of a strong future community is drastically different than others. Transparency is key, but more than that the need for detailed persuasive campaigning for the future is required. Tell us why a certain plan of action is taken supported by evidence and the feedback of the community. We can't just have The mayor and council people say this has to happen just because. Those that call this town hoe 365 days a year demand to be heard when asked about feedback from the community. The big money 2nd and 3rd home buys may pay a lions share of the taxes, but they unfortunately will never be considered a part of the well-connected community as its portrayed in the proposed core community values.	4/26/2024 2:35 PM
147	More focus on affordable housing. There is not a variety. It is just expensive and there are two affordable options. That's not a variety	4/26/2024 1:59 PM
148	More restaurants	4/26/2024 1:55 PM
149	Stop doing whatever you want and just giving us surveys to think you are listening	4/26/2024 1:52 PM
150	Varied housing options	4/26/2024 1:49 PM
151	Efficient transportation	4/26/2024 1:27 PM
152	Adhere to the needs of full-time residents first and seasonal residents / second or third homeowner's and visitors second!	4/26/2024 1:07 PM
153	More specifics.	4/26/2024 12:56 PM
154	We need the town to be livable for the people that are making the town function. Adding more parking and taking away the character that drives people to live and vacation here is not possible if there aren't affordable places to live. We have so many empty homes that people stay in for a bit or barely come to stay. The people that you should be more concerned about are the people that are trying to make a living here. Building more storefronts with multi million dollar apartments is not what we need. Take a look at how many places are closing down or struggling to stay a float because they can't find people to work or people have to live outside of the WRV! This place is naturally beautiful we don't need to become like the other mountain towns. There is no need to compare us. We all feel separated we need to be united. Some of us aren't able to make these dreams a reality because the 1% only care about their interests not the community.	4/25/2024 8:47 AM
155	The longevity of Ketchum depends on a deemphasis on community building based primarily on catering to wealthy individuals. Without affordable housing, higher wages, and an influx of jobs	4/25/2024 6:46 AM

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that aren't strictly service based and dependent on seasonal influxes of capital, the community is extremely vulnerable to collapse. This should be emphasized and reflected in the values.

156	An emphasis on protecting workers and those who need low income housing	4/24/2024 9:18 PM
157	It doesn't seem clear to me what being sustainable means and whether that's in terms of the environment. I'd like that clearer, particularly since the old value put the term "greener" in quotes, for reasons I'm not sure, since that seems to imply it was not really a goal	4/24/2024 8:11 PM
158	More pedestrian friendly . I feel a state hi way thru town is our biggest issue	4/24/2024 6:05 PM

Q3 What is the most surprising or interesting piece of information you learned about Ketchum?

Answered: 168 Skipped: 133

#	RESPONSES	DATE
1	The median home sale price has x2.5 in 6 years.	5/13/2024 1:18 PM
2	The growth of 25-34 age group and the percent of vacant housing units	5/13/2024 12:55 PM
3	The affluence of those moving to blaine county	5/13/2024 12:16 PM
4	How long the vision statement is. It should be something short enough that it's easy to remember.	5/13/2024 10:39 AM
5	Population growth is substantial. Home construction is larger than expected making commercial services more in demand.	5/13/2024 8:56 AM
6	The median age and income level of people moving into town.	5/13/2024 8:42 AM
7	# of vacant units is astounding - I'm assuming these are short term rentals	5/13/2024 8:28 AM
8	The huge difference in the salaries of those leaving and those arriving in Ketchum.	5/13/2024 7:40 AM
9	demographics not so interesting because who can afford to buy a lift ticket? you have to be wealthy to live here. none of these trends are surprising	5/12/2024 4:34 PM
10	The older demographic is most surprising.	5/12/2024 1:07 PM
11	That %55 percent of houses are unoccupied (second homes)	5/12/2024 11:55 AM
12	We are still a small community , dependent on tourism. We should remember who pays our bills ...if not as Dave Ketchum said on the plaque at the top of the Baldy Hill Deck...If we don't continue to make progress moving ahead we will have more dogs then people and blow away like a tumbleweed into the wind....	5/12/2024 11:46 AM
13	The quick fact numbers! Housing prices doubled at Covid timing,seems that the Ca&Wa people moving in are bringing \$ and then are paying for housing higher than may really be the trend, the median income is higher than I expected (everyone cries they don't make enough)	5/12/2024 11:04 AM
14	Nothing - all obvious and previously reported. What are businesses servicing the town experiencing? And their employees?	5/12/2024 9:16 AM
15	Nothing	5/12/2024 2:13 AM
16	Nothing.	5/12/2024 12:15 AM
17	Not really surprising as the pandemic effect of net in migration is continuing from California in particular as second homes become full time residences. This flight to the Intermountain west and Blaine County is being spurred on by poor governance in California and other states with high income taxes, cost of housing, restrictive government policies on creating new housing and declining infrastructure conditions.	5/11/2024 3:35 PM
18	That in ten years, the median age grew by exactly ten years. People are not having children and children are leaving. The good news is that the older population has greater incomes.	5/11/2024 1:49 AM
19	How low local wages are. Why is the city supporting low wages by providing low to no income housing?	5/10/2024 10:57 PM
20	That the population is aging. I have a small family and see lots of families in my daily life. I wonder if the stats reflect that , like us, there is a trend of smaller families with older adults and 1-2 kids moving into town... vs what many may assume as retirees.	5/10/2024 10:18 PM
21	median age has dropped substantially	5/10/2024 3:27 PM

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22	I see more families living in Ketchum than I did in 2012-2020. What is that data point to validate? The growth rate also seems low at 0.8%.	5/10/2024 1:35 PM
23	Loss of families	5/10/2024 1:01 PM
24	I think if you factor in the last several years, Ketchum is much bigger than indicated.	5/10/2024 11:12 AM
25	How irrelevant this is given the radically out of step impact of COVID. This town, once a real recession hits, and it will, will revert back to the mean	5/10/2024 11:08 AM
26	You want a varied demographic of people living and visiting here. It appears you intend to bring wealthy people here, especially visitors. Plus, 55% of units are vacant?	5/10/2024 11:07 AM
27	As someone who tries to stay on top of information like the above there's really no surprises to me	5/10/2024 10:02 AM
28	Its aging demographic. This fact has broad planning implications.	5/10/2024 9:52 AM
29	The population age	5/10/2024 9:30 AM
30	The incomes of new residents.	5/10/2024 9:06 AM
31	Nothing is surprising	5/10/2024 9:01 AM
32	That we have replaced young people with old people. I fear we will address that with the workforce housing plan, and that won't work, as it will get more young people in for the low-paid jobs, but they aren't the people who will stick around and build a family here.	5/10/2024 9:00 AM
33	I guess the age of the Ketchum population. Seems like those living here want to stay and many are buying second homes for retirement here and are no longer working.	5/10/2024 8:58 AM
34	amount of growth	5/10/2024 8:46 AM
35	There are many vacant units.	5/10/2024 6:32 AM
36	The significant increase in average home value, however, what would be more helpful is to show the mix of housing and growth in average home value by type. The average is being driven up by growth in large homes on large acreage. What is happening to the value of homes in the categories that are really needed to support workers and families?	5/9/2024 11:38 PM
37	Based on the population size, why is the city creating so much affordable housing for people that make such low wages? Why would the city create housing for people with zero income based in conditions of receiving federal funding to build this affordable housing?	5/9/2024 10:28 PM
38	I have known there has been growth but it is interesting to see the #'s	5/9/2024 12:12 PM
39	Financial inflow vs outflow	5/9/2024 10:20 AM
40	Income moving out.	5/9/2024 9:25 AM
41	I can't read that.	5/9/2024 8:57 AM
42	What percent of time are vacant homes occupied by owners visiting and/or short term renters? This should reduce the % of vacancy.	5/9/2024 8:29 AM
43	53% vacant units	5/8/2024 11:23 PM
44	If you pay attention, none of these things are surprising.	5/8/2024 5:09 PM
45	That the survey decent consider part time residences as vacant :-(5/8/2024 4:35 PM
46	% vacancies and only says strong economy but no strategies for how that happens or what it means to individuals.	5/8/2024 2:08 PM
47	nothing	5/8/2024 1:38 PM
48	Vacant units account for 55% - plz fix!	5/8/2024 1:03 PM
49	The population statistics are just one part of the trend in Ketchum. The other is the huge influx of part-time homeowners who contribute to over crowding of recreation, and to the sense that Ketchum is no longer a true "Community." People dipping in and out without giving back to the community...simply taking advantage of all the hard work and investment that long-time citizens have done to make this place special.	5/8/2024 12:44 PM

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50	how much money it has	5/8/2024 12:30 PM
51	That our growth rate is less than the county's	5/8/2024 12:12 PM
52	55% vacant units	5/8/2024 12:07 PM
53	That the budget was balanced and the current administration has taken it to 21 million.	5/8/2024 11:12 AM
54	Honestly, none of it surprises me	5/8/2024 11:01 AM
55	the rate at which the average income of the new residents is climbing exponentially.	5/8/2024 10:54 AM
56	Aging population/loss of families	5/8/2024 8:39 AM
57	Losing families	5/8/2024 8:35 AM
58	The vacant units make up 55% of the housing. That needs to change. Limit short-term rentals. After living here for 7 years, I can see how the str are negatively impacting our local economy. Limiting these rentals will make more housing available for families, a sorely under-represented part of our local population.	5/8/2024 7:19 AM
59	Nothing mentioned about business opportunities.	5/7/2024 9:34 PM
60	The 'Greying' of Ketchum. Our community consists of construction workers who commute and old retired people.	5/7/2024 3:57 PM
61	Nothing surprising. Considering these demographics (older population), why do you think having less parking is a good idea? We don't all walk distances and/or bike to shop downtown and carry packages home	5/7/2024 12:49 PM
62	I am not surprised but I think the most telling is the avg income of those moving out	5/7/2024 11:39 AM
63	I believe these trends are cyclical and are coming off a big wave from the effects of Covid. That said, we still need to plan for growth into the future and the core is the place to plan for that growth.	5/7/2024 11:29 AM
64	To many people moving here from liberal states	5/7/2024 11:20 AM
65	Nothing	5/7/2024 11:07 AM
66	This question appears to be out of context. What and when did I learn what the question is asking? If it is relative to the graphic, it is next to impossible to read and my very large monitor.	5/7/2024 11:02 AM
67	Don't know if it is interesting but the change in demographics. Losing our younger working class population	5/7/2024 6:31 AM
68	The change in income difference, median age change, the percentage of the housing price increase.	5/6/2024 3:03 PM
69	- Surprised by the chasm between the incomes for households moving in compared to households moving out. But, in seeing the household incomes of households who are leaving compared to the Ketchum median income of only \$87,478 and the median sales price of >\$1.5 million - this makes sense. The math doesn't add up.	5/6/2024 12:46 PM
70	You didn't include illegal immigrants in the migration data. They are making an impact on services as well.	5/6/2024 11:02 AM
71	Surprising is the income in vs out.	5/6/2024 9:55 AM
72	The population growth is exaggerated because of the COVID anomaly. This anomaly should not be used as the trend going forward since it exaggerates future growth trends.	5/5/2024 7:22 PM
73	Losing families is a sad trend that needs reversing. Am not I'm reading it right but 55% vacancy? Does that translate to more than half of the units are owned by second home owners (and does unit also mean a house?)	5/5/2024 7:15 PM
74	The aging population change between 2010 and 2022.	5/5/2024 11:03 AM
75	How much older the population has gotten.	5/5/2024 8:00 AM
76	55% vacant units	5/4/2024 8:30 PM

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77	That the average household size is so small, and that half of the units here are still vacant. I thought there were less vacant units with so many people moving to town full time in recent years.	5/4/2024 10:48 AM
78	small population	5/4/2024 8:20 AM
79	Nothing.	5/4/2024 12:15 AM
80	Nothing other than Ketchum has been trending this way for at least 20 years. The fact that we are losing, and have lost, so many families is not good. The increase in the amount of money moving in is going to prove to be worse due to the fact that so many of these folk don't actually work (or earn) their money her, contributing to the continued degradation of the "community".	5/3/2024 1:02 PM
81	It fails to hear what the community NEEDSmore support for business and affordable housing. AND less support for developers over the communities needs.	5/3/2024 10:30 AM
82	I was glad to see that permits/construction is slowing down. Residents and HOAs maintenance needs have been kicked to the curb in recent years.	5/3/2024 9:54 AM
83	Very few <18 and 35-44 year olds	5/3/2024 9:44 AM
84	didn't really learn anything new, but the consultants have provided data to support what we did know (average age increasing, median income increasing as wealthier people move in, wage and income rates change differently that housing prices, we did NOT grow at 25% per year)	5/3/2024 9:28 AM
85	That 55% of homes are vacant.	5/3/2024 9:26 AM
86	demographics	5/3/2024 9:22 AM
87	That the growth rate is only 2.4 percent from 2010 to 2022.	5/3/2024 9:09 AM
88	Not surprising but a great factoid. Housing prices grew 74% in five years outpacing pay and income. Largely due to Covid transplants.	5/3/2024 8:15 AM
89	Not surprised - but I'd like to see how many of the people moving to here are full-time residents.	5/3/2024 8:02 AM
90	Ages of residents	5/3/2024 7:34 AM
91	The income gap between move in and move out incomes.	5/3/2024 7:03 AM
92	Loss of families :(5/3/2024 5:58 AM
93	HOW BADLY WE FAILED AT ACHIEVING THE GOALS OF THE 2014 COMP PLAN. In particular, how we have made negative progress in the goal of attracting families.	5/3/2024 4:44 AM
94	Growth of young population is good. People are creating families later in life.	5/3/2024 1:03 AM
95	Number of vacant housing units	5/2/2024 11:28 PM
96	It is unfortunately an uninteresting town of huge buildings, no history showing	5/2/2024 9:09 PM
97	Aging of residents	5/2/2024 9:02 PM
98	Our median population is about 2/3 of their way to dying.	5/2/2024 8:49 PM
99	Too much growth has hurt our city	5/2/2024 8:12 PM
100	The use of population numbers based on full time residency versus what are likely far more relevant figures which take into account part time residents and visitors. Ketchum may feel like a small town of 3,553 people during slack but the real numbers in peak winter and summer months and multiples higher.	5/2/2024 7:56 PM
101	We need to be a community that attracts younger people through job opportunities	5/2/2024 7:56 PM
102	How the population is aging.	5/2/2024 7:54 PM
103	The growth was only 864.	5/2/2024 7:54 PM
104	Average Income is because we are getting all the implants from CA, WA.	5/2/2024 7:35 PM
105	Nothing	5/2/2024 7:14 PM

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106	The new folks moving here are rude and don't care about anyone or and rules.	5/2/2024 6:51 PM
107	Demographics	5/2/2024 6:50 PM
108	number of vacant units.	5/2/2024 1:43 PM
109	Nothing surprising here, but it reinforces personal observations.	5/2/2024 12:16 PM
110	Percentage of vacant housing units!!!	5/2/2024 9:04 AM
111	How low the average annual pay is! Ketchum is too expensive for someone to comfortably live off of that.	5/2/2024 8:40 AM
112	Our population got so so old and we lost working families	5/2/2024 7:22 AM
113	Taking away 25 parking spots on Main Street and building a Bluebird 2 in the Washington parking lot loosing 64 parking spaces. Horrible planning!!!	4/30/2024 9:07 PM
114	All well known information. No surprises here	4/30/2024 4:05 PM
115	If Ketchum's sense of community is a white 51 year old male making over \$50k annually, then Neal and Jade are the perfect candidates for running the city. The vision of the "worldclass character" is not evident anymore. Our character is being wiped out by deep development and ungrounded leaders.	4/30/2024 4:03 PM
116	I thought the 10% non white population was higher.	4/30/2024 2:41 PM
117	the median home sale price has become insane. Doctors can't even afford to buy here to work and return to the community.	4/30/2024 1:31 PM
118	Decline in 25-34	4/30/2024 7:15 AM
119	That the median household income isn't actually higher.	4/29/2024 11:24 PM
120	None of the statistics were surprising to me	4/29/2024 10:32 PM
121	The gross adjusted income of people moving here. You should also have net worth. There's a lot of wealth moving here too, and even with high income, current residents cannot compete with wealth.	4/29/2024 8:52 PM
122	Median age is very high, 55% vacant houses is sad.	4/29/2024 8:38 PM
123	Nothing. It's obvious that housing prices are skyrocketing and wages aren't matching that. Also obvious that young families can't afford to buy even small, out-dated homes in Ketchum, thus the mass exodus to south valley and Boise.	4/29/2024 8:05 PM
124	Not totally surprised, but still astonished that housing prices have increased 74% in past 5 years. Mostly weird to do think about homes being 74% less. Shoulda bought.	4/29/2024 12:19 PM
125	Losing families and housing cost disconnect - even more than I thought	4/29/2024 11:46 AM
126	Ketchum is growing just like all other cities and towns. Although it is very expensive to live here, cost of food, utilities, etc.	4/29/2024 7:59 AM
127	Ketchum isn't taking care of the young people that have here now . Need to create an affordable place to live . Ketchum let this happen by not setting standards for the new people moving in.	4/28/2024 8:02 AM
128	Over 50% of housing is vacant for wealthy to barely use	4/27/2024 9:57 PM
129	Need more families in Ketchum!	4/27/2024 7:51 PM
130	The amount of vacation units is a disgrace	4/27/2024 2:41 PM
131	They want to destroy the Ketchum feeling with big box buildings	4/27/2024 2:19 PM
132	261k/yr average moving here income	4/27/2024 1:53 PM
133	One of it surprised me.	4/27/2024 12:24 PM
134	The median home cost has tripled since 2018, whereas the median income has not kept up. Theres a lack of youth in the valley greatly due to the fact that no ine can afford a house and that even if they could there are no houses to afford.	4/27/2024 9:48 AM

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135	I think the population of Ketchum today is quite a bit larger than it was in 2022.	4/27/2024 5:12 AM
136	The move-in resident income	4/26/2024 11:33 PM
137	The Ketchum median household income. \$87,478 is unacceptable for Blaine county.	4/26/2024 10:42 PM
138	Housing prices up by 74% I knew it went up but to see that statistic is wild	4/26/2024 10:14 PM
139	The lack of diversity and aging population	4/26/2024 9:49 PM
140	The average income of those moving here.	4/26/2024 7:43 PM
141	The average income of people moving in vs. people exiting. It seems like local employers don't have a grasp on latest market trends in town as it relates to wages.	4/26/2024 7:32 PM
142	Not as many people have moved here than I thought. That's because people live here without claiming they live here via short term housing.	4/26/2024 6:51 PM
143	Over 50% of the housing units in town are vacant. This is really the core problem/issue with Ketchum and other similar ski towns.	4/26/2024 6:45 PM
144	Demographic and average annual pay	4/26/2024 6:30 PM
145	That the annual pay is only 3K more than the state average but probably 5 times as expensive as other parts of the state.	4/26/2024 5:34 PM
146	That housing prices have risen as much as they have between 2022 and 2023 - I expected the worst jump to be between 2019-2020	4/26/2024 5:23 PM
147	The council does not listen to the people. They just do their own thing	4/26/2024 4:27 PM
148	It's where Hemingway killed himself. Open up that house. You can go to key west and enjoy his whole house, in a residential neighborhood. Total BS that that's a "private road". Why do you let the 1% bully you into this crap?	4/26/2024 4:22 PM
149	The majority of housing is vacant.	4/26/2024 4:16 PM
150	The politicians value diversity over families	4/26/2024 3:32 PM
151	Since Covid, and the open boarder people from liberal/democrat cities are migrating here. They are tired of the BS in their state. Hopefully they don't bring their liberal attitudes here.	4/26/2024 3:23 PM
152	The average income seems to be incredibly skewed due to outliers within the community... the mega rich. We are not making that much money on average.	4/26/2024 3:03 PM
153	The disparage between incomes of those moving to the community and those leaving.	4/26/2024 2:56 PM
154	There are so many vacant units.	4/26/2024 2:02 PM
155	That over 50% are unoccupied units .	4/26/2024 1:57 PM
156	Niel sucks	4/26/2024 1:53 PM
157	55% vacant units. How vacant. Second home owners who aren't there?...	4/26/2024 1:52 PM
158	55% vacant units and we have a housing problem?!?	4/26/2024 1:51 PM
159	All the information fits with my anecdotal observations.	4/26/2024 1:30 PM
160	Not surprising but downright sad - 55% of units are vacant... HUGE missed opportunity for locals looking for housing.	4/26/2024 1:20 PM
161	55% is a shocking figure on unoccupied housing.	4/26/2024 1:00 PM
162	Not surprising but the amount of people coming from out of state that don't know what this community is all about	4/25/2024 8:50 PM
163	Surprised by how many vacant units....then again how many are these short term rentals and how expensive are they?	4/25/2024 8:54 AM
164	These figures match exactly what I thought. Middle-class families being pushed out by wealthy transplants. I can't stress this enough: this is a not a recipe for long term success of a community.	4/25/2024 6:56 AM

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165	Too much vacant housing!	4/24/2024 10:53 PM
166	Increase in <34 demographic yet avg income of people being forced out ~30% higher than average income	4/24/2024 9:24 PM
167	How much the 25-34 population has gone up	4/24/2024 8:15 PM
168	The ACI	4/24/2024 6:06 PM

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Q4 If the existing trends in the city continue, what do you believe Ketchum will look like in 10 years?

Answered: 196 Skipped: 105

#	RESPONSES	DATE
1	Aspen, relying on imported workforce	5/13/2024 1:18 PM
2	Retiree village	5/13/2024 12:55 PM
3	Similar but further inundated with wealth - less kids my age trying to make it work	5/13/2024 12:16 PM
4	A city without young locals, not enough parking and a skyline of tall buildings rather than mountains and open air.	5/13/2024 10:52 AM
5	Mountain modern mountain town. We don't have that many historic buildings and have a VERY large community core. Retail space will be dominated by banks, title companies, real estate office, and small national retailers, because they are the only ones that can afford it. It's hard to operate a mom and pop restaurant or retail store here.	5/13/2024 10:39 AM
6	Ketchum cannot sprawl by virtue of municipal restrictions, govt. owned land, and physical limitations making density and height of commercial buildings much more significant. Adding new residences will dramatically increase pressure on infill lots and height.	5/13/2024 8:56 AM
7	Old and rich and empty.	5/13/2024 8:42 AM
8	tall, ugly, unoccupied buildings with no work force	5/13/2024 8:28 AM
9	It will not be as desired a place to live.	5/13/2024 7:40 AM
10	if we keep building in this mountain modern trend we will look like some weird futuristic town rather than a charming mountain town	5/12/2024 4:34 PM
11	I wouldn't expect for there to be a huge amount of change. Older group of people will be interested in keeping things the way they are.	5/12/2024 1:07 PM
12	Park City, this is not a favorable outcome.	5/12/2024 11:55 AM
13	It will be a wonderful town like it is today. Maybe some upgraded buildings, more cultural offerings (visual and performance arts, maybe a wellness character as well. Just stop over regulating please and let Ketchum develop organically. The boogie man is not going to turn us into Aspen but over regulation by the city could turn us into.. California.	5/12/2024 11:46 AM
14	Tall square no character buildings blocking all the scenic corridors like those that have already been built...let's take advantage of the areas treasures.. even like the hot springs... have something like lava hot springs as they have pools and a great spot built for all to enjoy	5/12/2024 11:04 AM
15	A resort supported by bedroom communities commuting from the south.	5/12/2024 9:16 AM
16	We should be embarrassed look at the main highway. Look at all the hotels AND big huge buildings YOU ARE OVER BUILDING KETCHUM I Have lived here for over three decades... HWY 75 Is beaten to death starting as you come into Bellevue !!	5/12/2024 3:48 AM
17	Ketchum will find its level. It cannot be a convention town and retail will only go down. Housing affordability will shift away and the have nots who want to live here and control the town will move on.	5/12/2024 2:13 AM
18	The same. It is limited in space.	5/12/2024 12:15 AM
19	The City will modernize and fill in where permitted but our local officials must allow for well thought out architectural solutions and apply its governing ordinances fairly and objectively. Subjective interpretation of proposed new projects that meet the City's adopted. Building and Design standards are being denied or delayed by personal bias. There is nothing transparent about this ongoing process.	5/11/2024 3:35 PM

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20	More like a city feel. Things are getting too tall. The older charming buildings with great historical character are going away. They should be kept in tack and built around incorporating them into any new additions.	5/11/2024 12:44 PM
21	It will lose its charm as a tourist destination	5/11/2024 10:27 AM
22	A resort and well off retirement community	5/11/2024 9:36 AM
23	Aspen	5/11/2024 7:32 AM
24	I think it's a mistake to simply extrapolate from the past, that trends remain constant forever.	5/11/2024 1:49 AM
25	If this trend continues, I hope to not be living in Ketchum in 10 years. I think it will look like: even more elderly, even less diverse, even more wealthy, more traffic, lift lines, corporate retail replacing local retail, less restaurants, paid parking at the resort, even more greed, and the city having to pay millions to reverse all the decisions they are making today such as removing bulb outs and having to build massive parking lots because there is no parking.	5/10/2024 10:57 PM
26	Aspen. Yuck	5/10/2024 10:18 PM
27	It will look like typical resort towns with remote workers and no local industry driving the economy other than tourism	5/10/2024 3:27 PM
28	It will look like Ketchum today with maybe a few new buildings. We'll go through a recession, a slowdown etc. These towns are cyclical.	5/10/2024 1:35 PM
29	We'll be Jackson Hole. Our working class will be commuting from Shoshone, with nowhere to live in Blaine County	5/10/2024 1:28 PM
30	Like a retirement community with some tourism	5/10/2024 1:01 PM
31	Instead of "Small Town, Big Life" which is true now, it will be Big Town, small life.	5/10/2024 11:12 AM
32	If this government continues to favor tourism, which imports wealthy visitors and therefor distorts pricing and imports inflation, will it be up devastated of local business- you are ruining the economy for locals.	5/10/2024 11:08 AM
33	Crap. It's already a blown up small town full of the rich and privileged. If I didn't have kids and a spouse I'd get out now.	5/10/2024 11:07 AM
34	Not enough blue collars work force including nurses and teachers put	5/10/2024 11:02 AM
35	Given the lack of developable land probably not much different than we do today.	5/10/2024 10:02 AM
36	This community has the potential to become an enclave to retired wealthy people, with no local middle class. All of the 'help' will continue to be forced to commute in from Carey, Twin Falls, etc. A lot of boisterous people around town are happy with that scenario, but the Planning and Zoning profession and the City Administration should refuse to accept it as the only possible outcome.	5/10/2024 9:52 AM
37	Really old people	5/10/2024 9:30 AM
38	Aspen	5/10/2024 9:06 AM
39	This question makes no sense	5/10/2024 9:01 AM
40	Like a mini Seattle	5/10/2024 9:00 AM
41	Disneyland in the Mountains.	5/10/2024 9:00 AM
42	I believe that trends change, change is the only sure thing there is. As with everything, home pricing will continue to be affordable for buyers from California & Washington and perhaps not as affordable for those coming from other communities, who will likely buy in Bellevue, or Hailey.	5/10/2024 8:58 AM
43	could be too crowded/	5/10/2024 8:46 AM
44	It will become harder and harder for small businesses to operate and more large-scale/commercial companies may move in.	5/10/2024 6:32 AM
45	More congested in terms for traffic and an absence of parking, making it challenging to come into town to attend to day to day needs. We need to be planning for parking in the downtown	5/9/2024 11:38 PM

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core. What can we do to incentivize more use of public transportation? Fewer retail businesses and restaurants, especially those that are locally owned, due to staffing shortages and declining margins. Much more expensive to go out to eat, which will depress demand.

46	Park City, UT, Jackson Hole, WY, Vail, CO No parking, traffic nightmare, no sense of community, massive lift lines, over crowded trails, paid parking at the resort parking lots, litter/trash on trails, stricter leash laws, increased crime rate, and actually having to lock your car and front door.	5/9/2024 10:28 PM
47	We won't have a diverse population (economically, racially, age ext.) that can afford to live and work in Ketchum. The restaurants and the business in town will not have people to work and will slowly disappear.	5/9/2024 12:12 PM
48	Home to very affluent people and families. Remember, relative to the state of Idaho. Ketchum has always been affluent. Just becoming wealthier.	5/9/2024 10:20 AM
49	We will lose our small town charm and feel.	5/9/2024 9:25 AM
50	Empty town full of VRBOs	5/9/2024 8:57 AM
51	Big, expensive, low character retail dominated. Already so many of this type new retail being built. Is there truly a market for all this additional?	5/9/2024 8:29 AM
52	Big black boxes: empty penthouses on top, remote work offices on the bottom floors. Empty retail spaces, closed restaurants, no parking. No views, no community, no families	5/8/2024 11:23 PM
53	Not affordable	5/8/2024 5:42 PM
54	The existing trends will continue, as they are throughout the State. People want to live here.	5/8/2024 5:09 PM
55	Traffic gridlock -	5/8/2024 4:35 PM
56	over crowded	5/8/2024 2:50 PM
57	Lots of housing but not a lot of business & entrepreneurial success.	5/8/2024 2:08 PM
58	Aspen - with large scale multi-story buildings throughout downtown. Not what we should want.	5/8/2024 1:59 PM
59	about the same but with less parking, smaller streets, and a massive police force only looking to pull people over for traffic violations	5/8/2024 1:38 PM
60	No vibrancy due to lack of locals and lack of community members vested in the actual "community"	5/8/2024 1:03 PM
61	I am very concerned that Ketchum will look like every other over touristed mountain town, full of the "oversized cubes" that are being built as fast as the P&Z approves them. The lack of transparency of the City Council, the P&Z and the Mayor - not listening to the electorate and caving into developers such as the Limelight and the Marriott. As someone who has lived here since the mid 1970's it breaks my heart to see what Ketchum is becoming. You can't drive through town and see the mountains, or walk down certain streets and see the views. Such a travesty and lack of vision on the part of our elected officials.	5/8/2024 12:44 PM
62	hopefully, still wonderful to live	5/8/2024 12:30 PM
63	We are what we are - we have a lot of 65 plus residents - but I think our young (21 -34) will grow.	5/8/2024 12:12 PM
64	No families, aging population, conservative values will be eliminated.	5/8/2024 12:07 PM
65	Shit	5/8/2024 11:12 AM
66	About the same with more cars	5/8/2024 11:01 AM
67	we are going to have rows of shops and restaurants that have a "By Appointment Only" sign on their front door because there will be no one to work in the businesses. Hey, at least that might solve the parking problem. /s	5/8/2024 10:54 AM
68	Limited parking, loss of community character due to development in the commercial core, unhappy residents of "workforce housing" due to high cost of living, limited local school capacity, parking limitations, limited affordable restaurants.	5/8/2024 8:39 AM
69	Aspen	5/8/2024 8:35 AM

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70	A retirement community.	5/8/2024 7:19 AM
71	A nursing home for the uber wealthy. They will fly their nursing staff in from areas with less expensive housing because "not everyone can afford to live in Ketchum" and that is just fine with them.	5/7/2024 9:48 PM
72	Lots of housing but not a lot of support to be successful, education, personal growth.	5/7/2024 9:34 PM
73	A retirement home for the wealthy.	5/7/2024 3:57 PM
74	A maze of indistinct, characterless boxes lining our parking-less streets and blocking all views	5/7/2024 12:49 PM
75	Rich, prestigious, litigious, stuffy, arrogant. The top 1% and everyone else being squashed out. No more true mountain ski culture.	5/7/2024 11:39 AM
76	We only have so much land to use. We are in a valley surround by public lands and areas of open space. The CC district is the place to plan for growth.	5/7/2024 11:29 AM
77	A city with large ugly buildings all over town but especially on Main Street	5/7/2024 11:20 AM
78	Old	5/7/2024 11:07 AM
79	What "existing trends" do you mean? Demographically, developmentally, housing opportunities? Why was the period from 2016 to 2022 isolated for migration trends? It is not possible to read if the statistics include an evening out for the once-in-a-century migration that occurred in 2020/2022. Obviously it is highly unlikely that we'll continue to see that level of migration into the resort, especially given that we have an aging population and are likely to see older residents relocating.	5/7/2024 11:02 AM
80	VACANT	5/7/2024 6:31 AM
81	It will price out the regular people and it will just be one giant resort.	5/6/2024 3:03 PM
82	If development continues to focus on second homes, Ketchum will be a resort area, not a community.	5/6/2024 1:38 PM
83	- Fewer and fewer young professionals/people under 40 and families with children will call Ketchum home. - The % of housing units that are long-term rentals or owner-occupied will have dropped. - Ketchum will be more "lights out" weekends and after 5 p.m. (after the workers have gone home). - Fewer people will be willing to take a median wage, or below median wage, job in Ketchum and instead will work in their home communities. (Hailey/Bellevue/Twin/Shoshone/etc.) because the commute will not be worth it.	5/6/2024 12:46 PM
84	The town will lose its character and be replaced by 3 story, modern architecture buildings. No more quaint mountain town. At least Park City has it's Main Street with historic buildings & character.	5/6/2024 11:02 AM
85	A place for rich tourists.	5/6/2024 9:55 AM
86	Too many airbnbs and large condos - less sense of year round community.	5/6/2024 8:56 AM
87	Only wealthy individuals and retirees can live in Ketchum.	5/5/2024 7:22 PM
88	The new buildings going up on Main St. feel like overblown buildings allowing for too much emphasis on penthouse part-time people. Local character, historic quaint feel is being lost.	5/5/2024 7:15 PM
89	Seattle. Blighted by large black buildings.	5/5/2024 2:03 PM
90	I imagine the aging population would be replaced by younger at some point.	5/5/2024 11:03 AM
91	Any other town with no character	5/5/2024 10:04 AM
92	Discouraged by the potential impact on our excellent public school, EHSS. We need to maintain young families! Concerned we are turning into a retirement community.	5/5/2024 8:00 AM
93	Vacant of any children & young 20-35 year olds	5/4/2024 8:30 PM
94	There will be no families or young people who work in town living here.	5/4/2024 10:48 AM
95	Ketchum will no longer be a community - it will be a resort area comprised of second homes with some limited housing to support the service industry	5/4/2024 8:54 AM

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96	If developers continue to be incentivized to build second homes, all Ketchum will be is a resort area - not a town - comprised of second homes with pockets of people staying in low earning jobs to keep their housing.	5/4/2024 8:24 AM
97	Ketchum will morph into a very nice, developed small town with appropriate larger buildings. The old, small, quaint and mostly run-down building will be a thing of the past.	5/4/2024 8:20 AM
98	The traffic on Hwy 75 will just be that much worse	5/4/2024 12:15 AM
99	A gtown with very few local businesses that is visited by influencers who don't care. We will also have worse traffic with the current changes taking place.	5/3/2024 1:02 PM
100	A bunch of empty "mcMansions" and no mixed neighborhoods of all income levels. Look at Hailey, they have maintained wonderful family neighborhoods and new homes match the existing neighborhood sizes. Ketchum should have kept a lid on home square footage in established neighborhoods as Hailey has.	5/3/2024 10:46 AM
101	HORRIBLE. OVER DEVELOPED WITH EXPENSIVE HOUSING AND NO HOUSING FOR COMMUNITY. STOP THE FAVORITISM WITH DEVELOPERS FOR HIGH END CONDOS THAT LOCALS CANT AFFORD	5/3/2024 10:30 AM
102	If developers continue to be rewarded for building luxury residential units that are only occupied in the short term, we will end up like the resort towns in other ski areas that aren't towns at all.	5/3/2024 9:54 AM
103	Lots of 3 story flat roof buildings and no available parking.	5/3/2024 9:44 AM
104	generally the same (i.e. a fantastic and enjoyable place to live), adjusted for a few additional residents i.e. like the change probably experienced in every community with 45% of GDP in tourism	5/3/2024 9:28 AM
105	Like Aspen, unfortunately.	5/3/2024 9:26 AM
106	If well-managed, and affordable housing is not built in the core downtown area and developers are not enticed / permitted to build big structures throughout Ketchum, it can continue to be a great place. If not, Ketchum will have lost its character and have increasingly bad traffic and parking issues.	5/3/2024 9:09 AM
107	Uber rich people bitching about nowhere to dine or shop because small businesses will close due to lack of staff.	5/3/2024 8:15 AM
108	Less diverse, even less affordable, & how will we be able to employ service workers - it will be even more difficult than it is now.	5/3/2024 8:02 AM
109	Ghost town	5/3/2024 7:34 AM
110	First, change the name to Geezer City, then build cheap high rises out of town to house young people to take care of the elderly.	5/3/2024 7:03 AM
111	Main street will be a skinny corridor blocking driver's and pedestrian's views of the mountains.	5/3/2024 6:15 AM
112	Very old...	5/3/2024 5:58 AM
113	Aspen.	5/3/2024 4:44 AM
114	Allowing payments in lieu of housing is enabling wealthy builders to "violate " existing zoning FAR rules creating gigantic luxury housing instead of smaller modest houses . This is a big zoning mistake- it disrupts existing neighborhoods character and leads to less affordable housing.	5/3/2024 1:03 AM
115	It's going to look like Park City, which has no charm whatsoever.	5/2/2024 11:07 PM
116	Worse than right now..nothing to distinguish it esthetically	5/2/2024 9:09 PM
117	Downtown will be ghost town with NO mail.service	5/2/2024 9:02 PM
118	A retirement community.	5/2/2024 8:49 PM
119	Taxpayers will get stuck with a bill they did not expect	5/2/2024 8:12 PM
120	Worry is the town becomes too dependent on part time residents and seasonal visitors. We won't have enough employees in peak months and the same workers will be suffering from	5/2/2024 7:56 PM

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reduced employment opportunities and hours during slack periods. Not an ideal way to build and maintain a vibrant community.

121	Older population with more vacant housing ...non owner occupied	5/2/2024 7:56 PM
122	If we get affordable housing right (I believe it should be in industrial/office areas where national trends show there is less demand), then we can have a vibrant service economy.	5/2/2024 7:54 PM
123	Massive condos downtown, little or no services, expensive shops, nothing—in other words—for average people.	5/2/2024 7:54 PM
124	To busy to live in... Need to slow down growth!	5/2/2024 7:35 PM
125	Better than ever. If we could figure out how to get more flights into SUN, then tourism might get diluted and more middle class could enjoy.	5/2/2024 7:14 PM
126	My fear is that current policies support developers over residents and that if existing trends continue Ketchum will be like all the resort towns in Colorado - a resort town that is just visitors and part-time owners - not a town where people actually live.	5/2/2024 7:12 PM
127	More & more big buildings. Many new people who don't share or know our history. Lots of wealth with anyone who is new.	5/2/2024 7:01 PM
128	A dump.	5/2/2024 6:51 PM
129	About the same	5/2/2024 6:50 PM
130	Ability to house local workers will be an even greater crisis.	5/2/2024 1:43 PM
131	A ghost town w rich people only and no workers	5/2/2024 9:04 AM
132	Wealthy homeowners with no middle or lower class living in the town. No rentals, just Airbnb's, and second homes sitting without residents most of the year. Not a very different picture than the current state.	5/2/2024 8:40 AM
133	Big buildings , and not a place for younger working class	5/2/2024 7:50 AM
134	Disney land. No real locals.	5/2/2024 7:22 AM
135	Main street businesses will be non existent	4/30/2024 9:07 PM
136	Chicago - tall concrete buildings with dark streets	4/30/2024 4:05 PM
137	They won't need school's anymore. They won't have diverse restaurants. They won't need retail spots. It will be a wealthy Aspen with 3-5th home owners flying in to ski twice a year.	4/30/2024 4:03 PM
138	Vacant units and median age will be higher	4/30/2024 2:41 PM
139	likevail.	4/30/2024 1:31 PM
140	Fewer young people, more affluent population, more pressure on workforce housing. I do question the data as I don't think school environment reflects the implied age trends, Community School has an extensive wait list of young families, the Balley Club has seen a significant increase in young families as well.	4/30/2024 7:15 AM
141	A bunch of rich, old white people that want their wait and lawn service staff to live in Shoshone	4/29/2024 11:24 PM
142	Not vibrant, not diverse, not prepared to face challenges and innovations in tech, climate change, etc	4/29/2024 10:32 PM
143	It will suck. It'll be a sudo-Aspen of retirees.	4/29/2024 8:52 PM
144	Devoid of young people and families. Small businesses closing.	4/29/2024 8:38 PM
145	its frustrating that the town is being atrophied of locals and young families. Soon it will be more over run with rich boomers and vacationers.	4/29/2024 8:05 PM
146	About the same a it is now.	4/29/2024 3:20 PM
147	Aspen	4/29/2024 1:40 PM
148	Very squeezed.	4/29/2024 12:19 PM

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149	Ketchum will be just fine - we have been talking about housing for years - now the City is doing something about it which is a good thing.	4/29/2024 11:46 AM
150	It will be a mass of tall buildings, with no personality. Take a look at Sisters, Oregon.	4/29/2024 9:50 AM
151	I think it will look like Aspen Colorado.	4/29/2024 7:59 AM
152	There will not be any young people working in town they will not be about to afford it .	4/28/2024 8:02 AM
153	Young service workers will be driven out of town and Ketchum will collapse	4/28/2024 4:52 AM
154	Taller buildings, affordable housing only in south valley, the "old" Ketchum pretty much gone in a way	4/27/2024 9:57 PM
155	Too much California coming our way	4/27/2024 7:51 PM
156	more expensive more and better retail, restaurant, hotels, services	4/27/2024 6:32 PM
157	Not the Ketchum we want	4/27/2024 2:41 PM
158	No one will come	4/27/2024 2:19 PM
159	Any other ski town with no soul	4/27/2024 1:53 PM
160	It will continue to change and end up looking like every other ski town losing all its remaining character. More and more houses will sit empty and continue to be used only during holidays. Locals believe that wealth out of towners are ruining the town by buying the old houses in the center of town knocking them down and developing retail with expensive penthouses. Not only does this make the town look like vail and every other ski town but most importantly the locals don't realize that it is the Ketchum town government that is fostering this by not allowing these residences to remain residences.	4/27/2024 12:24 PM
161	It will be a retirement home for rich people, with no arts or culture because the vibrant people of this community are being forced out.	4/27/2024 9:48 AM
162	I hope Ketchum does not become a crowded Jackson Hole shit show. I hope we don't build too much affordable housing in Ketchum proper. Build some, instead, down by St. Lukes, or Hailey.	4/27/2024 5:12 AM
163	I think Ketchum will consist of a majority of second homeowners and short-term rentals, which would lose our sense of character	4/26/2024 11:33 PM
164	The working class will be broke and have to leave.	4/26/2024 10:42 PM
165	No workers living in the valley	4/26/2024 10:14 PM
166	Vail	4/26/2024 9:49 PM
167	Widening socioeconomic divide, as essential workers in service, education, and medicine will be forced to move with no place to live. More unnecessary retail development, moving further from tradition and small town charm	4/26/2024 7:43 PM
168	Aspen. Impossible to live in and only enjoyable to those who visit / can afford second homes.	4/26/2024 7:32 PM
169	There will be NO middle or lower class residents and they real estate will be owner by non residents.	4/26/2024 6:51 PM
170	Lots of AirBnB's/vacation homes. No local community and a majority of the work force commuting in from twin falls.	4/26/2024 6:45 PM
171	The character of Ketchum that has slowly been slipping away will continue to erode. The introduction of large buildings with non-existent residents throughout the town and valley will continue to push renters out and introduce a more Aspen like future.	4/26/2024 6:30 PM
172	An empty \$10 million condo for sale with no interested buyers.	4/26/2024 5:34 PM
173	I am very worried to see how high the income of folks coming in versus folks leaving is - I would hope for less of a gap. I fear and suspect Ketchum will be a fully luxury destination with few full time residents and no locally-based workforce. I expect a lack of green spaces or character. I expect traffic to be much worse and I would think any sense of community would falter with a total vacuum of working class people.	4/26/2024 5:23 PM

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174	Any other city. Big box buildings. No history	4/26/2024 4:27 PM
175	A total lack of character. Ugly box condos with “urban shopping” that’s too expensive for locals to support. Like for real all these condos are so hideous.	4/26/2024 4:22 PM
176	There will be no rental housing left.	4/26/2024 4:16 PM
177	Aspen	4/26/2024 3:32 PM
178	Horrible, crowed, overbuilt. There will be no character to town .	4/26/2024 3:23 PM
179	There will be no workforce to keep this town running because we can’t afford to live here.	4/26/2024 3:03 PM
180	It will not look good. With the high income influx paired with a median level income exodus we run the risk of being a community with no mechanics, tradespeople, teachers, first responders, service industry workers etc.	4/26/2024 2:56 PM
181	The average age will continue to increase and local businesses will close because people who are not retired can’t afford to live locally	4/26/2024 2:02 PM
182	Barren, dystopian billionaire playground .	4/26/2024 1:57 PM
183	Niel city	4/26/2024 1:53 PM
184	I think some in the community are working hard to create more workforce housing. So hopefully that happens. But Ketchum will continue to grow.	4/26/2024 1:52 PM
185	Less public land, more mansions	4/26/2024 1:51 PM
186	Less economic diversity, more reliance on catering to senior citizens and tourism business.	4/26/2024 1:30 PM
187	Empty - need affordable and workforce housing. Need way more rental options.	4/26/2024 1:22 PM
188	No one who's not rich will be able to afford to live here! Not even the working class who are supposed to serve them! Economy will crumble because businesses will not be able to employ people. It's already happening.	4/26/2024 1:20 PM
189	A ghost town. Empty condos, no workforce, therefore no restaurants, shops, etc.	4/26/2024 1:00 PM
190	A little place called Aspen	4/25/2024 8:50 PM
191	I think there won't be much of the Ketchum we know and love. There is time for change but not everything has to change. I see there still being issues with housing and businesses struggling to stay a float.	4/25/2024 8:54 AM
192	If middle-income individuals continue to be squeezed out by ballooning rent and housing prices, the community will begin to collapse. If Blackrock is continued to be allowed to purchase real estate and raise rent prices to absurd levels, this collapse will be accelerated. The unique culture that helped made Ketchum an attractive place will continue to die as the town's middle- and lower-class residents are forced out, bringing with them the soul and character that make Ketchum interesting.	4/25/2024 6:56 AM
193	Ghost town of vacant vacation homes, no young life or work force, no community to support businesses	4/24/2024 10:53 PM
194	Locals priced out and people who priced them out confused why the character of the town is just like every other town. But they'll have parking for the shops and one street to hide away the workers	4/24/2024 9:24 PM
195	A resort town like aspen or vail where only the Uber rich can visit/live and only poor immigrants who are shipped in and housed in poor dorms actually “live” in town to serve them. Overused trails and campsites, closed restaurants and stores from lack of workers	4/24/2024 8:15 PM
196	Don't know	4/24/2024 6:06 PM

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Q5 What opportunities and challenges are there with Ketchum's aging population?

Answered: 173 Skipped: 128

#	RESPONSES	DATE
1	Nobody can live here to support them	5/13/2024 12:55 PM
2	Opportunity for philanthropic actions to set up our future. Challenge will be nimby attitude and the lack of senior helath care	5/13/2024 12:16 PM
3	The challenge is that when our business owners age out there isn't anyone to replace them. There are plenty of opportunities here for energetic, creative, and hard working young people.	5/13/2024 10:39 AM
4	The aging population is an asset not a detriment. The financial stability means tax stability and adequate funding for needed improvements and upgrades.	5/13/2024 8:56 AM
5	Providing care for elderly people and having a place for the caretakers to live. The elderly population will not be contributing to the workforce. Having only an age population doesn't make the area feel like a community.	5/13/2024 8:42 AM
6	health care, suitable housing	5/13/2024 8:28 AM
7	Staying here on a fixed-income will make it hard for many here. If we can develop some low-density areas into places where seniors can live together as they age and need more support, that may help. We own a small home in west Ketchum on a large property. It would be nice to have the option of developing it into such a situation.	5/13/2024 7:40 AM
8	i think it's the same as it has always been and that we'd better get some planning in place in order to maintain ketchum's charm	5/12/2024 4:34 PM
9	The opportunities are for philanthropy, and improving walkability here in Ketchum, as well as mobility in and around the town.	5/12/2024 1:07 PM
10	Age is a perception. Many people who live in nature and lucky enough to have Ketchum as a main town are much younger than their years. Let people be people regardless of age.	5/12/2024 11:46 AM
11	Medical availability, a reliable and affordable internet provider needed since everyone is using it more.. and more availability to work from home. At this time it gets strangled during the peak times. Use their wisdom with the vast experience s they have had .. Volunteering for the great events developed.	5/12/2024 11:04 AM
12	Less working people = the less Ketchum "works" as a community	5/12/2024 9:16 AM
13	CONGRATULATIONS WE ARE Now a place that only the filthy rich can live..	5/12/2024 3:48 AM
14	Irrelevant.	5/12/2024 2:13 AM
15	There are limited opportunities for the aged.	5/12/2024 12:15 AM
16	Aging in Ketchum is actually a positive with these individuals who choose to participate bringing valuable insights and experiences to the community. Demographic change is inevitable and a rebalancing is already underway. Older, active people can assist younger generations arriving in mentoring. It's a positive for our future.	5/11/2024 3:35 PM
17	You can't change the cost of housing so realize that housing is a valley wide opportunity and focus on keeping Ketchum's heritage as a tourist destination	5/11/2024 10:27 AM
18	Need of stronger healthcare and caretaking	5/11/2024 7:32 AM
19	I think there is a lot of opportunities to educate the aging population that this valley simply does not have the resources to accommodate them. More messaging should be put out regarding the fact that it takes months before you can get an appointment to see a doctor at St Lukes.	5/10/2024 10:57 PM

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20	See above. The answer lies in having a better focus on the profile of the people and their lifestyle? Does the aging reflect retirees... or rather families with older, more established older adults (moving from big cities... entrepreneurs who are a bit older and are tired of the big cities, etc?	5/10/2024 10:18 PM
21	low availability of entry- and mid-level professional corporate labor	5/10/2024 3:27 PM
22	It will ebb and flow...if we want younger families, take care of companies like Decked. The City basically forced FirstLite to move to Hailey by the airport because it wouldn't let them operate in the industrial area with some zoning issues - that was such a big mistake by the City. Please take care of DECKED as one example. Middle Class people want to live work play here, focus on them. These types of jobs bring a resilient economy....and families.	5/10/2024 1:35 PM
23	When things are focused on the older population, the economy will shift toward services and there will be a lack of career opportunities for young professionals	5/10/2024 1:01 PM
24	More charitable efforts financially and through volunteer work. More neediness.	5/10/2024 11:12 AM
25	We need parking. Period.	5/10/2024 11:08 AM
26	The old are not vibrant. You want vibrant, yet your numbers show the young are moving out.	5/10/2024 11:07 AM
27	Not enough younger population and workforce in combination with unstable cost of living will result in list of vital businesses like daycares, early childhood settings etc	5/10/2024 11:02 AM
28	Hard to have a vibrant city with an aging population	5/10/2024 10:02 AM
29	Put bluntly, the opportunities are that old NIMBYers won't be around that long. The challenge is that the future that they create and enable by sabotaging growth in order to keep Ketchum their own private playground for their remaining years can set the City and surrounding region up for economic and sociological ruin that can take decades to untangle.	5/10/2024 9:52 AM
30	Adequate health care	5/10/2024 9:06 AM
31	There needs to be more accessible parking for older people who aren't able to walk longer distances to dinner, shopping etc	5/10/2024 9:01 AM
32	This should be concern number one. If your population keeps aging, you literally die as a community. We need to restock with families who provide essential occupations (e.g. teachers, first responders) to regenerate the community.	5/10/2024 9:00 AM
33	Since our aging population appears to be quite healthy, there likely won't be too many challenges, however, the community needs to add senior services & housing options somewhere in the valley.	5/10/2024 8:58 AM
34	need a three levels of care retirement facility	5/10/2024 8:46 AM
35	See reference to physician shortages above specifically specialists like cardiology that skew to the elderly. Shortage in geriatric medicine specialists like most of the US. Limited availability of caregivers. Lack of affordability of caregivers for all but the very wealthy. No CCRC for seniors to move into to progress from independent to assisted living to skilled nursing. A commitment to remaining an age friendly community per this definition. This means talking about it and evaluating ourselves on these dimensions and obtaining specific feedback from this demographic. https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5731635/#:~:text=The%20EPA%20framework%20organizes%20characteristics,housing%20conditions%2C%20neighborhood%20access%20to%20No%20dementia%20care,Ketchum%20not%20designated%20as%20a%20dementia%20friendly%20community%20is,to%20become%20more%20dementia%20friendly. Limited support services specifically for seniors. We need to get ahead of them before our average age is 65 and a high percentage of residents are over 80.	5/9/2024 11:38 PM
36	The aging population is notorious for being dangerous behind the wheel. Increased motor vehicle accidents and pedestrians getting hit by cars. Low tipping at restaurants and bars. Opportunities exist for adult day care, medical industry.	5/9/2024 10:28 PM
37	The generation of people who started business, own properties and raised their families here in the 70's, 80's and 90's are all retiring, selling their business/properties or passing away. For those individuals there are not many opportunities to age easily in this valley. (this seems like a bigger discussion) The transportation within the town/valley are limited and most elderly	5/9/2024 12:12 PM

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people have to hire a private individual to take care of them (which is expensive). With limited and marginal care at the 1 nursing home in Bellevue. Hospital services for elderly people are limited (No geriatric doctors) and most care they need are in Twin falls or Boise. Making it very hard for elderly people to get the care they need. The city of Ketchum is very hard to get around in year round by foot and by car. Because of the lack of alternative transportation, it seems like the elderly population is almost forced to drive which is terrifying because most of them shouldn't.

38	Parking is a challenge for aging population. Secure housing	5/9/2024 10:20 AM
39	A lack of community healthcare, failure to plan for improved paramedic services, St. Luke's monopoly on healthcare, future possible lack of service workers.	5/9/2024 8:57 AM
40	Opportunities for employment as caregivers, more spending on various local offerings. Maybe less vacancy as homes are permanently occupied as people retire and stay more permanently.	5/9/2024 8:29 AM
41	They are part time residents, they have money,	5/8/2024 11:23 PM
42	More affordable housing	5/8/2024 5:42 PM
43	As one of the "aging population", we provide for an abundance of volunteers..... and fortunately, our challenges aren't yours. We don't need the City to care for us.	5/8/2024 5:09 PM
44	Focus on pedestrian access/utilization	5/8/2024 4:35 PM
45	cost of living, taxes	5/8/2024 2:50 PM
46	Hard to get around and park close to destination. Nice outdoor opportunities.	5/8/2024 2:08 PM
47	How exactly is the population any older than it's always been..	5/8/2024 1:38 PM
48	Opportunities: increased availability of housing stock (morbid I know) Challenges: no workers, homes will be increasingly vacant, or passed to family members who may spend minimal time here Re question below "should ketchum try to attract and retain more young people and families" - this only makes sense if there are places to live. Average people can't afford ketchum	5/8/2024 1:03 PM
49	There are many long-time residents who are on fixed incomes and property taxes in Blaine County go up every year. This will force some residents to have to sell their homes.	5/8/2024 12:44 PM
50	use their knowledge to help improve the quality of life	5/8/2024 12:30 PM
51	Everything is cyclical - we will get more youth	5/8/2024 12:12 PM
52	I don't see any opportunities, and the challenges are many to maintain medical resources, etc.	5/8/2024 12:07 PM
53	There is no opportunity for a younger demographic.	5/8/2024 11:12 AM
54	Community building, groups, shared interests. Lots of creative oldies have moved in.	5/8/2024 11:01 AM
55	Opportunity: make a concerted effort to connect the older population with the younger. They can bond and help each other out. I have been friends with several people that needed rides to the doctors or the PO, or have needed help with their computers and have made several lasting friendships. Challenge: the parking in the downtown core is a frequent complaint, but I think there are solutions that have not been addressed, i.e. certain times for elder shopping when the parking is more abundant (mornings and evenings) around Atkinson's market. Better sidewalk maintenance during inclement weather.	5/8/2024 10:54 AM
56	Allowing retirees to occupy "workforce housing" makes things much worse!!! We need attract more businesses that do not depend on tourism to attract younger professionals	5/8/2024 8:39 AM
57	Increased philanthropy and loss of young local culture	5/8/2024 8:35 AM
58	Too many to count. I still can't figure out who will be using all the office space that is going up. Why all the hotels and multi-million-dollar condos? Something is seriously wrong in planning dept.	5/8/2024 7:19 AM
59	Medical care	5/8/2024 6:40 AM
60	The opportunities rest in the net worth of these folks. Local businesses should find opportunities to transfer their wealth to our local economy. The challenge is surving their self-	5/7/2024 9:48 PM

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centered, self-important views of what Ketchum should be (but never really was) until they are replaced by their children.

61	Hard to navigate and park close to destinations. Need business inspiration to keep families here.	5/7/2024 9:34 PM
62	No bar business at all. Nightlife has gone away completely.	5/7/2024 3:57 PM
63	You're taking away easy access to businesses by pandering to a vocal minority that espouses riding bikes and walking	5/7/2024 12:49 PM
64	Challenges are limited single level living. Not enough service providers.	5/7/2024 11:39 AM
65	Catering to those that have made their wealth and looking to spend golden years here, while creating more opportunities to attract new businesses to bring in more youth. We lost companies like Smith/Scott, but have new emerging opportunities with companies like DECKED and First Lite that we should be helping to the max extent. They provide the entry level jobs that will bring younger people/families to our area that will become part of the community in the long term.	5/7/2024 11:29 AM
66	None they support thru there higher incomes an increase in the tax base.	5/7/2024 11:20 AM
67	Icy roads, lack of parking, cost of living	5/7/2024 11:07 AM
68	What exactly is an "aging population"? Over 50? Over 60? Over 70? and what is implied by this question other than as you get older you tend to be less mobile and use medical services to a greater degree than when you were younger.	5/7/2024 11:02 AM
69	No opportunity. Losing workers.	5/7/2024 6:31 AM
70	Challenges with health care capacity, decrease in diversity, overextending the emergency services, decrease in certain businesses that cater to younger generations (restaurants, bars, gyms, outdoor shops, etc.)	5/6/2024 3:03 PM
71	The US population is aging. It is hardly a surprise that Ketchum's population mirrors that. We need safer sidewalks in the winter for everyone. We also need commercial activities that support aging in place for more than the wealthy.	5/6/2024 1:38 PM
72	Opportunities - Ketchum could fashion itself into a leader in multi-generational living, and in implementing community programs that connect the elders of the community with younger generations. Challenges - - Many households will continue to outsource household tasks (snow removal, cleaning, etc.) which then drives up the demand for commuters driving into Ketchum every day to provide these services. - Health care demands will continue to grow.	5/6/2024 12:46 PM
73	We see it on Balboa Island where my husband shares ownership of a house they inherited when their Mom died. Property taxes & values are so high that the next generation can't afford to keep the homes. So they are being sold, or put on the vacation rental market. The entire vibe of the island has changed as a result of the change in home ownership (no longer locals), and the rotating door of short-term renters.	5/6/2024 11:02 AM
74	None.	5/6/2024 9:55 AM
75	Lack of ADA accommodations and sidewalk to provide safe pedestrian access year round. Affordable elderly care options in the Valley. I have already known several aging people that have moved to Boise to receive care. It is a problem that we don't have services to let less wealthy residents age in place or remain in the community/region with nursing homes etc.	5/6/2024 8:56 AM
76	City needs affordable housing that younger individuals can afford.	5/5/2024 7:22 PM
77	more health care will be needed, and providers will not be able to afford to live in the area.	5/5/2024 7:15 PM
78	Provide health care workers and places for them to live.	5/5/2024 2:03 PM
79	Keeping the community connected, healthy and active.	5/5/2024 11:03 AM
80	You need to keep parking!!	5/5/2024 10:04 AM
81	Do not want Ketchum to turn into retirement community of pickle ball courts and golf courses, which is generic Americana. Scenic beauty and recreational opportunities have defined Ketchum. Discouraged by the potential impact on our excellent public school, EHSS. We need to maintain young families!	5/5/2024 8:00 AM

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82	Challenges are snowy sidewalks & safe drivers	5/4/2024 8:30 PM
83	Mobility of shoppers (why we are seeing so many complaints about parking right now); young workers who live farther and farther away and for whom commuting to Ketchum for work no longer becomes worth it -- leading to loss of businesses and vibrancy of town.	5/4/2024 10:48 AM
84	If treated with respect, the retired community is a great resource for part time work and volunteers.	5/4/2024 8:54 AM
85	The retired population is a solid resource for part-time work and volunteerism - when they are genuinely valued and treated with respect.	5/4/2024 8:24 AM
86	lack of workforce	5/4/2024 8:20 AM
87	Senior housing and health care	5/4/2024 12:15 AM
88	The challenges with an older population is that the decisions being made (mostly poor) by the 2 council members and the mayor are not really being paid attention to because they won't be around to see the damage.	5/3/2024 1:02 PM
89	Providing excellent quality of life and healthier longevity. Already offers abundance of choices for all ages.	5/3/2024 10:46 AM
90	ZERO OPPORTUNITIES AND THE CHALLENGE WILL BE TO FIND HOUSING THEY CAN AFFORD.	5/3/2024 10:30 AM
91	Retirees are a great resource for volunteer support and part time work. But - thriving communities need to have residents of all ages.	5/3/2024 9:54 AM
92	Ketchum's aging population is much more fit and active than typical cities. I don't see this as a city planning problem. More young people would be good too as they are needed for the workforce.	5/3/2024 9:44 AM
93	need to think about senior housing? increased philanthropic assist to affordable housing development, mobility, parking near or ability to move users with short wait times to infrastructure (grocery stores, doctors, etc.)	5/3/2024 9:28 AM
94	Less young families and children in the WRV.	5/3/2024 9:26 AM
95	care for elderly	5/3/2024 9:22 AM
96	Too many challenges to list.	5/3/2024 8:15 AM
97	Opportunities for the caregiving industry...but challenges for vibrancy.	5/3/2024 8:02 AM
98	Who will do all the service jobs?	5/3/2024 7:34 AM
99	Housing is so expensive, young people can afford to replace those who die off. Seems like we are destined to be a retirement community with a few tourists running around.	5/3/2024 7:03 AM
100	Not enough walkable sidewalks	5/3/2024 6:15 AM
101	If your population keeps aging, your community dies. Locals with families have been replaced by retirees and tourists.	5/3/2024 4:44 AM
102	Shortage and long wait for medical care	5/3/2024 1:03 AM
103	Plenty of cultural opportunities..only the aging population can afford it	5/2/2024 9:09 PM
104	Need downtown parking close to restaurants and shops. Need readily available medical services	5/2/2024 9:02 PM
105	The only alternative is for them to be replaced by more retired wealthy people apparently.	5/2/2024 8:49 PM
106	Get young people involved	5/2/2024 8:12 PM
107	First we need to recognize that this problem is not unique to Ketchum. Falling birth rates over the past few decades are impacting demographics in communities all over the United States and around the world. Fortunately most of our older residents are vigorous and active in our community. Attracting young workers is a challenge everywhere. Continuing to modify building requirements to incentive builders to focus on housing for workers and working class family versus second home owners and VRBOs should be priority #1.	5/2/2024 7:56 PM

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108	Loss of vibrant community that is more pedestrian oriented...ie. short term visitors	5/2/2024 7:56 PM
109	Opportunity for great amenities (like really good restaurants) since the Ketchum aging population has more disposable income.	5/2/2024 7:54 PM
110	Lack of medical care, assisted living, services.	5/2/2024 7:54 PM
111	Have more Civic places for elders to gather!	5/2/2024 7:35 PM
112	Schools. AND who is going to protect the fish and 4 legged wild animals?	5/2/2024 7:14 PM
113	Ketchum's retired population has always enriched this community - not just in their financial support - but also through volunteerism. But a true community needs all ages to thrive.	5/2/2024 7:12 PM
114	Older locals will be priced out with no where to live. No senior housing.	5/2/2024 7:01 PM
115	Not much based on the way it's going.	5/2/2024 6:51 PM
116	Not sure	5/2/2024 6:50 PM
117	Will need more younger workers perferably living in Ketchum.	5/2/2024 1:43 PM
118	No work force Money is an opportunity! Get them to invest in future housing	5/2/2024 9:04 AM
119	We need to expand our public services, including hospital services to support an aging and growing population in a remote community.	5/2/2024 8:40 AM
120	Healthcare	5/2/2024 7:50 AM
121	Some people think if you're a working class retiree you don't deserve to live here, despite the fact that they're key to our community character and continue to be engaged in other ways (volunteer, assist with childcare)	5/2/2024 7:22 AM
122	Nowhere to park	4/30/2024 9:07 PM
123	Easy access to facilities and parking at locations for services. Ketchum is making decisions which make it more difficult for seniors or handicapped with the parking plans.	4/30/2024 4:05 PM
124	Ketchum is making it impossible for families to live and work within the city limits. They think families will want to live in boxes like the Blue Bird. The leaders are completely out of touch with a small town feel and have only dollar signs of growth in mind.	4/30/2024 4:03 PM
125	With aging comes wisdom and money but the younger generation brings vibrancy.	4/30/2024 2:41 PM
126	With time and wheewithall, philanthropic efforts will flourish. Engagement will be a challenge.	4/30/2024 7:15 AM
127	Not enough healthcare services, out pricing youth and young people, not recognizing the challenges of the 20-40 year olds in this economy and saying they deserve what they have and everyone else needs to work harder.	4/29/2024 11:24 PM
128	Shrinking labor force, fewer families which means fewer opportunities in education	4/29/2024 10:32 PM
129	Opportunity: more service industries catered towards the old and wealthy. Challenges: even the wealthy and rich are price comparing. As a legal US citizen, I cannot compete with the prices set by the illegal immigrants. Especially since I have to pay income tax and medical, and they don't.	4/29/2024 8:52 PM
130	Available health resources, caregivers, home care/home health.	4/29/2024 8:38 PM
131	Less of a workforce and the older folks do not sympathize with younger generations on how hard it is to live here. Yes, ketchum has always been an expensive zip code, however it is much more difficult to own a home today than it was 30 years ago.	4/29/2024 8:05 PM
132	There may be an overturn in housing due to deaths.	4/29/2024 12:19 PM
133	Aging population care more about parking - this is a challenge for a walkable city. The opportunities to address this are there when self driving cars become a reality.	4/29/2024 11:46 AM
134	Parking, Parking, Parking. If there is not easy accessibility there will be no consumers to stores...for the aging population.	4/29/2024 9:50 AM
135	The aging population made this town what it is , why are you even asking this?	4/29/2024 7:59 AM

Planning for Growth Survey Results

136	They are getting ver grumpy that Ketchum isn't what it used to be . They didn't do anything to stop it !	4/28/2024 8:02 AM
137	Big houses with no one living there	4/27/2024 7:51 PM
138	lack of elderly care NIMBYism outright preventing building	4/27/2024 6:32 PM
139	Young married couples wishing to start their family such as myself need an affordable home ownership path, plain and simple.	4/27/2024 2:41 PM
140	We are all aging	4/27/2024 2:19 PM
141	Buy their homes for locals	4/27/2024 1:53 PM
142	This is a ridiculous question. Government can't do anything about this fact. It is not governments job to cater to or target classes of people.	4/27/2024 12:24 PM
143	We have the opportunity to renew our town and make it better for all but likely with the aging population we are going to lose policies reflecting that of the youth (20+) in the valley	4/27/2024 9:48 AM
144	as we grow, we also age. Where do the olderpopulations live?	4/27/2024 8:35 AM
145	Employment Opportunities for business that benefits the elderly.... Physical trainer, golf pro, healthcare, cleaning homes, etc.	4/26/2024 10:42 PM
146	Challenges: city caters to that demographic, it feels like not a lot of opportunity for growth. Opportunities: they've seen change and can have good insight on community potential	4/26/2024 10:14 PM
147	Aging population has people with time on their hands who can contribute to community through volunteerism and monetarily. Challenge is that an aging population can lose the vitality that makes a place attractive to live	4/26/2024 9:49 PM
148	Challenges: Lack of resources for cancer treatment (must travel to Twin or Utah for cancer appointments, outpatient chemo, etc.) Fewer nurses, aides, caregivers able to stay in the valley to care for the aging population due to lack of appropriate and affordable housing, with wages that do not account for the cost of living in the valley. Opportunity: focus on history, story telling, multigenerational groups and friendships that create a rich and meaningful culture.	4/26/2024 7:43 PM
149	Challenges- Limited health care, access to social circles, unreliable taxi/ride share services.	4/26/2024 7:32 PM
150	Change.	4/26/2024 6:51 PM
151	Completely pushing out the people working in service industry roles. Avg age in the early 50s doesn't attract the people who keep the town running.	4/26/2024 6:45 PM
152	The lack of ability for the younger population to fill their shoes. Businesses (particularly restaurants) must learn how to adapt with the change in demographic in regards to a different generation.	4/26/2024 6:30 PM
153	Opportunities: building more assisted living facilities and hiring medical staff to create jobs. Challenges: giving them more opportunities to invest their wealth in the city and region infrastructure. Possibly providing tax consequence relief for elder investment in the future.	4/26/2024 5:34 PM
154	I think by and large an aging population means a higher cost of living in an area.	4/26/2024 5:23 PM
155	Taking away all parking in the downtown core	4/26/2024 4:27 PM
156	Not enough workforce to maintain the town's service industry.	4/26/2024 4:16 PM
157	Quit removing parking. The octegenarians i know don't ride bikes	4/26/2024 3:32 PM
158	The aging population are what made Ketchum great. They have knowledge that should be listened to and embraced.	4/26/2024 3:23 PM
159	They are selling their homes at outrageous amounts that no one but the transient vacationers can afford.	4/26/2024 3:03 PM
160	The challenge is replacing the population. Most younger generations are not earning enough income to stay or even move to the community. Having strong real affordable housing options is a must in order to meet those challenges. The opportunity lies in trying to save our town and the community from becoming saturated with part time dwellers. What makes Ketchum so special is that for my lifetime here there has been a strong and diverse economy because of	4/26/2024 2:56 PM

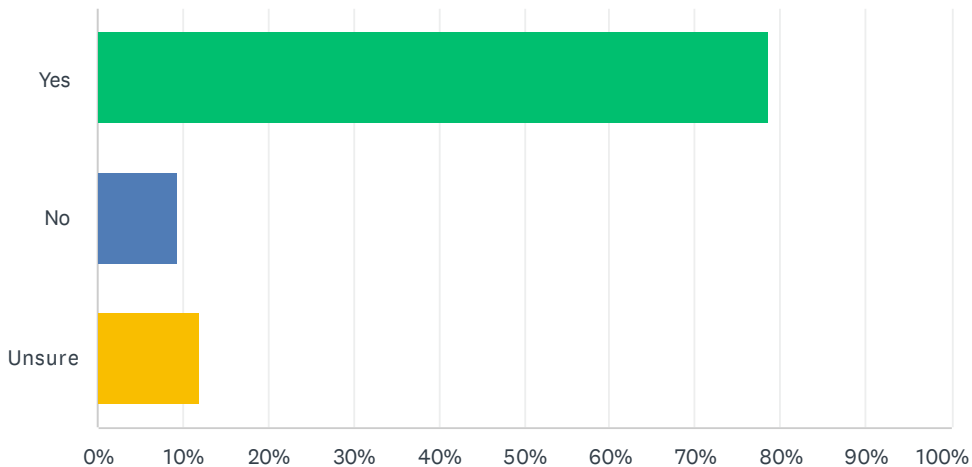
Planning for Growth Survey Results

the year round residents without which our community does not exist. Otherwise it's just a bunch of strangers coming during peak seasons and a ghost town in between. Losing Smith and Scott as large local corporate style companies was a huge blow to the growth of the younger demographic in this town.

161	Businesses will have a hiring crisis	4/26/2024 2:02 PM
162	Niel	4/26/2024 1:53 PM
163	Changes in public opinion , younger , newer voices	4/26/2024 1:51 PM
164	Absolutely zero opportunities, this is a future burden. Age care workers can't afford to live in Ketchum or Hailey. There's only challenges with it. The people living in Ketchum who are older are not contributing to the economic vibrancy of the city.	4/26/2024 1:30 PM
165	Housing!	4/26/2024 1:22 PM
166	Taking up too much of the real estate / housing opportunities when they should just sell and move into a assisted living home.	4/26/2024 1:20 PM
167	They won't downsize.	4/26/2024 1:00 PM
168	The older generations have trouble with change or seeing how their points of views do not work in this day and age. See what the younger generations need and want now verses what they need and want.	4/25/2024 8:54 AM
169	The influx of wealthy older residents can lead to gentrification, driving up property values and rent, which can displace middle and lower-income families. The demographic shift could lead to a lack of diversity, both culturally and economically, affecting the town's vibrancy and sustainability. Over time, a decrease in younger families and working-age adults could lead to a shortage of essential services and workers in sectors like education, healthcare, and hospitality. The focus on amenities catering to older, wealthier individuals might undermine the town's outdoor and adventure-oriented character, which has traditionally attracted a broader range of people.	4/25/2024 6:56 AM
170	Challenges are that they are taking over with their overpriced housing and uncaring of working community. NIMBYS	4/24/2024 10:53 PM
171	With the right diverse opportunities it doesn't have to continue to only be available for millionaire retirees.	4/24/2024 9:24 PM
172	No one to work jobs, take over the businesses that owners are retiring from, take on new initiatives and ideas, start families	4/24/2024 8:15 PM
173	We need to appeal to some younger folks	4/24/2024 6:06 PM

Q6 Should Ketchum try to attract and retain more young people and families?

Answered: 225 Skipped: 76

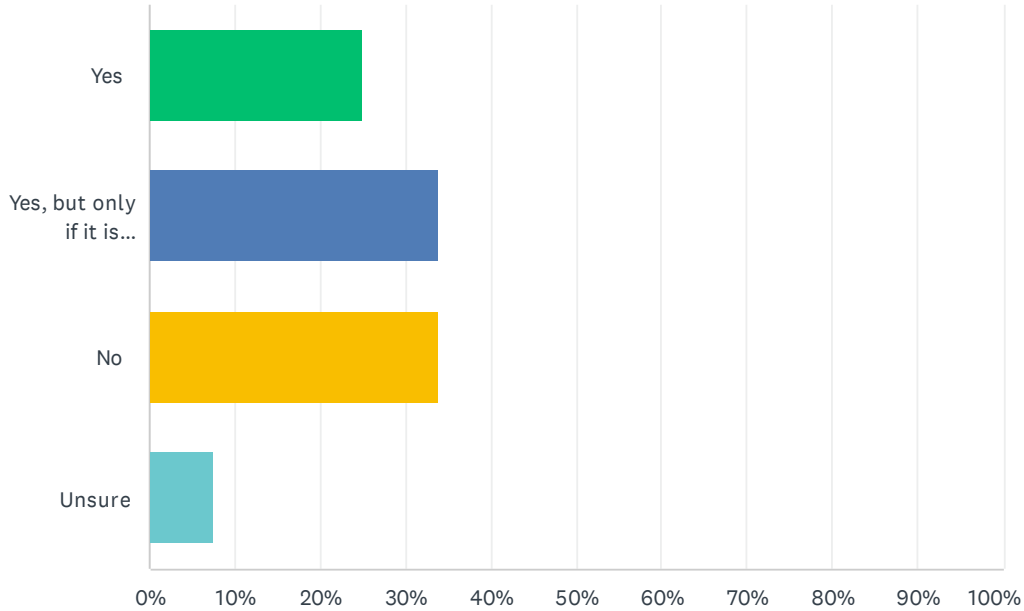


ANSWER CHOICES	RESPONSES	
Yes	78.67%	177
No	9.33%	21
Unsure	12.00%	27
TOTAL		225

Planning for Growth Survey Results

Q7 Would you support higher-density housing development in Mixed-Use areas (such as Downtown) to accommodate more housing options?

Answered: 201 Skipped: 100

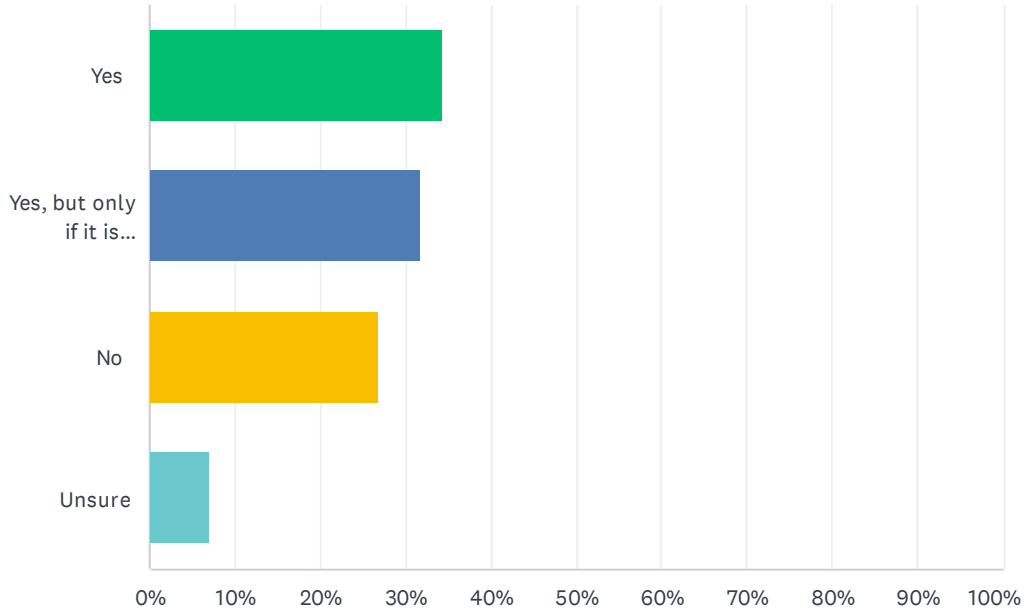


ANSWER CHOICES	RESPONSES	
Yes	24.88%	50
Yes, but only if it is housing for our workforce	33.83%	68
No	33.83%	68
Unsure	7.46%	15
TOTAL		201

Planning for Growth Survey Results

Q8 Would you support additional development in Low Density Residential areas to accommodate more housing options?

Answered: 198 Skipped: 103



ANSWER CHOICES	RESPONSES	
Yes	34.34%	68
Yes, but only if it is housing for our workforce	31.82%	63
No	26.77%	53
Unsure	7.07%	14
TOTAL		198

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Q9 In what areas of Ketchum should additional housing density be encouraged?

Answered: 163 Skipped: 138

#	RESPONSES	DATE
1	Downtown ketchum, east ketchum and south ketchum	5/13/2024 12:39 PM
2	Downton and the light industrial. The old Anderson Lumber space, Simplot property would be ideal. For that matter, I'd rather see a large apartment building on the hole in the ground property than an hotel that is empty most of the year. Remember when Ketchum had a big Holiday Inn? Remember when the Salon in the Elkhorn Hotel was the place to be?	5/13/2024 11:12 AM
3	The gadflies, Nimbys, and negatively aligned Council members prefer zero growth in any area unless is it low height with parking as a requirement using the FAR as a controlling factor. They could not be more wrong.	5/13/2024 9:16 AM
4	Above all of the banks and new box building being built in Ketchum. And south of town near lift tower lodge. River run parking lot, near the ymca, the old lumber yard near base camp and Lewis street.	5/13/2024 9:16 AM
5	In all areas, as has been the case in much of the world, where people may sometimes live where they work, or above their business or place of employment. Cities need such life! Our low density residential areas need more flexible rules that would allow people to develop their properties for appropriate uses while they are alive. The way things are structured now, one is encouraged to sit on one's property, not to develop it for the use of more people. We need to lighten up and stop being against anything that may disrupt us a little. You never know, you may like changes that come with new ways of living. We have lost a lot in the way we have codified development through zoning and other land use planning tools. We can do better.	5/13/2024 8:06 AM
6	"Industrial"	5/12/2024 10:16 PM
7	river run	5/12/2024 4:49 PM
8	I'd like to see it built in the industrial area just north of downtown so it is accessible for workers.	5/12/2024 1:20 PM
9	The parcel of land being developed next the dog park is an outrage. Bald mountain road is a mix of small acre lots, condo complexes and duplexes. Allowing large lots for the wealthy to purchase and not live in full time is a failure on the city.	5/12/2024 12:15 PM
10	Let housing evolve organically. I drove for two hours each way for 20 years in a major cosmopolitan city. Driving from Bellevue to Ketchum would have been a dream. Ketchum politicians should stay out of social engineering and focus on sidewalks, roads and branding.	5/12/2024 12:02 PM
11	Downtown is too small.. yes mixed use with housing is great in downtown but the monstrosity of the bluebird building is over the top	5/12/2024 11:24 AM
12	Focus on development outside of city.	5/12/2024 10:08 AM
13	Industrial area needs much more attention for its potential for housing. Also more ADU's for residential areas.	5/12/2024 9:40 AM
14	Nowhere. Let the affordable housing move south. Don't cram it into our box canyon.	5/12/2024 2:30 AM
15	Our industrial park, existing vacant or obsolescent buildings ripe for redevelopment, City owned land but not a repetition of the Bluebird. Bluebird is a tax credit financed development on one of the City's most valuable land assets yet under Fair Housing Act regulations cannot be reserved for affordable employee housing only. This needs to be fully explained to Ketchum residents before any further Bluebird type developments are considered on City owned land.	5/11/2024 5:57 PM
16	In the light industrial area and in the open areas south of town near the hospital.	5/11/2024 1:10 PM
17	There are large parcels of land in Warm Springs and south of Ketchum that should be annexed	5/11/2024 10:37 AM

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	or rezoned	
18	I expect growth rate to decline	5/11/2024 9:54 AM
19	Existing high density, and down valley	5/11/2024 7:43 AM
20	Why should housing be encouraged? What is the goal for the population of Ketchum?	5/10/2024 11:13 PM
21	Housing should be for year round residents, not investment properties of absentee owners. I think Cty should consider how to integrate affordable housing into LI area... it could be done in a desirable way with a marketable vibe. For example, drawing on its current profile, it could be rebranded to reflect its character as a center of creativity and innovation	5/10/2024 10:55 PM
22	Downtown, light industrial, north of town.	5/10/2024 3:35 PM
23	Put the density on the empty lots in downtown Ketchum in the Commercial Core. Transition the size down as you approach single family neighborhoods to respect them. The reality is not everyone can live in Ketchum - Hailey and Bellevue are important players in this discussion to accommodate cheaper housing.	5/10/2024 1:50 PM
24	Low/Medium Density Residential (For workforce housing) As well as Commercial, mixed use Commercial and Mixed use Industrial. Workforce housing should also be available in open space and retail cores.	5/10/2024 1:36 PM
25	We need caps on unit size, both in high and low density zoning. Large luxury houses and condos just sit empty and don't ever end up in the workforce pool or even the vacation pool. Limiting the unit size will both encourage developers to build more units in high density areas and allow for more affordable single family homes	5/10/2024 1:12 PM
26	I don't think bringing more people in is the answer.	5/10/2024 11:34 AM
27	Industrial and down by the Hospital	5/10/2024 11:32 AM
28	It's not the job of the city to build housing- you have no knowledge. Haley and Bellevue.... If needed. Why? Cuz it's not affordable. What and entitled waste of money using the most valued real estate for Blue Bird when you could built 3 times the housing for that money in another location. And btw.. everyone has to commute to work Even in cities	5/10/2024 11:26 AM
29	At this point any the housing crisis already exists and is growing	5/10/2024 11:11 AM
30	IN THE COMMUNITY CORE!!!! hello?!?... it's a city. Get over the obsession with 1.0 FARs and anything taller than two story buildings and let the town put density where it belongs. Also, Density means actual density, not taking the same 1.0 FAR mass and chopping it into smaller pieces and calling it 'density'...	5/10/2024 10:16 AM
31	South of Ketchum in the areas of SV and Ketchum ACI's	5/10/2024 10:12 AM
32	The old Stock Lumber site, the Simplot property, the pump park by Hemingway, the bigger properties out Warm Sprinhs, in the LI	5/10/2024 9:51 AM
33	By the Hospital. In the LI Zone. Preserve the commercial core from low income housing projects for low paid transient tourism industry workers.	5/10/2024 9:28 AM
34	Lewis Street and the industrial area.	5/10/2024 9:19 AM
35	Only areas outside of downtown core.	5/10/2024 9:16 AM
36	The industrial area, out by the YMCA could become an affordable housing location. Accessible but not changing the "vibe" of Ketchum. Sadly the affordable housing built in Hailey is going up quickly and doesn't have anything to do with the mountain town vibe of that community, it's just affordable and painted some unattractive bright colors.	5/10/2024 9:12 AM
37	in the downtown and central core	5/10/2024 8:55 AM
38	The industrial area	5/10/2024 6:35 AM
39	Anywhere it can be accommodated and not just for workers. Seniors have a need for more in-town living options as well to combat isolation, stay connected, and easily access services on foot. I am supportive of denser housing for any full-time resident. I would restrict access to denser housing options to part-time residents and short-term rentals.	5/10/2024 12:00 AM
40	I do not think it should be encouraged until the city determines how much growth the residents	5/9/2024 10:44 PM

Planning for Growth Survey Results

	want.	
41	Warm Springs, around Hemmingway, west Ketchum, Light Industrial area	5/9/2024 1:12 PM
42	LI area at old Stock Building Supply or next to Community School building in LI	5/9/2024 10:31 AM
43	Very carefully to make sure quality remains. More affordable single family homes for housing regular income employees. But how to do this without subsidizing? Tax payers should not be on the hook to support.	5/9/2024 8:47 AM
44	Near the hospital On the bus line	5/8/2024 11:45 PM
45	Warm Springs South of town	5/8/2024 5:50 PM
46	In areas that don't destroy the community..... the entire community. So foolish the City doesn't see all the available private lands adjacent to Ketchum. Few want to live in the substandard housing units the City proposes.... especially not families.	5/8/2024 5:46 PM
47	Places where the residents don't need/can't have vehicles	5/8/2024 4:43 PM
48	Light Industrial	5/8/2024 2:57 PM
49	LI	5/8/2024 2:29 PM
50	Only where clearly sufficient parking for those residents can be sited as well. Density without parking is a disaster.	5/8/2024 2:25 PM
51	Build on the hillsides. To think you can manage housing needs without allowing for houses to be built on the mountains is just plan stupid	5/8/2024 1:52 PM
52	Density should not just be workforce. It should be median AMI and more diverse wealth brackets. NO TO DENSITY FOR SHORT TERM RENTALS!!!! DENSITY IS USELESS IF IT'S EMPTY FOR 90% OF YEAR	5/8/2024 1:17 PM
53	Absolutely not in Low Density Residential areas. This is why people bought in these neighborhoods because it's LOW Density.	5/8/2024 1:06 PM
54	LI,WS dog park,River Run 200 acres	5/8/2024 12:35 PM
55	Areas outside of retail zone.	5/8/2024 12:14 PM
56	South of Ketchum.	5/8/2024 11:23 AM
57	no area should be overlooked, whether it is in the light industrial district, warmsprings or the downtown core	5/8/2024 11:17 AM
58	Industrial area and areas near hospital that are county	5/8/2024 9:33 AM
59	The LI area is ideal for workforce housing development, but it should truly be workforce housing, not low income housing masquerading as workforce housing	5/8/2024 8:58 AM
60	The area by the hospital. The industrial district. We need downtown to be primarily for local businesses. Parking is a problem. Doesn't make sense to do affordable housing there.	5/8/2024 7:29 AM
61	South of hospital	5/8/2024 7:27 AM
62	Only ADUs on land owned by homeowners	5/8/2024 6:59 AM
63	All of the above. Obolish the LR-1 and LR-2 zoning districts. There is plenty of large lots in the unincorporated county. 1 and 2 acre lots are an inefficient use of land with the services provided by the city.	5/7/2024 10:20 PM
64	All areas.	5/7/2024 4:10 PM
65	At the entrance to town a joint development with Blaine County.	5/7/2024 1:26 PM
66	Leave Ketchum alone. It's a valley - space is, by definition, limited. Head south to where the land opens up. BTW, why are you operating on the assumption that growth is always good?	5/7/2024 12:59 PM
67	The area of impact south of town by the hospital and in the core are the two places to push for more density. Housing is a valley wide problem and we should make this a valley effort as areas south of town provide more opportunities for starter homes as people want more space to start families.	5/7/2024 11:49 AM

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68	The growth of housing in Ketchum is misguided. Land is too expensive and Ketchum is too expensive for lower income people. Growth in housing for work force should occur just south of town and the hospital where there are large parcels by the highway, bus stops and bike path that can be developed into large communities of diverse housing options for different income tenants.	5/7/2024 11:44 AM
69	The light industrial area where there are still large parcels available for development and outside of the city between East Fork and Ketchum. I realize that is outside of the city limits but the city does not exist in a housing bubble and that needs to be recognized and utilized.	5/7/2024 11:24 AM
70	South by the hospital, the old Anderson lumber yard would make a great village. Base of warm springs to bring life back to it. River run area. Create some community neighborhoods by the recreation	5/7/2024 11:22 AM
71	Near bus line routes, near the bike path, and downtown	5/6/2024 3:54 PM
72	Housing density should be encouraged as long as it is deed restricted for workforce or local, has adequate parking, does not exceed 3 stories, and is of a reasonable width (not whole city blocks).	5/6/2024 2:07 PM
73	Out Warm Springs, or south by the hospital.	5/6/2024 11:22 AM
74	None. The less housing there is, the more housing costs. The more wealthy people it brings to town to spend money. The people that can barely afford to live in town are spending money elsewhere.	5/6/2024 10:03 AM
75	Downtown for sure. If residential units are focused downtown, this will reduce vehicle trips and free up short term parking. It will also encourage further transit use and hopefully increase transit frequency to meet demands.	5/6/2024 9:11 AM
76	Where there is adequate parking and public transportation. Winter does not lend itself to counting on bikes and walking./	5/5/2024 10:33 PM
77	Low density residential areas.	5/5/2024 7:49 PM
78	Downtown	5/5/2024 11:13 AM
79	South by st Lukes	5/5/2024 10:15 AM
80	Just south of Ketchum across from hospital! There is so much potential space there for higher density housing.	5/5/2024 8:17 AM
81	:Ketchum core near : River St West & 3rd avenue 1st East & East Ave	5/4/2024 9:08 PM
82	Around the core. The lot across from the post office is ripe for a large townhome development	5/4/2024 11:00 AM
83	Question 7 and 8 should have provided an option for deed restricted local. I would also be more supportive of increased density if I thought we were doing a better job with compliance and penalties.	5/4/2024 9:09 AM
84	higher density zoned areas	5/4/2024 8:26 AM
85	I think we need to stop focusing on Ketchum for affordable housing options. Just not going to happen. The affordable housing is an area opportunity (think Bellevue) along with world class transportation. If you want to attract student workers then high density housing works. If you want to residence with longer term goals and skills they need ownership opportunities and space.	5/4/2024 5:51 AM
86	On city owned property NOT in the core of downtown, and NOT at the expense of the character (Bluebird). It's too bad the past city councils screwed up with the old Stock lot. I'll bet Albertson's will leave that lot in it's current state for years to come due to a lack of foresight.	5/3/2024 1:17 PM
87	Around downtown, as is being done. And all that beautiful property on Hwy 75 across from hospital. On bus route, bike route and easy access to Ketchum or Hailey work. Would rather see more affordable housing again in Warm Springs instead of all the oversized homes.	5/3/2024 11:14 AM
88	Any where BUT with PARKING A MUST FOR EVERY DEVELOPMENT	5/3/2024 10:49 AM
89	In areas outside of the commercial core that are accessible via Mountain Rides.	5/3/2024 10:06 AM
90	LI, reduce its size (commercial demand analysis likely overshoots needs) to allow higher	5/3/2024 9:43 AM

Planning for Growth Survey Results

density residential in rezoned portions, use mixed use (LI on ground floor) to retain some LI uses but increase residential use of LI land, should there be a migration of LI to the ACI area near the hospital, rather than a workforce housing migration there?

91	Light industrial. Area by the hospital.	5/3/2024 9:36 AM
92	The Wood River Valley as a whole, should be assessed for additional housing. — where it makes sense economically. Many, if not most, people in this country commute to a city outside of the town of their residence to another city to work. There are better opportunities for housing south of Ketchum and we have a great bus system to support commuting.	5/3/2024 9:31 AM
93	Not downtown - industrial zone is where mixed use should be. It's still close to downtown and I don't want more tall buildings downtown - stop building 'upwards' downtown!!!!	5/3/2024 8:22 AM
94	Everywhere	5/3/2024 7:46 AM
95	Density isn't an answer. There is a limit to road capacity and parking capacity. Unlimited growth is not possible. Where do we set the limits?	5/3/2024 7:17 AM
96	Anywhere except around the core (Main Street, Sun Valley Rd, Atkinson's Market and the post office).	5/3/2024 6:31 AM
97	Just south of town (near RiverRun, Gem Streets, etc), Industrial Center, potentially out warm springs (but traffic questions)	5/3/2024 6:05 AM
98	South of town around the hospital. Upgrade the trailer parkers with dignified housing. In Warm Springs replace tourists with locals. Rethink the Light Industrial zone. But why is it incumbent on Ketchum residents to meet the demand for housing? Isn't that infinite?	5/3/2024 5:05 AM
99	We are geographically challenged valley without a lot of open space in Ketchum for building. We do not want buildings on the hill sides. Honestly the lower cost housing is going to come from the towns in the south that have more open space. We cannot "solve" housing shortages in just Ketchum alone.	5/3/2024 1:21 AM
100	The Reinheimer Ranch goes totally against your community values. It's a no biodiversity chemical sprayed dead zone which is essentially worthless as is. Convert it to an attractive, owner occupied, affordable community with a 3% annual cap on appreciation.	5/2/2024 9:24 PM
101	South of Bellevue.	5/2/2024 9:12 PM
102	Industrial. And, by the way, workforce housing is a misnomer. What it means is housing for public employees. Example: Bluebird, touted as workforce housing but in the end it's public employee housing. Not that that's bad, only that those are two completely different things.	5/2/2024 8:55 PM
103	I am comfortable with additional density for workforce housing as long as it is not on our gateway streets - Main and Sun Valley Road, as long as the height is limited to 3 stories, and as long as the density includes the parking necessary to support the housing.	5/2/2024 8:38 PM
104	Warm springs	5/2/2024 8:16 PM
105	The industrial district could be repurposed to have both residential and industrial users. This area is easily walkable to downtown, the YMCA and other amenities. Building taller buildings here would be far less controversial than the downtown core allowing the core to retain the feeling that makes it special. The one thing I hear unanimously from local residents is that they don't want to see downtown Ketchum turn into Park City with its high ratio of buildings greater than two stories, parking garages, etc.	5/2/2024 8:15 PM
106	On the bus routes and close in to downtown	5/2/2024 8:13 PM
107	In low density and commercial areas	5/2/2024 8:01 PM
108	Outside of town. We should try and keep large housing developments closer to Hailey where there is more space and won't Over Crowd downtown for visitors/renters.	5/2/2024 7:50 PM
109	I'd have to study this before giving an answer. But I think you have the land that other communities do not.	5/2/2024 7:29 PM
110	Helen Meadows fire station. moe community housing. Lake creek trail head housing for nordic skiers & coaches. Sara Hdqts housing for Forest Service employees & north valley workers.	5/2/2024 7:17 PM
111	Industrial area, in city center and towards Hailey.	5/2/2024 7:16 PM

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112	All areas.	5/2/2024 6:58 PM
113	Low density areas	5/2/2024 6:56 PM
114	All. Higher density downtown. Incremental density thru ADU's in residential areas. Some housing options in LI.	5/2/2024 2:01 PM
115	I don't know but if we can build condos w more yard and garage space they would be appealing to younger folks. Really hard to live in a condo w no yard and no storage/garage but it's all we can afford	5/2/2024 9:04 AM
116	Instead of workforce to the above questions it should say housing for our community. Yes we need workforce but that definition varies person to person and is exclusive. We want housing for our locals! I.e. community housing.	5/2/2024 7:35 AM
117	The SV owned lot on Serenade and 2nd.	4/30/2024 9:22 PM
118	Not encouraged. Hailey and Bellevue are meeting the challenge of providing work force housing.	4/30/2024 4:24 PM
119	Low density residential! NO one wants to live in a box on top of one-another. We moved here for the beauty of natural spaces!	4/30/2024 4:15 PM
120	Downtown core to lessen impact on parking, traffic, congestion.	4/30/2024 7:48 AM
121	Downtown	4/29/2024 10:47 PM
122	Not sure it should be encouraged. Housing should be a valley-wide problem, not a Ketchum specific problem. Ketchum has a lot of charm with the current density, and if that charm is atrophied, then it'll be less popular and less demand will ensue. It should balance itself out at some point. Add more density and housing opportunities south valley (Bellevue, Carey, Shoshone).	4/29/2024 9:11 PM
123	Not open space	4/29/2024 8:59 PM
124	I don't really think it matters. We are dealing with an unsolvable problem. People who can are leaving big west coast cities because they are sick of the insane policies, crime, and taxes - they are coming here and nothing can stop that and no amount of building in our little town is going to accommodate that. There are 40 million in CA. One hundredth of 1 percent of their population is 4,000 - more than double Ketchum's population. You can rezone all you want but those who move here earn more than the average existing resident and they will drive up prices not to mention find ways to buy properties in mixed use or industrial and just come here now and then. We don't have a housing shortage, we have an empty housing problem but it is not the city's place to do anything g about it. Does the city believe it is authorized to dictate what people do with their private property?	4/29/2024 3:51 PM
125	The industrial area	4/29/2024 1:55 PM
126	light industrial... anywhere. I don't think it necessarily needs to be right in middle of downtown aka next to atkinsons. seems there are plenty of other options. unclear what the resistance to the LI district is, especially if it's mixed use and jobs are retained on ground level. it's impossible for the morning noise to be that bad. If so, I'm happy to purchase white noise makers and donate to the cause. Should solve the problem.	4/29/2024 12:37 PM
127	Light industrial area needs to be opened up further	4/29/2024 11:52 AM
128	Housing needs to be mid valley. Why aren't you working with Hailey and Bellevue?	4/29/2024 10:12 AM
129	Cold Springs Gulch Rd Gardner -Bench above the Hospital . The city should purchase this huge piece and put most of their affordable housing here. Much of it is flat , beautiful views, close to town , on the bike and bus path.	4/29/2024 8:12 AM
130	Next to base camp. The Albertsons lumber lot that just sits empty.	4/28/2024 8:13 AM
131	If the community school can build dorms in the light industrial district, affordable housing for workers should be there as well	4/27/2024 10:08 PM
132	everywhere. just build more housing...	4/27/2024 6:37 PM
133	Anywhere! But none should be multi million dollar homes!	4/27/2024 2:48 PM

Planning for Growth Survey Results

134	South	4/27/2024 2:26 PM
135	River run and warm springs, where all the apartments building already are	4/27/2024 1:59 PM
136	You should buy the old lumber yard and great one amazing complex for young workers to keep the local young people. If we lose them we lose our character.	4/27/2024 12:49 PM
137	In the industrial are and south of town near the hospital	4/27/2024 8:58 AM
138	No additional density, with the exception of industrial area near the lumber yard and the St. Lukes area	4/27/2024 5:27 AM
139	Downtown Ketchum, near river run , and near warm springs.	4/26/2024 11:02 PM
140	Downtown, industrial	4/26/2024 10:22 PM
141	Downtown, light industrial	4/26/2024 9:57 PM
142	By the hospital	4/26/2024 7:40 PM
143	Warm springs. West ketchum. Downtown.	4/26/2024 7:19 PM
144	Downtown/light industrial area/towards sun valley. We don't need more 4 unit \$3M luxury condos going up in the middle of town.	4/26/2024 7:04 PM
145	Warm springs ranch, warm springs base, hulen meadows, and west Ketchum	4/26/2024 6:48 PM
146	I think there also needs to be some accountability with our neighbors in Sun Valley, I don't feel it's always Ketchum, Hailey and Belleville's job to solve the problems sans Sun Valley. They have land and resources and don't seem to offer any real help with the problem at hand.	4/26/2024 5:56 PM
147	I think there should be more high density options out of town, in areas currently zoned for low density. I think there's an opportunity to mix the two and not sacrifice so much of downtown to higher-rise developments.	4/26/2024 5:41 PM
148	That stupid dog park. People care more about dogs than people.	4/26/2024 3:48 PM
149	South of town near hospital, industrial area and River Run area. Is there possibility of housing above the Hospital near the "Bone Yard". I believe this was listed for sale a few years back. Much of it might be in avalanche, but should be researched.	4/26/2024 3:36 PM
150	All! The most sustainable way to increase housing while protecting public land and natural spaces is to build denser. I understand that the pro-parking, advanced geriatric contingent m will keel over and scream heresy if every house isn't single family with a yard but they can (respectfully) shove it.	4/26/2024 3:33 PM
151	Honestly, wherever is most cost effective. Parking must be considered and action needs to be taken as we could kick this can down the road until we have no restaurants and no grocery clerks and no place local to get your oil changed. It great that a new Ketchum City Hall is well under way, but what good will it be if there's no policeman or first responders to occupy it because they can't afford a place to live.	4/26/2024 3:32 PM
152	Industrial.	4/26/2024 3:30 PM
153	Warm Springs	4/26/2024 3:17 PM
154	NOT DOWNTOWN! Ketchum should buy land in hailey, Bellevue, and in between. There are not many places in the world where workforce housing is in a prime area. Makes no sense.	4/26/2024 2:14 PM
155	Warm springs , and vacant lot across from post office .	4/26/2024 2:06 PM
156	Everywhere	4/26/2024 1:54 PM
157	Anywhere	4/26/2024 1:44 PM
158	Everywhere except for our sacred recreation areas!	4/26/2024 1:34 PM
159	Should be in the outskirts like the low density	4/25/2024 9:09 AM
160	Light industrial, south of ketchum	4/24/2024 11:00 PM
161	Rezone and make light industrial or walkable/public transit areas. Don't totally ruin character of downtown with high density housing	4/24/2024 9:34 PM

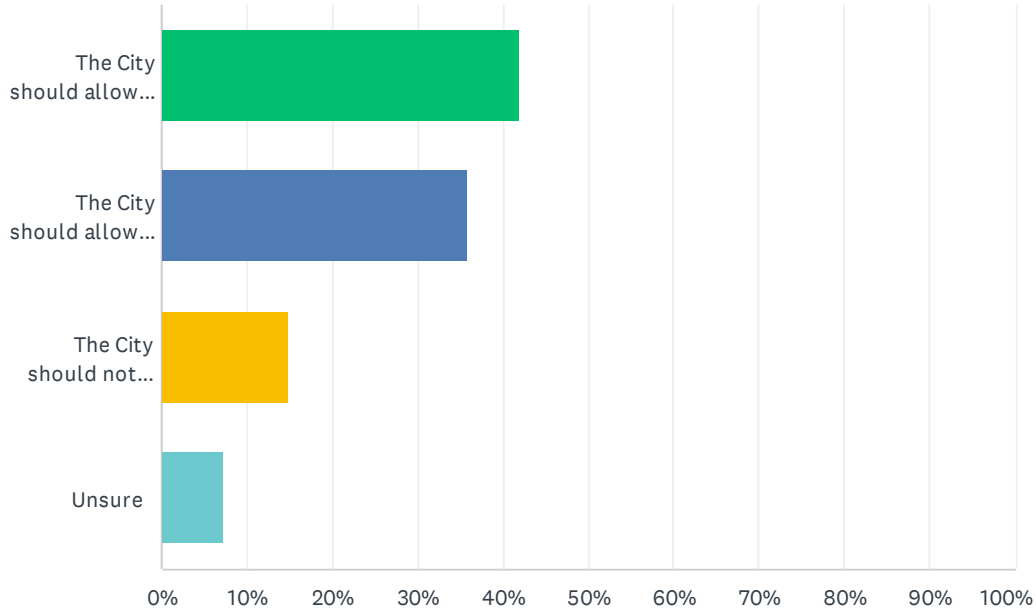
Planning for Growth Survey Results

162	Industrial, light industrial,	4/24/2024 8:27 PM
163	Under utilized areas	4/24/2024 6:13 PM

Planning for Growth Survey Results

Q10 How should the City plan for residential uses in areas that are designated for commercial, industrial, and/or employment uses?

Answered: 193 Skipped: 108



ANSWER CHOICES	RESPONSES	
The City should allow limited residential uses in areas designated for commercial, industrial, and/or employment uses if the area is compatible with residential activity (e.g., access to sidewalks, limited outdoor business activity, etc.)	41.97%	81
The City should allow limited residential uses in all areas designated for commercial, industrial, and/or employment uses.	35.75%	69
The City should not allow limited residential uses in areas that are designated for commercial, industrial, and/or employment uses.	15.03%	29
Unsure	7.25%	14
TOTAL		193

Planning for Growth Survey Results

Q11 In what areas of Ketchum should the City allow limited residential uses to be constructed in areas designated for commercial, industrial, and/or employment uses?

Answered: 129 Skipped: 172

#	RESPONSES	DATE
1	Downtown	5/13/2024 12:39 PM
2	All of the above.	5/13/2024 11:12 AM
3	Horizontal growth is problematic for Ketchum making vertical growth inevitable assuming it is not restricted by upcoming zoning code changes. All resorts have adopted a "down valley" assumption for higher density growth primarily with respect to residential demand. Down valley is where Ketchum should focus multi-family and rental property.	5/13/2024 9:16 AM
4	I don't see a problem adding limited residential all over town	5/13/2024 9:16 AM
5	Really, we should allow limited res. uses in all areas of Ketchum. Consider how other places mix such uses. It is done all over the world.	5/13/2024 8:06 AM
6	Industrial	5/12/2024 10:16 PM
7	industrial center	5/12/2024 4:49 PM
8	Same answer as before, in the areas just north of downtown Ketchum	5/12/2024 1:20 PM
9	all	5/12/2024 12:02 PM
10	Northwood, if compliant with building codes and there is adequate parking	5/12/2024 10:08 AM
11	Industrial area off Warm Springs (and Lewis and Northwood) first. Elsewhere apart from Main St and Sun Valley Rd corridors where the character of the town as a vibrant community and destination are critical.	5/12/2024 9:40 AM
12	Begging the question in both 11 and 12. Let the market decide.	5/12/2024 2:30 AM
13	All of them. Finding 15 acres is nearly impossible other than land owned by the Simplot family and land annexed at River Run owned by the Holding family.	5/11/2024 5:57 PM
14	Light industrial and south of town near the hospital	5/11/2024 1:10 PM
15	North end of the Li Zone	5/11/2024 10:37 AM
16	Again, why doesn't the city set a goal for the population size first? Why don't they calculate the maximum population for this area based on water, infrastructure, etc.	5/10/2024 11:13 PM
17	See above re: LI	5/10/2024 10:55 PM
18	Light industrial area, as long as the units are not multi-million dollar penthouses. More housing for people who make 100-250k per household would be ideal.	5/10/2024 3:35 PM
19	The Industrial district makes the most sense - especially LID Zones 1 and 3...the	5/10/2024 1:50 PM
20	Commercial, mixed use Commercial and Mixed use Industrial. Workforce housing should also be available in open space and retail cores.	5/10/2024 1:36 PM
21	Above industrial spaces in the LI	5/10/2024 1:12 PM
22	The industrial center. And the fancy buildings in Ketchum-maybe those should be less fancy and house a person or two that didn't move here with their millions to retire.	5/10/2024 11:34 AM
23	Near the lumber yard, YMCA, near the Hospital	5/10/2024 11:32 AM
24	Light district- obviously	5/10/2024 11:26 AM

Planning for Growth Survey Results

25	Any suitable ones	5/10/2024 11:11 AM
26	Everywhere.	5/10/2024 10:16 AM
27	See above	5/10/2024 10:12 AM
28	The first floors of all buildings in the commercial area should be required to be for business use. 2nd and 3rd floors can be residential. No 4th floors!	5/10/2024 9:51 AM
29	LI Zone. Hospital zone. THAT IS IT.	5/10/2024 9:28 AM
30	Lewis Street	5/10/2024 9:19 AM
31	Industrial district and outside of downtown	5/10/2024 9:16 AM
32	In the areas north of downtown, and sidewalks can be a requirement for the builders to make the locations more "pedestrian and bicycle friendly" as part of the permitting process.	5/10/2024 9:12 AM
33	in the industrial park area	5/10/2024 8:55 AM
34	Where there is good walkability to services and jobs.	5/10/2024 12:00 AM
35	In the employment areas. Maybe some want to live close to work?	5/9/2024 10:44 PM
36	Light industrial area	5/9/2024 1:12 PM
37	All areas but the city hasn't been transparent in who will be housed and strategic in long-term community housing- look at KECH and who will really live in BB?	5/9/2024 10:31 AM
38	LID	5/9/2024 9:33 AM
39	Light industrial	5/8/2024 11:45 PM
40	Warm Springs	5/8/2024 5:50 PM
41	Near the hospital and the southern entrance to Ketchum, the base of River Run,	5/8/2024 5:46 PM
42	LI only if residential is not a limitation to commercial.	5/8/2024 2:29 PM
43	I question the presumption that the city "needs" this land set aside for commercial, industrial, office development.	5/8/2024 2:25 PM
44	Why your fixation on sidewalks etc.? If I want to live in light industrial area than so be it	5/8/2024 1:52 PM
45	The old lumber yard on Warm Springs Road	5/8/2024 1:06 PM
46	LI	5/8/2024 12:35 PM
47	None	5/8/2024 12:14 PM
48	All	5/8/2024 11:23 AM
49	Industrial and numerous areas now part of county and should be considered development for housing such as the hospital area.	5/8/2024 9:33 AM
50	The LI area is ripe for workforce housing development/mixed use development. Given the topography, buildings could be higher without view issues.	5/8/2024 8:58 AM
51	Industrial district	5/8/2024 7:29 AM
52	Mostly the government should stay out of zoning decisions.	5/8/2024 6:59 AM
53	All of the above. It's the only way we dig out of the housing hole we have been digging for the last 30 years. The CC zone is 107 acres. Nearly half of that is ROW or city-owned. The graphic above says we need about 12 acres for retail and business. Right-size (shrink) our CC zone around the perimeter and rezone it for high-density residential. These areas are walkable and close to transit. It will take a while, but it will increase housing options and enable a vibrant downtown.	5/7/2024 10:20 PM
54	All areas.	5/7/2024 4:10 PM
55	Most.	5/7/2024 12:59 PM
56	Downtown and LI areas make the most sense and allow for mixed use buildings to	5/7/2024 11:49 AM

Planning for Growth Survey Results

accommodate both residential and commercial uses.

57	No where..	5/7/2024 11:44 AM
58	There was no other place to make a comment on how absurd some of these projections are. The population range is almost a 300% width and if we plan for a high end and only see the low end of the scale, we will be in serious trouble. It is also difficult to imagine that we would need 63,000sf of office given the current vacancy rates in the city, especially in large buildings and the banks and that need for office space is likely to decline rather than increase due to technology.	5/7/2024 11:24 AM
59	All areas	5/7/2024 11:22 AM
60	Throughout the "Tourist" zoning district, all of downtown, and at the 10th Street entrance to the light industrial area	5/6/2024 3:54 PM
61	Areas designated for commercial, industrial and or employment uses should be solely for these purposes (or their parking) on the ground floor.	5/6/2024 2:07 PM
62	Not completely sure, but maybe around the hospital or the industrial section of town.	5/6/2024 11:22 AM
63	None	5/6/2024 10:03 AM
64	Maybe around Lewis Street - there may be some health/noise issues with the proximity to these warehouse style industrial uses.	5/6/2024 9:11 AM
65	all	5/5/2024 10:33 PM
66	Downtown	5/5/2024 7:49 PM
67	Maybe the parking lot areas in and around the best western	5/5/2024 11:13 AM
68	Industrial area	5/5/2024 10:15 AM
69	Downtown building construction much include commercial storefronts and not turn into large condo complexes that disturb commercial activity and walkability.	5/5/2024 8:17 AM
70	Light Industrial / Warm Springs	5/4/2024 11:00 AM
71	all of them	5/4/2024 8:26 AM
72	None. Bellevue is the answer.	5/4/2024 5:51 AM
73	There is really only 1 place, the LI.	5/3/2024 1:17 PM
74	Light industrial 1,2,3 and include live work on ground floors	5/3/2024 10:49 AM
75	Lewis and Northwood area. Anywhere outside the commercial core that makes sense for residential use.	5/3/2024 10:06 AM
76	All such areas	5/3/2024 9:43 AM
77	This seems like a strange question. Isn't the only area that this aligns with the Light Industrial?	5/3/2024 9:36 AM
78	The industrial area, it's ripe for opportunity!!!	5/3/2024 8:22 AM
79	All	5/3/2024 7:46 AM
80	Don't use historical trends of growth...if you overpopulate driving anywhere will take 1/2 hour. Don't become the Hamptons.	5/3/2024 7:17 AM
81	Industrial! Less in downtown core, but more in industrial	5/3/2024 6:05 AM
82	Once again, why is meeting demand the goal? Also, residential uses is a very broad term. Residential for who? Families? Seasonal workers? Doesn't that drive appropriate locations?	5/3/2024 5:05 AM
83	In the industrial area.	5/3/2024 1:21 AM
84	Everything in the "Basecamp" gas station zone.	5/2/2024 9:24 PM
85	Industrial. Leéis street area, for example.	5/2/2024 8:55 PM
86	First, I think the ground level of the downtown retail core should be for commercial activities without waiver. I also caution the City to be careful when considering residential expansion into	5/2/2024 8:38 PM

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industrial areas. Residential use can limit the commercial activities allowed in an area and impact the City's ability to ensure a diverse economy. Additionally, what may seem like expanding access to affordable housing now may result in environmental justice issues later.

87	Warehouse	5/2/2024 8:16 PM
88	The light industrial district between Warm Springs Road , Saddle Road and Highway 75.	5/2/2024 8:15 PM
89	Lewis street area	5/2/2024 8:13 PM
90	In areas where traffic is not congested.	5/2/2024 8:01 PM
91	These should be pushed out of town or downtown will become to over crowded!	5/2/2024 7:50 PM
92	Near Atkinsons. Near post office	5/2/2024 7:29 PM
93	Lewis Street. Stock empty lot. River Run.	5/2/2024 7:17 PM
94	All.	5/2/2024 2:01 PM
95	Why is this question about limited residential uses? I want residential use anywhere theres commerce and employment, not limited residential use. Put community housing in the community core, tourist and commercial zones, and warm springs where it's accessible and connected. And incrementally increase density throughout the rest of Ketchum.	5/2/2024 7:35 AM
96	None	4/30/2024 9:22 PM
97	Define "limited residential uses"???	4/30/2024 4:24 PM
98	The city should remain for businesses and restaurants. Housing should be on the outskirts, where people can feel connected to the land. We don't need to cram every section of open space in Ketchum.	4/30/2024 4:15 PM
99	The "limited " construct implies a pre-judged policy. High density mixed use should ne the objective everywhere.	4/30/2024 7:48 AM
100	Near public transportation access	4/29/2024 10:47 PM
101	Not sure I have a strong opinion here.	4/29/2024 9:11 PM
102	Simplot lot on Lewis/WS.	4/29/2024 8:59 PM
103	See answer to 9 above.	4/29/2024 3:51 PM
104	None	4/29/2024 1:55 PM
105	All	4/29/2024 12:37 PM
106	South of town, definitely not in the downtown core area. The Bluebird project is a disaster. it looks like something out of China's smart cities.	4/29/2024 10:12 AM
107	Light industrial, the city should have purchased the Anderson Lumber parcel when it was listed. Or make a deal with the Simplot family in West Ketchum.	4/29/2024 8:12 AM
108	Lewis st, northwood way	4/27/2024 10:08 PM
109	Mixed use buildings	4/27/2024 2:48 PM
110	Noneo	4/27/2024 2:26 PM
111	Downtown core	4/27/2024 1:59 PM
112	This is the main thing that Ketchum has screwed up. You are forcing the destruction of the old houses that are in the Ketchum commercial district. They are being torn down because you won't allow them to remain residences and converted into retail with unaffordable penthouses for the non locals making us look like vail and every other ski town. Why in the world would you have a policy that doesn't allow residences in designated commercial areas when you have a housing problem. So stupid.	4/27/2024 12:49 PM
113	near the ymca area...lewis st...	4/27/2024 8:58 AM
114	Replace some of the industrial zoning with affordable housing density	4/27/2024 5:27 AM

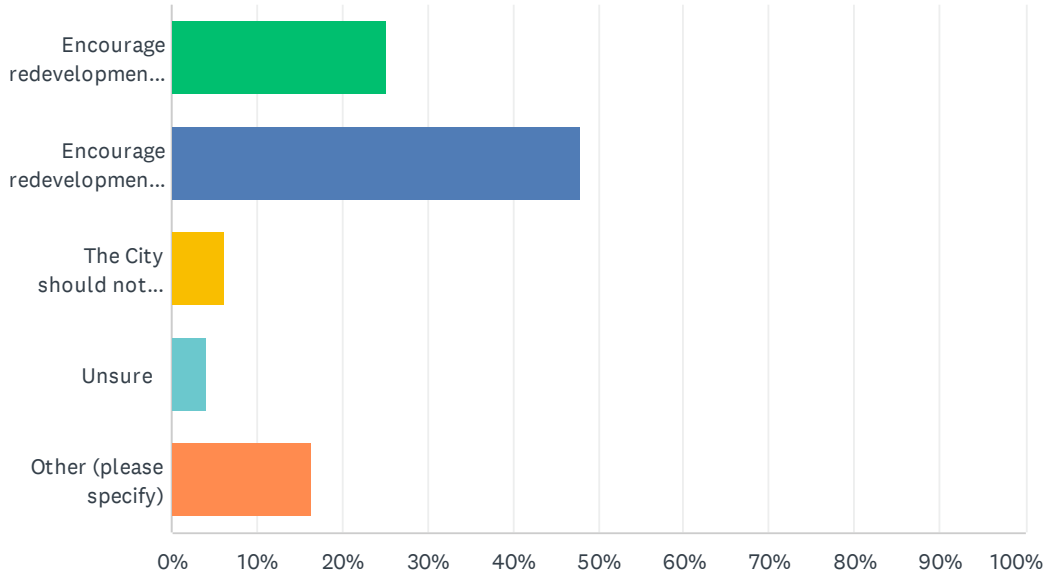
Planning for Growth Survey Results

115	Light industrial	4/26/2024 9:57 PM
116	LI, downtown	4/26/2024 7:19 PM
117	Light industrial area for sure. That area is the worst use of space in town. Downtown as well, the shops on sun valley are largely tourist traps that don't add anything to the town. No one wants a \$10000 sheepskin jacket.	4/26/2024 7:04 PM
118	The light industrial district, sun valley road near les saisons and the library.	4/26/2024 6:48 PM
119	On top of all light industrial buildings. Would equal more construction investment and provide a large % increase of available space to live.	4/26/2024 5:56 PM
120	City hall	4/26/2024 3:48 PM
121	All!	4/26/2024 3:33 PM
122	allow rezoning for limited residential in area like industrial core	4/26/2024 3:32 PM
123	There could be mix use, but should not be a large residential project in commercially zoned areas	4/26/2024 2:14 PM
124	Industrial district	4/26/2024 2:01 PM
125	Fire niel	4/26/2024 1:54 PM
126	Main Street	4/25/2024 9:09 AM
127	Light industrial	4/24/2024 9:34 PM
128	Industrial, light industrial	4/24/2024 8:27 PM
129	Under utilized area	4/24/2024 6:13 PM

Planning for Growth Survey Results

Q12 Most properties in the Light Industrial District (Lewis Street and Northwood) are currently underutilized. How should the City address redevelopment in this area?

Answered: 194 Skipped: 107



ANSWER CHOICES	RESPONSES	
Encourage redevelopment of commercial, industrial, and/or employment uses	25.26%	49
Encourage redevelopment of any kind (including residential redevelopment)	47.94%	93
The City should not encourage redevelopment in this area	6.19%	12
Unsure	4.12%	8
Other (please specify)	16.49%	32
TOTAL		194

#	OTHER (PLEASE SPECIFY)	DATE
1	I encourage limited residential redevelopment in the LI, but what good is more housing when we don't have good companies with good jobs like decked? We need to get more employers into the light industrial as well.	5/13/2024 12:39 PM
2	Perhaps the LI is too big and the land too expensive. Redevelopment with the goal of highest and best use for residential and more up-to-date commercial use.	5/13/2024 11:12 AM
3	A vibrant industrial base is critical to innovation, employment and diversity of local businesses	5/13/2024 9:16 AM
4	It's quite a busy area , just make sure there is enough parking for customers and if the is a living space.. dodging the cars parked on the street isn't good	5/12/2024 11:24 AM
5	Let the market decide	5/12/2024 2:30 AM
6	Prioritize redevelopment for a zone that integrates commercial, industrial and affordable full time resident housing	5/10/2024 10:55 PM

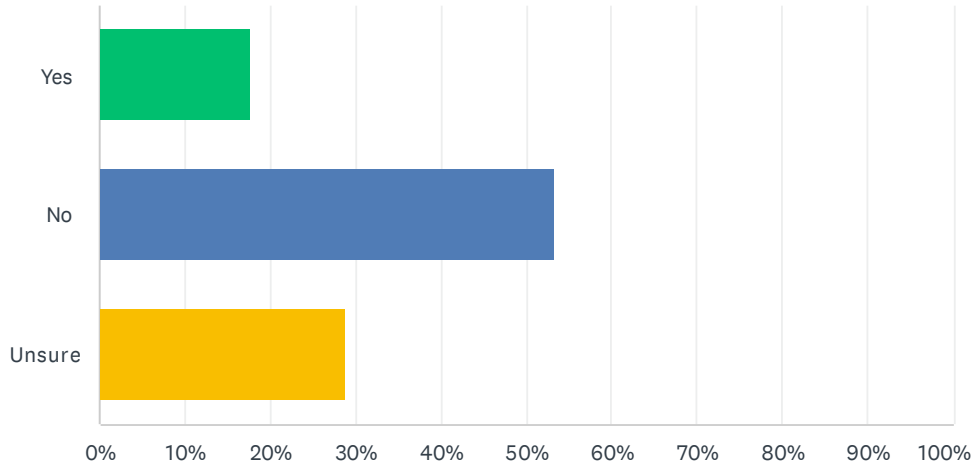
Planning for Growth Survey Results

7	Allow for more mixed use building. With limits on unit size	5/10/2024 1:12 PM
8	Employee housing is OK in Light Industrial	5/10/2024 11:32 AM
9	Change the laws.... You don't need to "encourage" anything.	5/10/2024 11:26 AM
10	Incentives. There currently exists a punitive attitude toward any development. How dare someone want to come along and improve private property?! Here, take these absurd fees, limited envelope [that doesn't pencil] and public outcry. This attitude is a cancer. Fight it. Stand up for your citizenry. You are public servants and Planners. PLAN! Stop allowing everyone to look backwards.	5/10/2024 10:16 AM
11	Mixed use within each development	5/10/2024 9:51 AM
12	The City can be the catalyst. Building City employee housing on the fire training facility and the lot next to it. Failure to put a third floor for fire people housing on the fire station was a huge loss of opportunity for the City to set an example.	5/10/2024 9:28 AM
13	Create more mixed use properties. Live/work solutions can help foster innovation and startup creation to incubate new businesses.	5/10/2024 12:00 AM
14	Encourage redevelopment of commercial, industrial, and/or employment uses, but also encourage diverse business opportunities and re-evaluate the construction centric approach. Foster the automanual spirit that Ketchum once had.	5/9/2024 1:12 PM
15	Commercial/Residential	5/8/2024 11:23 AM
16	Year-round local workforce housing development	5/8/2024 7:29 AM
17	How do you know there underutilized? I don't believe they are and I have properties in that location	5/7/2024 11:44 AM
18	City should land bank properties in the LI and later partner on redevelopment	5/6/2024 3:54 PM
19	Encourage redevelopment with Commercial on first floor and residential on upper floors, with each building required to have some workforce housing units.	5/5/2024 8:17 AM
20	We should encourage redevelopment of environmentally safe industries.	5/4/2024 9:09 AM
21	allow live work on ground floor in all LI 3 including Northwood way	5/3/2024 10:49 AM
22	Rezone for residential redevelopment to true affordable housing, not Neil's buddy and his sweet heart deals(read BlueBird).	5/3/2024 8:21 AM
23	Why do we need more development? More crowding?	5/3/2024 7:17 AM
24	What does "underutilized" mean? There don't seem to be any vacancies. There are three empty lots. Lets develop those. The City one, Albertson's and Barsottis and	5/3/2024 5:05 AM
25	Workforce housing.	5/2/2024 6:58 PM
26	This posits a Hobson's choice- it's not either/or. Ground level commercial/LI, upper level affordable, top level market rate.	4/30/2024 7:48 AM
27	What is your definition of underutilized? Seems like the are is filled with thriving businesses except at the intersection with Warm Springs Rd.	4/29/2024 3:51 PM
28	Leave those decisions up to the property owners, let them develop theirs spaces. They are much more creative then city and those awful consultants.	4/29/2024 10:12 AM
29	Development of commercial bottom floor and residential units up top. Preferably for workforce and affordable housing	4/27/2024 10:08 PM
30	go taller. allow for both industrial and residential expansion because we need more of both.	4/27/2024 6:37 PM
31	Make it more livable, sidewalks, bike path, connection to wood river trail, trees, greenspace	4/26/2024 9:57 PM
32	Fire niel	4/26/2024 1:54 PM

Planning for Growth Survey Results

Q13 Should the City seek opportunities to increase the amount of land designated for commercial, industrial, and/or employment uses in the future (potentially decreasing the amount of land designated for residential uses)?

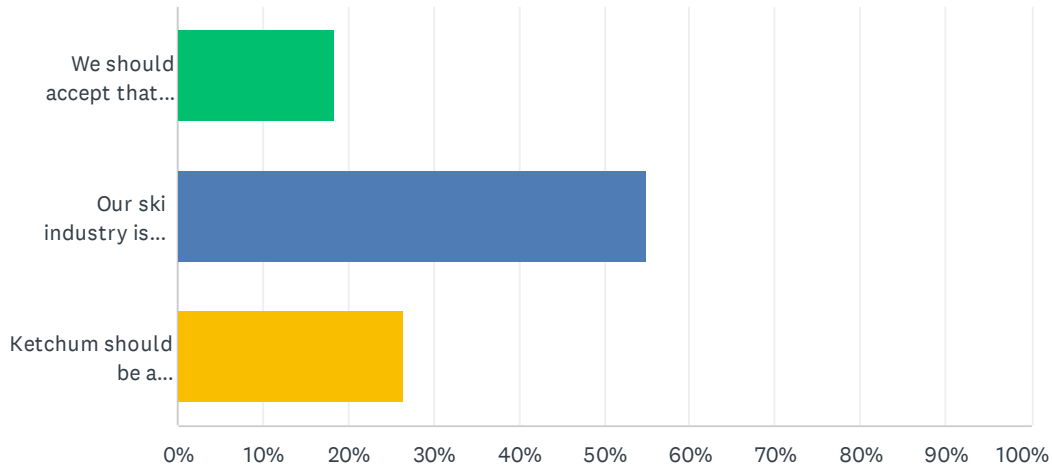
Answered: 191 Skipped: 110



ANSWER CHOICES	RESPONSES	
Yes	17.80%	34
No	53.40%	102
Unsure	28.80%	55
TOTAL		191

Q14 Which of the following statements do you agree with most?

Answered: 196 Skipped: 105



ANSWER CHOICES	RESPONSES	
We should accept that Ketchum is a resort town. Our planning efforts should focus on being a great destination resort area.	18.37%	36
Our ski industry is important, but Ketchum should also be a diversified community. Our planning efforts should balance between a focus on building a livable community for locals and being a great resort destination.	55.10%	108
Ketchum should be a diversified community. We should reduce our dependence solely on the resort industry. Our planning efforts should focus mostly on diversifying our economic base.	26.53%	52
TOTAL		196

Planning for Growth Survey Results

Q15 What do you believe would most strengthen Ketchum's economy?

Answered: 152 Skipped: 149

#	RESPONSES	DATE
1	Housing and employers	5/13/2024 12:39 PM
2	A good comprehensive plan! Be careful with projects. Years ago, in the early 80's, there was a hotel being planned for the base of Warm Spring. They projected the skier count to continue on it's upward trajectory. It did not.	5/13/2024 11:12 AM
3	Affordable housing and adequate parking	5/13/2024 10:59 AM
4	Getting rid of Cordovano and Hutchinson	5/13/2024 9:16 AM
5	Having more families and people actually living in Ketchum full time.	5/13/2024 9:16 AM
6	I strongly believe that if we removed most motor vehicle use from the city the region would become world renown for more than our natural wonders or any of Sun Valley Resort's many stunning attractions.	5/13/2024 8:06 AM
7	More high quality, well paying employment opportunities to diversify from resort dependency	5/12/2024 10:16 PM
8	more affordable commercial space to rent so that people have a chance of opening new restaurants etc.....and be able to make a profit	5/12/2024 4:49 PM
9	Ketchum's economy is becoming a four season resort town and providing more residential options for supporting workers would be helpful. Short term Air B&B's are not helpful to our workers, so perhaps the council can address how to keep work force housing a higher priority.	5/12/2024 1:20 PM
10	In order to provide workforce housing the city should create a large property tax on second homes. This would de-incentivize older homes, perfect for rental properties, from being torn down and replaced with vacation homes.	5/12/2024 12:15 PM
11	Reduction of planning mandates, plans and regulations. The City planners are "way over their ..snowboards" and need to ratchet it back.	5/12/2024 12:02 PM
12	Diversify our economic bases.. as you can see this winter when there's no snow there's no people or tourist around and the economy suffers	5/12/2024 11:24 AM
13	Limiting growth to maintain the Ketchum culture, a culture that made Ketchum so attractive. Don't destroy that which made Ketchum wonderful.	5/12/2024 10:08 AM
14	More young people living and working in Ketchum.	5/12/2024 9:40 AM
15	Reduce development and stop growth	5/12/2024 2:30 AM
16	Provide for more lodging to meet the needs of our current and future travelers.	5/11/2024 5:57 PM
17	Free parking. Longer open hours for businesses.	5/11/2024 1:10 PM
18	S there a problem with our economy? Mostly retirees and visitors? What are the economic issues?	5/11/2024 7:43 AM
19	I think the city needs to look within its own building. The city is excessively over staffed. The administrative staff page on the city's website is eye opening. The city needs to reduce its staffing immediately. If all of these positions are truly needed, why is there no one working after 11AM on Fridays? Why are city staff working on puzzles at city hall? A better managed city will help set the example and bar for the local economy.	5/10/2024 11:13 PM
20	Less seasonal business. Creative enterprise that is not resource or labor intensive.	5/10/2024 10:55 PM
21	Become a desintation for the headquarters for visible, high-growth companies that will attract more high-quality talent to the WRV. Losing companies like Scott and Smith has put the town back substantially with local corporate workers.	5/10/2024 3:35 PM

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22	Focus on middle income solutions, and not just workforce. Focus on supporting companies like Decked - we don't want them to leave here. Stable great paying middle class jobs!	5/10/2024 1:50 PM
23	Having a workforce that could live here. Creating opportunities for young professionals to start businesses here	5/10/2024 1:12 PM
24	Keep it from being an ugly built up town. Keep it quaint and cute so people want to visit then go home. Oh, whoops-you already are wrecking it with your colossal building developments...	5/10/2024 11:34 AM
25	Small education facility with professors.	5/10/2024 11:32 AM
26	Having a city government that doesn't threaten this with different views, that doesn't publically shame opinions that don't match theirs, that doesn't exacerbate a false narrative of rich vs poor , that actually gives a shit about locals vs subsidizing the tourist I distris low wage campaign by using our tax money to build "affordable house I g" that actually doesn't stipulate that you have to work or the professions that would qualify. You watch- one deep recession and bluebird will become unemployment housing ...	5/10/2024 11:26 AM
27	Affordable housing and cost of living	5/10/2024 11:11 AM
28	Being able to afford living here. Create opportunities to end the constant daily parade of the working class. The people that work hard to actually enable life here for everyone should also be able to live here.	5/10/2024 10:16 AM
29	Less restrictive liquor license laws, 5 star hotel, comercial use of geothermal water. More events geared towrds a younger demographic.	5/10/2024 10:12 AM
30	More full time residents	5/10/2024 9:51 AM
31	Bringing back the middle class. Reforming the KPD and having the officers live in Ketchum. Bring teachers back into Ketchum. Bring more doctors/health care people into the community. Then, diversify into knowledge worker industries like marketing, finance, tech--this can be an attractive home. Also, we can build on the nexus of outdoor lifestyle brands to be a center for them (Wild Rye, First Light, Decked, etc).	5/10/2024 9:28 AM
32	More affordable housing and more parking. Lose the attitude that we all should ride bikes to the store. Sorry. That's not realistic as much as you wish it was so.	5/10/2024 9:19 AM
33	Using tax funds to stimulate business opportunities rather than housing for people who don't have jobs.	5/10/2024 9:16 AM
34	I think as the aging population transitions, it will be the architecture, art, and special features of Ketchum that are the lasting element that makes this town awesome. It is important to focus on the historic character of this town, through landmark designations and so on, to keep it looking like a mountain town and not a recently built city like Boise. What we have that is historic is what makes Ketchum very special.	5/10/2024 9:12 AM
35	Off season tourism	5/10/2024 6:35 AM
36	Innovation hub / business incubator for outdoor-related businesses (e.g. gear, products, services) with mentoring by experienced business-people. The talent in the 50+ age group here is incredible and should be tapped into more. Trade-school / programs to address declining professions that are needed to support our community and future growth. Would keep younger people in the community and offer them a path to well paid jobs and the opportunity to start their own businesses in under-served trades.	5/10/2024 12:00 AM
37	I don't believe the economy needs to be strengthened. The economy is booming, hopeful a downturn will bring the economy back to reality along with growth.	5/9/2024 10:44 PM
38	Support and encourage small business and entrepreneurial spirit that was once here. Not loose the small town and livable community. Create more community pride/connection.	5/9/2024 1:12 PM
39	Marketing, hotel rooms, LGBTQ support publicly	5/9/2024 10:31 AM
40	Unsure	5/9/2024 9:33 AM
41	Why should we strengthen it? We have a huge worker shortage, growth is causing more impact on the natural beauty of the lands. We should slow economic growth.	5/9/2024 9:06 AM
42	Is there a concern of economic impact that can be locally controlled. Seems tourism is balanced by local industry. Keeping this balance seems prudent.	5/9/2024 8:47 AM

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43	Stop giving away monies collected on the lot. Sell land at market value (lift tower) and buy land south of town for high density residential. Stop allowing developers to build giant, ugly buildings that have one or two penthouses that sit empty 50 weeks out of the year. Just pause for season, stop the endless construction.	5/8/2024 11:45 PM
44	Affordable housing	5/8/2024 5:50 PM
45	Working overtime to make Ketchum everyone's favorite mountain town to visit. That's why people can earn a living here, that's why we live here. Tourists use services, they eat, shop and play. Take their money and keep the vibe. Mostly, just get out of the way and learn to listen to the community.	5/8/2024 5:46 PM
46	Figure out how to reduce commuter traffic, and increase in town pedestrian utilization	5/8/2024 4:43 PM
47	Focus on business - entrepreneurial opportunities, zoning for industrial, flexible zoning for various commercial uses.	5/8/2024 2:29 PM
48	Ketchum's economy does not need strengthening. We do not need more development.	5/8/2024 2:25 PM
49	You already lost major business's, such as Scott & Smith, due to being anti business and growth. Better stick with working with SV Company to keep people here.	5/8/2024 1:52 PM
50	Ketchum to be affordable enough to be a startup hub	5/8/2024 1:17 PM
51	It's a great place to raise a family and we should encourage younger remote workers to live here.	5/8/2024 1:06 PM
52	Have enterprise zones.	5/8/2024 12:14 PM
53	Getting rid of the current mayor and administration.	5/8/2024 11:23 AM
54	More retail. Less banks and real estate offices on main street and sun valley road. Snark aside, we can't solely rely on the tourism alone. Events (i.e. trailing of the sheep, writer's conference) are great and extend some of the seasons when we would usually have 'slack' and the mountain and resort are amazing, but we need to think outside the box. Ask me again after World Cup though...	5/8/2024 11:17 AM
55	Affordable housing	5/8/2024 11:14 AM
56	Low density workforce housing that is compatible with a mountain town culture.....not high density work force housing that is more appropriate in an urban city. Bluebird is a huge mistake to our culture and while it creates necessary housing it is inconsistent with the culture and community of this town.	5/8/2024 9:33 AM
57	Attracting non-tourist-industry-related businesses	5/8/2024 8:58 AM
58	More affordability for young families. Incentives for start ups. Strong focus on schools. Affordable housing aimed at year-round workers. Subsidies or financial contribution to low income housing efforts from sun Valley resort for any workforce housing used by Sun Valley resort part-time workers.	5/8/2024 7:29 AM
59	Less government regulation especially for short term rentals. No removal of parking spaces for downtown. More medical services.	5/8/2024 6:59 AM
60	Diversity leads to resilience. However, we can't seek diversity at the cost of our bread and butter. We did this in the mid 2000s and were hit extra-hard and for much longer than the rest of the country by the Great Recession. This is because we turned away from tourism and we had "fallen off the map" when the rest of the country was able to travel again.	5/7/2024 10:20 PM
61	Locals are moving south in droves. We need more young people and families living in Ketchum. There will be more shoppers and restaurant traffic as a result.	5/7/2024 4:10 PM
62	Tourism and cultural events, outdoor activities. Emphasis on PARKING to promote robust retail. Housing can be further south.	5/7/2024 1:26 PM
63	A well thought-out plan to retain what character is left of our town	5/7/2024 12:59 PM
64	Combination of resort/tourism focus, along with attracting and retaining growing companies. Ketchum should look to use some of the land they own for public/private partnership development our lease to private companies wishing to improve the properties to provide both	5/7/2024 11:49 AM

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housing (employee housing, market rate, not just deed restricted housing which does not help those growing businesses with good paying salaried and career building jobs.

65	Why do you believe ketchums economy is weak?	5/7/2024 11:44 AM
66	Question #14 appears to concentrate on defining the resort community as a "ski industry" community but it is much wider than that because of the much wider breadth of activity in the summer that attracts as many or more than during the winter. In terms of strengthening Ketchum's economy, one of the main complaints I hear from locals and visitors is the difficulty to find parking (primarily locals that are performing daily activities such as going to the post office, banks, grocery store, etc.) and for everyone to walk around the downtown core. There is a low level of consistency in the type and width of sidewalks, and the challenges of safely navigating through the city and to parking outside of the core at night. The Dark Sky ordinance is wonderful but not at the cost of having to use the flashlight on your phone to safely walk around.	5/7/2024 11:24 AM
67	Affordability, more of a year round place to live. Better restaurants	5/7/2024 11:22 AM
68	More housing deed restricted ownership housing units in the north valley for people who earn their incomes in the local economy. This would be a win-win: it would be a benefit for local businesses, the residents who live in these housing units, and it would also add year-round vibrancy to town.	5/6/2024 3:54 PM
69	We should increase the portion of the density increases that is used for deed restriction and increase the deed restriction for local so that we provide access to housing for more year-round people.	5/6/2024 2:07 PM
70	Pull back on so much commercial/retail development to focus long- term goals on providing affordability & housing to our workers here now. More is not more in this situation. Less is more. Slow down.	5/6/2024 11:22 AM
71	Bringing in more wealthy people.	5/6/2024 10:03 AM
72	If more dense workforce/employee housing is located downtown, this encourages normal businesses to open to meet the needs (and price points) of more local buyers.	5/6/2024 9:11 AM
73	attracting young families	5/5/2024 10:33 PM
74	Focus on creating commercial spaces that are affordable. Preserve the LI area for small businesses.	5/5/2024 7:49 PM
75	Workforce housing.	5/5/2024 2:10 PM
76	Larger events, such as ski races.	5/5/2024 11:13 AM
77	Tourists	5/5/2024 10:15 AM
78	Retaining young families. Do not become a town of retirees.	5/5/2024 8:17 AM
79	Affordable Apartments/Housing for local workforce.	5/4/2024 9:08 PM
80	Encouraging people to walk around town more, not drive everywhere. When on foot, people wander, shop, eat, and spend money. They also enjoy town more.	5/4/2024 11:00 AM
81	Any increased density (not just a part of it) should include a deed restriction. A local deed restriction could increase opportunity and a more diverse workforce.	5/4/2024 9:09 AM
82	Have more events, like we used to. Let everything else play itself out naturally. How can you strengthen Ketchum when the current mayor and his 2 sidekicks continue to sell out the community?	5/3/2024 1:17 PM
83	Encouraging more year round ownership, less permitting of vacant second/third/fourth homes. Making Ketchum home affordable to working families. Having housing for all community members so they can add to Ketchums daily economy.	5/3/2024 11:14 AM
84	Make it affordable for the locals. ie: more affordable housing and LESS favor to developers that want to build high end condos that locals cant afford.	5/3/2024 10:49 AM
85	Remote tech jobs. They pay enough to allow residents to shop / dine out locally.	5/3/2024 10:06 AM
86	additional housing for workforce and middle income, to include such housing in the ACI and	5/3/2024 9:43 AM

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throughout the County incubate whatever business we can to diversify but don't think we can depend on that

87	Bringing in more young ambitious entrepreneurs and slowing down on building luxury condos for billionaires who don't live here and won't add to the character of the community nor contribute to its economy.	5/3/2024 9:36 AM
88	Attract younger families to visit & push the Sun Valley Company to hire younger staff... especially ski instructors!!! It's embarrassing how old that workforce is! When I taught 3 years ago a family wanted a fun young instructor for their 8 year old girl...I was assigned the client & when I met the parents I was 10 years older than them (I was 45). They need to hire the fun young Aussies that other successful ski areas employ...we currently can't compete with the level of fun other areas have.	5/3/2024 8:22 AM
89	Low cost housing options	5/3/2024 7:46 AM
90	Accepting that we are a resort for short-term visitors and will never be a diversified economy-- not enough land for that.	5/3/2024 7:17 AM
91	Labor! Which is currently bottlenecked (literally) by 75 traffic and also by lower-cost housing availability in Ketchum	5/3/2024 6:05 AM
92	We are primarily a real estate development community rather than a tourism. Tourism is, of course, a driver of that development. We need housing resources for the missing middle of families--teachers, first responders, healthcare workers. Let the tourism industry house its own seasonal staff. We should proactively recruit knowledge-based industries that have a low environmental impact on Ketchum. Like Marketron or Power Engineering. Software, tech, marketing, financial services. We need office space, not more short term beds.	5/3/2024 5:05 AM
93	It's doing just fine	5/3/2024 1:21 AM
94	More young people. i.e get the median age down to 38. More affordable lodging options and more events for a younger crowd. Attracts some key commercial ventures which don't rely on AI. AI is about to eliminate many jobs.	5/2/2024 9:24 PM
95	Tough question. We can't create things/manufacture as there is no place for the workers to live. So, naturals like ski gear, etc are out. Education and government are also out. What would strengthen the economy is a place for workers to live. Otherwise, it's just dreaming and listing business opportunities that can never be.	5/2/2024 8:55 PM
96	New mayor	5/2/2024 8:16 PM
97	Encourage more year round residents even at the expense of part time residents and tourists. Increasing reliance of seasonal visitors particularly by building more hotels simply exacerbates our current workforce issues.	5/2/2024 8:15 PM
98	Attracting more businesses	5/2/2024 8:13 PM
99	Building the local year-round service economy, which includes creating affordable housing in or close to Ketchum	5/2/2024 8:01 PM
100	Continue to develop Ketchum as a year around destination for skiing, fishing, boating, hiking, arts, music, etc.. This is a GREAT Resort town, don't change that feel for the GREED of the Developers!	5/2/2024 7:50 PM
101	Easier flights from all over the US.	5/2/2024 7:29 PM
102	A college, community college, a ski jump hill, biathlon training , more nordic sports as a training center.	5/2/2024 7:17 PM
103	Greater access to affordable housing	5/2/2024 2:01 PM
104	Workforce that can live in ketchum bc then they would shop eat and play in ketchum full circle	5/2/2024 9:04 AM
105	Meaningful employment and industry.	5/2/2024 8:54 AM
106	Strong young leadership	5/2/2024 7:54 AM
107	More young people and families. They'll bring more energy, which inherently attracts more visitors and more spending.	5/2/2024 7:35 AM

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108	Have accessible parking so locals and visitors can support our local businesses	4/30/2024 9:22 PM
109	More commercial businesses and services for tourists	4/30/2024 4:24 PM
110	Stop over developing!! Look at the new building next to Vintage. It is the perfect snapshot of how grossly negligent our leaders are in keeping a sense of historic community pride. We don't need to cater to the wealthy.	4/30/2024 4:15 PM
111	Improved air service, improved multi-modal transportation/monilrt, small business consulting services, strong incubators.	4/30/2024 7:48 AM
112	Improved focus on the teachers and healthcare workers. We have a huge aging population- to serve them, we need to attract more health care workers. To bring in young, excited professionals, we need teachers and other professionals to make this town desirable to families thag are going to help sustain and grow it for the next 20-40 years.	4/29/2024 11:36 PM
113	Increasing equity (decrease wealth gaps) and planning for climate change. What does winter look like when 20 years from now we barely have snow?	4/29/2024 10:47 PM
114	Dissolve the Sun Valley Marketing Alliance. They have a laser focus on short term increases in tourism which is PERFECTLY COUNTER PRODUCTIVE to curating a strong community. More tourism leads to more exposure of the town to the ultra wealthy which leads to more demand in real estate which leads to less diverse of a community (just the rich and the few who slip into affordable housing) which leads to larger swings in restaurant bookings and less long-term residents. Hailey is becoming the vibrant core of the community because of how poorly Ketchum is treating this problem. The town doesn't need marketing. It's awesome, and it'll market itself. We need to reduce the demand from ultra rich, and appeal to a brad spectrum of residents. Im spending my final month in Ketchum, and I've lived here for 34 years (born and raised) because I cannot afford to live here anymore. That's with \$450k in the bank and \$170k/year in income. Reduce the reliance on the rich coming here twice a year, and then you'll have a real economy again. Stop artificially seeding the area with the ultra rich, and stop loosing residents like myself who can no longer afford to live here.	4/29/2024 9:11 PM
115	Locals that are happy and able to live and work in their town, further enhancing the tourists experience.	4/29/2024 8:12 PM
116	A robust middle class.	4/29/2024 12:37 PM
117	Workforce housing	4/29/2024 11:52 AM
118	What was Ketchum's strength was that it was a small community with different and unique properties. I think s over the next couple of years...our population will shrink, because this place will look like any other town.	4/29/2024 10:12 AM
119	Having a place to live.	4/28/2024 8:13 AM
120	Our community is moving south, especially late 20-30 ages. As hard as it is to find and build housing is the thing lacking from these people staying in Ketchum. The more they leave more good locals aren't everyday faces you see around town.	4/27/2024 10:08 PM
121	continued emphasis on local businesses	4/27/2024 6:37 PM
122	Better recruitment of high quality businesses for a sustainable future by providing tax incentives.	4/27/2024 3:05 PM
123	Affordable housing	4/27/2024 2:48 PM
124	Parking	4/27/2024 2:26 PM
125	Having parking places for old rich fucks to spend their money	4/27/2024 1:59 PM
126	Housing should be allowed all over Ketchum both in the center of town and outside of town. This should be for all housing which will encourage affordable housing for all but most importantly the young workers that are the key to our future and character so we don't become like every other ski town. We are at risk of no longer being that last best place.	4/27/2024 12:49 PM
127	its already strong...keep parking free,	4/27/2024 8:58 AM
128	A small college campus	4/27/2024 5:27 AM
129	Living wages need to be significantly higher or cost of living needs to be significantly lower.	4/26/2024 11:02 PM

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130	More affordable house options	4/26/2024 7:19 PM
131	Stop catering to Sun Valley Co. they are not here to help the community and pandering to them does nothing but hurt the community. If they wanted to help the community they would hire local workers at livable wages instead of maxing out J1 visas every year. Offer tax breaks to local businesses for giving discounts to people who live and work in the valley. Charge a tourist \$30 for a burger and give locals a discount. This will make it easier for locals to afford to live here and keep the community running while allowing restaurants and stores to still make profits.	4/26/2024 7:04 PM
132	Affordable housing limited to our workforce, locally focused business incentives, and tastefully chosen live music for a wider range of generational interest.	4/26/2024 6:48 PM
133	Having Sun Valley build more multi family housing units near the stables for non resort employees. This would allow the immediate construction and solution to affordable housing and the state could offer tax relief for it.	4/26/2024 5:56 PM
134	Of course the resort is important, but if we really want to look a long way out, we should understand that the resort is facing a seriously unstable future with climate change in mind. Additionally, I think that because Sun Valley Co alone will make sure that Tourism is titan in our community, Ketchum is better suited to focus on other sorts of industry - there's no need to double down when tourism does so well organically in a beautiful place like this without stimulus.	4/26/2024 5:41 PM
135	More companies like tugboat and less lawyers and real estate people	4/26/2024 3:48 PM
136	Encouraging business to grow in Ketchum, partially through the creation of more affordable office space. The reason Goldman Sachs' second largest office in the US is in Salt Lake is not because they're deeply engaged in the LDS community. Although, to digress briefly, there is a lot of benefit to recruiting former missionaries who have an extra language under their belt. But nevertheless, it's because the office space was affordable, there were people willing to relocate to an outdoor-focused community, and the state incentivized business growth. The lack of resilience in Blaine County's economy is due in large part to the lack of employment mobility. I can count on one hand the number of companies with actual growth potential in anyway that's comparable to metropolitan-based companies. But that really needn't be the case.	4/26/2024 3:33 PM
137	Affordable housing is the main thing. If locals can afford to live here year round they will. They will earn here and they will spend here. Tourist will spend regardless of affordable housing we are not at risk of fewer tourist dollars, we are at risk of fewer full time resident dollars.	4/26/2024 3:32 PM
138	Affordable housing so local businesses (and sun valley resort) can retain their workforce.	4/26/2024 3:17 PM
139	Encourage companies to have a home base here. ie, first lite.... Loss of smith and Scott. Need jobs that are higher paying than the service industry	4/26/2024 2:14 PM
140	To see a true separation from Sun Valley Resort and the City of Ketchum. It feels like the town is run by Sun Valley resort	4/26/2024 2:08 PM
141	Affordable work force housing, attract more employees so more local business can thrive and new ones can propagate	4/26/2024 2:06 PM
142	Affordable housing so locals can spend money at local business instead of outsourcing (traveling to twin or Boise for food an commodities) more affordable housing they can afford to eat out in town	4/26/2024 2:01 PM
143	Fire neil	4/26/2024 1:54 PM
144	Accessibility to live in Ketchum. The more locals that live in Ketchum the more local businesses, workers and local economy.	4/26/2024 1:44 PM
145	Encouraging industries based on multiple use natural resources. The National Forest next door to town can produce 5.4 million board feet of sawtimber annually as outlined in its management plan. Currently it produces 1 million board feet of sawtimber. Each million board feet of timber harvested supports 24 jobs in our state, according to the Idaho Forest Products Commission. If a robust forest products industry was encouraged in our town we could provide jobs, tax revenue, and improve the forest health of our land around Ketchum. The timber in the Sawtooth is not large diameter and is perfect for creation of cross laminated timber. Cross laminated timber and other mass timber materials can substitute concrete in construction, this	4/26/2024 1:42 PM

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can act as a carbon sink and create a truly green construction industry. There is also a multitude of forest products (firewood, posts, poles, ornamental trees) that the Forest offers. Our community can build an industry that's clean, green, and consistent when ski industry has its ups and downs.

146	More affordable everything! Make prices lower and more people will buy. Simple as that. Get back to basic supply/demand economics.	4/26/2024 1:34 PM
147	Continue supporting local businesses and entertainment available	4/25/2024 9:09 AM
148	Support Local Businesses and Cooperatives: Encouraging a thriving network of local businesses and cooperatives creates a more resilient and sustainable economy. This approach prioritizes the well-being of workers and reduces the reliance on large corporations that might prioritize profit over community interests. Promote Sustainable Tourism: Ketchum is a destination for outdoor enthusiasts, and promoting sustainable tourism can boost the economy while preserving the environment. This involves encouraging eco-friendly practices, supporting local guides and service providers, and fostering a deeper connection between visitors and the natural beauty of the area. Invest in Affordable Housing: Ensuring that Ketchum has affordable housing for its residents is essential for a healthy economy. By providing secure, affordable living spaces, the town can attract and retain a diverse workforce, reducing income disparity and preventing the displacement of lower-income families. Develop Green Infrastructure: Investing in renewable energy sources, efficient public transportation, and sustainable building practices can not only protect the environment but also create jobs and economic growth. This approach aligns with an environmentalist perspective and demonstrates a commitment to future generations. Foster a Culture of Inclusivity and Social Justice: Strengthening Ketchum's economy requires embracing diversity and inclusivity. This can be achieved by supporting marginalized groups, promoting equitable access to education and job opportunities, and creating a community where everyone feels valued and included.	4/25/2024 7:16 AM
149	Better use of mixed housing opportunities to keep the working class able to live in Ketchum or nearby.	4/24/2024 11:00 PM
150	Sustainability for proprietorship. If people can collaborate and there is a base of talent we can have a year round economy	4/24/2024 9:34 PM
151	Does our economy need to be strengthened? We don't even really have a slack season now and everyone I know is constantly burned out from working to accommodate the year-round demand. I guess lowering prices to keep business in town (perhaps by subsidizing businesses) so people are less likely to shop on Amazon or drive to twin or Boise for basic necessities	4/24/2024 8:27 PM
152	Affordable option	4/24/2024 6:13 PM

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Q16 Ketchum residents believe that preservation of Ketchum's character is one of the biggest issues facing our community. What defines Ketchum's character?

Answered: 165 Skipped: 136

#	RESPONSES	DATE
1	Unpretentious low key innovative entrepreneurial caring community that is first and foremost centered around our (diverse economic backgrounds) being here to ski.	5/13/2024 12:39 PM
2	The people make the place. Having a community of owners is different than one that has nothing but renters. Keep it a little funky! Thanks Grumpy's...	5/13/2024 11:12 AM
3	Small town, housing for all locals, age diversity, lower building height	5/13/2024 10:59 AM
4	Concentrated shops and restaurants. Building appearance and styles. Easy walking	5/13/2024 9:16 AM
5	Dark skies, quite afternoons, among other incredibly diverse natural wonders.	5/13/2024 8:06 AM
6	Original Main Street buildings - preserved, or if replaced, similar style and square footage. No more big boxes like Limelight on Main Street.	5/12/2024 10:16 PM
7	NOT all of t his mountain modern, shed roof, steel, frosted glass architecture. More classic, charming architecture to preserve our character	5/12/2024 4:49 PM
8	It is a vibrant outdoor-oriented activity center for residents and for people coming to visit and enjoy the environment. We should focus on keeping this on the short list as decisions are made about changing the look and feel of Ketchum.	5/12/2024 1:20 PM
9	Organic, friendly small businesses (Restaurants, art galleries, coffee shops, stores) that promote a healthy, safe and natural lifestyle.	5/12/2024 12:02 PM
10	The treasures that are here and we all enjoy History for what the area is known for and what new areas of interest are there that can b highlighted. Using the local/regional materials to build with or incorporate	5/12/2024 11:24 AM
11	fewer large buildings that house part time visitors	5/12/2024 10:08 AM
12	Caring, sharing, tolerance and connecting.	5/12/2024 9:40 AM
13	It's changing. Was all equality with all social and economic types admiring. Now its less cohesive and more siloed with the middle hollowed out.	5/12/2024 2:30 AM
14	It's authenticity as a walkable town with independent locally owned businesses, shops and restaurants. We are not Aspen nor will we ever be due to land constraints and our natural topographic limits.	5/11/2024 5:57 PM
15	Not too tall of buildings. Not tearing down old character structures. Not cutting trees down. Being more strict with the design review process so that any new structure is sympathetic to existing structures so that they fit in.	5/11/2024 1:10 PM
16	A quality resort experience	5/11/2024 10:37 AM
17	The mountain town character is being ruined by current interpretation of "mountain modern". Consider Truckee California as a much better interpretation of mountain modern.	5/11/2024 9:54 AM
18	Outdoor lifestyle, music,small town feel	5/11/2024 7:43 AM
19	Ketchum's character was lost years ago. The best way to describe it's character today is entitled elderly.	5/10/2024 11:13 PM
20	Understated, yet classic. Friendly and welcoming... not overbearing (like big box monstisities). Physical and visual access to nature. Slow pace and courtesy.	5/10/2024 10:55 PM

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21	Self-sufficiency in the mountain west.	5/10/2024 3:35 PM
22	I'd say Main Street is pivotal because a lot of the history and charm is present in the architecture. Preserve the old structures. There is a ton of terrible stucco 70s development to the East/West of Main Street - those areas can accommodate much more 'modern' development without hurting the charm/aesthetic.	5/10/2024 1:50 PM
23	Ketchum's character died before Covid	5/10/2024 1:36 PM
24	The people that live here	5/10/2024 1:12 PM
25	Small, quaint, friendly, close to mountains and outdoor opportunities	5/10/2024 11:34 AM
26	Historic main street- excepting the limelite, Nothing nearly as big as Blue bird. New buildings should pay homage to historic Ketchum without contrivance. Telluride has done an excellent job with this challenge.	5/10/2024 11:32 AM
27	Outdoor driven(requires a car), love of nature (requires a car). Self reliant (if you can't afford to live here then move .. like everyone else in America) , doesn't expect city government to provide socialized housing .	5/10/2024 11:26 AM
28	Ketchum is inevitable changing and do is Ketchum's character it is no longer quiet ski town it is now Aspen like exclusive resort	5/10/2024 11:11 AM
29	This is a simple catch phrase over-utilized by NIMBYers for decades, everywhere. What defines Ketchum's character is that we are all transplants from somewhere, and somehow we were fortunate enough to land here and make it work. A colleague of mine is in his 90s. Two of his lifetimes ago, there were zero white people here. To attend a City meeting in 2024 and have people stand up and say that development on private property is ruining the character of Ketchum is absurd. What they really mean is that they want to freeze Ketchum in time, because it's working for them currently. This is not how you plan a town.	5/10/2024 10:16 AM
30	First and most important are its people. The character of Ketchum is changing mostly due to bad behavior on the part of some of our new residents who don't seem to embrace our core values of kindness, generosity, environmental preservation and respect.	5/10/2024 10:12 AM
31	Living within the mountains/nature. No more modern architecture. Limit house sizes in town and county.	5/10/2024 9:51 AM
32	Only people have character. A town's character is reflective of the collective character of the people who live in it. We need more people invested in renewing the community and less of a voice given to the people who exploit the community for their own personal gain.	5/10/2024 9:28 AM
33	It's historical mythology	5/10/2024 9:19 AM
34	Safe, friendly, walkable town with accessible parking to businesses and restaurants	5/10/2024 9:16 AM
35	There is no character right now it looks and feels like a mish -mosh - it looks confusing !!	5/10/2024 9:13 AM
36	It is the combination of low buildings that allow sunshine into the downtown core, architectural elements such as the use of brick and wooden plank sidewalks and other surprisingly old buildings sprinkled in with the town that makes the place authentic. The more of these that are torn down and replaced with boxes, the more you will loose the looks and feel of Ketchum. In a perfect world, I'd say future buildings should be restricted to two stories and nothing taller.	5/10/2024 9:12 AM
37	friendliness. courtesy to others	5/10/2024 8:55 AM
38	How well we care for and support the weakest members of our community. How well we come together across the political divide to design and implement solutions that serve as role models for other communities to emulate.	5/10/2024 12:00 AM
39	Sorry but you lost any remaining character years ago with the exit of the youth. Ketchum: A place where there is an abundance of wealthy elderly people and no youth, sole, or diversity.	5/9/2024 10:44 PM
40	Friendly, down to earth, Small town feel with sophistication.	5/9/2024 1:12 PM
41	Kindness	5/9/2024 10:31 AM
42	Laid back local feel	5/9/2024 9:33 AM
43	That's a ship that sailed years ago.	5/9/2024 9:06 AM

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44	Small town feel. Cowboy, western vibe. Beautiful views in every direction. Not too marred by buildings, homes, commercialism. Hills and views as you come up the valley.	5/9/2024 8:47 AM
45	Small town, friendly and familiar faces,	5/8/2024 11:45 PM
46	Diversity	5/8/2024 5:50 PM
47	Friendly people, fun activities, beautiful mountains and a low profile city with mountain vibe architecture [not these 4 & 5 story building you keep approving.	5/8/2024 5:46 PM
48	Sun Valley	5/8/2024 4:43 PM
49	A place where you know your neighbors. A place where people appreciate and respect the outdoors.	5/8/2024 2:57 PM
50	Mountainous, clean, healthy, recreation, personable, respectful, honoring history, keeping in mind what came before as changes are made.	5/8/2024 2:29 PM
51	Small scale buildings, variety of styles, open spaces, walking and biking facilitated.	5/8/2024 2:25 PM
52	It used to be one of easy parking and shopping but now with all your short term parking restrictions and overly zealous "community officer" enforcement no one wants to go to town to shop and or dine. 2 hour parking is a joke and your redesign of main street is just stupid	5/8/2024 1:52 PM
53	the people, young and old, who call this place home, not a vacation	5/8/2024 1:17 PM
54	It's changed so much that I hardly recognize Ketchum any longer. To me the character is the people who live here and give back to the community in myriad ways, whether they've been here for decades or moved here in recent years. It's just a lot more crowded and hectic than it used to be pre-pandemic. The town's new box architecture makes me feel like I'm in Seattle, not a small town in Idaho.....These building are not what defines Ketchum's character and in fact when you see any advertisements to encourage visitors to come here they photos are of the Casino, the Pioneer and that side of town.....not of the Limelight building.	5/8/2024 1:06 PM
55	The old west, Hemingway, old Hollywood, family.	5/8/2024 12:14 PM
56	Nothing now. It's been ruined by the current administration's development.	5/8/2024 11:23 AM
57	I think the 'character' of Ketchum has changed through out the three decades I have lived here. Unfortunately is gone from a laid back attitude to a Not In My Back Yard vibe. How many of us have the same story? You know, the good old "I was just planning on one winter skiing, but the summer made me stay."	5/8/2024 11:17 AM
58	Liberal, nice, relaxed	5/8/2024 11:14 AM
59	A thriving community of families, tourists and second home owners who want a "small mountain town" community. We should stay committed to no hillside development. We should never again build another Bluebird. We should maintain low height restrictions for development. This is a town first and a tourist destination second. Small mountain towns don't have massive urban housing structures. Towns have adequate in-town parking. Towns don't have huge parking structures. Leave that for the base of the mountain. Towns have social gathering places like our town square. Move Atkinsons to the vacant lot across from the post office and use that land to further the development of community centric, culturally appropriate uses along with parking. And somehow get control of the short term rental market and redirect much of it to long term rental.	5/8/2024 9:33 AM
60	Friendly mountain town without pretense. Great place to live, work, and play.	5/8/2024 8:58 AM
61	Strong local community that cares.	5/8/2024 7:29 AM
62	Freedom from government interference and easy access to natural areas by car.	5/8/2024 6:59 AM
63	People, full stop. A bunch of cute buildings on Main Street with no people is a nothing more than a movie set. The "actors" show up for work and the lights go out at the end of the day. We need a diverse group of people living here if we are to have any character at all. This really should determine what our buildings look like.	5/7/2024 10:20 PM
64	At the moment empty 2nd homes and Short term rentals. Short term rentals are the demise of our community. They need to be regulated.	5/7/2024 4:10 PM
65	Appropriate architecture and design. It's a Western town, not a box-filled city	5/7/2024 12:59 PM

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66	We don't have one character. Over the last few decades we have seen many buildings and and styles be developed. There are everything from square stucco buildings, to old single family homes, to newer designed buildings, and big banks on main street. Ketchum should focus on the use characteristics of buildings in different parts of the downtown core to create sub districts in these areas. Mixed use is a must and we should focus on the continuation of 2 and 3 story buildings to create a mix of residential and commercial that bring people and business as our downtown character.	5/7/2024 11:49 AM
67	A nice place to live and work when it's not being over run with new developments downtown. A healthy outdoor environment.	5/7/2024 11:44 AM
68	One that welcomes and values diversity in ages, income levels, background, etc. We are in danger of becoming a community that primarily is for the wealthy. When is the last time you saw a fundraiser or community event that is less than \$100 a person. I miss the casual outdoor barbecues and activities that were affordable for families.	5/7/2024 11:24 AM
69	Friendly outdoor people	5/7/2024 11:22 AM
70	Small town feel. Living and working in your city. Being able to walk or ride the bus.	5/7/2024 6:38 AM
71	Built environment character - Walkable/bikeable scale of town, views looking up and out toward the mountains, public river/fishing access, public parks.	5/6/2024 3:54 PM
72	Small town, big life: a town that provides easy access to the outdoors, a mix of upscale and accessible stores, events, and restaurants. Buildings that do not block the mountains.	5/6/2024 2:07 PM
73	History. The mountains. Small town character. Locals!	5/6/2024 11:22 AM
74	A haven for rich people to get away from the high density of other rich areas like Jackson and Aspen.	5/6/2024 10:03 AM
75	Western, smaller scale, mix of history (mining, agriculture/ranch, bustling ski town).	5/6/2024 9:11 AM
76	small town feel, not glitzy, appealing to outdoorsy folks up for adventure	5/5/2024 10:33 PM
77	Honoring and respecting the city's history while embracing the future.	5/5/2024 7:49 PM
78	Locals who are not ultra-wealthy transients.	5/5/2024 2:10 PM
79	Caring, resourceful and grit.	5/5/2024 11:13 AM
80	Vibrant and welcoming tourist industry along with distinctive architecture in city center,, which were losing	5/5/2024 10:15 AM
81	Scenic beautify! Recreational opportunities. Arts programming.	5/5/2024 8:17 AM
82	Historic, yet mountain -casual small town living	5/4/2024 9:08 PM
83	I think the fact that we can't agree on this reflects how much individualism is a part of Ketchum's character. But also: friendliness, outdoor recreation, environmental integrity, and arts and culture.	5/4/2024 11:00 AM
84	We are a community not just a resort base.	5/4/2024 9:09 AM
85	300 inches of annual snowfall. Well you ask!	5/4/2024 5:51 AM
86	Now? Not sure. It used to be outdoor people who lived here for the lifestyle. Now it has become a place to say they have a PO box.	5/3/2024 1:17 PM
87	The intimacy of being a small town, The "knowing your neighbors" feel whether you know their name or not. Being near all the outdoor activities. Walkable/bikeable, from most Ketchum homes and to ski hills. Which is why we need to be careful to not make downtown feel like a cavern with monster buildings being allowed. Let the light shine through.	5/3/2024 11:14 AM
88	NO PARKING!	5/3/2024 10:49 AM
89	Small town feel. This is slipping away as we become more and more of a tourist town.	5/3/2024 10:06 AM
90	that its an eclectic place with a fun vibe where you can make a good living, that is not subject to barriers erected by those afraid of change or too selfish to let others in once they have established themselves as residents	5/3/2024 9:43 AM

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91	Small town, accessible, not ultra fancy. No chain stores except the one Starbucks.	5/3/2024 9:36 AM
92	Small buildings, locally-owned restaurants and businesses. (It is being lost by the big, boxy 3 story buildings being built throughout the city.	5/3/2024 9:31 AM
93	The old west - Sturtevant's did an excellent job of updating that character. The core of that character is Silver Creek, Sturtevant's, the Pio, Enoteca & yes, even the Casino! The building going up where Formula does NOT reflect Ketchum character.	5/3/2024 8:22 AM
94	Ski town w great entertainment options	5/3/2024 7:46 AM
95	Low rise, lack of blaring neon signs.	5/3/2024 7:17 AM
96	Its small town charm! (So don't build tall buildings!)	5/3/2024 6:31 AM
97	Relaxed, community-oriented, recreational	5/3/2024 6:05 AM
98	Families, families, families. An aging town is a dying town.	5/3/2024 5:05 AM
99	Existing zoning FAR without allowing payment in lieu of housing. Do not allow merging of lots either.	5/3/2024 1:21 AM
100	It's losing its character at a rapid speed. Is The Round House safe from destruction? Or, how about the buildings that house Enoteca, The Pioneer and The Culinary Institute?	5/2/2024 11:17 PM
101	Ketchum's character is basically lost. The most defining factor is that it's more difficult to get here and nothing will change that. More median income homes can preserve character. It's the people we've lost.	5/2/2024 9:24 PM
102	Environment, recognition of our history, friendliness, openness	5/2/2024 9:17 PM
103	Not sure. Perhaps eclectic? The Main Street brick/stone facades would have been my answer a few years ago, but with the advent of stark/modern architecture not so much anymore. The non-physical character is outdoors/healthy population, rich in arts.music/etc, small town flavor and tolerance.	5/2/2024 8:55 PM
104	The one and two story log, Tyrolian, or brick buildings along Main Street and Sun Valley that reflect the West, mining, and sheep. Our ability to see the sky and mountains as we walk through town. Our ability to see the stars at night. The fact that we can leave folding chairs out overnight to hold our spot for a parade. The fact that cars stop at crosswalks.	5/2/2024 8:38 PM
105	What we were like before Bradshaw	5/2/2024 8:16 PM
106	Small town feel with a walkable downtown and no big buildings blocking out daylight during the winter is essential as are a variety of robust community amenities and services (The Ketchum Community Library, not for profit theater, SVMOA, YMCA, etc.).	5/2/2024 8:15 PM
107	A diverse mountain community	5/2/2024 8:13 PM
108	It is evolving. A town of interesting people (with culture - writer's conference, ballet, music, etc) and good amenities (restaurants, etc), that doesn't take itself too seriously.	5/2/2024 8:01 PM
109	It's Small Town feel! It not having McDonalds and chains in the town. Everything is family owned! LETS KEEP IT THAT WAY!!!!	5/2/2024 7:50 PM
110	Big Wood River and fishing, skiing (duh), crossing the street waving a flag....	5/2/2024 7:29 PM
111	smaller buildings, shops, restaurants. fun youthful events . quality events,	5/2/2024 7:17 PM
112	No one is sure	5/2/2024 6:56 PM
113	Open hillsides, easy access to recreation.	5/2/2024 2:01 PM
114	Kindness and coolness. We are becoming unkind as a community because costs are going so high for people who live here. we resent the people who can afford to move here and drive up our housing costs making us unkind to them	5/2/2024 9:04 AM
115	The people, the community.	5/2/2024 7:35 AM
116	Small town charm	4/30/2024 9:22 PM
117	It's historic buildings, it's history as a mining town as well as ski town. It's friendly people and	4/30/2024 4:24 PM

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	fun loving businesses.	
118	Legacy businesses. Stories, families, community in touch with the natural environment. Community involvement. Making decisions that actually take into account of the consequences that face businesses.	4/30/2024 4:15 PM
119	Places like the Casino, no feeling pressure to continue to grow just because people want to move here. Not ending up with parking at all trialheads full etc. Let utah, jackson, vail be a warning not a model to follow.	4/30/2024 1:38 PM
120	Funky, eclectic architecture, pedestrian friendly (but not enough). Friendly people, minimal big city attitudes- don't honk your horn, stop for pedestrians, help someone looking lost.	4/30/2024 7:48 AM
121	Accessible, community events, walking and biking to events, low lines/attendance comparatively. Causal- go on a hike then show up at Leftys for a beer and sandwich.	4/29/2024 11:36 PM
122	Walkability/pedestrian access. Small town charm. Few of any chain businesses. Cultures of safety.	4/29/2024 10:47 PM
123	It's gone. What used to define it: friendly, healthy locals who were neighborly and cared about each other. That ship sailed 4 years ago.	4/29/2024 9:11 PM
124	Running into neighbors and friends in the grocery store, general small town humble feel. More remote workers and temporary residents creates anonymity between people and detract from sense of community.	4/29/2024 8:59 PM
125	Small town look and friendly feel	4/29/2024 1:55 PM
126	Small town with an inclusive community.	4/29/2024 12:37 PM
127	The people define our character - have to retain the local worker. We lose our workers and we lose our character. Parking or density do not affect a town's character.	4/29/2024 11:52 AM
128	The small unique buildings we had. The city is destroying that ..with their ridiculous control over building stipulations. Allow peoples creativity to blossom.	4/29/2024 10:12 AM
129	Open space, embrace our ski and mining heritage.	4/29/2024 8:12 AM
130	Maintain Main Street and stop the square box store architecture.	4/27/2024 3:05 PM
131	Every single local working here full time 365!	4/27/2024 2:48 PM
132	Old mining town buildings	4/27/2024 2:26 PM
133	Quaint Main Street, limited box buildings, and western feel	4/27/2024 1:59 PM
134	We are the last best place and at risk of losing that. The physical aspects of town mostly maintaining the old mixed with new Why in the world would we want all the old structures disappearing making us look like Vail and every other Ski town? It is this physical with the young and old locals who really make up our personal character. They need local housing in Ketchum, especially if they make up part of the workforce Take a look at Nantucket in Massachusetts. It has been ruined with locals and no workers. Ketchum Will be there in a short time if you don't create affordable housing for working locals. It is key that this solution is for the locals that want to be here because of the beauty of our home and the enjoyment and passion for all that it has to offer.	4/27/2024 12:49 PM
135	The people define Ketchums character, the peacefulness driving through town, the fresh air, the kind wave. Ketchum's character cant be preserved as its always changing but we need to make sure that its core doesnt change. We need to keep ketchum connected to nature and the community.	4/27/2024 9:58 AM
136	That in the past the buildins were to scale with the town. they are getting too tall. Keep them 3 stories max. Dont tear down cool old buildings.	4/27/2024 8:58 AM
137	Low buildings. Varied setbacks and heights.	4/27/2024 5:27 AM
138	Quality of life. Clean air, access to nature, good water, mutual respect and love for outdoors.	4/26/2024 10:22 PM
139	Small town, friendly, engaged community members	4/26/2024 9:57 PM
140	Generosity	4/26/2024 7:50 PM

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141	Ketchums character is lost and needs to be refound. Ketchum needs to form a relationship with sun valley	4/26/2024 7:19 PM
142	A tight knit community with similar interests. Charming downtown area and beautiful nature. Ketchums character revolves around knowing your neighbors and looking out for each other.	4/26/2024 7:04 PM
143	The endless love and consideration for the place we live and why we live here.	4/26/2024 6:48 PM
144	The P and Z seem to just bicker on meetings and then big square boxes with penthouses are built. You also require commercial space but no one is incentivized to open a business when you can't hire anyone because they can't live anywhere.	4/26/2024 5:56 PM
145	Local community	4/26/2024 5:43 PM
146	Folks from all walks of life! The fifty year old ski bum next to the 25 year old entrepreneur next to the 70 year old movie star next to the 30 year old carpenter. This town is magical because these impossible demographics get to mix together over a shared love of place! It's the thrill of never knowing who you will meet, while at the same time, knowing every person at the bar.	4/26/2024 5:41 PM
147	It's close to the most magnificent natural resources the earth has to offer. It's not high rises for under-employed.	4/26/2024 3:48 PM
148	Western Ski Mining town	4/26/2024 3:36 PM
149	FKNSNDR. or, SNDR. If there are kids listening.	4/26/2024 3:33 PM
150	The character IS the community. The idea that the town followed the resort is out of character. The people that chose to live a life here did not do so because it was voted top resort in some magazine. This is a small tight knit community those of us that live here care what happens moving forward.	4/26/2024 3:32 PM
151	Locals and our love for this place. It used to be a hidden gem and a sacred place, but just because our tourism industry has exploded doesn't mean we can't still treat it this way and value our local occupants.	4/26/2024 3:17 PM
152	Railroad, mining, ski town. Do not modernize everything	4/26/2024 2:14 PM
153	To have a distinguishable and unique difference. This is why local businesses are so important. They bring a personal feeling to the town	4/26/2024 2:08 PM
154	It's folks trying to relive the 70's and 80's and I think there is so much more to the character of a small town than this . With outdoor access being a focal point it can still be an engaging , creative , and welcoming community .	4/26/2024 2:06 PM
155	Tight knit community that looks out for each other and that respects and is privileged to have so much access to nature and public lands. Maintaining Ketchums natural beauty	4/26/2024 2:01 PM
156	Fire him	4/26/2024 1:54 PM
157	Style - wood, brick, A-frames! views, community spaces.	4/26/2024 1:44 PM
158	Connection to the land and economy based on natural resources (ski resorts, sheep grazing, mining, water, logging).	4/26/2024 1:42 PM
159	Good neighbor, hard-working, strong values that are upheld	4/26/2024 1:34 PM
160	Having these cute local spots that everyone is welcome and share great memories. That it gives the small town feeling without feeling too small	4/25/2024 9:09 AM
161	Ketchum's character is defined by the tension between low and middle income outdoor and ski enthusiasts who enjoy a modest and community-centric lifestyle versus elderly, wealthy visitors and transplants	4/25/2024 7:16 AM
162	Small town feel, stop letting giant penthouses and condos go up on main street and in Ketchum core	4/24/2024 11:00 PM
163	View of the mountain, pedestrian access, historical landmarks. Not high density squares made of fake wood	4/24/2024 9:34 PM
164	Keeping the town's original vibes as a ski town and a mining town, not destroying old buildings, not putting up a million buildings that look exactly the same	4/24/2024 8:27 PM

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165

Character

4/24/2024 6:13 PM

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Q17 How would you describe the character of Ketchum's built environment in residential neighborhoods?

Answered: 144 Skipped: 157

#	RESPONSES	DATE
1	Walkable and quiet in town, unaffordable out of town	5/13/2024 1:43 PM
2	Varied and having character - however less so with the amount of nouveau modern large homes	5/13/2024 12:39 PM
3	Residential character changes by property value. Think about how much different one block can be in West Ketchum. We have warm bed and cold bed neighborhoods.	5/13/2024 11:12 AM
4	Highly disparate building styles and materials detract from a consistent character - black boxes are not mountain modern compatible.	5/13/2024 9:16 AM
5	Focused primarily on the car and the internal combustion engine (including very noisy leaf blowers and other landscaping tools).	5/13/2024 8:06 AM
6	ridiculously modern. the homes down in the old warm springs ranch are a travesty. how did we allow that to happen? it's embarrassing	5/12/2024 4:49 PM
7	There is a nice feel to most all of the neighborhoods, showing pride of ownership.	5/12/2024 1:20 PM
8	Unfortunately it's vacant...	5/12/2024 12:15 PM
9	Beautiful	5/12/2024 12:02 PM
10	Mish mash	5/12/2024 11:24 AM
11	Little character - transient owners	5/12/2024 10:08 AM
12	Good	5/12/2024 9:40 AM
13	Terrific	5/12/2024 2:30 AM
14	Old and new blending together. An older housing stock inevitably leads to renovation or redevelopment to meet our ever changing building codes.	5/11/2024 5:57 PM
15	In general they are a very nice mix of old and new. It's really nice to see the older character homes in the residential areas.	5/11/2024 1:10 PM
16	Neighbors are nice but we need higher density	5/11/2024 10:37 AM
17	A competition of the wealthy for bragging rights.	5/10/2024 11:13 PM
18	Depends on the neighborhood.	5/10/2024 10:55 PM
19	Stereotypical ski town	5/10/2024 3:35 PM
20	Its diverse - lots of old and some new. There is a stat that something along the lines of ~90% of Ketchum's housing stock is pre-2000 construction.	5/10/2024 1:50 PM
21	70s ski condos	5/10/2024 1:12 PM
22	Some pockets are still small and friendly..some houses are too big to be considered friendly, and too many people are part time residents. I recently had a new neighbor (who bought his place for nearly 3 million) ask me if this was my "only home". What?! Is this how we meet each other now? By finding out how many homes we own, and assuming your neighbor is rich like you and lives here part time?	5/10/2024 11:34 AM
23	All over the map.	5/10/2024 11:32 AM
24	In a tragic course.... People don't move to the mountains to live in boxes . Government here has zero experience managing dense living situations .. you are creating a toxic set up for	5/10/2024 11:26 AM

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	everyone who lives down town	
25	High end unaffordable housing that is not solving current housing crisis but will become yet another second/third home or short rental infrastructure	5/10/2024 11:11 AM
26	Mostly wealthy and exclusive, but safe. Great place to raise children.	5/10/2024 10:16 AM
27	Mostly charming	5/10/2024 10:12 AM
28	Deteriorating as the denser housing has gone to AirBnB, We need to grow a pair of cojones and preserve our neighborhoods for local housing for families.	5/10/2024 9:28 AM
29	Disparate and sometimes odd and quirky.	5/10/2024 9:19 AM
30	Question makes no sense and is leading	5/10/2024 9:16 AM
31	Well the building code as I see it doesn't really differentiate between commercial and residential here. The residential neighborhoods around Ketchum are a combination of older homes, townhomes, apartments and so on. I don't think many of the residential units are consistent or with a theme, but many of them are very nice.	5/10/2024 9:12 AM
32	okay now	5/10/2024 8:55 AM
33	Full-time residents who know and support one another.	5/10/2024 12:00 AM
34	A plethora of nightly rentals.	5/9/2024 10:44 PM
35	In the past: Modest livable homes (there are the exception) and is trending towards monstrosities that no one lives in or are rented out. There are not many true residential neighborhoods and the few we have, the old modest homes are getting scraped and re-built with new monstrosities that don't have much design aesthetics	5/9/2024 1:12 PM
36	Funky and mixed	5/9/2024 10:31 AM
37	?	5/9/2024 9:33 AM
38	Gaudy, overbuilt, irresponsible rich idiots.	5/9/2024 9:06 AM
39	A lot nicely maintained but there are plenty trashy residences. Overall adds to the character. Not huge issue. If all cleaned up might be too fake and perfect looking. This would reduce the character.	5/9/2024 8:47 AM
40	It's a mix Lots of new "mountain modern" mansions, penthouses, and a handful of funky originals	5/8/2024 11:45 PM
41	Small town	5/8/2024 5:50 PM
42	Nice, new and old, mountain and modern, quiet, friendly, a very nice place to live or visit.	5/8/2024 5:46 PM
43	Mixed	5/8/2024 4:43 PM
44	Quaint, spacious, hodgepodge, reasonable scale, smaller homes.	5/8/2024 2:29 PM
45	In peril! In west Ketchum where we live there is large-scale residential infill, replacing the heritage of smaller homes of diverse style and character.	5/8/2024 2:25 PM
46	What?	5/8/2024 1:52 PM
47	mixed, but that's ok	5/8/2024 1:17 PM
48	What does this mean? build environment in residential neighborhoods. I live in West Ketchum and I can tell you no one is happy about the 10000 sq foot estate home being built on Mary's property on WR Drive. This isn't West Ketchum's character.	5/8/2024 1:06 PM
49	Not sure.	5/8/2024 12:14 PM
50	There is no character anymore.	5/8/2024 11:23 AM
51	the building boom of the 70's and 80's created a lot of condominium projects that were great, but they are aging and look a little out of place. Mine included.	5/8/2024 11:17 AM
52	Varied. Its getting to be more condos and expensive houses.	5/8/2024 11:14 AM

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53	Varies greatly. True neighborhoods probably have 40-50% full timers. Many more isolated homes probably have fewer full timers. Not sure what this question is driving at....	5/8/2024 8:58 AM
54	Not sure I even understand this question?	5/8/2024 7:29 AM
55	For the most part under-built (from a density perspective) and under-occupied. Over-built from the perspective of over-sized homes. Shrink lot sizes and create setbacks that don't allow owners to build 3 story walls right up to the setbacks.	5/7/2024 10:20 PM
56	They are ghost towns. All second homes filled only a couple weeks a year.	5/7/2024 4:10 PM
57	Consider a more relaxed ADU policy.	5/7/2024 1:26 PM
58	Usually well designed	5/7/2024 12:59 PM
59	Mixed of older buildings with the new bigger structures.	5/7/2024 11:49 AM
60	A mix of residential areas of different home and multi tenant properties	5/7/2024 11:44 AM
61	Since the pandemic our residential neighborhoods have actually become more connected since many moved here as their primary residence rather than a second home.	5/7/2024 11:24 AM
62	Diverse	5/6/2024 3:54 PM
63	Reasonably sized homes with green space for children to play and gardens to grow. Mixed use residential that still provides outdoor space and does not exceed 3 stories. Sufficient parking so that neighbors are not fighting. Room not only for people but the toys that support an outdoor life.	5/6/2024 2:07 PM
64	Too many differences, say between West Ketchum (and I know it's technically Sun Valley) & The White Cloud development, or Saddle Road/Thunder Sprins, to define character. Some areas denote full-time residents/locals. While others scream wealthy 2nd homeowners, with properties mostly vacant.	5/6/2024 11:22 AM
65	Rustic and non-crowded	5/6/2024 10:03 AM
66	different pockets exhibit different looks and feels, which works, but the newer condo buildings closest to W. Ketchum could be in any ski town and lack character	5/5/2024 10:33 PM
67	Eclectic. It's the people who create the character in residential areas. Need more full time residents.	5/5/2024 7:49 PM
68	Hard to say.	5/5/2024 2:10 PM
69	Mixed between vacationers and locals	5/5/2024 11:13 AM
70	Ok	5/5/2024 10:15 AM
71	Built to maximize access to outdoor recreation and preservation of vistas.	5/5/2024 8:17 AM
72	Old small 1970's condos with current Steel, Concrete Modern mega home.	5/4/2024 9:08 PM
73	Sleepy	5/4/2024 11:00 AM
74	1-3 story buildings with yards for grilling and children to play in. Streets safe enough to walk in. Light discipline so you can see the stars.	5/4/2024 9:09 AM
75	A nice mix of housing styles and income levels. Not cookie cutter. Not all super rich condo projects.	5/4/2024 5:51 AM
76	What does this even mean? The neighborhoods have changed some, but overall they are fine, just with less people than there used to be (counter to what your numbers say). Just walk around. Not a lot of people.	5/3/2024 1:17 PM
77	It has been perfect until 2020. Speaking of WS where I live. The neighborhoods had mixed "normal" size homes, duplexes, condos and apartments. Wonderful diverse ages of people and families. Now we have allowed large homes to be built in these neighborhoods where many of the "normal" 2-3000sq ft home used to be, making affordability for the types of owners that used to live here impossibly unaffordable. And instead of having year round residence like it was before; these big houses sit empty most of the year.	5/3/2024 11:14 AM
78	OK	5/3/2024 10:49 AM

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79	Still feels like a small town except where there is high airbnb activity.	5/3/2024 10:06 AM
80	underutilized	5/3/2024 9:43 AM
81	Well thought out so that the designs are cohesive. Keeping the buildings from being built too high is amazing.	5/3/2024 9:36 AM
82	Im less worried about residential neighborhoods other than hillside development & height restrictions.	5/3/2024 8:22 AM
83	Eclectic	5/3/2024 7:46 AM
84	varied--messy. Good that it's not too uniform.	5/3/2024 7:17 AM
85	Pretty good but a little homogenous.	5/3/2024 6:31 AM
86	Primary residences are being squeezed out by AirBNBs. We need to limit short term rentals in residential neighborhoods. Locals can't compete with tourists for housing--we need protected housed areas for locals with families.	5/3/2024 5:05 AM
87	New builds in old neighborhoods are too large due to payment in lieu of housing	5/3/2024 1:21 AM
88	I don't understand this question.	5/2/2024 9:24 PM
89	Growing collection of black boxes	5/2/2024 9:17 PM
90	Depends on which neighborhood. Many are uninhabited rich folks extra homes. Those built neighborhoods would be stark/modern/empty. Where people live is a wide variety ranging from condos/duplexes and single family. The "built" description would, again, be widely varied with a recent emphasis on stark/modern.	5/2/2024 8:55 PM
91	Homes that embrace our outdoor beauty. Buildings that block mountain views, encroach on our mountain overlay, impede access to our trails and public lands, or impact our night skies are a detriment to our character.	5/2/2024 8:38 PM
92	Not answering	5/2/2024 8:16 PM
93	A nice mix as you would expect with less density as you move away from the downtown core.	5/2/2024 8:15 PM
94	Typical for a resort community transitioning from old to new	5/2/2024 8:13 PM
95	Building way to many EXPENSIVE houses!	5/2/2024 7:50 PM
96	Older and newer sections and areas beyond my \$\$\$\$ amount for purchase.	5/2/2024 7:29 PM
97	upscale, nice, unused in many areas by locals residents.	5/2/2024 7:17 PM
98	Can the mountain modern just stop? I'm tired of seeing these new developments where there's no active living space or semi-private space on the ground floor, which is just a garage facing the street.	5/2/2024 7:35 AM
99	Not good, very poor planing about not having enough parking spaces for the tenants	4/30/2024 9:22 PM
100	What's built environment mean?	4/30/2024 4:24 PM
101	I have yet to see this done well.	4/30/2024 4:15 PM
102	Eclectic also eclectic	4/30/2024 7:48 AM
103	There isn't- at least not up warm springs neighborhoods. Most homes sit empty.	4/29/2024 11:36 PM
104	Natural materials, large trees, quiet streets.	4/29/2024 10:47 PM
105	It used to be about low-profile buildings that soaked in the natural beauty. Now it's about making the largest box possible to sell the most square feet to rich assholes.	4/29/2024 9:11 PM
106	Quiet, safe	4/29/2024 8:59 PM
107	Empty houses. Large, empty houses with blue collar workers trimming shrubs, leaf blowing driveways, and shoveling roofs.	4/29/2024 8:12 PM
108	Eclectic	4/29/2024 1:55 PM
109	Unsure	4/29/2024 12:37 PM

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110	OK	4/29/2024 11:52 AM
111	What residential neighborhood...there are none...just big boxes of 4,000 sq. ft. homes that are only occupied a couple of months out of the year.	4/29/2024 10:12 AM
112	Each neighborhood has its own eclectic quality.	4/29/2024 8:12 AM
113	Houses are getting huge! Not necessary.	4/28/2024 8:13 AM
114	Good	4/27/2024 3:05 PM
115	Peaceful	4/27/2024 2:48 PM
116	Bad	4/27/2024 2:26 PM
117	Everything the dog park neighborhood is not	4/27/2024 1:59 PM
118	Ketchum's residential neighborhoods are the heart and soul of Ketchum's character and unfortunately ketchum Government policy is taking that away from downtown By promoting retail and expensive penthouses to replace homes in town.	4/27/2024 12:49 PM
119	In general they are all very nice, some old some new , a nice mix.	4/27/2024 8:58 AM
120	Cozy, spacious, quiet, clean, safe, charming, attractive, friendly	4/26/2024 11:02 PM
121	Safe, clean, beautiful	4/26/2024 10:22 PM
122	Empty	4/26/2024 9:57 PM
123	Rich	4/26/2024 7:19 PM
124	Low key suburban vibe.	4/26/2024 7:04 PM
125	Relaxed, trusting, and simple.	4/26/2024 6:48 PM
126	Residential neighborhoods are great, I think you could provide tax breaks and offer some community approved ADU designs and promote people to build more.	4/26/2024 5:56 PM
127	Quaint	4/26/2024 5:43 PM
128	I really enjoy old Ketchum, I think it has the quaint feeling of family community. Spaces should feel open and airy and slow and free for kids to run around.	4/26/2024 5:41 PM
129	Was great but you are starting to ruin it.	4/26/2024 3:48 PM
130	Perfectly splendid.	4/26/2024 3:33 PM
131	I guess the mountain modern architecture is a thing, as long as we maintain a hillside ordinance Im not mad about it. I think part of Ketchums charms is that when you look to the mountains all you see are mountains not mansions.	4/26/2024 3:32 PM
132	Basically non existent anymore.	4/26/2024 3:17 PM
133	Mostly good	4/26/2024 2:14 PM
134	Unaffordable .	4/26/2024 2:06 PM
135	In many it seems empty because they are second homes . Neighborhoods are mostly quiet	4/26/2024 2:01 PM
136	Fire him	4/26/2024 1:54 PM
137	I love west Ketchum, I think it still holds so much character! Overall, It's hard to see McMansions going up all around and sitting empty.	4/26/2024 1:44 PM
138	Empty, uninviting, gray buildings.	4/26/2024 1:42 PM
139	Secluded, closed off, not welcoming to all - only the people that are in the same HHI as they are	4/26/2024 1:34 PM
140	Close. Everyone knows and helps out their neighbors	4/25/2024 9:09 AM
141	A mix of high and low density. A cap on airbnbs and short term rentals	4/24/2024 11:00 PM
142	Eclectic but local	4/24/2024 9:34 PM

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143	Mixed. Some houses are older and unique while there seem to be cookie cutter complexes going in (like in west ketchum) that are completely against the character of the town	4/24/2024 8:27 PM
144	Schlocky	4/24/2024 6:13 PM

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Q18 How would you describe the character of Ketchum's built environment Downtown?

Answered: 157 Skipped: 144

#	RESPONSES	DATE
1	Very livable and works for visitors very well	5/13/2024 1:43 PM
2	Slightly urban filled with larger mixed use buildings and smaller older buildings with more character and a nice town square	5/13/2024 12:39 PM
3	Eclectic but moving towards modern. When Gail Severn build her gallery she was denied a building permit in the LI. Her building was modern for the time and someone threw a brick through her window when she first opened. Several years later Ochi Gallery was able to build there.	5/13/2024 11:12 AM
4	Preserving buildings or properties well past their useful life and possessing no appreciable contribution is a waste of limited space in the commercial core.	5/13/2024 9:16 AM
5	Arranged for those who move about in cars and trucks.	5/13/2024 8:06 AM
6	some are OK...a lot are a shame like the new one across from perry's. how is that in keeping with the town's character? it looks like darth vader lives there. some are clearly making an effort to preserve the charm like the old formula sports bldg. the mock up for the bog hole hotel is a disgrace. if it's build as proposed it will be a huge mistake. that's the gateway to ketchum. we can not allow that to be some massive modern and uncharming monstrosity. it will kill the town's charm	5/12/2024 4:49 PM
7	The down town core is it continues to go the way it is going now with higher buildings, it is going to wreck the vibe of the downtown core. We need to focus more on view corridors, possibly limiting construction height for new builds to just two stories and put the downtown emphasis on walkability and not creating shadows with big boxes popping up all over the place.	5/12/2024 1:20 PM
8	Very nice. As long as we don't allow anyone else to build as tall as the limelight hotel.	5/12/2024 12:15 PM
9	Beautiful, I have been here over 20 + years and love everyday that I see Ketchum and its evolution. Yes, it must evolve to keep its character and I think the new businesses, people and buildings have all improved it in meaningful ways. I use to walk across open fields with garbage and junk yards and now there are very nice buildings with new businesses and young people working. This is the direction we need to head towards.	5/12/2024 12:02 PM
10	Big square boxes with little interesting characters. Mayb a few have materials matching the area ,blocking core scenic views , they've missed the boat. Tourists and people come here to get away from city life quite a bit so seeing the beauty of the area incorporated would b wonderful	5/12/2024 11:24 AM
11	Terrible idea to build affordable housing in the core	5/12/2024 10:08 AM
12	Worsening with density and height. There is more crime, more noise and more light pollution than ever. Couple that with less parking and open space and the trend is going in the wrong direction largely for a very few number of (expensive) housing additions.	5/12/2024 9:40 AM
13	Helper smelter, which is ok.	5/12/2024 2:30 AM
14	Unique with landmark properties, long lived stores and restaurants with the addition of in town living in mixed use buildings that make living in town an exceptional option.	5/11/2024 5:57 PM
15	It's getting too tall and large. We need to keep it a small town feel, not turn it into a city feel with massive buildings.	5/11/2024 1:10 PM
16	We don't need any more big box buildings with little or minimal parking	5/11/2024 10:37 AM
17	Generally poor design of new buildings. Good mountain design of new building housing Wood	5/11/2024 9:54 AM

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	River Museum. The worst is Bariteau's building across from Perry's	
18	It was in the tradition of historic and western. Now it is like a patchwork quilt.	5/11/2024 7:43 AM
19	A massacre of architecture.	5/10/2024 11:13 PM
20	Getting worse with replacement of friendly wooden buildings by block-busting big boxes that are overly designed and ponderous... undermining the reason people live and visit here, which is to be uplifted, inspired by the beauty of nature and the small scale of our town.	5/10/2024 10:55 PM
21	poorly utilized	5/10/2024 3:35 PM
22	Eclectic. Lots of amazing buildings, and lots of terrible buildings with pink stucco and terrible cheap design. The Argyros is a good example of a building that didn't fit in - way too modern. I like some of the new buildings (and proposed buildings) where they include parking and use nice materials - some of the new ones with no parking and cheap plastic siding looking or no modulation are pretty bad though.	5/10/2024 1:50 PM
23	Westernish	5/10/2024 1:12 PM
24	Ketchum sucks. What is even in most of those buildings? Town square is nice and cozy, you can sit and eat and there are people milling around...the library is great, (although it seems like after spending millions to renovate they should be able to retain more books, instead of getting rid of them constantly). There are a few places to eat that don't break the budget, but most of Ketchum caters to the wealthy	5/10/2024 11:34 AM
25	No better than decent, in general. The whiskey distillery is brilliant!	5/10/2024 11:32 AM
26	Being destroyed by big box buildings ... almost nothing unique left..	5/10/2024 11:26 AM
27	Hotels , high end bussiness	5/10/2024 11:11 AM
28	It's great, but stifling growth to appease a false narrative of preservation is a death sentence. Already, the City has funded a study that demonstrates that building downtown under the current zoning codes does not pencil financially, which means the only thing getting done is ski lockers and pet projects for people who don't require sensible projects. Character is created by people. The current anti-growth sentiment combined with an aging demographic are a quick way to create a ghost town.	5/10/2024 10:16 AM
29	A nice mix of old and new. We're still the only real "Mountain Town"	5/10/2024 10:12 AM
30	The Bluebird is way too big. We desperately need housing but it's needs to have the same design review requirements as other buildings in the core. It needs to be spread throughout the town, not huge projects in a couple of locations.	5/10/2024 9:51 AM
31	Rapidly deteriorating. Mr Riley says a parking spot is worth \$75k. Why are we ripping them out and making it harder for people to shop--this is "anti vibrancy." Putting in low income housing for people who can't even afford to shop at Atkinsons is just dumb. We need our commercial core to be one of business and transactions. That is what vibrancy really is. Retail, office, commercial, restaurants should have a priority over housing in the core.	5/10/2024 9:28 AM
32	Old mixed with new buildings that look like boxes with no apparent character.	5/10/2024 9:19 AM
33	Teetering on the edge of too touristy and not community/resident driven	5/10/2024 9:16 AM
34	It's a mixed bag. I'm sorry to see so many cranes and workmen infilling everything. I'd like to see some of that development slow down. Once we have too much retail space and some of it sits empty, the vibe shifts and that will be unfortunate.	5/10/2024 9:12 AM
35	better sidewalks and benches	5/10/2024 8:55 AM
36	Friendly and accessible with diverse offerings. Locally owned. Attractive, contemporary and distinctive - appealing to locals and visitors.	5/10/2024 12:00 AM
37	A reminder of what a ski town used to be like as new development slowly erodes it away.	5/9/2024 10:44 PM
38	The huge buildings that are getting built seem to be huge and not creating a walkable community. The buildings that are being built and are in the pipe line don't seem to have any diverse options for ground floor diversity. ie restaurants, retail, night life. It seems like where penthouses are being built, the residence aren't wanting noise, smells. They want to have the quiet rural life but live in the middle of town. The NIMBY syndrome. I feel like the city needs to	5/9/2024 1:12 PM

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stand their ground and make it clear that living in the core has its perks but also comes with normal city sounds/smells. If this doesn't happen than we are going to loose the "Life" out of Ketchum.

39	Funky and mixed	5/9/2024 10:31 AM
40	Catering to the rich idiots.	5/9/2024 9:06 AM
41	Mixed. Seems so many new large mixed use buildings going up. They seem huge and take away from small town character.	5/9/2024 8:47 AM
42	Soulless, sad, disappearing	5/8/2024 11:45 PM
43	No Parking	5/8/2024 5:50 PM
44	The older buildings are the best, the newer seem cheap, lack character. Understanding it's a cost factor, the City lacks the will to go the extra mile to preserve "our charm"/	5/8/2024 5:46 PM
45	Chaotic - a weird mix of heritage, burned out lots, holes, ...	5/8/2024 4:43 PM
46	too may new boxy buildings.....not keeping with the mountain west architecture - looks more like SF or Seattle	5/8/2024 2:57 PM
47	Luxurious increasing. Boxed in increasing. Many nice designs.	5/8/2024 2:29 PM
48	In peril! Too many large-scale buildings have already been approved, with too many variances to codes (penthouses etc!)allowed to favor developers to the detriment of the town's character.	5/8/2024 2:25 PM
49	Forced	5/8/2024 1:52 PM
50	trending towards overbuilt	5/8/2024 1:17 PM
51	I thought it was wonderful in the past but now it's just a bunch of ugly cubes!	5/8/2024 1:06 PM
52	Not sure	5/8/2024 12:14 PM
53	Ugly with no views and a lot of shadows.	5/8/2024 11:23 AM
54	not unique at all. the same little boxes are popping up everywhere (and by little I mean huge). There are some outliers like the Carr Building, but it seems to be losing it's sense of a quaint downtown core and more of a mini-city.	5/8/2024 11:17 AM
55	Rustic, authentic	5/8/2024 11:14 AM
56	Changing.....too much uniformity in the architecture of the new development. Much of it does not reflect a "small mountian town".	5/8/2024 9:33 AM
57	Was great. Being destroyed with lot line to lot line boxes, loss of parking, How did the new building next to Vintage get approved? Disgraceful.	5/8/2024 8:58 AM
58	Parking is an issue during summer and holidays. Not enough employee parking.	5/8/2024 7:29 AM
59	It's changing into something more akin to a poorly planned apartment complex. E.g. Bluebird is not consistent with the commercial core downtown environment.	5/8/2024 7:27 AM
60	Annoying due to the redevelopment project.	5/8/2024 6:59 AM
61	Changing. If it wasn't changing we would still have 5 gas stations on Main Street downtown. Overall, it is still a great looking downtown despite the trend of larger buildings. There are large buildings downtown that provide good examples of buildings most people find desirable. Lane Merchantile, Copper Ridge and the Culinary Institute.	5/7/2024 10:20 PM
62	I love the downtown. I am excited for housing in the core with the Blue Bird and other potential projects in the pipeline.	5/7/2024 4:10 PM
63	Parking should be a component of any development in downtown.	5/7/2024 1:26 PM
64	Losing its character - rapidly.	5/7/2024 12:59 PM
65	Eclectic mix of small old "mining town" era structure with newer more usable and viable buildings.	5/7/2024 11:49 AM
66	A mix of new large ugly buildings on Main Street and in other areas of downtown in the last 5	5/7/2024 11:44 AM

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years interspersed with more smaller buildings with some character.

67	Off putting and it will likely become more so as the buildings under construction and the new hotels at the southern entrance are built. The city is losing its historical connection and becoming just another resort with shiny new buildings.	5/7/2024 11:24 AM
68	Mixed bag of architectural styles, with no one style dominating, and therefore there is a lack of cohesion / disjointed feel. Don't get me wrong, there are plenty of high quality buildings I admire, but many of downtown's boast an array of styles spanning the decades. Also, on weekends Ketchum can feel "overbuilt" - more buildings than there are people.	5/6/2024 3:54 PM
69	The buildings that highlight Ketchum's character are: The Pioneer Saloon, Starbucks, Sturtevant's, Enoteca, the Culinary School. The buildings that detract are the tall banks that were allowed, buildings so much taller and broader than our historical buildings that they detract from them.	5/6/2024 2:07 PM
70	Getting out of control with tall, sterile buildings. Again catering to the wealthy 2nd homeowners purchasing "penthouse-style" units.	5/6/2024 11:22 AM
71	Rustic and non-crowded	5/6/2024 10:03 AM
72	high quality, architecturally varied	5/6/2024 9:11 AM
73	used to look like the old west, not so quaint any more	5/5/2024 10:33 PM
74	Slick, high end and void of personality. The high priced condos for part time residents and "mountain modern" architecture do not respect the history of Ketchum.	5/5/2024 7:49 PM
75	increasingly city like and not attractive as a vacation destination	5/5/2024 2:10 PM
76	Feeling like a bit of a strip mall these days.	5/5/2024 11:13 AM
77	Square buildings are not architecturally interesting	5/5/2024 10:15 AM
78	We are losing some of our character, which is smaller buildings and quaint storefronts by the addition of massive residential buildings.	5/5/2024 8:17 AM
79	Steel glass concrete blocky Modern !	5/4/2024 9:08 PM
80	Vibrant	5/4/2024 11:00 AM
81	1-3 story buildings that reflect our heritage. A mix of high end commerce for visitors and stores that support the local population.	5/4/2024 9:09 AM
82	It feels a little tired and limited.	5/4/2024 5:51 AM
83	Pretty bland. The architecture is boxy and uninspiring. The sidewalks and curbs are falling apart. The roads have been ignored for far too long.	5/3/2024 1:17 PM
84	Still love it. But agree with most that we are getting way to lenient with allowing too tall of buildings for the scale of our small town feel and now demanding that the new buildings have some architectural designs, at least the rooflines to now just be big boxes! Yes, it may mean less perfect sq footage use for builder, but what an eyesore to our town.	5/3/2024 11:14 AM
85	TOO MANY HIGH END CONDOS OVERTAKING CHARACTER OF THE TOWN	5/3/2024 10:49 AM
86	It is losing the small town feel. Our pursuit of vibrancy has overshoot the mark. Very difficult to get into restaurants and find parking except during slack periods.	5/3/2024 10:06 AM
87	underutilized (for different reasons than above)	5/3/2024 9:43 AM
88	Charming, small, friendly, with too many condo units that look the same being built.	5/3/2024 9:36 AM
89	The new buildings, such as blue bird village are horrible. They block views of the mountains, decrease sunlight, and are way too big. They definitely ruin the character of Ketchum.	5/3/2024 9:31 AM
90	It's a mish-mash, stop building up!	5/3/2024 8:22 AM
91	Eclectic	5/3/2024 7:46 AM
92	Becoming to boxy--too massive--too big--user unfriendly.	5/3/2024 7:17 AM
93	Going in the wrong direction... we need more buildings like Silvercreek.	5/3/2024 6:31 AM

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94	It is becoming less convenient for locals. Too much traffic. Not enough parking. Bluebird is a travesty.	5/3/2024 5:05 AM
95	We are allowing gigantic structures in our small town destroying its character	5/3/2024 1:21 AM
96	A lot of soulless and cheap looking buildings.,	5/2/2024 11:17 PM
97	Seems fine.	5/2/2024 9:24 PM
98	Heading into Anonomous charmless	5/2/2024 9:17 PM
99	Helter skelter. Mix of ugly old and uncoordinated new.	5/2/2024 9:12 PM
100	Same thing. Previously brick/stone/older era. Newer structures are more linear/straight line. Where wood and stone are incorporated they tend to be in modernistic style.	5/2/2024 8:55 PM
101	A diverse blend of the upscale and the casual/affordable in dining and shopping. A blend of businesses that can support both residents and tourists. A downtown that supports those that need to drive and those that enjoy the convenience of walking. A downtown that still has room to breathe with outdoor access and mountain views.	5/2/2024 8:38 PM
102	Too crowded	5/2/2024 8:16 PM
103	Excellent but at risk of losing what makes it special when every new build is three or more stories with minimal setbacks. The two potential new hotels at the entrance to downtown will be a negative that forever changes the character for residents due to their physical size.	5/2/2024 8:15 PM
104	Same as above. Some development now out of character	5/2/2024 8:13 PM
105	Mixed... Some nice older building that should be preserved and not knocked down. It's a good mix but should not be updated to much more.	5/2/2024 7:50 PM
106	Old town vibe	5/2/2024 7:29 PM
107	good & bad. many dance shops that I never go into catering for wealthy people with no connection to anything local.. a few nice older stores still hanging on.	5/2/2024 7:17 PM
108	Ugly tall square boxes overtaking its original character.	5/2/2024 6:58 PM
109	Western ski town	5/2/2024 6:56 PM
110	The roads are way way too wide, too much parking, too many low density commercial buildings. Build up! Sure keep the quaint historic single family homes but not the ugly unhistoric ones. Why doesn't Atkinsons have three stories of housing above it? And the post office.	5/2/2024 7:35 AM
111	The new buildings in town have commercial use on the main floor and apartments above which the locals can't come close to owning or renting.	4/30/2024 9:22 PM
112	Built environment???	4/30/2024 4:24 PM
113	If you consider a \$5 mm townhouse character, I'd love to see what families that work and have kids at Hemingway live there.	4/30/2024 4:15 PM
114	It is quickly losing character. Town is a place for people to gather to eat, drink, be merry. Not to house banks and multi million dollar penthouses.	4/30/2024 1:38 PM
115	West Ketchum has more permanent residents but there's so much new construction it's how to tell	4/29/2024 11:36 PM
116	Walkability, access to public transportation, trees and green spaces, outdoor community spaces (parks, gardens, town square, etc), safe.	4/29/2024 10:47 PM
117	See answer to 17.	4/29/2024 9:11 PM
118	Soulless boxes of empty properties.	4/29/2024 3:51 PM
119	Too tall	4/29/2024 1:55 PM
120	Unsure	4/29/2024 12:37 PM
121	Need more density downtown	4/29/2024 11:52 AM

Planning for Growth Survey Results

122	You all are destroying any character.	4/29/2024 10:12 AM
123	Too many big boxy buildings, do not like.	4/29/2024 8:12 AM
124	The new buildings going up all look the same . We'll will look like every other generic new town. Except we aren't new !	4/28/2024 8:13 AM
125	Going down hill faster than the drop into upper Greyhawk.	4/27/2024 3:05 PM
126	Vibrant	4/27/2024 2:48 PM
127	Bad	4/27/2024 2:26 PM
128	Getting worse everyday	4/27/2024 1:59 PM
129	Same answer as above in number 17	4/27/2024 12:49 PM
130	Its been great but is gettin too tall and too new looking. Design review board should set better rules	4/27/2024 8:58 AM
131	the Limelite and new hotel across from the Limelite are too tall. Blue bird is too tall. Mass and scale of Bluebird is too big.	4/27/2024 5:27 AM
132	Clean, tight, safe, quiet	4/26/2024 11:02 PM
133	Quaint, clean	4/26/2024 10:22 PM
134	Friendly, although it's starting to lose its historic and friendly nature to oversized building development	4/26/2024 9:57 PM
135	Drab	4/26/2024 7:19 PM
136	Western ski town that lacks capacity in peak season.	4/26/2024 7:04 PM
137	Walkable, welcoming, warm	4/26/2024 6:48 PM
138	Not enough green/landscape requirements on new builds. I think we also have enough banks to appease Switzerland.	4/26/2024 5:56 PM
139	Historic	4/26/2024 5:43 PM
140	Yikes! Hanging on by a thread. These days it's cold, industrial, and seems only accessible/built for those who can afford multimillion dollar penthouses and will only live in town two weeks of the year. Some gems still exist, but I can barely stand to appreciate them because I know they're probably next to be replaced with a mega building with zero character.	4/26/2024 5:41 PM
141	It's being destroyed. The whole in the ground used to be a very Ketchum-like place.	4/26/2024 3:48 PM
142	Mismatch	4/26/2024 3:36 PM
143	Too much car traffic. For people so obsessed with being outside and connecting to nature it's truly stunning how little regard they have for their contribution to nature. "Green" environmentalism vs. "grey" environmentalism, as a recent episode of Ezra Klein's podcast put it. The most eco-friendly individual is the one living in a 300 sq ft apartment and taking the subway to work. No amount of takeout that they order comes close to rivaling the Tacoma or Tundra of the Chaco-wearers we know.	4/26/2024 3:33 PM
144	the tall boxy block out the sun/mountain views needs to stop. There is no character in that design.	4/26/2024 3:32 PM
145	Vibrant & ever-evolving	4/26/2024 3:17 PM
146	All the new building in town look the same. Same modern squares. Barsotti's plan for warm springs is much better looking, and goes along with the community character better More of that	4/26/2024 2:14 PM
147	Mountain modern. It's sad to see some building torn down to put up big boxes , but it is helpful for expansion and development of a community .	4/26/2024 2:06 PM
148	Has good outdoor gathering space like town square and is a friendly walking town	4/26/2024 2:01 PM
149	Fire him	4/26/2024 1:54 PM

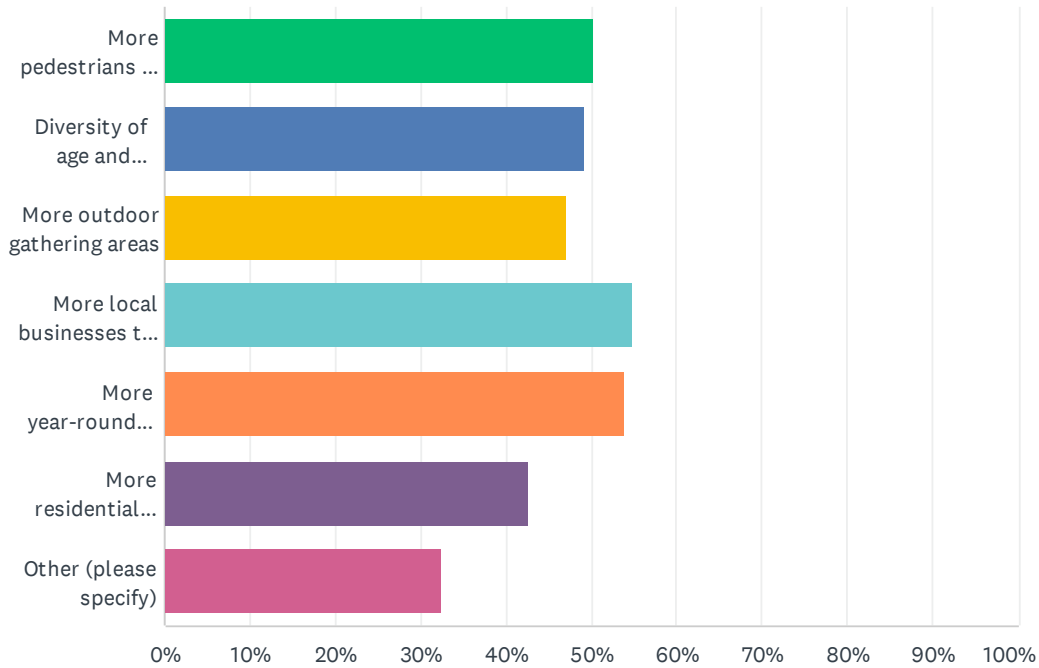
Planning for Growth Survey Results

150	Getting taller and taller	4/26/2024 1:44 PM
151	Degrading at a rapid rate from inviting buildings with vegetation, to buildings with no set back that are dark and imposing.	4/26/2024 1:42 PM
152	Shops are too catered to the elite	4/26/2024 1:34 PM
153	Walkable and safe	4/25/2024 9:09 AM
154	Currently it's turning into aspen. No open space and all massive buildings going up is ruining ketchums character	4/24/2024 11:00 PM
155	Main Street and sun valley facades	4/24/2024 9:34 PM
156	The older buildings for the most part have great character, but so many of the new buildings going up are just exactly the same and an eyesore. They all plan to be so "different" but it's just more BS "retail on the bottom, penthouses on top" that is tall, wide, and terrible to look at	4/24/2024 8:27 PM
157	Not bad	4/24/2024 6:13 PM

Planning for Growth Survey Results

Q19 What does a “vibrant downtown” mean to you? Check all that apply.

Answered: 195 Skipped: 106



ANSWER CHOICES	RESPONSES
More pedestrians and people riding bikes, less cars	50.26% 98
Diversity of age and ethnicity	49.23% 96
More outdoor gathering areas	47.18% 92
More local businesses that are open longer hours	54.87% 107
More year-round attractions and events	53.85% 105
More residential housing available at all income levels	42.56% 83
Other (please specify)	32.31% 63
Total Respondents: 195	

#	OTHER (PLEASE SPECIFY)	DATE
1	A place where people live, work, gather, and play.	5/13/2024 11:12 AM
2	Parking	5/13/2024 10:59 AM
3	I'm all for business and appreciate our local businesses. We need stores and places to buy things and get goods and services. I think if we gave the city back to pedestrians and cyclists it would blow people's minds at how much business were to go down here.	5/13/2024 8:06 AM
4	Argyros, galleries, local stores, professional employers	5/12/2024 10:16 PM
5	Convenient Parking and easy access to downtown	5/12/2024 10:08 AM
6	Simple streets with scattered businesses that thrive because they provide good service with	5/12/2024 2:30 AM

Planning for Growth Survey Results

	value.	
7	Our remarkable change in seasons, relatively easy and quick access to hiking and fishing, reasonable height limits, terrific views.	5/11/2024 5:57 PM
8	Keeping the trees when you pave up to tree roots, you kill the tree	5/11/2024 1:10 PM
9	People that are happy, friendly, local, and not tourists.	5/10/2024 11:13 PM
10	Diversity of buildings... stop the tearing down of the wonderful wooden homes and the approval of 3 story boxes.	5/10/2024 10:55 PM
11	Town is great as-is. The town does a good job with attractions and events. Maybe another outdoor gathering area would be cool. Anyone is welcome but ethnicity for the sake of ethnicity does help a town become vibrant.	5/10/2024 1:50 PM
12	More affordable business, that are, yes, open longer.	5/10/2024 11:34 AM
13	Starbucks open until 9 pm so people can gather	5/10/2024 11:32 AM
14	This town has been successful for decades... why? Historical western character, small local business, dominant local presence... you are destroying it with 4 hotels as the entrance to our town. The common thread has always been... a love of nature and the mountains. You have pitted people against eachother based on income- destroying the fabric of what brought us all here. Shane on you all.	5/10/2024 11:26 AM
15	All is of the above	5/10/2024 11:11 AM
16	Child care options to attract families	5/10/2024 9:28 AM
17	More parking	5/10/2024 9:19 AM
18	Activity, buzz, people gathering and connecting, a feeling of community	5/10/2024 12:00 AM
19	People out on the streets but no bumper to bumper traffic on the roads looking for parking spaces.	5/9/2024 10:44 PM
20	More pedestrians. More people out and about.	5/9/2024 8:47 AM
21	More parking	5/8/2024 5:50 PM
22	A place where business find success and thrive. Without them, there is no downtown.	5/8/2024 5:46 PM
23	Casual	5/8/2024 2:29 PM
24	Restrictions on large-scale buildings favored by developers	5/8/2024 2:25 PM
25	Allow for restaurants, etc, to operate outside of the core	5/8/2024 1:52 PM
26	Ketchum decades ago	5/8/2024 11:23 AM
27	Great restaurants and shopping at locally owned businesses, easy to park, preservation of views (limited building heights)	5/8/2024 8:58 AM
28	More parking for access to our retail stores	5/7/2024 11:44 AM
29	Parking so can come downtown, outdoor restaurants	5/7/2024 11:22 AM
30	More ground floor retail with large, inviting windows	5/6/2024 3:54 PM
31	Not more. Sustain a town that provides easy access to the outdoors, a mix of upscale and accessible stores, events, and restaurants.	5/6/2024 2:07 PM
32	A mix of all of the above.	5/6/2024 11:22 AM
33	more locals keeping the place humming	5/5/2024 10:33 PM
34	Housing for full time residents.	5/5/2024 7:49 PM
35	Nightlife - dancing & gathering spots	5/4/2024 9:08 PM
36	We don't need more, we need to preserve and support what we have.	5/4/2024 9:09 AM
37	more density downtown will necessarily make it more vibrant	5/4/2024 8:26 AM

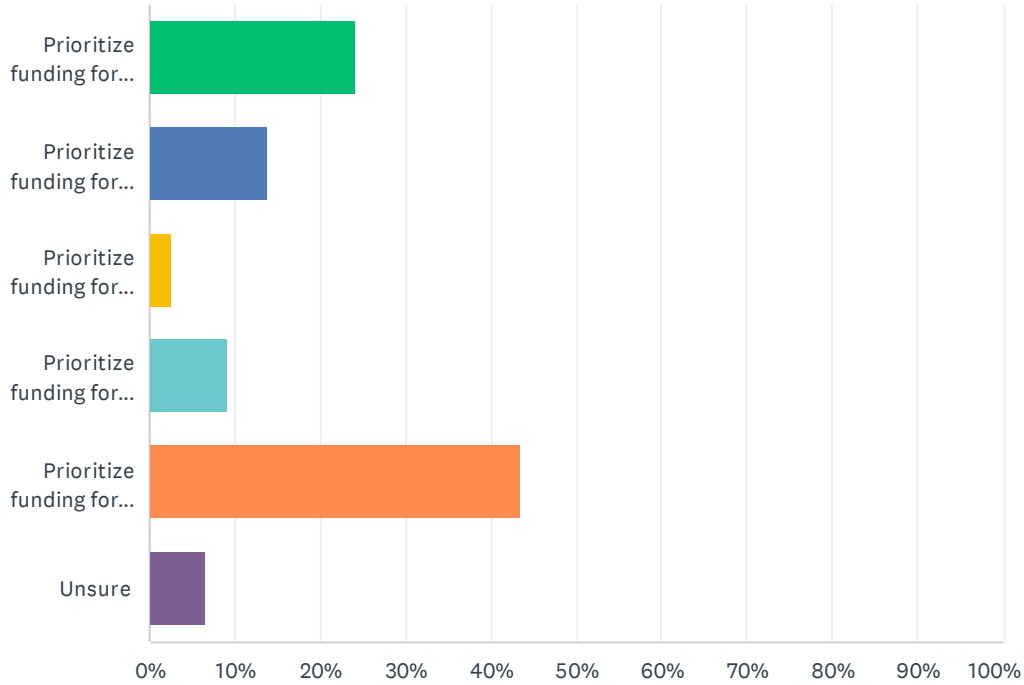
Planning for Growth Survey Results

38	Ketchum is vibrant during the time when the weather is good and people want to be out and walking around. It doesn't need any 'more' of	5/3/2024 9:31 AM
39	Low income housing in commercial district is just dumb	5/3/2024 5:05 AM
40	Diversity of Age. I'm not racist enough to worry about ethnicity. Anyone is fine.	5/2/2024 9:24 PM
41	I would have gone with pedestrians and bikes, but the recent actions of reducing parking will ultimately prove to be a series of very bad decisions.	5/2/2024 8:55 PM
42	A vibrant downtown is one that supports residents at least as much as, if not more than, the tourists. A diverse blend of upscale opportunities and businesses that support and sustain the quality of life for a local population.	5/2/2024 8:38 PM
43	I am an avid biker but question the focus on biking given our long winters which discourage or at many times all but prohibit bike riding.	5/2/2024 8:15 PM
44	Excellent restaurants, local shops, and events	5/2/2024 8:01 PM
45	Events	5/2/2024 7:29 PM
46	we don't need a festival ever weekend. more just low key times.	5/2/2024 7:17 PM
47	You need more parking downtown if you want us to continue to shop at the businesses there, otherwise we will have to drive to Hailey and shop.	5/2/2024 6:58 PM
48	A city that supports small business and is kind to employees and customers with providing parking options.	4/30/2024 4:24 PM
49	Way better mobility-jitneys, Nike and scooter share, more street furniture/benches	4/30/2024 7:48 AM
50	Improved roads!! 2 lane highways throughout the valley. It is equally important tk be able to access community events in Hailey or bellvue without sitting in an hour of traffic	4/29/2024 11:36 PM
51	I have to clarify: ALL income levels. I make good money, and it's too good to qualify for any housing help, and NOT EVEN CLOSE to being enough to own a home.	4/29/2024 9:11 PM
52	More restaurants - can't afford to be here because of these gigantic expensive buildings which require astronomical rents.	4/29/2024 3:51 PM
53	What is all incomes?	4/29/2024 1:55 PM
54	I'm impressed by it's vibrancy in terms of year round events. So many events it's hard to keep up!	4/29/2024 12:37 PM
55	I think it was fine till the city stepped in to control everything. Let go.	4/29/2024 10:12 AM
56	It is vibrant quit trying to reinvent the wheel	4/27/2024 1:59 PM
57	We need more community events that are targeted towards a younger demographic	4/27/2024 9:58 AM
58	It is great just as it is. Leave it alone.	4/27/2024 5:27 AM
59	More live music options year round. More diverse food options (don't need any more faux fine dining places)	4/26/2024 7:04 PM
60	No more downtown residential	4/26/2024 2:14 PM
61	Fire him	4/26/2024 1:54 PM
62	Vegetation	4/26/2024 1:42 PM
63	More lower income housing, decreased vacant properties	4/24/2024 11:00 PM

Planning for Growth Survey Results

Q20 How should Ketchum prioritize funding for transportation infrastructure?

Answered: 195 Skipped: 106

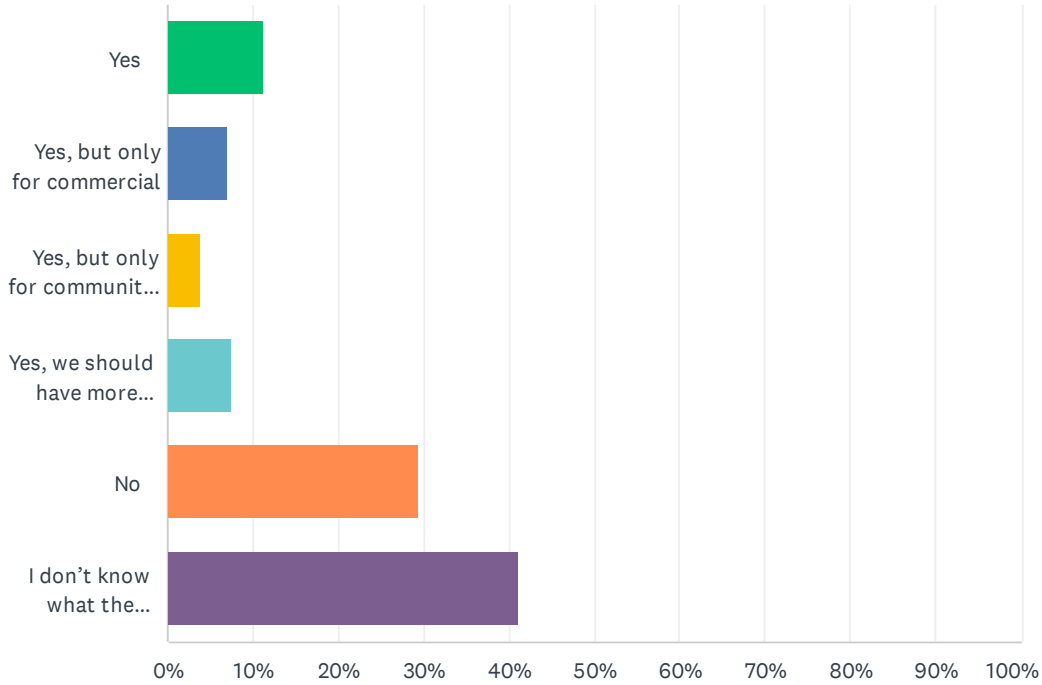


ANSWER CHOICES	RESPONSES	
Prioritize funding for streets/street maintenance	24.10%	47
Prioritize funding for Mountain Rides program	13.85%	27
Prioritize funding for bicycle infrastructure	2.56%	5
Prioritize funding for pedestrian infrastructure	9.23%	18
Prioritize funding for street, mountain rides, and bicycle and pedestrian infrastructure equally	43.59%	85
Unsure	6.67%	13
TOTAL		195

Planning for Growth Survey Results

Q21 Do you agree with the parking exemptions currently in place for certain residential and commercial uses?

Answered: 187 Skipped: 114

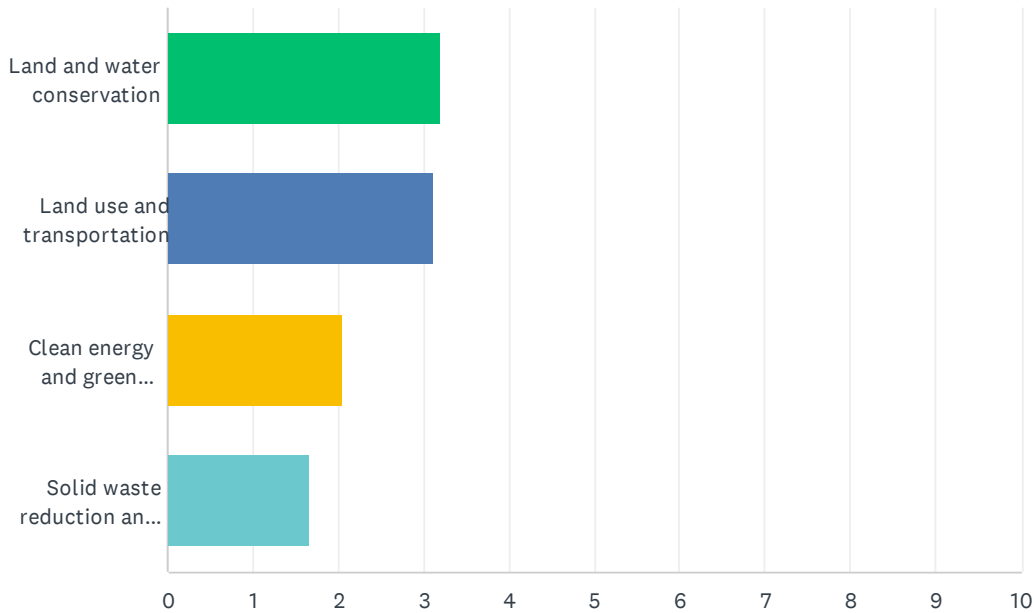


ANSWER CHOICES	RESPONSES	
Yes	11.23%	21
Yes, but only for commercial	6.95%	13
Yes, but only for community housing	3.74%	7
Yes, we should have more exemptions	7.49%	14
No	29.41%	55
I don't know what the exemptions are	41.18%	77
TOTAL		187

Planning for Growth Survey Results

Q22 Please arrange the environmental and sustainability issues described below in order from most to least important for Ketchum to address in the future.

Answered: 166 Skipped: 135



	1	2	3	4	TOTAL	SCORE
Land and water conservation	43.98% 73	37.35% 62	12.05% 20	6.63% 11	166	3.19
Land use and transportation	42.77% 71	32.53% 54	18.07% 30	6.63% 11	166	3.11
Clean energy and green building	9.64% 16	16.87% 28	41.57% 69	31.93% 53	166	2.04
Solid waste reduction and the circular economy	3.61% 6	13.25% 22	28.31% 47	54.82% 91	166	1.66

Planning for Growth Survey Results

Q23 What does a “greener” community mean to you?

Answered: 147 Skipped: 154

#	RESPONSES	DATE
1	Less fossil fuel usage	5/13/2024 1:43 PM
2	Waste reduction/elimination. Good public transport. Opportunities for greater energy efficiency. Ideally independent power generation from solar.	5/13/2024 12:39 PM
3	We do our part in an economically responsible manner to protect the environment.	5/13/2024 11:12 AM
4	Preserving Warm Springs Ranch is the greenest thing done by the City.	5/13/2024 9:16 AM
5	More people living close to where the work, learn, and play, so that they can drive less and walk and ride bicycles more.	5/13/2024 8:06 AM
6	Trees, flowers, green belts around and in the city.	5/12/2024 10:16 PM
7	more recycling options, plenty of public transportation options, more foot traffic	5/12/2024 4:49 PM
8	Recycling, having people stop throwing everything into the trash. The bottle and cardboard station behind the Y is a good first step. Also keeping more plantings in the downtown area, perhaps having that be a requirement for new builds, and cutting back the asphalt and concrete. Sadly there are almost no trees in the downtown area so that would be an area for improvement.	5/12/2024 1:20 PM
9	It doesn't mean LEED Star. Those buildings don't function as buildings. They suck.	5/12/2024 12:15 PM
10	Higher taxes, wasted investments and naive politicians (who never generated a paycheck for an employee) looking for something to do. Please get real.	5/12/2024 12:02 PM
11	Limiting building heights, protect our views, provide convenient parking.	5/12/2024 10:08 AM
12	Open space, low water usage, and conscientious, thoughtful and gracious neighbors	5/12/2024 9:40 AM
13	Don't increase waste and pollution	5/12/2024 2:30 AM
14	Leaving our hillsides and mountain slopes free of development. It was a prescient planning decision decades ago that prevented Ketchum from becoming like Aspen and other mountain communities where such building has been and continues to be allowed.	5/11/2024 5:57 PM
15	Keeping trees. One should need to obtain a permit to cut down a tree. They should only cut trees down that are unhealthy and must replant replacement trees if cutting one down. Not paving up to tree trunks.	5/11/2024 1:10 PM
16	Its a title or catch phrase that cities like to brag to other cities about.	5/10/2024 11:13 PM
17	Fewer cars and traffic. More indigenous greenspace. Preservation of light built environment and visual access to nature. Sustainability businesses.	5/10/2024 10:55 PM
18	Less consumption of energy per person.	5/10/2024 3:35 PM
19	I would focus on the energy code. I would just incentivize energy improvements in developments - speed up permitting for green projects for instance.	5/10/2024 1:50 PM
20	Keep the surrounding area free of suburban developments	5/10/2024 1:12 PM
21	Less emissions, more natural landscapes. Less buildings	5/10/2024 11:34 AM
22	trees, grass, flowers- not so much hardscape	5/10/2024 11:32 AM
23	It doesn't mean less parking and the unrealistic increase in bike usage.....	5/10/2024 11:26 AM
24	Growing intelligently and limiting sprawl. Follow IDOT and the NIMBYers idea of the ideal way to plan and grow, and this place will look just like every other town in America that used to be special, but rotted from within once the people left.	5/10/2024 10:16 AM

Planning for Growth Survey Results

25	The ability to provide sustainable energy with little to no carbon emissions	5/10/2024 10:12 AM
26	Robust recycling, EV charging stations, commuter bike lanes	5/10/2024 9:51 AM
27	Lower carbon footprint, truly dark skies at night, and less dog shit on the trails. None of which our Sustainability Committee ever reports on.	5/10/2024 9:28 AM
28	An actual recycling program that works. The current system is based only on the economic value of certain materials. We. Throw away much of what is recycled elsewhere.	5/10/2024 9:19 AM
29	Well not all this cement and building s that are constructed with Heat producing materials and hardly any Trees !!	5/10/2024 9:13 AM
30	Recycling stations, less plastic and styrofoam used in packaging at the grocery store and elimination of plastic grocery bags, to be replaced with paper.	5/10/2024 9:12 AM
31	better used of energy, electric cars recharging	5/10/2024 8:55 AM
32	Less reliance on finite natural resources. More recycling. We are way behind other cities.	5/10/2024 12:00 AM
33	Healthier. Clear skies, no smog, no pollution.	5/9/2024 10:44 PM
34	Recycling , public transportation, conservation of natural resources	5/9/2024 1:12 PM
35	Awareness	5/9/2024 10:31 AM
36	Codes that stop allowing 11 bedroom single family third homes for rich idiots who fly their private jets in to go heli-skiing. Recycling and buses aren't doing jack diddly to offset the gross overallocation of resources for the ultra-wealthy.	5/9/2024 9:06 AM
37	Clean. Maintained. No trash visible. Less government waste, efficient use of resources, tax payer funds.	5/9/2024 8:47 AM
38	No single use plastics, an actual recycling program, watering restrictions, city wide encouragement of shopping local and less Amazon orders, promote local businesses and restaurants	5/8/2024 11:45 PM
39	More recycling	5/8/2024 5:50 PM
40	It means a community of happy people where the local gov provides the necessary services and doesn't legislate outside of their charter.	5/8/2024 5:46 PM
41	Sensationalized woke culture :(5/8/2024 4:43 PM
42	Healthy water, respect for environment, education /information on how to implement common sense environmental respect.	5/8/2024 2:29 PM
43	More open space in town, including especially downtown (trees, grass, open squares etc). Less development of large multi-story buildings - they are the exact opposite of a green, outdoor focused community.	5/8/2024 2:25 PM
44	If you think the city should be in business to facilitate a "green" community at the expense of human well being then it's time for you to try and live without fossil fuels before you force it on the rest of us!	5/8/2024 1:52 PM
45	can we please be able to cycle more than cardboard and glass?	5/8/2024 1:17 PM
46	We need to put a limit on the square footage of single family homes that can be built in Ketchum. Also, we need to stop wasting water, putting fertilizer on our lawns next to the Big Wood and stop using Sodium on our roads. Ketchum is so far from being green with all the rush to build, build, build.....Marriott = NOT GREEN.	5/8/2024 1:06 PM
47	No comment.	5/8/2024 11:23 AM
48	STOP cutting down all of the PINE trees. That's a part of it. We live on the edge of the best back yard ever, Let's make the run up to the Sawtooth National Forest reflect that.	5/8/2024 11:17 AM
49	Recycling, less need to drive	5/8/2024 11:14 AM
50	Clean up after yourself.	5/8/2024 9:33 AM
51	Greater use of public transportation and encouragement for HOV use. If we collect for	5/8/2024 8:58 AM

Planning for Growth Survey Results

	recycling, should actually recycle (if cost effective).	
52	Good recycling program. Environmentally sound building. Not building empty hotels and offices. On recycling, look at Denmark's system.	5/8/2024 7:29 AM
53	I don't want a greener community. We are not at risk. Stop trying to micromanage individual choices!	5/8/2024 6:59 AM
54	Sustainability and leadership in sustainability. Even if it is to demonstrate that small measures can be practical.	5/7/2024 10:20 PM
55	Not a priority.	5/7/2024 4:10 PM
56	Sustainable and non-polluting	5/7/2024 12:59 PM
57	Newer more efficient buildings in the core, while preserving open space in other areas.	5/7/2024 11:49 AM
58	More open spaces, less high density development all over Ketchum	5/7/2024 11:44 AM
59	Everyone taking personal responsibility not to litter, pick up litter when they see it, clean up after their pets, recycle, reduce noise pollution (for everyone's sanity could we please mandate electric leaf blowers - they are quieter, less polluting, and you do not need to have them constantly on).	5/7/2024 11:24 AM
60	A community that embraces and encourages everything that leads to an overall reduction in carbon footprint - * more restaurants serving high quality (not afterthought) vegetarian options * more locally/regionally grown food offerings at restaurants (must we depend so heavily on Sysco?) * a culture that embraces the time it takes to use public transit or bike/walk as transport (does work really need to start at 8 or 8:30 am, and does everyone really need to leave at 5 pm, when the vast majority of employees in Ketchum commute from elsewhere?) * small footprint residential living (we all love to visit Europe, let's embrace modestly sized housing options - a family of 4 can live in a thoughtfully designed 1,000 sq. ft!) * encourage/incentivize electrification (home heating, induction stoves rather than gas, electric lawn mowers, etc.)	5/6/2024 3:54 PM
61	Less development so we can maintain our current resources. Nothing more frustrating when I have to continue to make sacrifices to accommodate more growth & development, even for "green" building standards.	5/6/2024 11:22 AM
62	One that has less people in it.	5/6/2024 10:03 AM
63	A community where options are present to make the sustainable/resilient route easy to take. For instance, if there is a trash, there should also be a recycling container. Taking transit should be appealing and easy (nice bus stops, frequent buses). All businesses should have easy bike parking. Key bike routes through the City should feel comfortable and connected so that any gender/age can easily get from A to B.	5/6/2024 9:11 AM
64	cutting back on fossil fuel use, reusing materials, recycling when possible	5/5/2024 10:33 PM
65	Protecting and preserving the natural environment and resources (water, wildlife, land).	5/5/2024 7:49 PM
66	Energy efficiency, clean water.	5/5/2024 2:10 PM
67	Less dependence on fossil fuels, less cars / traffic and building codes that force developers into green building.	5/5/2024 11:13 AM
68	Nothing	5/5/2024 10:15 AM
69	Recycling! Lower consumption of fossil fuels (more walking, biking). Green housing construction. Controlling water usage (decrease wasteful sprinkler systems, etc).	5/5/2024 8:17 AM
70	Less vehicles & streets = More walking & green space. Less above ground electric/cable lines.	5/4/2024 9:08 PM
71	One where everyone is cognizant of how their individual actions combine and contribute. One that recycles (correctly and effectively), builds conscientiously, and openly talks about the environment future of our area.	5/4/2024 11:00 AM
72	minimizing environmental impact.	5/4/2024 5:51 AM
73	Not having stop sign on every corner. People being able to ride and walk safely without	5/3/2024 1:17 PM

Planning for Growth Survey Results

agitated drivers speeding to get around the stoplights that are ill timed at best, crossing lights that are ridiculous (what happened to just push a button and have regular flashing lights, flags?).

74	Not sure	5/3/2024 10:49 AM
75	Less parking	5/3/2024 10:06 AM
76	responsible stewardship of the environment. Loose the buzzwords and requirements that have little impact but feel good, and concentrate on policy that supports community growth without waste, etc.	5/3/2024 9:43 AM
77	More walkable, more access to bus transportation, more recycling bins in town.	5/3/2024 9:36 AM
78	recycling, conservation and less waste and pollution	5/3/2024 9:34 AM
79	One where the city does not build big buildings that take up the entire footprint of a lot.	5/3/2024 9:31 AM
80	Sustainable building materials & preservation of sight lines to surrounding beauty.	5/3/2024 8:22 AM
81	Use of sustainable materials & infrastructure	5/3/2024 7:46 AM
82	Wasting money to push the envelope instead of letting it happen in its own time.	5/3/2024 7:17 AM
83	Building sustainably, more parks, a solid recycling program, better public transportation.	5/3/2024 6:31 AM
84	Less dog crap on the trails. Curbside single-stream recycling. Limit on incredibly dirty private jets. Better Mountain Rides to get people out of cars. Dark Skies law that limits lumens. Harnessing our local geothermal energy to replace the coal electricity in our mix. End of water subsidy to Sun Valley Co for its golf courses. Mandatory recycling of construction materials. Green building requirements. More trees downtown. Improved sidewalks to make walking easier. More consistency and accountability for Sustainability Plans--we keep doing them and making reverse progress.	5/3/2024 5:05 AM
85	Ban plastic bags!!	5/2/2024 11:17 PM
86	Great recycling and waste disposal. More core density with higher buildings. Making vacant homes run on low energy. Eliminate low biodiversity zones larger than an acre in size, which aren't used for sports.	5/2/2024 9:24 PM
87	Recognition of climate crisis, stricter watering hours, more emphasis on walking, biking, more parking available rather than taking parking away	5/2/2024 9:17 PM
88	Where feasible including environmentally clean activity/structures/businesses. It's a catch all phrase that is much overused and too easy to say "I agree with it as a goal". The critical issue is feasibility, both practical and financial.	5/2/2024 8:55 PM
89	A community that does not develop beyond its water, energy, and land capacity.,	5/2/2024 8:38 PM
90	Won't answer	5/2/2024 8:16 PM
91	We follow green principles provided they are economically reasonable.	5/2/2024 8:15 PM
92	Based on distinct and directed conservation of resources	5/2/2024 8:13 PM
93	Water. Water. Water. And reducing energy usage where possible	5/2/2024 8:01 PM
94	All the above	5/2/2024 8:01 PM
95	Help reduce waste. Recycle! Reduce Ugly Telephone poles for more scenic environment!	5/2/2024 7:50 PM
96	Fish are healthy and river and waterways are free of PFAS pollutants	5/2/2024 7:29 PM
97	less wood smoke. more efficient buildings, less cars	5/2/2024 7:17 PM
98	less pollution, waste	5/2/2024 2:01 PM
99	Better recycling options here and compost! Renewable energy and land and water conservation	5/2/2024 9:04 AM
100	Please reevaluate the zoning and building in this town. The wood river valley will NEVER meet its sustainability goals if all the new construction is vacant mega mansions that are greenwashed with tiny solar systems and "green building standards." A vacant home sucking down the energy of 50 typical standard income residential homes is ridiculous. The amount of	5/2/2024 8:54 AM

Planning for Growth Survey Results

energy and resources this community uses is obscene for “residents” who don’t live here year round and provide minimal financial benefit to our community.

101	Preservation of existing naturally occurring affordable housing, more pedestrian- and bike-friendly, shared cars, fewer commuters, industrial composting.	5/2/2024 7:35 AM
102	Open spaces for all to enjoy	4/30/2024 9:22 PM
103	Trash cans for recycling available.	4/30/2024 4:24 PM
104	This is laughable. Green construction?? Where is Neal and Jade putting all the waste? What is the run-off doing to our waterways?	4/30/2024 4:15 PM
105	Energy efficient buildings, reduced auto emissions.	4/30/2024 7:48 AM
106	Less cars sitting idle on the highway to/from south towns to Ketchum. Less landscaping trucks. Better recycling.	4/29/2024 11:36 PM
107	Less cars and car use, more EVs including busses and school busses. Incentives for green building, including smaller homes. Better recycling and community composting. More community gardens. Equitable access to nature with signs in Spanish. Incentivizing non-use of single use plastic. Safer landscaping practices by all landscaping companies (no glyphosate). Drought resistant private land practices. More climate and eco literacy in schools and for adults.	4/29/2024 10:47 PM
108	Less is more. No one needs 20k of square feet. It causes waste on every level (and contributes to the problems that Ketchum is facing today)	4/29/2024 9:11 PM
109	Less dog turds not picked up	4/29/2024 8:59 PM
110	Fewer pesticides, banning geo-engineering. There was no space to write this in the transportation section so I, wiring it here. The reality is we live in a largely rural / low density community in the mountains with cold temperatures and snow much of the year. People aren't going to ride bikes. They're not going to walk to get their kids from school or do their shopping. It's not NYC. Unless one lives right in Ketchum, none if these proposals are relevant for most day to day life.	4/29/2024 3:51 PM
111	Bullshit. We already live that way here.	4/29/2024 1:55 PM
112	I lived in NYC for many years and biked as a my main form of transportation. It is more terrifying to ride my bike in downtown ketchum than it ever was riding my bike in NYC. As a result, I don't do it often. If there were stronger bike lanes downtown, it would encourage more biking thus fewer cars thus help with parking issues.	4/29/2024 12:37 PM
113	green building standards	4/29/2024 11:52 AM
114	I personally do not believe a such thing as a green community, such ridiculous terminology. Just another way to tax the citizens,	4/29/2024 10:12 AM
115	More recycling cans around town , better instructions on what and how to separate. It seems the city keeps switching and moving recycling	4/29/2024 8:12 AM
116	Stop allow people to build freakishly large buildings ! It's completely unnecessary and just an ego competition. It's killing the valley.	4/28/2024 8:13 AM
117	Encourage actual recycling. Potentially charge per bag of trash and provide free recycling	4/27/2024 3:05 PM
118	The state actually recycling, solar, hydro renewable energy	4/27/2024 2:48 PM
119	Liberal agenda	4/27/2024 2:26 PM
120	Less assholes flying private jets and building mansions on the river	4/27/2024 1:59 PM
121	Keep Ketchum from overreaching. Support green initiatives but do not over reach.	4/27/2024 12:49 PM
122	trees (they cut too many trees down here). many places require a permit to cut a tree down, here it seems anyone can cut down as many trees as they want to. open spaces...	4/27/2024 8:58 AM
123	Trees and open spaces	4/27/2024 5:27 AM
124	Reduce carbon emissions, composting, more public transportation, affordable food (& other needs) in Ketchum to reduce trips to and from Hailey/twin/boise	4/26/2024 11:02 PM

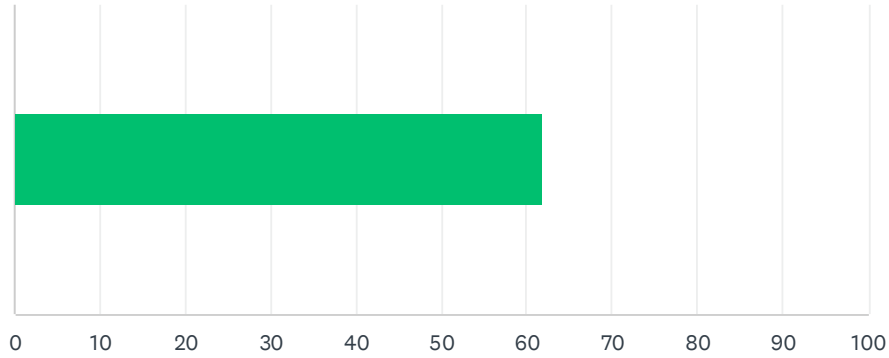
Planning for Growth Survey Results

125	Bette recycling, less plastic	4/26/2024 10:22 PM
126	A resilient and sustainable community for all community members	4/26/2024 9:57 PM
127	More open spaces and less big buildings	4/26/2024 7:19 PM
128	Preservation of natural resources. Emphasis on recycling and waste reduction. Environmentally friendly building practices. Community based resources that reduce duplication of efforts (e.g. public transit, recycling programs)	4/26/2024 7:04 PM
129	An educated approach to construction, sustainability, and growth.	4/26/2024 6:48 PM
130	One that values and protects the natural resources and takes necessary steps to ensure sustainable growth for next generations.	4/26/2024 5:56 PM
131	Better transportation options (or more options) for instance a mountain rides program schedule that works for the nurses at st Luke's - arrives prior to shift at seven and departs when shift is over at 730. Better recycling program.	4/26/2024 5:43 PM
132	I think wastefulness is a good thing to tackle for this community - that said, again in reference to climate change, I think water and land preservation will be crucial.	4/26/2024 5:41 PM
133	Ketchum should not focus on virtue signaling "green" crap	4/26/2024 3:48 PM
134	Better Recycling	4/26/2024 3:36 PM
135	Fewer cars. (And less parking because these people need to grow up)	4/26/2024 3:33 PM
136	Buildings that are power efficient, a recycling center that actually recycles, respecting our natural resources.	4/26/2024 2:14 PM
137	Renewable resources and materials in new infrastructure. Community recycling and composting programs . More non-gas powered mobility. Electric, human powered , etc .	4/26/2024 2:06 PM
138	Awareness of a green community. Community leader strides to have less carbon footprint . Building plans that support a greener outlook	4/26/2024 2:01 PM
139	Fire him	4/26/2024 1:54 PM
140	Ban plastic bags, clean energy, community education on green practices. And seriously do the unused mansions need to have golf course sized lawns that are watered daily twice a day?	4/26/2024 1:44 PM
141	Less snow making, a sustainable natural resources economy that creates building materials that can be a carbon sink.	4/26/2024 1:42 PM
142	Having an actual state of the art recycling center and people use it. More people biking / walking / taking the bus	4/26/2024 1:34 PM
143	More opportunities to recycle and not limit what can be recycled. There needs to be recycling for glass, plastic and aluminum. Would be great if there was a compost area for local florists or the town parks to use for their planters	4/25/2024 9:09 AM
144	Eco-Friendly Transportation: A greener community encourages walking, cycling, and public transportation over car use. Infrastructure like bike lanes, pedestrian paths, and efficient public transit systems contribute to a reduced carbon footprint. Sustainable Development: In a greener community, construction and urban planning prioritize sustainability. This means using eco-friendly materials, reducing urban sprawl, and building with energy efficiency in mind. Community Engagement and Education: A greener community actively involves its members in sustainability efforts. This includes promoting environmental education, encouraging community gardens, and supporting local environmental groups. Water Conservation: A greener community is mindful of water use, promoting conservation through efficient fixtures, rainwater harvesting, and xeriscaping to reduce water waste.	4/25/2024 7:16 AM
145	Better public transportation	4/24/2024 11:00 PM
146	Ethical and sustainable	4/24/2024 9:34 PM
147	Recycling more, composting, building greener, fines and consequences for not meeting green objectives, making it easier for people to do green things (recycling containers all over town, recycling and composting areas for apartment complexes, etc)	4/24/2024 8:27 PM

Planning for Growth Survey Results

Q24 How would you rate the sense of community and belonging you feel in Ketchum?

Answered: 189 Skipped: 112



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	62	11,676	189
Total Respondents: 189			

#	AVERAGE NUMBER	RESPONSES	DATE
1	85		5/13/2024 1:43 PM
2	100		5/13/2024 12:39 PM
3	83		5/13/2024 11:12 AM
4	46		5/13/2024 9:16 AM
5	15		5/13/2024 9:16 AM
6	99		5/13/2024 8:06 AM
7	72		5/12/2024 10:16 PM
8	100		5/12/2024 4:49 PM
9	95		5/12/2024 1:20 PM
10	62		5/12/2024 12:15 PM
11	100		5/12/2024 12:02 PM
12	65		5/12/2024 11:24 AM
13	24		5/12/2024 10:08 AM
14	70		5/12/2024 9:40 AM
15	65		5/12/2024 2:30 AM
16	97		5/11/2024 5:57 PM
17	71		5/11/2024 1:10 PM
18	80		5/11/2024 10:37 AM
19	55		5/11/2024 9:54 AM

Planning for Growth Survey Results

20	100	5/11/2024 7:43 AM
21	4	5/10/2024 11:13 PM
22	70	5/10/2024 10:55 PM
23	68	5/10/2024 3:35 PM
24	98	5/10/2024 1:50 PM
25	35	5/10/2024 1:36 PM
26	76	5/10/2024 1:12 PM
27	34	5/10/2024 11:34 AM
28	100	5/10/2024 11:32 AM
29	75	5/10/2024 11:26 AM
30	97	5/10/2024 11:11 AM
31	51	5/10/2024 10:41 AM
32	31	5/10/2024 10:16 AM
33	100	5/10/2024 10:12 AM
34	20	5/10/2024 9:51 AM
35	36	5/10/2024 9:28 AM
36	54	5/10/2024 9:19 AM
37	59	5/10/2024 9:16 AM
38	49	5/10/2024 9:13 AM
39	76	5/10/2024 9:12 AM
40	82	5/10/2024 8:55 AM
41	99	5/10/2024 12:00 AM
42	0	5/9/2024 10:44 PM
43	39	5/9/2024 8:27 PM
44	67	5/9/2024 1:12 PM
45	76	5/9/2024 10:31 AM
46	90	5/9/2024 9:33 AM
47	1	5/9/2024 9:06 AM
48	62	5/9/2024 8:47 AM
49	38	5/8/2024 11:45 PM
50	51	5/8/2024 5:50 PM
51	42	5/8/2024 5:46 PM
52	17	5/8/2024 4:43 PM
53	74	5/8/2024 2:57 PM
54	68	5/8/2024 2:29 PM
55	48	5/8/2024 2:25 PM
56	40	5/8/2024 1:52 PM
57	38	5/8/2024 1:17 PM

Planning for Growth Survey Results

58	63	5/8/2024 1:06 PM
59	48	5/8/2024 12:14 PM
60	0	5/8/2024 11:23 AM
61	100	5/8/2024 11:17 AM
62	25	5/8/2024 11:14 AM
63	51	5/8/2024 9:33 AM
64	74	5/8/2024 8:58 AM
65	86	5/8/2024 7:29 AM
66	39	5/8/2024 7:27 AM
67	83	5/8/2024 6:59 AM
68	53	5/7/2024 10:20 PM
69	4	5/7/2024 4:10 PM
70	65	5/7/2024 1:26 PM
71	71	5/7/2024 12:59 PM
72	82	5/7/2024 11:49 AM
73	33	5/7/2024 11:44 AM
74	49	5/7/2024 11:24 AM
75	44	5/7/2024 11:22 AM
76	68	5/7/2024 11:05 AM
77	50	5/7/2024 6:38 AM
78	47	5/6/2024 3:54 PM
79	49	5/6/2024 3:21 PM
80	66	5/6/2024 2:07 PM
81	60	5/6/2024 11:22 AM
82	46	5/6/2024 10:03 AM
83	46	5/6/2024 9:11 AM
84	56	5/5/2024 10:33 PM
85	27	5/5/2024 7:49 PM
86	23	5/5/2024 2:10 PM
87	63	5/5/2024 11:13 AM
88	95	5/5/2024 10:15 AM
89	72	5/5/2024 8:17 AM
90	44	5/4/2024 9:08 PM
91	71	5/4/2024 11:00 AM
92	85	5/4/2024 9:09 AM
93	64	5/4/2024 5:51 AM
94	55	5/3/2024 1:17 PM
95	73	5/3/2024 11:14 AM

Planning for Growth Survey Results

96	54	5/3/2024 10:49 AM
97	84	5/3/2024 10:06 AM
98	85	5/3/2024 9:43 AM
99	76	5/3/2024 9:36 AM
100	84	5/3/2024 9:34 AM
101	87	5/3/2024 9:31 AM
102	61	5/3/2024 8:22 AM
103	5	5/3/2024 8:21 AM
104	46	5/3/2024 7:46 AM
105	70	5/3/2024 7:17 AM
106	67	5/3/2024 6:31 AM
107	42	5/3/2024 5:05 AM
108	72	5/3/2024 1:21 AM
109	78	5/2/2024 11:34 PM
110	56	5/2/2024 11:17 PM
111	78	5/2/2024 9:24 PM
112	23	5/2/2024 9:17 PM
113	28	5/2/2024 9:12 PM
114	77	5/2/2024 8:55 PM
115	93	5/2/2024 8:38 PM
116	57	5/2/2024 8:16 PM
117	98	5/2/2024 8:15 PM
118	92	5/2/2024 8:13 PM
119	84	5/2/2024 8:01 PM
120	8	5/2/2024 7:50 PM
121	87	5/2/2024 7:29 PM
122	100	5/2/2024 7:17 PM
123	82	5/2/2024 7:16 PM
124	5	5/2/2024 6:58 PM
125	48	5/2/2024 6:56 PM
126	78	5/2/2024 2:01 PM
127	75	5/2/2024 9:04 AM
128	45	5/2/2024 8:54 AM
129	55	5/2/2024 7:54 AM
130	20	5/2/2024 7:35 AM
131	42	4/30/2024 9:22 PM
132	98	4/30/2024 4:24 PM
133	2	4/30/2024 4:15 PM

Planning for Growth Survey Results

134	25	4/30/2024 1:38 PM
135	76	4/30/2024 7:48 AM
136	35	4/29/2024 11:36 PM
137	84	4/29/2024 10:47 PM
138	27	4/29/2024 9:11 PM
139	42	4/29/2024 8:59 PM
140	60	4/29/2024 8:12 PM
141	41	4/29/2024 3:51 PM
142	38	4/29/2024 1:55 PM
143	85	4/29/2024 12:37 PM
144	100	4/29/2024 11:52 AM
145	5	4/29/2024 10:12 AM
146	79	4/29/2024 8:12 AM
147	91	4/28/2024 12:01 PM
148	48	4/28/2024 8:13 AM
149	62	4/27/2024 10:08 PM
150	70	4/27/2024 6:37 PM
151	15	4/27/2024 3:05 PM
152	100	4/27/2024 2:48 PM
153	32	4/27/2024 2:26 PM
154	49	4/27/2024 1:59 PM
155	100	4/27/2024 12:49 PM
156	36	4/27/2024 9:58 AM
157	84	4/27/2024 8:58 AM
158	99	4/27/2024 5:27 AM
159	53	4/26/2024 11:02 PM
160	100	4/26/2024 10:22 PM
161	23	4/26/2024 9:57 PM
162	36	4/26/2024 9:04 PM
163	64	4/26/2024 7:50 PM
164	49	4/26/2024 7:40 PM
165	36	4/26/2024 7:19 PM
166	100	4/26/2024 7:04 PM
167	74	4/26/2024 6:48 PM
168	81	4/26/2024 5:56 PM
169	74	4/26/2024 5:43 PM
170	60	4/26/2024 5:41 PM
171	21	4/26/2024 3:50 PM

Planning for Growth Survey Results

172	89	4/26/2024 3:48 PM
173	96	4/26/2024 3:36 PM
174	84	4/26/2024 3:33 PM
175	79	4/26/2024 3:32 PM
176	100	4/26/2024 3:30 PM
177	57	4/26/2024 3:17 PM
178	100	4/26/2024 2:14 PM
179	78	4/26/2024 2:08 PM
180	54	4/26/2024 2:06 PM
181	100	4/26/2024 2:01 PM
182	100	4/26/2024 1:44 PM
183	11	4/26/2024 1:42 PM
184	81	4/26/2024 1:34 PM
185	93	4/25/2024 9:09 AM
186	81	4/25/2024 7:16 AM
187	50	4/24/2024 11:00 PM
188	48	4/24/2024 9:34 PM
189	100	4/24/2024 8:27 PM

Planning for Growth Survey Results

Q25 What actions should the City take to improve the health and wellbeing of our community?

Answered: 156 Skipped: 145

#	RESPONSES	DATE
1	Better access to healthcare. Strategic addition of housing. Incentivize companies to stay and come here with good jobs.	5/13/2024 12:39 PM
2	Our community attract a wide range of VERY successful people. Take Steve Wynn for example. He told me he "works in Las Vegas" and lives in Ketchum. Why not ask him?	5/13/2024 11:12 AM
3	The Cou ncil is doing fine - don't let the naysayers drive the agenda	5/13/2024 9:16 AM
4	Work on housing	5/13/2024 9:16 AM
5	Seriously consider closing more and more streets to through traffic and closing some streets all together to create walking districts within the city. Also, make it much easier for people to travel from west Ketchum to downtown. The situation presently is unsafe, and as I age, I want to continue to walk and bike to town from my home and back. Ban noisy internal combustion engines from use by landscape companies. They are insidious and after one company departs the next arrives a few houses down. If not a ban, then incentives to help perhaps one or two companies offer services using manual tools like rakes and tarps and brooms. (Sorry - some of my pipe dream ideas coming out here, but its something that comes to mind (I'm old now, but as a kid I ran those machines for many weeks on end for many summers - once, and old guy came out of his condo irate at me for always running that thing - his wife was ill and trying to rest - I learned a lesson that day many years ago, how horrible those machines are. I'm not hard of hearing as a result of years of running such equipment. What a shame that we let those things exist.	5/13/2024 8:06 AM
6	do not forget why we live here. we are not LA. we are outdoors people who love nature and the environment first. we can not take away the charm of this town	5/12/2024 4:49 PM
7	The City can take small steps to encourage members of Ketchum to spend time outside, the Stay Sunny campaign was a good start. The health of our community is key to keeping Ketchum vibrant.	5/12/2024 1:20 PM
8	Stay out of the "Health and wellbeing of Ketchum" let the city (like nature) develop organically. It got us this far and we don't need California type regulation and policies to control our future.	5/12/2024 12:02 PM
9	Communication,continue to provide the open houses on what is going on like for the main sh project, zooming in for meetings is really helpful especially for those that are working at their business. Surveys, a need though to not have certain interests groups sway or get preferential treatment. Mayb meeting with all groups and hearing their voices and working with them proactively, not after a decision is made and there's no room to collaborate	5/12/2024 11:24 AM
10	Do not overbuild work force housing in the city limits	5/12/2024 10:08 AM
11	Limit density in the core - there is more tension, and crime, as space and visibility are limited.	5/12/2024 9:40 AM
12	Be sure the streets are safe and fire fighters are educated enough not to destroy every structure that they encounter on the job.	5/12/2024 2:30 AM
13	Revoke the new 1234 ordinance. It by its very nature of requirements for building new projects in the downtown on our small standard City lots of 5500 and 8250 square feet. The ordinance makes development above a 1 to 1 ratio of building to land uneconomical and unfinancable. Use our franchise tax funds to underground the rest of our above ground power lines. Restore parking spaces on Main Street that have been eliminated in the Main Street project. Our merchants and restaurants will only suffer from their removal. Snow melt public sidewalks and reduce snow plowing and off hauling of snow in large dump trucks. The carbon footprint of plowing and hauling far exceeds snow melt operational costs if run properly. Snow plows also cause significant damage to our streets, curbs, gutters and sidewalks. Fiscal analysis needs to be done.	5/11/2024 5:57 PM

Planning for Growth Survey Results

14	Allow tree to give us oxygen by not cutting them down. Keep the visitors center open longer and any business within the visitor center to be open those same longer hours. Dont over develop the core.	5/11/2024 1:10 PM
15	Don't change the parking No more big box buildings No workforce housing in the CC Zone	5/11/2024 10:37 AM
16	We do not need to be world class. Why not be quaint, and community based retirement/ tourist based?	5/11/2024 7:43 AM
17	I think the city should focus on improving the quality of life for its residents. You do that by listening to the locals.	5/10/2024 11:13 PM
18	Enhance public transportation, especially between Bellevue and Sun Valley. Create a safe bike path connection route across town from wood river trail to sun valley.	5/10/2024 10:55 PM
19	Attract more businesses and professionals that work locally in an office. Remote workers seem less connected to the community because they interface with the community less frequently.	5/10/2024 3:35 PM
20	We're pretty healthy and doing well...not sure. I'd say go encourage some of these big West Coast cities to get their game together and get back to more centrist policies, away from the ultra left policies that have clearly failed - otherwise people will keep leaving the west coast cities and fleeing to towns like Ketchum. Pressure relief valve.	5/10/2024 1:50 PM
21	Limit unit size of new building to facilitate more units and more affordable options	5/10/2024 1:12 PM
22	Cap the size of houses that can be built.	5/10/2024 11:34 AM
23	save some money for a rainy day.	5/10/2024 11:32 AM
24	Stop favoring tourism, stop the false narrative of rich vs look, stop pretending ing you know anything about sense housing , stop destroying this town with out of control hotel and high end commercial construction, stop flushing valuable real estate down the toilet by converting it into a socialized housing aka a life time liability to year round tax payers, just so the hotels can have cheap labor	5/10/2024 11:26 AM
25	Affordability	5/10/2024 11:11 AM
26	Stand up for the silent majority: the people too busy eeking out a living to protest change at every meeting and write mean blogs.	5/10/2024 10:16 AM
27	Take action to meet the goals of the Comp Plan. Virtually all of the issues addressed in the 2014 Comp Plan still need to be addressed	5/10/2024 10:12 AM
28	Double or triple the affordable housing requirements for developments. Don't allow developers to buy out their requirement. More affordable housing that is throughout the community, not in huge developments.	5/10/2024 9:51 AM
29	Create a housing plan that stops offering subsidized housing for tourism workers and retirees and focus on a housing plan that attracts essential workers with families.	5/10/2024 9:28 AM
30	Encourage and support workforce housing and establish more parking. My clients have to walk blocks to my office in season. They don't ride bikes from Elkhorn or Mid-valley. They are generally seniors. Start paying attention to the needs of us business owners. You work for us. All of us.	5/10/2024 9:19 AM
31	Limit the low income housing in the downtown core	5/10/2024 9:16 AM
32	Stop building these out of place structures!!	5/10/2024 9:13 AM
33	Talk to the residents who live here.	5/10/2024 9:12 AM
34	plant mre trees	5/10/2024 8:55 AM
35	Encourage multi-generational interaction / relationships by facilitating mentoring and showcasing the skills and talent of our community's seniors to younger people in the community. This increased interaction benefits both young people and older adults and could be a solution to some of our mental health challenges.	5/10/2024 12:00 AM
36	Determine what the residents want for their future. Put a moratorium in place for construction until residents are heard and there is a clear path forward for growth.	5/9/2024 10:44 PM

Planning for Growth Survey Results

37	Foster new small business, create a viverrine down town and work on keeping the small town community feel.	5/9/2024 1:12 PM
38	Listen, be kind, don't take anything for granted. We are very dependent on snow, wildfire smoke, global economy etc. Marketing and growth are important for stability of locals.	5/9/2024 10:31 AM
39	Focus on mental health.	5/9/2024 9:06 AM
40	I think many health options are available. Nothing more needed.	5/9/2024 8:47 AM
41	I feel a real disconnect between the police and the community I feel they are not serving but more hunting, harassing, profiling. I have never once seen police officers walking around town ever.	5/8/2024 11:45 PM
42	recall the mayor	5/8/2024 5:50 PM
43	Get out of the way of the private sector. Stop spending tax dollars on consultants and do your job.... our health and wellbeing isn't YOUR job.	5/8/2024 5:46 PM
44	Reduce traffic	5/8/2024 4:43 PM
45	Ban leaf blowers.	5/8/2024 2:57 PM
46	Less fees and more flexibility for those trying to succeed here.	5/8/2024 2:29 PM
47	Seriously limit the pace of development. Do not grant variances to building codes and design reviews. Preserve older smaller structures. Adopt a "resident" viewpoint rather than a "developer" viewpoint.	5/8/2024 2:25 PM
48	What does this mean?	5/8/2024 1:52 PM
49	Stop using Salt on our roads. This was done in more recent years and is getting into our ground water and into the Big Wood River.....there are health concerns with its use.	5/8/2024 1:06 PM
50	We are pretty darn healthy, and active.	5/8/2024 12:14 PM
51	Stop building low income housing especially with no parking and add parking for locals and workers.	5/8/2024 11:23 AM
52	Commit to staying a vibrant "small mountain town". Commit significant funding, effort and planning to SVED. Many years ago an effort and funding was committed to increasing our tourist centric economy. It worked and we are seeing benefits. Now commit the same funding and effort to business development. SVED and its mission should be in the cities top three priorities.	5/8/2024 9:33 AM
53	Open the LI area to mixed use development of LI with workforce housing. Build a high school so that young families don't have to drive to Hailey twice a day!	5/8/2024 8:58 AM
54	Affordability and encouragement of young families' needs in Ketchum. A strong and supportive environment for start ups or successful businesses moving to Ketchum.	5/8/2024 7:29 AM
55	Repeal 3 regulations for every new regulation put in place. Decrease taxes.	5/8/2024 6:59 AM
56	Continue to improve on housing options. Partner with St. Luke's and other health care providers to support their needs when possible. More 'community' cops on a walking beat and fewer with with body armour looking like they are in the Marine Corps.	5/7/2024 10:20 PM
57	We to attract a younger resident.	5/7/2024 4:10 PM
58	Consider acquisition and development of mixed live, work, commercial, retail on the old lumber yard site.	5/7/2024 1:26 PM
59	STOP the bastardization of our town! No more boxes, limit the height (meaning no exemptions), realize we're not all 30 years old.	5/7/2024 12:59 PM
60	Partner with the private sector and other municipalities to get things done that benefits the entire valley and not be so focused on trying to have a hand in every deal.	5/7/2024 11:49 AM
61	Limit the large developments for downtown.	5/7/2024 11:44 AM
62	See Question 23 regarding the nuisance of leaf blowers. They disturb residential	5/7/2024 11:24 AM

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neighborhoods every day of the week and make it almost impossible to talk on the phone in offices, especially if you want to have your windows open. Electric blowers can be on only when needed, while gas blowers stay on the minute someone picks them up, causing unnecessary and exceptionally loud noise pollution. On a safety note, the stop signs need to be more visible. Many are blocked by trees or in locations difficult to see. I walk my dog daily through and in the downtown core and daily see drivers blasting past stop signs (some slowing down indicating that they see them but not actually stopping and others either ignoring them or not even seeing them), and the number of drivers (and bicycle riders) on their cell phone is stunning. It is stressful trying to enjoy the town. And I would not even consider riding a bike through town, it is so dangerous with distracted drivers.

63	Places like the warm springs dog park make our town a great place to live. It's a wonderful place to gather and meet people and/or be with your friends. Places like this define our town and improve our quality of life. Most people don't live on fancy, big homes so to have a place to go and get out of your tiny house/condo is essential in one's quality of life. Why do you think people ski over 100 days? It's a place to go, see people and be outside	5/7/2024 11:22 AM
64	Bring back younger people	5/7/2024 6:38 AM
65	Prioritize actions that support quality of life for local people with local jobs. The market/economy is going to do what it's going to do and will continue to drive the development pattern observed after the past couple of years. Tourism and room nights sold will ebb and flow over the years, but the mountains will always call visitors here. Local people with local jobs keep the lights on and the wheels turning and people with these characteristics are rooted in a place, week after week, year after year – in high season, and during slack. A community flourishes or languishes based on the strength of the bonds between the people in it and likewise, individuals are healthier and happier when they have social connections. These bonds don't form, or are weakened, when there is a high population turnover due to housing instability. Similarly, when the supermajority of the workforce lives elsewhere, the daytime population of the town (aka workforce) isn't able to fully engage in Ketchum community life (whether it's strolling in the park with children or pets, volunteering, participating in local government, etc.) because their lives are centered elsewhere. As a city government you can take actions and risks to shape community health and wellbeing for the better, using levers that aren't appealing to the free market. For example, continued investment in a housing stock of permanent, stable, attainable housing for individuals and families who derive their income primarily from the local economy. Or, by simply asking the question when considering policies, "How does this decision affect the lives of the workforce and their families?"	5/6/2024 3:54 PM
66	Help a diversity of individuals live here	5/6/2024 3:21 PM
67	Safety. Safe sidewalks in winter. Bicycle infrastructure should be on side streets not the main arteries. More of density waivers should be used for deed restrictions to include local. Workforce housing should focus on rentals and ensure workforce compliance. We should have included a deed restriction when ADUs were allowed.	5/6/2024 2:07 PM
68	Succumb to your true self, a tourist town.	5/6/2024 10:03 AM
69	Provide housing density downtown so that less people have to drive from Hailey/beyond.	5/6/2024 9:11 AM
70	encourage more community involvement in decision making	5/5/2024 10:33 PM
71	Prioritize the needs of the residents instead of the desires of the construction and real estate sectors.	5/5/2024 7:49 PM
72	Discourage McMansions.	5/5/2024 2:10 PM
73	Update the building codes to address west Ketchum flooding and invest or require developers to upgrade the infrastructure to mitigate future flooding.	5/5/2024 11:13 AM
74	Stop building low cost housing inside city boundaries—	5/5/2024 10:15 AM
75	Get a decent curb recycling program! The current program does NOT pick up glass(!) or cardboard(!), which are the easiest items to recycle. We also need a 'green bin' program for yard waste and kitchen compost. Ketchum is behind most communities in recycling.	5/5/2024 8:17 AM
76	More green space in core downtown area. All Vehicles travel on outskirts	5/4/2024 9:08 PM
77	Keep doing what you're doing. I really appreciate the surveys, open houses, and all you do to share what you're working on and receive comments from the community.	5/4/2024 11:00 AM

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78	There deed restriction/density ratio should be adjust towards more deed restriction. The parking waiver for under 700 square feet should go away unless deed restricted. Safe sidewalks and parking need to be a higher priority. Bicycling should be encouraged on side streets not the main arteries. There should absolutely be limits on building height and no building should be a full city block.	5/4/2024 9:09 AM
79	Ketchum is unique because it is smaller/less developed. People will be seeking that type of experience vs. the Aspen's and Park City's of the world. If we could make marginal changes to improve and prepare for th future without a wholesale change that would be good.	5/4/2024 5:51 AM
80	Get rid of the mayor and his 2 sidekicks!!!! And maybe a few of the redundant positions and entities claiming to help.	5/3/2024 1:17 PM
81	Limit people from being able to build huge vacation homes in existing neighborhoods that have an average <3000sq ft footprints.	5/3/2024 11:14 AM
82	We have a GREAT St Lukes hospital that already takes good care of our community. not sure what City can do	5/3/2024 10:49 AM
83	The city does a good job with events	5/3/2024 10:06 AM
84	?	5/3/2024 9:43 AM
85	Slow down on huge condos and homes being built and focus on getting more varied real estate so our town can remain vibrant and livable.	5/3/2024 9:36 AM
86	Stop letting developers build big buildings.	5/3/2024 9:31 AM
87	If we prioritize the natural surroundings downtown then height restrictions are easy to prioritize. We don't need more affordable living Downtown but it needs to be close so prioritize it in the industrial zone - that's close enough. Crest more open space downtown - when the Farmers Market was downtown with the street closed, that was lovely! More restaurants open on Sundays & open later.	5/3/2024 8:22 AM
88	More affordable housing	5/3/2024 7:46 AM
89	Create more parking out of the core to encourage people to walk when they are in town	5/3/2024 7:17 AM
90	I think you're doing it with this survey.	5/3/2024 6:31 AM
91	Elections matter. We need more City Councilors like Hutchinson and Cordovano. We need a new Mayor who is not in the pocket of the tourism industry.	5/3/2024 5:05 AM
92	It seems overall pretty good here. Don't allow anyone to require pronouns.	5/2/2024 9:24 PM
93	Previously mentioned	5/2/2024 9:17 PM
94	Support St Luke's , somehow get the legislature on the right track.	5/2/2024 8:55 PM
95	I feel that this survey limits participation. Several areas could have used a comment section. I think the City needs to improve its oversight and definition of workforce housing to ensure compliance. I think the parking waiver for units under 700 square feet needs to go away unless the unit is deed restricted. I think bike lanes are safer and more effective when they are located on side streets vs main arteries. I think our current zoning language entitles developers and ties the hands of staff and planning and zoning and I will no longer vote for leaders that allow vague language to perpetuate this entitlement. I support increased density in town to prevent construction on the mountain overlay and to increase workforce housing but that needs to be balanced by a comprehensive plan and zoning regulations that sustain our views, access to public lands, and character. And - cars are not the enemy. Please stop wishing away parking concerns to move another priority forward.	5/2/2024 8:38 PM
96	Actually include feedback	5/2/2024 8:16 PM
97	Take actions to better manage (or more appropriately reduce) the huge focus of new development to house and serve part timers and visitors. If we want a more vibrant community we should do more to encourage new full time residents even at the expense of part timers and visitors.	5/2/2024 8:15 PM
98	Be futuristic in your thinking	5/2/2024 8:13 PM
99	See above	5/2/2024 8:01 PM

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100	Figure out how to restrict so much building so quickly! Put quota's and how many houses that can be built to keep flow of people slow! Or we'll end up like Park City where it's way to busy and people can't love there unless you are rich. :(5/2/2024 7:50 PM
101	Maybe another pool? An easier way to ski areas?	5/2/2024 7:29 PM
102	more locals living in town caring about its future.	5/2/2024 7:17 PM
103	You need more parking downtown if you want us to continue to shop at the businesses there, otherwise we will have to drive to Hailey and shop. And stop approving the big, ugly square box commercial and residential housing buildings around Main Street. You are killing what was once a beautiful town.	5/2/2024 6:58 PM
104	help to provide more workforce housing.	5/2/2024 2:01 PM
105	Provide more support programs for the low and standard income residents. To include housing, continuing education, transportation, comprehensive emergency plans focusing on this part of our community, etc.	5/2/2024 8:54 AM
106	House locals here, in town. We've lost too many people!	5/2/2024 7:35 AM
107	Listen to the community!	4/30/2024 9:22 PM
108	Back off on the parking space grab. Honor the parking fees paid in lieu in the past to provide parking for the buildings built. Stop building apartments which the city will run and decide who qualifies to rent. It should not be a service provided by the city. Listen to the commercial owners and businesses in the city and not have the city staff dictate their rules. Most have not lived and worked here long enough to be aware of the problems they are creating.	4/30/2024 4:24 PM
109	Actually fire the leaders and vote to have legacy local business owners and family's with children in school in the city be the decision makers. WE don't want to live in Aspen, Jackson, or Park City. Stop overbuilding. Leave the parking for staff and visitors. Say NO to development even if it means not getting the taxes the city wants.	4/30/2024 4:15 PM
110	we need to honor the past and not lose our values - and this is coming from a young person!	4/30/2024 1:38 PM
111	Deal with the parking/tradfic/congestion problems now before they get way worse. Be more receptive to responsible developers. Be more transparent in decision makers making.	4/30/2024 7:48 AM
112	Focus on families and the longevity of this community. It can't just run on wealthy retirees.	4/29/2024 11:36 PM
113	The current focus on mental health is great but needs to be ongoing. Signing the 5BCAP and following through. Increasing the city's recreation budget.	4/29/2024 10:47 PM
114	Less light pollution and noise pollution. Lights are increasingly a problem, and there doesn't seem to be a lick of enforcement on dark sky.	4/29/2024 9:11 PM
115	More affordable healthy foods in grocery store	4/29/2024 8:59 PM
116	Nothing. It's up to people to decide how to improve their health and well-being,	4/29/2024 3:51 PM
117	Leave the businesses alone	4/29/2024 1:55 PM
118	Encourage communication between economic classes.	4/29/2024 12:37 PM
119	Don't ignore mental health	4/29/2024 11:52 AM
120	Why is it your responsibility to improve the health and well being of the community. It is each person responsibility maintain our community. You seem to want to become a socialist community. Stop trying to control.	4/29/2024 10:12 AM
121	Stop letting the new people dictate what goes up!	4/28/2024 8:13 AM
122	Housing	4/27/2024 10:08 PM
123	more vibrancy and bigger population = more support for our businesses year round. slack used to kill businesses and now we have a chance for local business owners to be successful year round. work with state and federal to incentivize and reduce barriers to building housing. current land prices do not pencil in except for ultra luxury residences.	4/27/2024 6:37 PM
124	Stop trying to outsource everything and focus on City Government priorities	4/27/2024 3:05 PM

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125	Adorable housing for young family and couple first time home owners	4/27/2024 2:48 PM
126	Moratorium on building	4/27/2024 2:26 PM
127	Fire Suzanne frick and oust Bradshaw	4/27/2024 1:59 PM
128	Most importantly the housing comments I have made above. What has happened to Ketchum is that the government has tried to use restrictive laws to try to enforce and create certain directions. Everytime government does this the laws of unintended consequences happen. Less restriction allows the people to do the right thing and shape the future.	4/27/2024 12:49 PM
129	I just want to be able to afford shit. Go out and get a coffee without worrying, Sun Valley has a bit of grasp on this town which needs to be released, YES we are a resort town but we are not the resort. Prices around town have a premium surge just because its "Sun Valley"	4/27/2024 9:58 AM
130	I think its already great	4/27/2024 8:58 AM
131	Lay low. Things are fine.	4/27/2024 5:27 AM
132	Create more jobs and pay employees a living wage, close the gap between cost of living and living wage, limit availability housing to the local workforce, disconnect from sun valley resort.	4/26/2024 11:02 PM
133	Better recycling system !	4/26/2024 10:22 PM
134	We need to engage new residents in the community, they need to be involved in community events and take ownership of keeping our town the special place it is	4/26/2024 9:57 PM
135	Mental health support	4/26/2024 9:04 PM
136	More affordable overall, more community events, less big buildings and more affordable housing, more open spaces, preservation of historic buildings and character including fauna, free skiing for locals	4/26/2024 7:19 PM
137	Affordable housing. Literally the #1 issue here. My housing costs have increased 50% in the last 2 years. Need more work arounds to limiting vacation rentals, or this town will be dead in 10 years.	4/26/2024 7:04 PM
138	Affordable housing will always be an issue, but the introduction of financial plans to allow for individual professional growth will allow Ketchum businesses to flourish while supporting the community. Incentives to take care of their employees to keep people in the valley would allow for steadier growth for both the business and the individual.	4/26/2024 6:48 PM
139	Put a Toll gate at the Ohio Gulch light and the Galena Lodge; fine every single out of state plate coming into the city and put that money directly into funding affordable housing. Charge 2nd home (non primary)owners a higher property tax rate to offset their impact.	4/26/2024 5:56 PM
140	Supporting local businesses and startups that bring young families and opportunities to the community and allows them to stay	4/26/2024 5:43 PM
141	The rest of my community already lives south valley or can't afford to be in the WRV at all	4/26/2024 5:41 PM
142	Mental health initiatives	4/26/2024 3:48 PM
143	Have parking downtown for businesses	4/26/2024 3:36 PM
144	Literally find me a husband.	4/26/2024 3:33 PM
145	make moves on affordable housing. Two massive Main Street city blocks currently being developed only offer around 2000 sq feet total workforce housing? Im guessing those want be affordable for long either.	4/26/2024 3:32 PM
146	We need wage adjustments or control over inflation.	4/26/2024 3:17 PM
147	I think we live in a pretty healthy community. Maybe more options for our Hispanic community	4/26/2024 2:14 PM
148	More affordable housing	4/26/2024 2:06 PM
149	More access to mental health and maintaining public lands	4/26/2024 2:01 PM
150	Fire him	4/26/2024 1:54 PM
151	The city needs to have a great divorce from the hold of Sun Valley Company and the senior	4/26/2024 1:42 PM

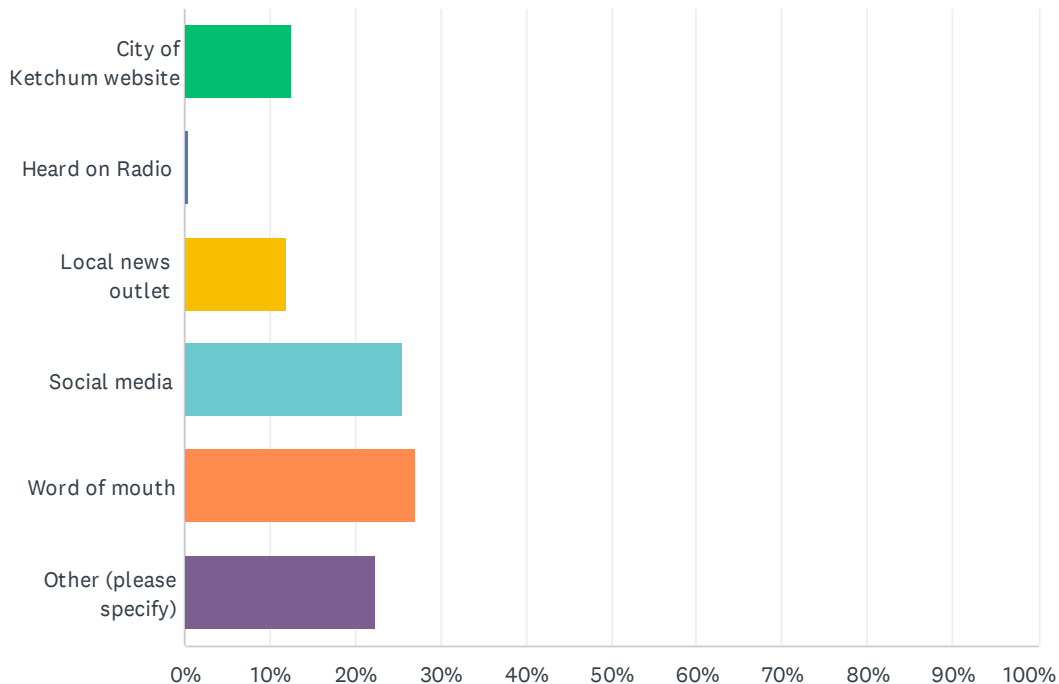
Planning for Growth Survey Results

	citizen part time residents.	
152	Make mental health practitioners more affordable / accessible. Slack should be a time for locals to come together and make plans for future initiatives! Not just leave on vacation because no one is visiting.	4/26/2024 1:34 PM
153	Free or discounted once a month or every 3 months wellness check ups.	4/25/2024 9:09 AM
154	Democratize Healthcare: Healthcare should be a basic human right, not a commodity. Ketchum should push for universal healthcare access for all residents, regardless of income or employment status. This can include free clinics, community-based healthcare centers, and public funding for mental health services. Decommodify Public Spaces: Reclaiming public spaces for communal use is crucial for a healthier community. The city should transform vacant lots into community gardens and parks, offering residents free spaces for recreation, gardening, and social gatherings. This fosters physical activity and strengthens community bonds. Abolish Food Insecurity: Food should not be a privilege. Ketchum should support food sovereignty by establishing community kitchens, food cooperatives, and urban agriculture initiatives. This approach ensures everyone has access to nutritious, locally grown food, reducing dependence on corporate food systems. Embrace Workers' Rights and Fair Wages: Economic stability is key to wellbeing. Ketchum should enact policies that support workers' rights, fair wages, and job security. This could include promoting worker-owned cooperatives, implementing a living wage, and ensuring strong worker protections to challenge exploitative corporate practices. Dismantle Systemic Barriers: Inequality undermines health and wellbeing. Ketchum should actively fight discrimination and systemic barriers by promoting diversity and inclusion. This includes supporting marginalized communities, ensuring equitable access to education and resources, and creating spaces where all voices are heard. Champion Environmental Justice: A healthy environment is a human right. The city should lead the charge in transitioning to renewable energy, reducing pollution, and promoting sustainable practices. This involves holding corporations accountable for environmental damage and prioritizing clean air and water for everyone. Encourage Radical Social Innovation: Ketchum should embrace innovative, community-driven solutions to social and economic issues. This includes experimenting with alternative economies, such as barter systems, time banks, and community currencies, which reduce reliance on traditional capitalist structures.	4/25/2024 7:16 AM
155	Increase hours for public transportation, stop the building of giant building with only a handful of housing, support local businesses with more awareness campaigns and events	4/24/2024 11:00 PM
156	Mental health services especially for first responders	4/24/2024 9:34 PM

Planning for Growth Survey Results

Q26 How did you hear about the Cohesive Ketchum: Comprehensive Plan update project?

Answered: 192 Skipped: 109



ANSWER CHOICES	RESPONSES	
City of Ketchum website	12.50%	24
Heard on Radio	0.52%	1
Local news outlet	11.98%	23
Social media	25.52%	49
Word of mouth	27.08%	52
Other (please specify)	22.40%	43
TOTAL		192

#	OTHER (PLEASE SPECIFY)	DATE
1	It would be hard to miss it. Email, Word on the Street, IME...	5/13/2024 11:26 AM
2	Several news, social and city comm's	5/12/2024 9:42 AM
3	Email and newspaper	5/11/2024 7:43 AM
4	Emsil	5/10/2024 11:10 PM
5	newsletters. being an engaged citizen.	5/10/2024 10:18 AM
6	All of the above	5/10/2024 10:13 AM
7	Email	5/10/2024 9:54 AM

Planning for Growth Survey Results

8	Emails from the City	5/10/2024 9:30 AM
9	Email	5/10/2024 9:16 AM
10	mt. express	5/10/2024 8:56 AM
11	Project Ketchum website and Ketchum Sun substack	5/10/2024 12:03 AM
12	email	5/9/2024 1:15 PM
13	realtor community	5/8/2024 1:54 PM
14	The Ketchum Sun. Really appreciate this viewpoint on what is going on in local government. This forum is becoming the place where many full-time and engaged second-home owners are getting their news.	5/8/2024 7:32 AM
15	On the citizens advisory commitee	5/7/2024 4:13 PM
16	Email	5/7/2024 12:59 PM
17	Newsletter	5/7/2024 11:27 AM
18	Realtor email	5/7/2024 11:23 AM
19	word on the street	5/5/2024 10:35 PM
20	Word on the street	5/5/2024 11:13 AM
21	Email	5/5/2024 8:17 AM
22	your emails	5/4/2024 11:01 AM
23	City of Ketchum email Newsletter	5/3/2024 11:15 AM
24	Word on the Street	5/3/2024 10:06 AM
25	on a committee	5/3/2024 9:45 AM
26	Email	5/3/2024 9:38 AM
27	email	5/3/2024 9:34 AM
28	City email	5/3/2024 7:18 AM
29	Heard on the Street email	5/3/2024 5:07 AM
30	You emailed me.	5/2/2024 9:26 PM
31	All of the aboe	5/2/2024 8:17 PM
32	Newspaper	5/2/2024 8:14 PM
33	Email	5/2/2024 7:52 PM
34	city email	5/2/2024 7:21 PM
35	Email	5/2/2024 7:16 PM
36	Perry Boyle	4/29/2024 9:18 PM
37	i attended the Cohesive Ketchum presentation which I heard about via word of mouth. I have seen many people post the survey on social media.	4/29/2024 12:41 PM
38	word on the street	4/29/2024 10:13 AM
39	From the meeting at the limelight this week	4/27/2024 8:59 AM
40	Newspaper	4/27/2024 5:31 AM
41	Hannah Harris' instagram	4/26/2024 3:33 PM
42	Fire niel	4/26/2024 1:54 PM
43	Courtney Hamilton	4/24/2024 8:28 PM

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Q27 What other questions, priorities, or concerns would you like to raise for consideration through the Comprehensive Plan Update process?

Answered: 112 Skipped: 189

#	RESPONSES	DATE
1	Has anyone ever looked at the impact that conservation easements have on housing prices? Donors gift away development rights for open space, view corridors, and wildlife habitat. They receive in return, enormous tax benefits. Service employees, that resorts towns like Ketchum need, are pushed further away from their jobs burning tremendous amounts of fossil fuel commuting. Could conservation easements actually be bad for the environment? A large hotel was approved for the Warm Spring Ranch property. It would have been a perfect place for mixed use housing. We're public land rich with a vast amount of open space.	5/13/2024 11:26 AM
2	Do NOT let the gadflies limit the height, density, or the building code by an artificial use of the FAR to lever against commercial development	5/13/2024 9:17 AM
3	I'm afraid my NIMBY neighbors may not like the idea of higher density in our low density neighborhood, but we need to adjust our old zoning laws to better accommodate our current situation. Change is hard, especially in a place as great as this. Many feel tempted to ask the next one to arrive to close and lock the gate behind them, but that is not a good way to approach life. We need to be open and ready to change for the betterment of all.	5/13/2024 8:10 AM
4	more transparency as to how these building/growth decisions are being made	5/12/2024 4:50 PM
5	I'd like to have someone address better circulation of public transportation to the major sports areas and entertainment arenas. Knowing that there is so much to do here in Ketchum, but you end up driving there, is sort of sad.	5/12/2024 1:21 PM
6	That as much research,surveys,open houses May occur for those that live ,work here are heard	5/12/2024 11:25 AM
7	Expand awareness of initiatives like the "trout friendly" low water initiative supported by the Wood River Land Trust to highlight many similar initiatives supported by the city, tourism authorities, businesses and residents. Show we are sharing and caring.	5/12/2024 9:42 AM
8	Stop growth	5/12/2024 2:31 AM
9	Do it right and objectively. Make it serve our community rationally and for all of us who live and work here.	5/11/2024 5:59 PM
10	We need to understand the new comp plan and how it relates to the proposed zoning changes	5/11/2024 10:38 AM
11	Strongly encourage/arm twist owners of Simplot parcel(s) and old Anderson Hardware parcel to responsibly develop. These large strategic sites need to be incorporated into town plan.	5/11/2024 10:00 AM
12	I think population size it the most critical component. Do the residents of Ketchum want more or less? Pro development or anti-growth? You should not proceed with planning until you forecast the population and desired population.	5/10/2024 11:17 PM
13	'Work force' housing is essential to the vibrancy of our community and the excellence of services we enjoy here. I encourage the City to reconsider the language used ('work force' 'low income') regarding housing. I feel this may trigger perceptions that create obstacles to progress. These terms don't necessarily call to mind teachers, nurses, artisans, and others who are part of our daily lives. Personalize the initiative. Put a face to it. I understand there is no universal right to live where you work. So for those who can't or don't choose to live in Ketchum, please find ways to make it easier to get here...,for example, better/more frequent public transportation supported by park & go lots, carpool lanes (more than 1/2 the vehicles going up/down hwy 75 have just 1 person.	5/10/2024 11:10 PM
14	Workforce housing has been an issue here since the 80s even. And all cities are dealing with affordability issues - this is not unique to Ketchum. And we need to realize not everyone can	5/10/2024 1:52 PM

Planning for Growth Survey Results

realistically live in Ketchum. Hailey and Bellevue are important solutions with a TON of capacity for cheaper housing too.

15	The people that live and work here need to come first. People like visiting because of our community if we loose that we'll loose the tourism	5/10/2024 1:13 PM
16	Everyone seems to think more people is the answer. That really seems to be the problem.	5/10/2024 11:36 AM
17	Specifically ask about building heights. Discuss schools, healthcare, retirement issues related to additional affordable housing	5/10/2024 11:35 AM
18	Dog waste management caused by dense number of dogs likely at Bluebird. Better solution? Ban dogs at blue bird...	5/10/2024 11:26 AM
19	Be forthright. You are the professionals in the arena. Let the critics with no value to add bark at the clouds, attempt to put their heads in the sand, and hope that the interest in Ketchum will blow over. It will not. Be Planners. Look ahead. Accept the challenges head on. Create a better future.	5/10/2024 10:18 AM
20	Making real progress as a region in addressing our most pressing issues	5/10/2024 10:13 AM
21	The city should be buying existing housing, small condos in older developments that are vacant.	5/10/2024 9:54 AM
22	You can read my thoughts in TheKetchumSun.substack.com While I am highly critical of the Troika, I have written a ton on what can be done to reverse the destruction of Ketchum as a community.	5/10/2024 9:30 AM
23	More parking.	5/10/2024 9:20 AM
24	I'd like to see this town eliminate short term (air b & b) rentals or make them for at least a week at a time, so that the housing situation stabilizes and people don't buy vacant properties to turn a weekend profit.	5/10/2024 9:13 AM
25	try to use more native plants	5/10/2024 8:56 AM
26	Let's not put our head in the sands regarding the needs of older adults. Let's understand how well prepared they are or are not with respect to finances, family and social support to age independently. Let's be innovators in solutions that keep seniors active, engaged, contributing members of our community.	5/10/2024 12:03 AM
27	I think the city needs to work with the rest of the valley to determine growth and growth expectations. Ketchum council is split on pro and anti development. Hailey is encouraging high density housing and is pro-development. What impact does this have on Ketchum?	5/9/2024 10:47 PM
28	On surveys moving forward it would be nice to be able to enlarge images (i.e. the slides at the beginning) and have explanations of terms that might not be common knowledge.	5/9/2024 1:15 PM
29	I am a big proponent of community housing but let's make sure that the contracts keep it community housing in perpetuity if there is a public financing contribution or variance. Get it right and don't rush it. Thank you	5/9/2024 10:32 AM
30	Plan and spend judiciously.	5/9/2024 8:48 AM
31	We need a parking/ traffic solution for workers (especially in the construction trades because of all of the nonstop construction) And then require developers, contractors, etc. to have their workers/subs park at East Fork, Ohio Gulch, Hailey, Bellevue, and take the bus and/or carpool. Try driving north from Hailey between :00-9:00 am and conversely head south at 4:30 bumper to bumper How about a rush hour carpool/ bus lane!?	5/8/2024 11:50 PM
32	Listen to the people	5/8/2024 5:51 PM
33	Why didn't you ask the question: How important to you is this Comprehensive Plan Update?	5/8/2024 5:49 PM
34	Listen to & consider input even if you think you don't agree.	5/8/2024 2:31 PM
35	More planning is not needed. Action in favor of residents, and not developers is needed.	5/8/2024 2:26 PM
36	Stop trying to force bike and bus transportation on a community that needs to be mobile.	5/8/2024 1:54 PM
37	I think it should be a priority to NOT increase density in Low Density Residential areas. One of the current City Council Members promised me that would never happen. This was before	5/8/2024 1:09 PM

Planning for Growth Survey Results

Covid and now look what's being suggested on this survey. Many people who fill this out won't know the context...will simply mark YES, because they want more housing. I want more housing too but not in Low Density Neighborhoods.

38	Will the resort remain n private hands?	5/8/2024 12:15 PM
39	Parking, Housing not in the city core, The post office fiasco....	5/8/2024 11:25 AM
40	Housing is the backbone of this (and any) community. There are people at the Community meeting saying that "if you can't afford to live in Ketchum, you shouldn't", but what they are missing is that the people that wash the cars and serve the coffee and tune the skis and bag the groceries should have a chance to live here too. They can get all of those jobs closer to home. Why travel for the same pay? Who's going to cater the parties or teach the children or admit the patients or run the non-profit offices? Without the diversified community it all goes away and all that's left will be a bunch of millionaires bitching about how "it used to be!" END RANT thank you for your hard work.	5/8/2024 11:23 AM
41	Have ranked voting so that the final result of who gets elected truly represents a MAJORITY of the community. Having a mayor elected with less than 50 percent of the vote is not representative of our community and creates too much division.	5/8/2024 9:37 AM
42	There needs to be a much greater emphasis on regional planning. For example, workforce housing would be much more cost effective and desirable (to the residents) in Hailey and Bellevue than it is in Ketchum - but better public transportation among the towns would be necessary	5/8/2024 9:01 AM
43	The hole in the ground. It is a physical manifestation of all that is wrong. Mis-used opportunity to create community, offer a welcoming intro to Ketchum, and showcase our community values of inclusiveness, affordability and respect for our land and natural beauty.	5/8/2024 7:32 AM
44	Ketchum is going the wrong direction by getting increasingly intrusive to people's lives.	5/8/2024 7:00 AM
45	Keep up the good work. Communication is great and the process is very thorough.	5/7/2024 10:22 PM
46	Parking is not a problem. Lazy is the problem. Park a block away from your destination and walk more. I work doubles and always find parking, no problem. Just not right outside the door.	5/7/2024 4:13 PM
47	All of my above answers	5/7/2024 12:59 PM
48	We should think about the overall longer term strategy and continually update the tactics to make that happen. Finding that middle ground between the folks that believe a wall should have been built behind them when they moved into town, and the right amount of progression in growth will keep our community moving in the right direction.	5/7/2024 11:58 AM
49	Where to place affordable housing projects so they don't impact Ketchum's overall feeling of a small mountain town or reduce our parking to access the many stores and restaurants in our community.	5/7/2024 11:47 AM
50	It is odd that the city swings from spending a lot of money on studies that do not appear to be productive (a spread of ~800 to 3,000 person projection is not really helpful, is it?) and a 'seat of our pants' style, i.e., I attended a meeting regarding Ordinance 1249 and heard the city officials "we don't really have established goals for the one year temporary period, we just want to see what happens" and "we determined the need for more office/commercial space/activity based upon feedback from Spencer's review of the MLS". We can do better.	5/7/2024 11:27 AM
51	How traffics flows. Put in roundabouts NOT stop lights.	5/7/2024 11:23 AM
52	Where is the underground parking????	5/7/2024 11:06 AM
53	I have to say something about the awful hole in the ground that's put a major blight on this community for way too many years. Stop and think and do something to remedy this and quit believing the developer who's led ketchum around by the nose for too long. It's the worst and it's the gateway to our community.	5/6/2024 4:25 PM
54	I am concerned by recent reports that HOA fees may be too high for affordable housing residents. Buildings age, insurance is going up, and fees are increasing. It isn't fair to consider shifting that burden to the other residents.	5/6/2024 2:11 PM
55	You need to give up the facade that you are a place for workers. The cost of housing and the market rate paid to local workers will never equal out. The rich will always buy out properties	5/6/2024 10:05 AM

Planning for Growth Survey Results

and make the city too expensive for the working class to live here.

56	do not take away parking on Main St. It is unrealistic to think everyone is walking or biking during wintery/cold days, especially for older patrons	5/5/2024 10:35 PM
57	It appears the process is weighted towards the real estate and development interests and not the residents of Ketchum. The focus groups, technical committees etc are biased in favor of status quo.	5/5/2024 7:57 PM
58	Outdated building codes!	5/5/2024 11:13 AM
59	Keep parking in the city for small business and restaurants	5/5/2024 10:17 AM
60	Development of curb recycling program and green bins.	5/5/2024 8:17 AM
61	Building height code exemptions	5/4/2024 9:09 PM
62	We need to hear from the younger generations in town -- those who will be here for the next ten years and beyond. The generations who have been here for 40+ years have a certain vision of what this town should look like, but those of us who are younger feel differently about the ongoing development and opportunities for housing.	5/4/2024 11:01 AM
63	Since past city code made the P&Z weak and developers entitled, language should no longer allow flexibility.	5/4/2024 9:11 AM
64	How about slowing things down and actually think/see the repercussions of all of the development? Who would it hurt to wait and see what happens after all of these new buildings get built. Why rush the proposed development on the parking lot on Second? We need and can have parking and development if the city were actually serious about that.	5/3/2024 1:19 PM
65	Address more available FREE PARKING IN TOWN...EASLY FOR DEVELOPERS TO PROVIDE PARKING ON GROUND FLOORS UNDER NEW DEVELOPEMENTS . MAKE DEVELOPERS PAY, NOT KETCHUM.	5/3/2024 10:52 AM
66	views are not rights - in certain areas density is a requirement to economic stability	5/3/2024 9:45 AM
67	Please stop allowing big buildings to be built without accounting for parking. They should be required to build underground or garage parking. Our town will be so difficult to navigate in the future if we allow huge buildings to be built and don't account for all the extra cars they will bring along.	5/3/2024 9:38 AM
68	Need for underground parking--fire preparation for our Lahana moment.	5/3/2024 7:18 AM
69	An aging community is a dying community. Subsidizing retiree housing and transient tourism industry worker housing does nothing to preserve the community. It is a misdirection of the housing issue.	5/3/2024 5:07 AM
70	Hulen Meadows and north of Ketchum deserves a bus route by now.	5/2/2024 9:26 PM
71	Parking, regulation of building size (back to more human scale) diversity in architectural design,	5/2/2024 9:19 PM
72	Again, hosing and parking. Eliminating parking is the wrong answer. Believing housing for workers by not requiring parking is illusory. Density bonuses help, but reality and nation-wide experience tells us that the cost of land is the determining factor. Unfortunately that means public financial participation, but no one wants to hear that.	5/2/2024 8:58 PM
73	The parking waiver for units under 700 square feet needs to go away unless the unit is deed restricted. We need a height and width restriction for buildings so that no building can soar over town or massively fill an entire block. Every building should include sufficient parking to support its use.	5/2/2024 8:51 PM
74	Better coordination with Blaine County and the cities of SV, Hailey and Bellevue. At the end of the day we are all part of one relatively small community. Coordination may leader to smarter plans to manage our broader communities future growth.	5/2/2024 8:17 PM
75	Biggest one is the Beautification Consideration! How do we make the area more scenic? How do we plan to remove all the ugly telephone poles and other things that block the Mountain Views? This should be a high priority right behind Recycling and housing for the workers!	5/2/2024 7:52 PM
76	enforce the dark sky ordinance much more strictly. xmas lights need to go off immediately on	5/2/2024 7:21 PM

Planning for Growth Survey Results

the dates stated. it would be so easy to have someone go out at night and identify where the problems are. when the ordinance is not enforced people loose pride in it. look at the Knobb hill hotel those xmas lights have been on year around now for at least 3 or 4 years. same with many places in town. what a shame no one is trying to be on top of that.

77	Not sure how this would be done, but managing NIMBY input so that it doesn't overwhelm the input. Make sure you're getting feedback from the workers who don't have time to come to the public meetings.	5/2/2024 7:37 AM
78	Please don't keep building housing and take away parking.	4/30/2024 9:24 PM
79	Does it really need updating. Perhaps it doesn't and that should be a real consideration in light of changing it. Who is requesting or seeing a need to rewrite the plan???	4/30/2024 4:26 PM
80	Go door to door and poll local business owners. Find out how radically effected they are. Create a Board of Legacy Local Leaders who can VETO what the planning and zoning committee grossly mismanage.	4/30/2024 4:16 PM
81	pump the breaks	4/30/2024 1:38 PM
82	Forecasting growth based on population trends is incredibly misguided- growth will predominantly be driven by visitation, second home demand, and Sun Valley Company development.	4/30/2024 7:53 AM
83	Make sure to work with Hailey and Bellevue. Everyone thrives off each other and it is important and that are varied businesses throughout the valley and effective transportation to be able to access events/community/outdoors throughout the valley without sitting in extreme traffic (ie gymnastics only offered in Hailey after school hours/picking kids up from Hailey middle school or the highschool).	4/29/2024 11:38 PM
84	A lot of what was ranted about by me is out of the control of the Ketchum city Council. There's a lot of higher level economic forces at play. The ultra rich are able to afford Ketchum, and nobody else is. That is starting to have impacts today, but we have a stable community of longtime residents. Once those long time residents die off, the town will continue to be replaced more and more by the ultra wealthy and a class of people who make low enough for affordable housing. I would try to consider what levers you have to pull that could stem the tide. May not be very much. It may feel nice to write a bunch of stuff down that constitutes a comprehensive plan, but the reality is that the community of Ketchum is slowly going to atrophy, and move elsewhere. Finally, and this is a big one, the fact that you cannot retain a family like mine is a big problem. I make what would consider a very good income, and I live a very quiet, modest life with my wife and daughter. It was a lifelong goal of mine too, continue living in Ketchum. I am unable to do that because I don't fall into the ultra wealthy or a class of people who can slip into affordable housing.	4/29/2024 9:18 PM
85	The "middle class" is disappearing here. The answer isn't always more low income housing... what about the folks with young families who dont have family money and therefore can't afford homes here? But also who make too much to qualify for low income? It's tough to be caught in the middle.	4/29/2024 8:14 PM
86	One if the trends in govt seems to be to always try to do something, but sometimes, no action is better than doing something just to do something. It will be interesting to see how the main street project turns out. Seems to me it's going to address traffic freak traffic for an hour or two a day during the really busy months - but what will the costs be to local businesses due to less parking? Is this huge cost really necessary? There's still going to be traffic backed up down the highway - the new Ohio Gulch light has ensured that. So what is the point of spending \$10 million?	4/29/2024 3:54 PM
87	Get rid of short term rentals.	4/29/2024 1:55 PM
88	I really enjoyed the Cohesive Kethum presentation! I would love to continue to be civically engaged in this way. I think if everyone attends town halls, etc. This is one more way to facilitate and empower community. We all need to be engaged on the local level. Extraordinary to feel our voice makes a difference.	4/29/2024 12:41 PM
89	I think the 2014 Plan was pretty good - no significant changes needed but thanks for updating it and making it more usable	4/29/2024 11:53 AM
90	stop controlling every aspect. let go.	4/29/2024 10:13 AM

Planning for Growth Survey Results

91	parking is very important, yet it is not even mentioned in this survey. Parking is essential for residents and tourists . Why are we going to over develop Ketchum? It only makes residents quality of life suffer.	4/29/2024 8:13 AM
92	Actual policy proposal	4/27/2024 2:49 PM
93	Moratorium for 6 plus months	4/27/2024 2:26 PM
94	Where are you from and why are trying to re invent a perfect town	4/27/2024 2:00 PM
95	Local government needs to do less and stop making decisions that restrict the citizens. We do not live in a socialized country. Ketchum government is not as important as it thinks it is. This has led to endless builders and workers in many industries that don't want to have anything to do with Ketchum because of your overreach government is intended to simply do a few things Well not overreach and do a ton of things badly.	4/27/2024 12:52 PM
96	none	4/27/2024 8:59 AM
97	We need to communicate to the public that more affordable housing will lead to child care needs, larger schools, retirement housing, increased healthcare facilities, increased demand on infrastructure, etc. All cost money- lots of it.	4/27/2024 5:31 AM
98	I would really like to see less parking in Ketchum, preserving existing green space and prioritizing community housing is eessential	4/26/2024 9:58 PM
99	Connect warm springs dog park to river run via a trail	4/26/2024 7:31 PM
100	The in lieu fee should be 3K/foot so if someone actually pays it, the city would have plenty of money to actually build instead of the ridiculously low number it is, that should be reevaluated yearly and auto increase 2% no matter what. essentially force builders to create more work force housing.	4/26/2024 5:57 PM
101	Incentives for locals such as flight vouchers, food vouchers, lift ticket discounts.	4/26/2024 5:46 PM
102	Listen to the people. Not the mayor	4/26/2024 3:49 PM
103	Do not remove parking on Main Street or the Washington Parking lot. Do not put affordable housing in the middle of town. Put it down by the hospital, it's close to town and on the bus route.	4/26/2024 3:38 PM
104	I think Paige Nied is a hero. And my mayor shreds pow.	4/26/2024 3:33 PM
105	Id like if there was far more community outreach when it comes to planning and implementation of preposed projects and ideas. Make meetings more accessible and better advertised so that people in the community not just jobless millionaires can attend.	4/26/2024 3:33 PM
106	Niel fire him	4/26/2024 1:54 PM
107	It's not about making the town look pretty. Focus on the heart that makes this town pretty, the people	4/25/2024 9:10 AM
108	*Questions* How Will the Plan Address Housing Inequality? What measures will be taken to ensure affordable housing for all income levels, preventing displacement of low-income and middle-class families? What Is the City's Strategy for Environmental Sustainability? How will the plan incorporate renewable energy, waste reduction, and conservation to combat climate change and promote sustainability? How Will the Plan Ensure Community Involvement and Transparency? What mechanisms will be in place to ensure that all community members, especially those from marginalized groups, have a voice in the planning process? *Priorities* Human-Centered Economic Development Prioritize economic initiatives that focus on community well-being over corporate profits, such as supporting local businesses, cooperatives, and worker-owned enterprises. Social Justice and Equity Ensure that the plan addresses systemic inequalities and promotes diversity and inclusion. This can include policies that support racial justice, gender equality, and LGBTQ+ rights. Resilient Infrastructure and Public Services Develop infrastructure that meets the needs of all residents, including robust public transportation, accessible healthcare, and well-maintained public spaces. *Concerns* Gentrification and Displacement How will the plan prevent gentrification from displacing long-time residents and eroding the town's unique character? Corporate Influence and Land Grabs What safeguards will be in place to prevent corporations and Wall Street groups from exploiting Ketchum's real estate market and driving up costs? Climate Resilience	4/25/2024 7:19 AM

Planning for Growth Survey Results

and Adaptation How will the plan ensure that Ketchum is prepared for climate-related challenges, such as wildfires, drought, and extreme weather events?

109	When are we going to stop allowing builders to pay the fee in order to escape creating affordable housing in new builds and instead require that any new build MUST have affordable housing units? Allow more ADUs on properties and incentivize people building them/opening theirs up	4/24/2024 11:02 PM
110	Concerned these surveys create false data because only certain types of people are generally going to see them. Engaging young people is important	4/24/2024 9:36 PM
111	Would love to get mail delivered to my house instead of having to pay for the privilege of waiting 4 days for packages to be sorted (though I'm sure this is outside the bounds of this plan)	4/24/2024 8:28 PM
112	Not sure	4/24/2024 6:14 PM



Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

STATION

07

Housing

- Stop paying wealthy people to convert from short-term to long term; create another incentive
- keep building high density residential/ income based on city owned land

STATION

09

Transportation

- create a bike zone on the highway north of Ketchum cemetery to Saddle Road!
- allow for more "park + ride" lots

STATION

10

Sustainability and Community Health

- keep parks / open space / easements, river access, view corridors
- keep all the sightlines.

TAKE HOME SURVEY

Want more time to think about things? Great! Scan the code to take our online survey.





COMPREHENSIVE PLAN UPDATE OPEN HOUSE FEEDBACK

Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

STATION

07

Housing

STATION

09

Transportation

More frequent bus times, late night bus option

STATION

10

Sustainability and Community Health

Biggest Issue: Transportation (more bus offerings + times - late night valley buses), mainly btw/ Ketchum + Hailey/Bellevue since longest mileage.
Greener Comm: people engaged (school educ), recycling bins around Ketchum city sidewalks, more community events (Live Shows), HtIs etc that target younger people that are the city future. More EV infrasx?

TAKE HOME SURVEY

Want more time to think about things? Great! Scan the code to take our online survey.



Presentation and posters at www.projectketchum.org



COMPREHENSIVE PLAN UPDATE OPEN HOUSE FEEDBACK

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STATION

07

Housing

STATION

09

Transportation

PARKING
NEED
MORE

STATION

10

Sustainability and Community Health

TAKE HOME SURVEY

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COMPREHENSIVE PLAN UPDATE OPEN HOUSE FEEDBACK

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STATION

07

Housing

Middle income families need help with housing.

STATION

09

Transportation

People want to drive their own cars. Please allow them to.

STATION

10

Sustainability and Community Health

PARKING!!!

TAKE HOME SURVEY

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Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

**STATION
07**

Housing

Keep housing out of
Downtown &
move to low density

**STATION
09**

Transportation

Funding priority
1. Downtown Rise Parking
2. Bicycle - free
3. Streets - free
Hybrid parking
@ Washburn St

**STATION
10**

Sustainability and Community Health

Recycle in Ketchikan
for residents

TAKE HOME SURVEY

Want more time to
think about things?
Great! Scan the code
to take our online
survey.





COMPREHENSIVE PLAN UPDATE OPEN HOUSE FEEDBACK

Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

STATION

07

Housing

Work with Large Parcel
owners to plan some
"open" apartment
development
or starter homes
(Shurtanover)

STATION

09

Transportation

Is there room on the
railroad Right of way
for both bikes and
a "rail" or commuter
Bus - off the state
Highway - 27

STATION

10

Sustainability and Community Health

1. expand no hunting/trapping
zones beyond the
city limits!
(with Forest Service)
People are shooting ^{down} into W.S. from hillsides
2.

TAKE HOME SURVEY

Want more time to
think about things?
Great! Scan the code
to take our online
survey.



Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

**STATION
07**

Housing

- Who designs HDU in mixed areas?
- What new housing structures are considered?
- How do we ensure these new housing units don't all become extremely expensive/luxury condos and continue to have employees who can't live here?

**STATION
09**

Transportation

**STATION
10**

Sustainability and Community Health

- Attracting a middle class of families, remote workers, etc. to ensure our population doesn't age too quickly

TAKE HOME SURVEY

Want more time to think about things? Great! Scan the code to take our online survey.





COMPREHENSIVE PLAN UPDATE OPEN HOUSE FEEDBACK

Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

STATION

07

Housing

*Ketchum is doing a poor
job of requiring off street
parking for new multifamily
structures*

STATION

09

Transportation

STATION

10

Sustainability and Community Health

TAKE HOME SURVEY

Want more time to
think about things?
Great! Scan the code
to take our online
survey.





COMPREHENSIVE PLAN UPDATE OPEN HOUSE FEEDBACK

Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

STATION

07

Housing

I agree that we need more
high density in downtown and more
active areas.

More High density in general!

but also add unit size limits on ~~AD~~
Residential

STATION

09

Transportation

Less parking. more walkways
will help not hurt business

Make downtown more walkable
close 4th st.

STATION

10

Sustainability and Community Health

Comp 03A

TAKE HOME SURVEY

Want more time to
think about things?
Great! Scan the code
to take our online
survey.





Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

STATION
07

Housing

Yes - change the low density
areas but this must
have strict building
guidelines & not every
property should be 3-4 stories
crammed in
2nd story MAXIMUM HEIGHT!

STATION
09

Transportation

Mountain Rides is a valuable resource!
We need more of it for
full time residents of all
Bear County
and
more erranders

STATION
10

Sustainability and Community Health

Greener Community - real recycling
- real composting
- avail to all
residential/commercial

Limit/Prohibit pesticides of all kinds
Mental Health Resources

TAKE HOME SURVEY

Want more time to
think about things?
Great! Scan the code
to take our online
survey.





COMPREHENSIVE PLAN UPDATE OPEN HOUSE FEEDBACK

Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

**STATION
07**

Housing

Housing is important & should be encouraged in the downtown core - but not all geared towards work force housing.

**STATION
09**

Transportation

**STATION
10**

Sustainability and Community Health

In order of priority

1 Solid Waste & Circular Economy
2 Land Use & Transportation
3 Land & Water Conservation
4 Green Energy & Green Buildings
Before I can comment on allowing additional housing density in low density residential areas, the codes & parameters have to be defined.

TAKE HOME SURVEY

Want more time to think about things? Great! Scan the code to take our online survey.





COMPREHENSIVE PLAN UPDATE OPEN HOUSE FEEDBACK

Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

**STATION
07**

Housing

Policy M-1.3 question # 1 - Yes!

QUESTION #2 - YES with limits. Like
still needs to be green space + not
going crazy with it

**STATION
09**

Transportation

Question # 1 - yes all need to be
considered

Question #2 - no

**STATION
10**

Sustainability and Community Health

1. Too hard to choose
2. The things in the climate action plan
3. pass

TAKE HOME SURVEY

Want more time to
think about things?
Great! Scan the code
to take our online
survey.





COMPREHENSIVE PLAN UPDATE OPEN HOUSE FEEDBACK

Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

STATION
07

Housing

Families live in Hailey
because that is where it is
happening.

STATION
09

Transportation

STATION
10

Sustainability and Community Health

Love Mountain Rides
Need more of it.

TAKE HOME SURVEY

Want more time to
think about things?
Great! Scan the code
to take our online
survey.





Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

STATION

07

Housing

We agree there should be more
density downtown

low density residential - we need
to consider the environment

STATION

09

Transportation

yes - please prioritize rollerblading

no but i have had my car towed &
paid an entry in Newport Beach
for it.

STATION

10

Sustainability and Community Health

1 solid waste & circular economy

2 land & water conservation

greener = recycling for all

invest in urban programs for sustainability

TAKE HOME SURVEY

Want more time to
think about things?
Great! Scan the code
to take our online
survey.





Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

STATION
07

Housing

Slow down on 2nd Bluebird project.
Help the Housing Authority to develop full
capacity at the Lift Tower plus lot to the
south. Finish that project and see where
we stand.

STATION
09

Transportation

Expand the bus system.
Would like to consider dogs on the bus
again. I know it is difficult as not all
owners get how to handle their dog in
public situations - so there is that problem.
Need a dog park bus

STATION
10

Sustainability and Community Health

Most achievable is land use & transportation
All are extremely intertwined and of
equal importance
Extreme density is not "greener"
Not conducive to health in anyway

TAKE HOME SURVEY

Want more time to
think about things?
Great! Scan the code
to take our online
survey.





Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

STATION

03

Demographics and Trends

STATION

04

Planning for Growth

Not opposed to growth however
slow and steady development

STATION

05

Our Capacity for Growth

No hillside development ever!

Industrial area can have housing
as long as industry remains

STATION

06

Economy

there will be limited retail
if there is no convenient parking!
Make it easy and welcoming

Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

**STATION
03**

Demographics and Trends

where are the \$70,000 people going

**STATION
04**

Planning for Growth

yes.

What I don't understand is how zoning works re: "low density residential" — can we change this? how do we invest in change?

**STATION
05**

Our Capacity for Growth

density is a major issue

I would be interested in housing in town as well as outside of town.

encourage residential in light industrial

**STATION
06**

Economy

Keep light industrial district

yes the city should increase land designation for commercial use.

Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

**STATION
03**

Demographics and Trends

**STATION
04**

Planning for Growth

Please look at Lift Tower ledge
there is unused land and
natural terrain sloping down
for parking underneath.

Please look at the light
industrial district

**STATION
05**

Our Capacity for Growth

**STATION
06**

Economy

Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

**STATION
03**

Demographics and Trends

1. median age rose 10 years
2. no

**STATION
04**

Planning for Growth

1. yes
2. It definitely leaves me wanting more info

**STATION
05**

Our Capacity for Growth

1. Moderately
2. I like the backshot approach - higher density down town, investigating the areas of city impact, and more south valley options
3. Yes

**STATION
06**

Economy

- Question #1 - Yes, keep light industrial district.
- #2 yes - important to encourage biz in town.

BUT! Open to adding more residential as well

Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

**STATION
03**

Demographics and Trends

**STATION
04**

Planning for Growth

**STATION
05**

Our Capacity for Growth

Light Industrial Area is the most underutilized & underdeveloped area. The potential for ~~good~~ housing, mixed use structures & industrial to co exist nicely is great. That is they area I would focus the most, as well as the core

**STATION
06**

Economy

COMPREHENSIVE PLAN UPDATE OPEN HOUSE FEEDBACK

Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

STATION 03 **Demographics and Trends**

STATION 04 **Planning for Growth**

Incentive for property owners to build in keeping w/ the community wishes

Annex Cold Springs into the city

Create a comprehensive permitting plan

2 step maximum

Open Space throughout the community

No more big box buildings

STATION 05 **Our Capacity for Growth**

Yes drought is a concern

Keep industrial but also development - need to revise code

STATION 06 **Economy**

Yes - we need to preserve commercial/industrial

Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

**STATION
03**

Demographics and Trends

**STATION
04**

Planning for Growth

~~I don't think that~~

**STATION
05**

Our Capacity for Growth

**STATION
06**

Economy

More close housing so employees
can live here.

Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

**STATION
03**

Demographics and Trends

**STATION
04**

Planning for Growth

**STATION
05**

Our Capacity for Growth

**STATION
06**

Economy

People underestimate the value of land south of the hospital - The existing waste water treatment plant must be replaced not just improved and that cost is not understood

Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

**STATION
03**

Demographics and Trends

How is a "local" worker defined in 2024?

**STATION
04**

Planning for Growth

**STATION
05**

Our Capacity for Growth

**STATION
06**

Economy



Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

STATION

03

Demographics and Trends

more efforts to
transition older condo
ownerships that owners
are aging out to
work force housing

STATION

04

Planning for Growth

Retain open spaces
and views!

STATION

05

Our Capacity for Growth

STATION

06

Economy

We are serving the ultra
wealthy - So raise prices
and raise workforce
pay to liveable
wage (see Seattle min. wage)

Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

**STATION
03**

Demographics and Trends

**STATION
04**

Planning for Growth

Yes, growth at this point is necessary

**STATION
05**

Our Capacity for Growth

very concerned about resources
water - public access
wildlife
- more housing south of K
- yes on rezoning on L & Y

**STATION
06**

Economy

I don't know about this
I see - commercial ground level

Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

STATION

03

Demographics and Trends

STATION

04

Planning for Growth

Utilize south of
Hospital for
housing

STATION

05

Our Capacity for Growth

change code for
light INDUSTRIAL

STATION

06

Economy

Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

STATION

03

Demographics and Trends

3-4 Story Parking
garage behind
Sushi DO NOT LOOSE
any more parking!!!

STATION

04

Planning for Growth

More Housing at
or near Hospital!!!

STATION

05

Our Capacity for Growth

2-Story Parking behind
Silver Creek Sports
Apartments above

STATION

06

Economy

Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!



**STATION
03**

Demographics and Trends

**STATION
04**

Planning for Growth

Stop pretending all the
new ugly boxes will not
add more parking requirements

Find more long term
parking add

**STATION
05**

Our Capacity for Growth

**STATION
06**

Economy



Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

**STATION
03**

Demographics and Trends

If you build all of this housing for all of the really poor people/homeless people. What about the middle income people who also cannot afford to live here? "Affordable housing" does not apply to most of the workforce. They are not actually eligible

**STATION
04**

Planning for Growth

We Need Parking to support our Businesses!!!
People do not want to walk 5 blocks to go shopping.

**STATION
05**

Our Capacity for Growth

Don't ruin our community with our building

**STATION
06**

Economy

We need parking to support a strong economy
Please don't take away our parking!

Thank you for joining us - As you walk around the room, please jot down any thoughts or comments you may have!

STATION

03

Demographics and Trends

- allow for single family homes that are affordable so families can stay/move here
- impose a tax on homes that are not occupied most of the year like

STATION

04

Planning for Growth

- convert / change zoning laws to allow development on current vacant/underdeveloped land i.e. change zoning to allow the corner Albertson's owners to be developed into grocery store (much needed) and housing + other commercial use

STATION

05

Our Capacity for Growth

- do not go up because we can't go out
- encourage duplexes / 4-plexes for new development

STATION

06

Economy

- subsidize ~~seasonal~~ workers who are impacted by very ~~real~~ real slumps in earnings during slack
- quit subsidizing wealthy people for housing
- have

ATTACHMENT B: NEIGHBORHOOD WALKING TOUR PROMOTIONAL FLYER

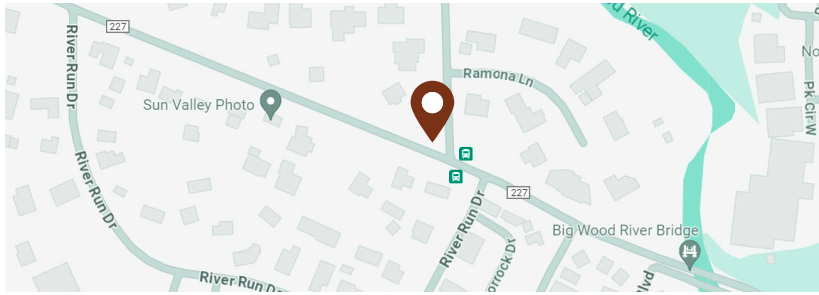
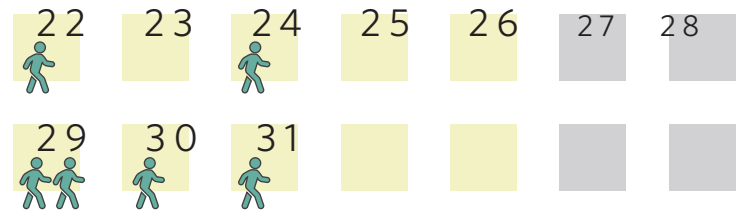
JOIN US FOR A WALKING TOUR!



The city is hosting neighborhood walking tours to inform the Cohesive Ketchum: Comprehensive Plan Update process. The tours will build an understanding of how current policies and regulations influence how the city changes and provide the opportunity to hear from the community about the character and scale of buildings in different neighborhoods.

PARKING IS EXTREMELY LIMITED AT MEETING LOCATIONS.
Please plan to walk, bike, or ride the bus.

JULY 2024

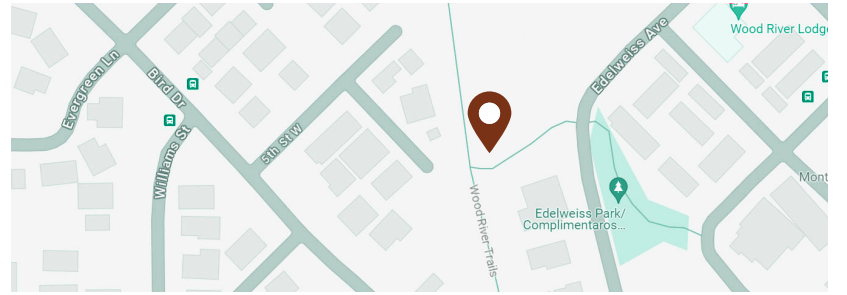


WARM SPRINGS RESIDENTIAL NEIGHBORHOODS

MONDAY, JULY 22 | 6:00PM - 7:30PM

Meeting Location: Intersection of East Canyon Run Boulevard and Warm Springs Road

Mountain Rides: Blue Route

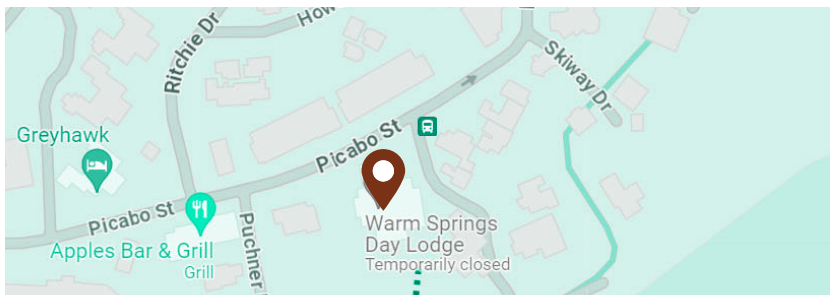


WEST KETCHUM RESIDENTIAL NEIGHBORHOODS

WEDNESDAY, JULY 24 | 6:00PM - 7:30PM

Meeting Location: Bike Path and 4th Street

Mountain Rides: Blue & Valley Routes

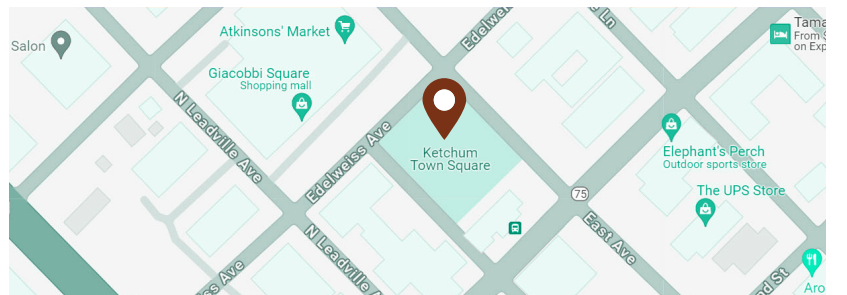


WARM SPRINGS BASE AREA

MONDAY, JULY 29 | 10:00AM - 11:30AM

Meeting Location: Warm Springs Lodge—201 Picabo Street

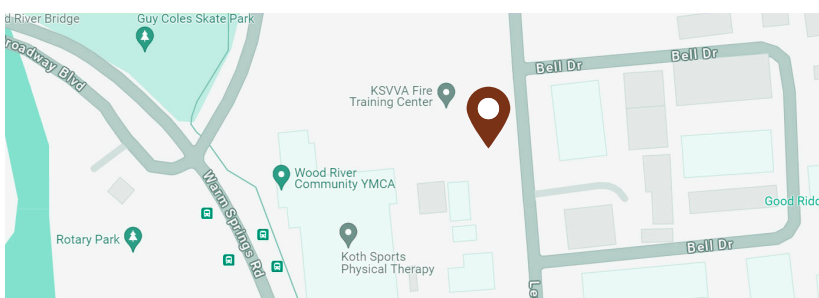
Mountain Rides: Blue Route



DOWNTOWN

MONDAY, JULY 29 | 5:30PM - 7:00PM

Meeting Location: Ketchum Town Square
480 E 4th Street

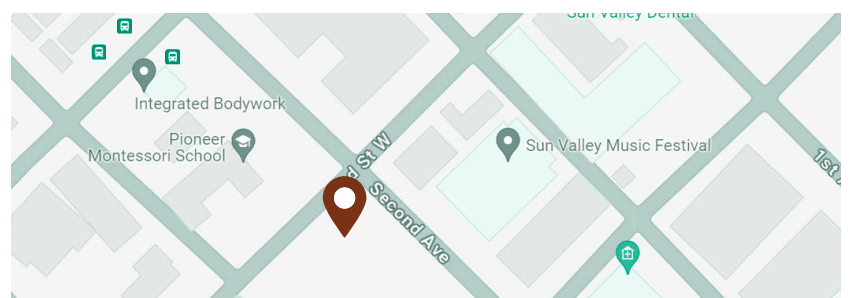


LIGHT INDUSTRIAL DISTRICTS

TUESDAY, JULY 30 | 10:00AM - 11:30AM

Meeting Location: Ketchum Recycling Center at 215 Lewis Street

Mountain Rides: Blue & Valley Routes



2ND AVENUE TRANSITION AREA

WEDNESDAY, JULY 31 | 6:00PM - 7:30PM

Meeting Location: Southwest Corner of 2nd Avenue & 2nd Street directly south of the Pioneer Montessori School

Mountain Rides: Blue & Valley Routes



RESERVATIONS ARE APPRECIATED. REGISTER FOR THE KETCHUM WALKING TOURS [HERE](#)



Cyndy King

From: HP Boyle <boylehp@yahoo.com>
Sent: Friday, July 5, 2024 12:27 PM
To: Participate
Cc: Andrew Guckes
Subject: PUBLIC COMMENT for P&Z Commission meeting 7/9 Item 5

As the PZC works on revising Ketchum's zoning code and building procedures, I urge the Commission to keep the principle of community transparency at the forefront of their deliberations.

There are two specific items in the staff memo that I would call to your attention.

"Reevaluation of public input process for major application types"

What does that mean? Is the staff proposing more or less public input? If it is less, why? If it is more, how?

"Subdivision applications resulting in the creation of 4 new lots can be reviewed and approved by staff."

This suggestion should be rejected. All subdivision provisions should be made in the light of day in a public meeting.

Thank you for your commitment to open, transparent, and inclusive City government and for your service to the Community.

Perry Boyle
Ketchum



STAFF MEMORANDUM

To: Planning & Zoning Commission
From: Adam Crutcher – Associate Planner
Date: July 9, 2024
Re: Land Use Regulations Update – Administration & Procedures

As part of the Land Use Regulations Update, the Planning & Building Department is working on initial tasks which include an update to the procedures section. This updating of procedures will focus on the following areas:

- Clarification of the general procedures applying to most types of procedures
- Standardization of the format for all procedures
- Update of approval criteria
- Reevaluation of public input process for major application types
- Consideration of new application types
- Consideration of decision-making authority (which bodies are appropriate to make which decisions)
- Reevaluation of application requirements
- Reevaluation of which procedural steps should be codified in the code and which should be maintained in separate administrative manuals or user guides

Before beginning to work on a new draft of procedural updates, staff is setting up work sessions with the Planning & Zoning Commission (PZC), Historic Preservation Commission (HPC), and Ketchum City Council (KCC) in order to get feedback on a few key areas including decision making authority, making the development review process clear, and identifying any major pain points in procedures that should be addressed. Specific to the PZC, staff is requesting feedback on the following items:

- Should the decision making authority of certain applications change?
- Are the required materials for pre application design review enough information for the Commission to provide feedback?
- Have you heard from constituents of any application procedures which need be to be updated or made clearer?

Attachment A contains the current roles and responsibilities for Planning and Zoning application decisions. Staff is requesting the Commission provide feedback as to whether the current roles and responsibilities are preferred or if the Commission would like to see changes to certain application types. Speaking specifically on subdivision applications, staff had a work session with surveyors in the Wood River Valley on 7/1/24 to gain feedback on whether certain processes needed to improve as well as their thoughts on decision making authority. Key takeaways from the conversation revolved around decision making authority of certain types of subdivision applications. Their following recommendations align with subdivision standards in Idaho State Code.

Recommendations included:

- Subdivision applications resulting in the creation of 4 new lots can be reviewed and approved by staff.
- Subdivision applications resulting in the creation of 5 new lots would follow the current process.
- Lot line shift applications can be reviewed and approved by staff.

Staff requests the Commission provide feedback on the above mentioned recommendations from local surveyors.

Staff will guide the conversation of this discussion in the meeting and will request feedback on the items mentioned above in this memo.

ATTACHMENTS:

- A. Roles & Responsibilities of Planning and Zoning Application Decisions

Roles and Responsibilities for Planning and Zoning Application Decisions

Application	Staff Role	PZ Commission Role	City Council Role
Zoning/Subdivision Code Text Amendment	Advisory	Recommends Amendment to Council	Final Decision. Adopts ordinance
Rezone/Zoning Map Amendment	Advisory	Recommends Amendment to Council	Final Decision. Adopts ordinance
Comprehensive Plan Amendment/Update	Advisory	Recommends Amendment/Update to Council	Final Decision. Adopts Comprehensive Plan via ordinance.
Development Agreements	Advisory	Recommends to Council	Final Decision. Mayor signs agreement.
Subdivision – Land, Townhouse, Condominium and Planned Unit Development (PUD)	Advisory	Recommends to Council	Final Decision
Right-of-Way (ROW) Vacation Application	Advisory	Recommends to Council	Final Decision
Conditional Use Permit (CUP)	Advisory	Final Decision	Appellate body if an appeal is filed
Design Review- new Nonresidential, new Multi-Family, new Mixed Use, Mtn. Overlay, additions over 1200 square feet	Advisory	Final Decision	Appellate body if an appeal is filed
Variance	Advisory	Final Decision	Appellate body.
Design Review- additions less than 1200 square feet and minor modifications	Final Decision	Appellate body if an appeal is filed against the staff decision	Appellate body if an appeal is filed against the PZ decision
Minor Floodplain/Streambank or Riparian	Final Decision	Appellate body if an appeal is filed against the staff decision	Appellate body if an appeal is filed against the PZ decision
Major Floodplain/Stream Alteration	Advisory	Final Decision	Appellate body if an appeal is filed against the PZ decision
Fence Permit	Final Decision	Appellate body if an appeal is filed against the staff decision	Appellate body if an appeal is filed against the PZ decision
Subdivision - Lot Line Adjustment	Advisory	None	Final Decision
Sign Permit	Final Decision	Appellate body if an appeal is filed against the staff decision	Appellate body if an appeal is filed against the PZ decision
Off-site Vendor Permit	Final Decision	Appellate body if an appeal is filed against the staff decision	Appellate body if an appeal is filed against the PZ decision
Building Permit – Avalanche Zone	* Building Permits that are in the Avalanche Zone but do not require any other type of review (such as Mountain Overlay or Subdivision) are reviewed and approved like any other building permit. The only difference is that the building must be engineered to withstand avalanche forces; engineered plans are required.		