



KETCHUM URBAN RENEWAL AGENCY

**Monday, August 19, 2024 at 2:00 PM
191 5th Street West, Ketchum, Idaho 83340**

AGENDA

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

We welcome you to watch Council Meetings via live stream.

You will find this option on our website at <https://www.ketchumura.org/kura/meetings>.

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

1. Join us via Zoom (*please mute your device until called upon*).
Join the Webinar: <https://ketchumidaho-org.zoom.us/j/81131762343>
Webinar ID: 811 3176 2343
2. Join us at City Hall.
3. Submit your comments in writing at info@ketchumura.org (*by noon the day of the meeting*).

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

CALL TO ORDER:

ROLL CALL:

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS:

CONSENT CALENDAR: (ALL ACTION ITEMS)

1. ACTION ITEM: Approval of Bills
2. ACTION ITEM: Approval of June 24, 2024 Minutes

DISCUSSION ITEMS:

3. Sun Valley Economic Development 2Q Update

ACTION ITEMS:

4. ACTION ITEM: Public Hearing and Adoption of Resolution 24URA-09 Approving the FY25 KURA Budget



5. ACTION ITEM: Review and Discussion of Public and Planning and Zoning Commission Comments on First + Washington and Direction to Staff

ADJOURNMENT:

Report Criteria:

Invoices with totals above \$0 included.
 Paid and unpaid invoices included.
 [Report].GL Account Number = "961000000"- "984800999"

Vendor Name	Invoice Number	Description	Net Invoice Amount
URBAN RENEWAL AGENCY			
URBAN RENEWAL EXPENDITURES			
98-4410-4200 PROFESSIONAL SERVICES			
KETCHUM COMPUTERS, INC.	20429	JUNE MONTHLY WORKSTATION MAINTENANCE	49.50
KETCHUM COMPUTERS, INC.	20501	JULY MONTHLY WORKSTATION MAINTENANCE	49.50
KETCHUM COMPUTERS, INC.	20553	AUGUST MONTHLY WORKSTATION MAINTENANCE	94.50
SUN VALLEY ECONOMIC DEVEL	1579	KURA QRTLY CONTRACT FOR SERVICES	2,250.00
ELAM & BURKE	207157	1ST & WASHINGTON PROJECT MARCH 1-31	2,150.15
ELAM & BURKE	208994	GENERAL REPRESENTATION - 6/6/24 - 6/30/24	950.65
ELAM & BURKE	208995	1ST & WASHINGTON PROJECT JUNE 4-30	1,714.00
ELAM & BURKE	209481	GENERAL REPRESENTATION - 7/12/24 - 7/31/24	25.00
ELAM & BURKE	209482	1ST & WASHINGTON PROJECT JULY 1-31	1,655.30
98-4410-4400 ADVERTISING & LEGAL PUBLICATIO			
EXPRESS PUBLISHING, INC.	10002196 0430	2023 REPORT	20.24
98-4410-7100 INFRASTRUCTURE PROJECTS			
LIMELIGHT HOTEL KETCHUM	070324	ROOM RENTAL FOR WORKSHOP	2,170.00
LANDWORK STUDIO LLC	4090	DESIGN SERVICES FOR 1ST AND WASHINGTON	568.75
OPAL ENGINEERING, PLLC	774	DESIGN SERVICES FOR 1ST AND WASHINGTON	787.50
ACCURATE SURVEYING AND M	3723	DESIGN SERVICES FOR 1ST AND WASHINGTON	6,800.00
PIVOT NORTH	081224	DESIGN SERVICES FOR 1ST AND WASHINGTON	39,394.29
DECHASE DEVELOPMENT SERV	081224	DESIGN SERVICES FOR 1ST AND WASHINGTON	22,500.00
98-4410-8801 REIMBURSE CITY GENERAL FUND			
CITY OF KETCHUM	8125	SALARIES AND BENEFITS 05/18-06/17 2024	9,553.46
CITY OF KETCHUM	8311	SALARIES AND BENEFITS 06/15-07/12 2024	8,542.83
Total URBAN RENEWAL EXPENDITURES:			99,275.67
Total URBAN RENEWAL AGENCY:			99,275.67
Grand Totals:			99,275.67

251 E. Front Street, Suite 300
Boise, Idaho 83702
Tax ID No. 82-0451327
Telephone 208-343-5454
Fax 208-384-5844



June 30, 2024

Ketchum Urban Renewal Agency
Attn: Suzanne Frick
Executive Director
PO Box 2315
Ketchum, ID 83340

Invoice No. 208994
Client No. 8962
Matter No. 1
Billing Attorney: ARG

INVOICE SUMMARY

For Professional Services Rendered from June 6, 2024 through June 30, 2024.

RE: General Representation

Total Professional Services	\$ 946.00
Total Costs Advanced	<u>\$ 4.65</u>
TOTAL THIS INVOICE	\$ 950.65

ELAM & BURKE

June 30, 2024
 Invoice No. 208994
 Client No. 8962
 Matter No. 1
 Billing Attorney: ARG

PROFESSIONAL SERVICES

Date	Atty	Description	Hours
6/06/24	ARG	Review email correspondence from Suzanne Frick regarding threat of litigation by constituent. Review memo from constituent outlining the issues with Agency and City.	.30
6/18/24	ARG	Review agenda for June Board meeting. Outline items for discussion and next steps.	.20
6/21/24	RPA	Review documents re design drawings, approval, KURA committee information, reuse appraiser engagement letter. Review information for the Board meeting.	1.00
6/24/24	ARG	Prepare for KURA Board meeting. Attend Board meeting via Zoom and advise on issues related to reuse appraisal. Outline issues with potentially not moving forward with 1st and Washington project.	2.40
6/24/24	RPA	(NO CHARGE) Prepare for and attend special Board meeting. Address budget and CIP activities for FY 2025 through FY 2030.	1.00

TOTAL PROFESSIONAL SERVICES \$ 946.00

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Armbruster, Ryan P.	Of Counsel	250.00	1.00	250.00	1.00	250.00
Germaine, Abbey R.	Shareholder	240.00	2.90	696.00	.00	.00
Total			3.90	\$ 946.00	1.00	\$ 250.00

COSTS ADVANCED

Description	Amount
Color Copies	4.65

TOTAL COSTS ADVANCED \$ 4.65

ELAM & BURKE

June 30, 2024

Invoice No. 208994

Client No. 8962

Matter No. 1

Billing Attorney: ARG

TOTAL THIS INVOICE

\$ 950.65

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Matter No. 1
Billing Attorney: ARG

REMITTANCE

RE: General Representation

BALANCE DUE THIS INVOICE

\$ 950.65

ONLINE PAYMENTS

Elam & Burke is committed to offering safe, secure, and convenient options to pay your bill using Visa, MasterCard, Discover, American Express, Apple Pay, Google Pay, and eCheck.

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ACH PAYMENTS IN USD

Account Holder: Elam & Burke, PA
Bank Name: U.S. Bank
Branch Name: Meridian CenterPoint Office
Account Number: 82982196
ABA Routing Number: 021052053

CHECK PAYMENTS

All checks should be made payable to:
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ATTN: Accounts Receivable
251 E. Front Street, Suite 300
Boise, ID 83702
(Please return this advice with payment.)

Please reference: Invoice 208994, File # 8962 - 1 on all payments.

INVOICES ARE PAYABLE UPON RECEIPT
Thank you! Your business is greatly appreciated.

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June 30, 2024

Ketchum Urban Renewal Agency
Attn: Suzanne Frick
Executive Director
PO Box 2315
Ketchum, ID 83340

Invoice No. 208995
Client No. 8962
Matter No. 3
Billing Attorney: ARG

INVOICE SUMMARY

For Professional Services Rendered from June 4, 2024 through June 30, 2024.

RE: 1st and Washington Project

Total Professional Services	\$ 1,714.00
Total Costs Advanced	<u> \$.00</u>
TOTAL THIS INVOICE	\$ 1,714.00

ELAM & BURKE

June 30, 2024

Invoice No. 208995
Client No. 8962
Matter No. 3
Billing Attorney: ARG

PROFESSIONAL SERVICES

Date	Atty	Description	Hours
6/04/24	ARG	Review and respond to email correspondence from Robin Brady regarding reuse appraisal. Review estimate for reuse appraisal. Send same to Suzanne Frick for review.	.30
6/04/24	RPA	Review and comment on the draft TEFRA notice. Outline concerns over the commercial space in the proposed housing project and Council decision to approve the lot consolidation and design review application. Address status of reuse appraisal and engagement.	.40
6/05/24	ARG	Review and respond to email correspondence from Suzanne Frick regarding special meeting and subcommittee review of project.	.30
6/06/24	ARG	Review notice of TEFRA hearing and outline proposed revisions to same. Draft email correspondence to John McDevitt regarding same.	.20
6/07/24	ARG	Review license agreement with City of Ketchum for 1st and Washington parking lot. Analyze ability to terminate license agreement. Draft email correspondence to Suzanne Frick discussing same.	.60
6/12/24	ARG	Review and respond to email correspondence related to reuse appraisal engagement letter and consideration by the Board.	.20
6/13/24	ARG	Review engagement letter from reuse appraiser and provide same to Suzanne Frick for consideration by Board at June Board meeting.	.30
6/24/24	RPA	Attend that portion of the special Board meeting to consider next steps for the pending project. Consider whether to schedule the public workshop. Consider information provided by developer representative and architect on the details of the project and compliance with DDA.	1.60
6/25/24	ARG	Review email correspondence from Suzanne Frick regarding potential to revise project plans. Analyze RFP and original proposal from WRCHT for specifics of proposal. Draft analysis regarding same.	.50
6/27/24	ARG	Teams meeting with Suzanne Frick to discuss status of 1st and Washington project and necessary items to work through for finalization of design plans.	.80

ELAM & BURKE

June 30, 2024

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6/27/24	RPA	Attend Teams meeting with Abbey Germaine and Suzanne Frick concerning impact of public comment on the proposed project. Outline issues for follow-up and protocol for the upcoming work session. Address issues concerning financing and implementation of the DDA. Consider Board member outreach and contact by the public.	1.00
6/28/24	ARG	Review and respond to correspondence from KURA members regarding constituents on project and potential issues with development.	.40
6/28/24	RPA	Review emails and reply to email concerning contact by the Board members with members of interest group and members of the public. Review guidelines for such contact.	.40

TOTAL PROFESSIONAL SERVICES \$ 1,714.00

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Armbruster, Ryan P.	Of Counsel	250.00	3.40	850.00	.00	.00
Germaine, Abbey R.	Shareholder	240.00	3.60	864.00	.00	.00
Total			7.00	\$ 1,714.00	.00	\$.00

TOTAL THIS INVOICE \$ 1,714.00

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June 30, 2024

Ketchum Urban Renewal Agency
Attn: Suzanne Frick
Executive Director
PO Box 2315
Ketchum, ID 83340

Invoice No. 208995
Client No. 8962
Matter No. 3
Billing Attorney: ARG

REMITTANCE

RE: 1st and Washington Project

BALANCE DUE THIS INVOICE

\$ 1,714.00

ONLINE PAYMENTS

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Branch Name: Meridian CenterPoint Office
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ABA Routing Number: 021052053

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July 31, 2024

Ketchum Urban Renewal Agency
Attn: Suzanne Frick
Executive Director
PO Box 2315
Ketchum, ID 83340

Invoice No. 209481
Client No. 8962
Matter No. 1
Billing Attorney: ARG

INVOICE SUMMARY

For Professional Services Rendered from July 12, 2024 through July 31, 2024.

RE: General Representation

Total Professional Services	\$ 25.00
Total Costs Advanced	<u> \$.00</u>
TOTAL THIS INVOICE	\$ 25.00

ELAM & BURKE

July 31, 2024

Invoice No. 209481
Client No. 8962
Matter No. 1
Billing Attorney: ARG

PROFESSIONAL SERVICES

Date	Atty	Description	Hours
7/12/24	RPA	Review email re records for disclosure to individual who is challenging various findings concerning the urban renewal project.	.10

TOTAL PROFESSIONAL SERVICES \$ 25.00

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Armbruster, Ryan P.	Of Counsel	250.00	.10	25.00	.00	.00
Total			.10	\$ 25.00	.00	\$.00

TOTAL THIS INVOICE \$ 25.00

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July 31, 2024

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Attn: Suzanne Frick
Executive Director
PO Box 2315
Ketchum, ID 83340

Invoice No. 209481
Client No. 8962
Matter No. 1
Billing Attorney: ARG

REMITTANCE

RE: General Representation

BALANCE DUE THIS INVOICE

\$ 25.00

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July 31, 2024

Ketchum Urban Renewal Agency
Attn: Suzanne Frick
Executive Director
PO Box 2315
Ketchum, ID 83340

Invoice No. 209482
Client No. 8962
Matter No. 3
Billing Attorney: ARG

INVOICE SUMMARY

For Professional Services Rendered from July 1, 2024 through July 31, 2024.

RE: 1st and Washington Project

Total Professional Services	\$ 1,655.00
Total Costs Advanced	<u> \$.30</u>
TOTAL THIS INVOICE	\$ 1,655.30

251 E. Front Street, Suite 300
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March 31, 2024

Ketchum Urban Renewal Agency
Attn: Suzanne Frick
Executive Director
PO Box 2315
Ketchum, ID 83340

Invoice No. 207157
Client No. 8962
Matter No. 3
Billing Attorney: ARG

INVOICE SUMMARY

For Professional Services Rendered from March 1, 2024 through March 31, 2024.

RE: 1st and Washington Project

Total Professional Services	\$ 2,132.00
Total Costs Advanced	<u>\$ 18.15</u>
TOTAL THIS INVOICE	\$ 2,150.15

ELAM & BURKE

March 31, 2024
Invoice No. 207157
Client No. 8962
Matter No. 3
Billing Attorney: ARG

PROFESSIONAL SERVICES

Date	Atty	Description	Hours
3/01/24	RPA	Review emails re cost breakdown to support the developer in the 1st and Washington project.	.20
3/06/24	ARG	Draft email correspondence to Frank Lee regarding formula methodology for calculating KURA contribution to project.	.20
3/07/24	RPA	Review emails concerning the confirming resolution on Agency contribution and approval process.	.50
3/08/24	RPA	Follow up on the financing contribution from KURA and how best to provide commitment for use by the developer to attract lenders.	.20
3/12/24	RPA	Follow up on KURA contributions, commitment through funding resolution.	.20
3/13/24	ARG	Review and respond to Frank Lee regarding funding methodology. Review and respond to email correspondence from Suzanne Frick regarding public comments on project.	.50
3/13/24	RPA	Review emails concerning approval resolution for the financing commitment of the Agency for the developer's project. Address the concern over openness and transparency.	.30
3/14/24	ARG	Draft resolution for funding methodology approval. Revise and finalize the capital contribution formula. Review and respond to email correspondence from Frank Lee. Send both to Suzanne Frick.	1.30
3/14/24	RPA	Address the commitment by the Agency for the project in terms of eligibility projects and other considerations.	.30
3/18/24	ARG	Prepare for Board meeting and agenda items. Attend Board meeting via resolution. Advise on issues related to funding methodology for KURA.	2.30
3/18/24	RPA	Review resolution and commitment analysis. Address next steps.	.50
3/20/24	RPA	Follow up on next steps of development and submissions. Address financing issues and design issues.	.30
3/21/24	RPA	Review status of bid results by the City for the Main Street project, decision to reject all bids and negotiate with interested contractor. Follow up with Suzanne Frick on next steps and impact on the Agency.	.70

ELAM & BURKE

March 31, 2024
 Invoice No. 207157
 Client No. 8962
 Matter No. 3
 Billing Attorney: ARG

3/22/24	RPA	Review and forward certificates from Secretary of State for the development entities.	.30
3/25/24	RPA	Review email regarding signature page for the development documents.	.10
3/26/24	RPA	Follow up on replacement of signature page for the ground lease with the right signature page for the DDA for development team. Review emails.	.30
3/27/24	RPA	Review emails and comments concerning parking loss by virtue of development. Review emails concerning replacement of signature page for the DDA and identifying the correct development entity.	.30
3/29/24	RPA	Telephone conference with Frank Lee re changes to signature page and identity of the development entity. Review email concerning same.	.20

TOTAL PROFESSIONAL SERVICES \$ 2,132.00

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Armbruster, Ryan P.	Of Counsel	250.00	4.40	1,100.00	.00	.00
Germaine, Abbey R.	Shareholder	240.00	4.30	1,032.00	.00	.00
Total			8.70	\$ 2,132.00	.00	\$.00

COSTS ADVANCED

Description	Amount
Copies	18.00
Color Copies	.15

TOTAL COSTS ADVANCED \$ 18.15

TOTAL THIS INVOICE \$ 2,150.15

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March 31, 2024

Ketchum Urban Renewal Agency
Attn: Suzanne Frick
Executive Director
PO Box 2315
Ketchum, ID 83340

Invoice No. 207157
Client No. 8962
Matter No. 3
Billing Attorney: ARG

REMITTANCE

RE: 1st and Washington Project

BALANCE DUE THIS INVOICE

\$ 2,150.15

ONLINE PAYMENTS

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July 31, 2024

Invoice No. 209482

Client No. 8962

Matter No. 3

Billing Attorney: ARG

PROFESSIONAL SERVICES

Date	Atty	Description	Hours
7/01/24	RPA	Address protocol for the upcoming work session. Follow up on next steps under the DDA and KURA financing recharacterization.	.20
7/09/24	ARG	Review and respond to email correspondence from Suzanne Frick regarding 1st and Washington workshop and open house. Review and respond to email correspondence from John McDevitt regarding TEFRA hearing. Send correspondence to Robin Brady regarding reuse appraisal.	.70
7/15/24	RPA	Address outstanding issues for upcoming open house with Abbey Germaine. Consider status of parking issues for new initiative. Review emails re coordinating updated meeting date.	.30
7/22/24	ARG	Attend meeting with City staff and outside bond counsel to discuss options related to financing public parking.	.60
7/22/24	RPA	Participate in Teams meeting with Abbey Germaine, Jade Rile, Rick Skinner, and John McDevitt to consider potential public parking garage on the 1st and Washington site, benefit of issuance by the City or the Agency, legal issues, financial issues, and scheduling issues. Outline next steps.	.80
7/23/24	ARG	Analyze aspects of certificate of participation issuance by City of Ketchum vs lease revenue bonds issued by KURA and implications of same. Review ground lease and DDA for information pertaining to funding possibilities related to public parking.	1.10
7/24/24	ARG	Attend Teams meeting with Suzanne Frick to discuss parking options at 1st and Washington project.	.60
7/24/24	RPA	Outline issues for consideration for KURA funding of the parking garage. Weigh benefits and detriments between KURA issuance and City of Ketchum issuance of certificates of participation. Outline next steps and upcoming discussion with bond counsel and financial advisor. Address financial capacity. Attend Teams meeting with Suzanne Frick and Abbey Germaine to consider options, possible challenge, and schedule.	1.00
7/25/24	ARG	Teams meeting with John McDevitt and Erik Heringer to discuss financing options for parking at 1st and Washington. Outline next steps to pursue parking financing.	.90
7/29/24	ARG	Review public comment from workshop on 1st and Washington project. Draft email correspondence to Suzanne Frick regarding next steps on parking financing.	.40

ELAM & BURKE

July 31, 2024

Invoice No. 209482

Client No. 8962

Matter No. 3

Billing Attorney: ARG

7/30/24 ARG Draft email correspondence to McDevitt and Heringer, City and KURA regarding financing options for parking at 1st and Washington. .20

TOTAL PROFESSIONAL SERVICES \$ 1,655.00

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Armbruster, Ryan P.	Of Counsel	250.00	2.30	575.00	.00	.00
Germaine, Abbey R.	Shareholder	240.00	4.50	1,080.00	.00	.00
Total			6.80	\$ 1,655.00	.00	\$.00

COSTS ADVANCED

Description	Amount
Color Copies	.30

TOTAL COSTS ADVANCED \$.30

TOTAL THIS INVOICE \$ 1,655.30

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Attn: Suzanne Frick
Executive Director
PO Box 2315
Ketchum, ID 83340

Invoice No. 209482
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REMITTANCE

RE: 1st and Washington Project

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\$ 1,655.30

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August 7, 2024

Ketchum Urban Renewal Agency
191 Fifth St W
Ketchum, Idaho 83340

VIA EMAIL ONLY

**RE: 1ST AND WASHINGTON
DRAW 1.REV1**

Dear Suzanne:

Please see the attached Draw 1 Application Cover Letter, Invoice Log, Misc Invoices and Costs-to-Date for review and approval. This month's Draw 1 includes invoices from May, Jun and July and totals \$70,050.54 ~~\$71,688.04~~. Moving forward, each draw will represent costs incurred from the previous month's work.

Draw 1 covers costs associated with preparing the plans for KURA's public workshop and the City of Ketchum's pre-application submittal.

Please let me know if you have any questions or concerns.

Thank you,

Matt Neilson
Development Manager

DRAW SUBMISSION

1st and Washington Development LLC	APPLICATION #:	2.0
PO Box 733 Boise, ID 83701	DATE:	Jul 1, 2024
Submission To:	Ketchum Urban Renewal Agency	
Attention To:	Suzanne Frick, Executive Director	
Construction Manager:		
Development Manager: Matthew Nielson	matt@dechase.com	

PROJECT

PROJECT #:	22-33
NAME:	1st & Washington
TYPE:	WFHOUSE
ADDRESS:	TBD TBD, ID

SUMMARY OF DRAW

AMOUNT

Current Job Costs	\$70,050.54	71,688.04
Current Retainage Amount		0.00
Current Draw Amount Due	\$70,050.54	71,688.04

22-33 - 1st and Washington Development LLC
This Period Transactions Report
Job: 22-33 - 1st & Washington Application #: 2
Date: August 2, 2024

Date	Vendor Name	Reference	Description	Amount
GENERAL CONDITIONS				
10-1800 - Predevelopment - Boundary Survey/ALTA				
7/12/2024	Accurate Surveying & Mapping	3723	Sub #1 - 10 - Task 1 + Boundary & Topographic Survey	\$6,800.00
20-1000 - A&E				
4/30/2024	Pivot North Architecture	5615	Pivot North Architecture-Inv#5615	\$4,050.00
5/31/2024	Pivot North Architecture	5646- Rev 1	Pivot North Architecture-Inv#5646	\$14,405.00
6/30/2024	Pivot North Architecture	5670	Pivot North Architecture-Inv#5670	\$20,075.00
20-1000 Subtotal				\$38,530.00
20-1100 - A&E (Reimbursable Expenses)				
5/31/2024	Pivot North Architecture	5646- Rev 1	Pivot North Architecture-Inv#5646	\$659.27
6/30/2024	Pivot North Architecture	5670	Pivot North Architecture-Inv#5670	\$205.02
20-1100 Subtotal				\$864.29
20-1200 - Civil				
8/1/2024	Opal Engineering, PLLC	774	Opal Engineering, PLLC-Inv#774	\$787.50
20-1400 - Lanscaping				
7/3/2024	Landwork Studio llc	4048	Sub #2 - 10 - LANDSCAPE ARCHITECTURE PROPOSAL	\$350.00
7/30/2024	Landwork Studio llc	4090	Sub #2 - 10 - LANDSCAPE ARCHITECTURE PROPOSAL	\$218.75
20-1400 Subtotal				\$568.75
40-1000 - Development Fee				
5/31/2024	deChase Development Services, LLC	KURA-01- Rev 2	deChase Development Services, LLC-Inv#KURA-01	\$7,500.00
6/30/2024	deChase Development Services, LLC	KURA-02- Rev 2	deChase Development Services, LLC-Inv#KURA-02	\$7,500.00
7/31/2024	deChase Development Services, LLC	KURA-03- Rev 2	deChase Development Services, LLC-Inv#KURA-03	\$7,500.00
40-1000 Subtotal				\$22,500.00
GENERAL CONDITIONS TOTAL				\$70,050.54
Job Total				\$70,050.54

Generated By: Sammy Newell @ August 6, 2024 6:09:30 PM
Modified by Suzanne Frick on 8/12/24 based on Accepted
Revisions to invoices

22-33 - 1st and Washington Development LLC
Job: 22-33 - 1st & Washington Application #: 2
Date: August 2, 2024

Task	Vendor	Spent to Date		Draw This Period	
10-1800 - Predevelopment - Boundary Survey/ALTA					
	Accurate Surveying & Mapping	\$	-	\$	6,800.00
20-1000 - A&E					
	Pivot North Architecture	\$	-	\$	38,530.00
20-1100 - A&E (Reimbursable Expenses)					
	Pivot North Architecture	\$	-	\$	864.29
20-1200 - Civil					
	Opal Engineering, PLLC	\$	-	\$	787.50
20-1400 - Landscaping					
	Landwork Studio llc	\$	-	\$	568.75
40-1000 - Development Fee					
	deChase Development Services, LLC	\$	-	\$	22,500.00
Total		\$	-	\$	70,050.54



Accurate Surveying & Mapping

1520 W. Washington St.
Boise, ID 83702

Invoice

Date	Invoice #
7/12/2024	3723

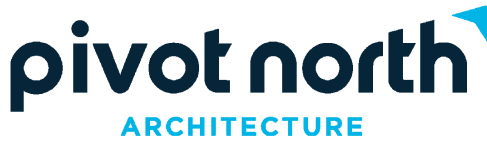
Bill To
deChase Miksis Dev. Matt Neilson 401 West Idaho Street Boise ID

Job #
24-174

Description	Qty	Rate	Amount
Topographic Mapping and Boundary Survey for 211 1st Avenue North Ketchum, ID 83340		6,800.00	6,800.00
		Total	\$6,800.00
		Payments/Credits	\$0.00
		Balance Due	\$6,800.00

Phone #
208-488-4227

E-mail	Web Site
info@accuratesurveyors.com	www.accuratesurveyors.com



Pivot North Architecture
 PO Box 45503
 Boise, ID 83711
 (208) 690-3108

De Chase Miksis
 DeChase Miksis
 P.O. Box 733
 Boise, ID 83701
 Sammy Newell

Invoice number 5615
 Date 04/30/2024
 Project **22-059 1st & Washington**

For Professional Services Through April 30, 2024

Design Review/Concept Design

Professional Fees

	Date	Hours	Multiplier	Rate	Billed Amount
Concept Design					
Project Manager Lead					
	04/11/2024	2.00		160.00	320.00
meeting to discuss KURA comments, compile drafted responses & meeting notes, update fee					
	04/12/2024	1.00		160.00	160.00
review DDA and schedule					
	04/15/2024	1.00		160.00	160.00
review DDA schedule					
	04/17/2024	1.00		160.00	160.00
schedule & fee discussion					
	04/18/2024	2.50		160.00	400.00
weekly meeting, reach out to Civil updated proposal, survey, call to planning setback requirements					
	04/22/2024	1.00		160.00	160.00
meeting with KURA subcommittee					
	04/30/2024	1.00		160.00	160.00
review massing					
Principal					
	04/22/2024	1.00		185.00	185.00
Call w deChase and KURA					
	04/30/2024	1.00		185.00	185.00
Design modifications for mtg this week in Ketchum					
Design Studio Lead					
	04/10/2024	1.00		160.00	160.00
review of Kura comments					
	04/11/2024	1.00		160.00	160.00
meeting with client on next steps and Kura comments					
	04/22/2024	1.50		160.00	240.00

Design Review/Concept Design

Professional Fees

	Date	Hours	Multiplier	Rate	Billed Amount
Concept Design					
Design Studio Lead					
<i>meeting with KURA</i>	04/24/2024	2.50		160.00	400.00
<i>review existing concept, site and form layout design based on feedback</i>	04/25/2024	6.50		160.00	1,040.00
<i>form development options based on feedback</i>	04/26/2024	4.50		160.00	720.00
<i>form studies for revised concept</i>	04/29/2024	3.50		160.00	560.00
<i>massing revision concepts</i>	04/30/2024	0.50		160.00	80.00
<i>building massing design concepts cont.</i>					
	Subtotal	32.50			5,250.00
	Phase subtotal				5,250.00
				Invoice total	5,250.00
					4,050.00

Invoice Summary

Description	Contract Amount	Total Billed	Percent Complete	Prior Billed	Current Billed
Design Review/Concept Design	73,300.00	11,295.00	15.41	6,045.00	4,050.00
Reimbursable Expenses	0.00	0.00	0.00	0.00	0.00
Total	73,300.00	11,295.00	15.41	6,045.00	4,050.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
4776	12/31/2022	1,575.00					1,575.00
4874	01/31/2023	870.00					870.00
5615	04/30/2024	5,250.00	4,000.00				
	Total	7,695.00	4,000.00	0.00	0.00	0.00	2,445.00

Thank you! We appreciate your business



Pivot North Architecture

PO Box 45503
 Boise, ID 83711
 (208) 690-3108

De Chase Miksis
 DeChase Miksis
 P.O. Box 733
 Boise, ID 83701
 Sammy Newell

Invoice number 5646
 Date 05/31/2024
 Project **22-059 1st & Washington**

For Professional Services Through May 31, 2024

A1-02. Design Review/Concept Design

Professional Fees

	Date	Hours	Multiplier	Rate	Billed Amount
Billable					
Principal					
	05/01/2024	0.50		185.00	92.50
<i>File prep for meeting in Ketchum</i>					
	05/03/2024	0.50		185.00	92.50
<i>Entitlements, design</i>					
	Subtotal	1.00			185.00
Concept Design					
Project Manager Lead					
	05/02/2024	2.50		160.00	400.00
<i>Travel (one-way), KURA subcommittee meeting, Planning meeting</i>					
	05/03/2024	2.00		160.00	320.00
<i>Entitlements, design modifications, consultant schedule/coordination.</i>					
	05/06/2024	0.50		160.00	80.00
<i>Update schedule/burn-rate</i>					
	05/07/2024	1.00		160.00	160.00
<i>Call with Matt, review schedule</i>					
	05/08/2024	0.50		160.00	80.00
<i>Schedule review</i>					
	05/09/2024	1.00		160.00	160.00
<i>Weekly team meeting</i>					
	05/13/2024	1.50		160.00	240.00
<i>Meeting with Matt, update proposal for DR/Concept phase only</i>					
	05/15/2024	0.50		160.00	80.00
<i>City coordination-zoning requirements</i>					
	05/16/2024	2.00		160.00	320.00
<i>Weekly meeting, schedule update, zoning code clarification</i>					

A1-02. Design Review/Concept Design

Professional Fees

	Date	Hours	Multiplier	Rate	Billed Amount
Concept Design					
Project Manager Lead					
	05/20/2024	1.00		160.00	160.00
<i>Review massing, zoning code clarification</i>					
	05/21/2024	0.50		160.00	80.00
<i>Zoning code clarification</i>					
	05/22/2024	2.00		160.00	320.00
<i>Reach out to landscape, fee breakout, fee projections</i>					
	05/23/2024	3.00		160.00	480.00
<i>Meeting with planner-zoning clarifications, weekly meeting, massing discussion</i>					
	05/28/2024	0.50		160.00	80.00
<i>Coordination</i>					
Principal					
	05/13/2024	0.50		185.00	92.50
<i>Mtg w Dean, Matt at deChase</i>					
	05/16/2024	0.50		185.00	92.50
<i>Design mtg, material, modulation</i>					
	05/20/2024	1.00		185.00	185.00
<i>Exterior design, setback, modulation, materials</i>					
	05/23/2024	1.00		185.00	185.00
<i>Weekly mtg, Conrad, deChase, Conrad, Kura</i>					
Project Designer 2					
	05/20/2024	0.50		115.00	57.50
<i>Sketchup Context Model</i>					
	05/21/2024	6.50		115.00	747.50
<i>Sketchup Context Model</i>					
	05/22/2024	4.00		115.00	460.00
<i>Sketchup Context Model</i>					
Design Studio Lead					
	05/02/2024	4.00		160.00	640.00
<i>Meeting with KURA / City in Ketchum</i>					
	05/03/2024	2.50		160.00	400.00
<i>Travel back from Ketchum</i>					
	05/09/2024	1.00		160.00	160.00
<i>OAC meeting, design massing review</i>					
	05/14/2024	3.50		160.00	560.00
<i>Massing model revisions</i>					
	05/15/2024	5.50		160.00	880.00
<i>Model massing revisions, code research</i>					
	05/16/2024	5.00		160.00	800.00
<i>Revised concept development</i>					
	05/17/2024	6.50		160.00	1,040.00
<i>Model modifications per our OAC meeting, elevations package</i>					
	05/20/2024	5.50		160.00	880.00
<i>Review concept with team, revise/ develop concept for contractor review package</i>					

A1-02. Design Review/Concept Design

Professional Fees

	Date	Hours	Multiplier	Rate	Billed Amount
Concept Design					
Design Studio Lead					
	05/21/2024	3.00		160.00	480.00
<i>Revised concept development</i>					
	05/22/2024	4.50		160.00	720.00
<i>Set back requirement diagram and form modifications, unit mix matrix, revised elevation package</i>					
	05/23/2024	6.00		160.00	960.00
<i>Unit matrix and building design development, meeting with city on setbacks, OAC meeting</i>					
	05/24/2024	2.50		160.00	400.00
<i>Revise unit sizes and massing model for required setbacks</i>					
	05/28/2024	0.50		160.00	80.00
<i>Coordination of energy modeling with IDL</i>					
	05/29/2024	1.50		160.00	240.00
<i>Team project check-in, meeting with IDL</i>					
	05/30/2024	2.00		160.00	320.00
<i>OAC meeting, revising materials, massing model</i>					
	05/31/2024	5.50		160.00	880.00
<i>Meeting with contractor, coordination with IDL, develop revised massing materials model</i>					
	Subtotal	91.50			14,220.00

Reimbursables

	Units	Rate	Billed Amount
05/02/2024			
Michael McHugh			
Mileage	304.00	0.67	203.68
Project Reimbursable	1.10	27.03	29.73
			<u>Phase subtotal</u>
			14,638.41

Reimbursable Expenses

Reimbursables

	Units	Rate	Billed Amount
04/24/2024			
Project Reimbursable			159.46
<i>Project Reimbursable; Hotel Ketchum</i>			
	1.00		159.46
<i>Project Reimbursable; Hotel Ketchum</i>			
05/02/2024			
Ian McLaughlin			
Project Reimbursable	1.00		106.94
<i>5/2/24 Site Visit Meal; Rickshaw</i>			
			<u>Phase subtotal</u>
			425.86

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Remaining Percent	Current Billed
A3-01. Schematic Design	91,218.00	0.00	0.00	0.00	91,218.00	100.00	0.00
A3-02. Design Development	225,960.00	0.00	0.00	0.00	225,960.00	100.00	0.00

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Remaining Percent	Current Billed
A3-03. Construction Documents	261,450.00	0.00	0.00	0.00	261,450.00	100.00	0.00
A3-04. Permitting	40,242.00	0.00	0.00	0.00	40,242.00	100.00	0.00
A3-05. Construction Administration	194,460.00	0.00	0.00	0.00	194,460.00	100.00	0.00
Total	813,330.00	0.00	0.00	0.00	813,330.00	100.00	0.00

Invoice total **15,064.27**

Invoice Summary

Description	Contract Amount	Total Billed	Percent Complete	Prior Billed	Current Billed
A1-02. Design Review/Concept Design	73,300.00	25,933.41	35.38	11,295.00	14,638.41
A3-01. Schematic Design	0.00	0.00	0.00	0.00	0.00
A3-02. Design Development	0.00	0.00	0.00	0.00	0.00
A3-03. Construction Documents	0.00	0.00	0.00	0.00	0.00
A3-04. Permitting	0.00	0.00	0.00	0.00	0.00
A3-05. Construction Administration	0.00	0.00	0.00	0.00	0.00
Reimbursable Expenses	0.00	425.86	0.00	0.00	425.86
Total	73,300.00	26,359.27	35.96	11,295.00	15,064.27

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
5615	04/30/2024	5,250.00		5,250.00			
5646	05/31/2024	15,064.27	15,064.27				
	Total	20,314.27	15,064.27	5,250.00	0.00	0.00	0.00

Thank you! We appreciate your business

LEFTYS BAR AND GRILL

231 E 6TH ST
KETCHUM, ID 83340
2087262541

ORDER: 033

Cashier: Day
02-May-2024 12:32:29P

Transaction **110973**

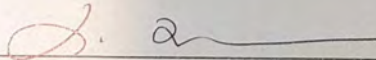
1	1/2 Italian	\$8.58
	Sub Monkey	\$2.08
1	1/2 Reuben	\$8.58
	Sub Monkey	\$2.08

Subtotal \$21.32
Total Taxes \$1.71

Total \$23.03

DEBIT CARD AUTH \$23.03
VISA 9322

Tip 4.00
Total 27.03



MICHAEL MCHUGH

I agree to pay the above amount per the
cardholder and/or merchant agreement

02-May-2024 12:32:40P
\$23.03 | Method: EMV
US DEBIT XXXXXXXXXXXX9322
MICHAEL MCHUGH
Reference ID: 412300881549
Auth ID: 458563
MID: *****7350
AID: A0000000980840
AthNtwkNm: VISA
RtInd: CREDIT
SIGNATURE



5BQGSA6FM1P6W
Merchant Copy

Clover ID: AXGWG6XB4T8B6
Payment 5BQGSA6FM1P6W



Hotel Ketchum <info@hotelketchum.com>

To Claire Anderson

Reply
 Reply All
 Forward

Wed 4/24/2024 11:14 AM

You forwarded this message on 4/24/2024 11:20 AM.
 If there are problems with how this message is displayed, click here to view it in a web browser.

Please review your reservation information carefully and give us a ring if we can be of any further assistance. Yay for vacay!

Confirmation Details

Confirmation	23260
Guest Name	Brinley Hollstrom
Arrival Date	Thursday, May 2, 2024
Departure Date	Friday, May 3, 2024
Room Type	Ketchum King
Rate Description	Idaho Resident Rate
Average Daily Rate	\$123.90
Total Taxes	\$13.63
Resort Fee	\$7.44
Total Stay Amount	\$144.96

The above rate(s) may not reflect all possible fees, additional charges or taxes associated with this reservation. For clarification regarding these charges, please contact our reservations department.



RICKSHAW
eat-at-rickshaw.com
460 N Washington Ave.
(208)726-8481

Server: Alex J
Check #44 Table 3
Guest Count: 2
Ordered: 5/2/24 6:53 PM

K.F.C. (Korean Fried Chicken)	\$14.00
Potstickers	\$12.00
Thai Beef Salad	\$15.00
Ayinger	\$7.00
2 Crux Pilz	\$9.00
Chiang Mai Curry Noodles	\$16.00

Subtotal	\$73.00
State Sales Tax	\$4.38
City Retail Tax	\$0.72
City Airline & Marketing Tax	\$0.72
City Liquor Tax	\$0.15
Tip	\$18.25
Total	\$97.22

Input Type C (EMV Chip Read)
VISA CREDIT xxxxxxxx3040
Time 8:11 PM

Transaction Type Sale
Authorization Approved
Approval Code 03516I
Payment ID WNCkWJmXLCCg
Application ID A0000000031010
Application Label VISA CREDIT
Terminal ID cb6aa5554b77199d
Card Reader BBPOS

IAN MCLAUGHLIN

THANK YOU
Have a splendid day!

EXPENSE

Project No.: 22-059 (1st & Washington)

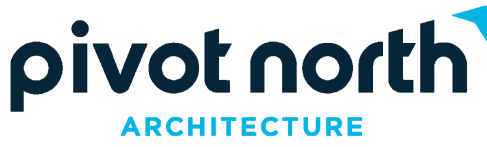
Billable to Client

Include Markup

Reimbursable to User

Ian McLaughlin 05/02/2024 

Total: \$97.22



Pivot North Architecture

PO Box 45503
Boise, ID 83711
(208) 690-3108

De Chase Miksis
DeChase Miksis
P.O. Box 733
Boise, ID 83701
Sammy Newell

Invoice number 5670
Date 06/30/2024
Project **22-059 1st & Washington**

For Professional Services Through June 30, 2024

A1-02. Design Review/Concept Design

Professional Fees

	Date	Hours	Multiplier	Rate	Billed Amount
Admin					
Administrative					
	06/10/2024	1.00		90.00	90.00
<i>KURA Pres - Internal coord mtg and outline</i>					
	06/11/2024	2.50		90.00	225.00
<i>KURA Pres - First draft</i>					
	06/12/2024	1.00		90.00	90.00
<i>KURA Pres - Send out first draft for comments, edits and prep second draft</i>					
	06/13/2024	2.00		90.00	180.00
<i>First & Wash Weekly Meeting - Review KURA Pres Scope</i>					
<i>KURA Pres - Work on comments, Send out second draft for review</i>					
	06/17/2024	1.00		90.00	90.00
<i>KURA Presentation - input teams comments, update with new renderings, site plans and unit plans</i>					
	06/19/2024	1.00		90.00	90.00
<i>KURA Presentation - update parking on site plans, add keymaps, color code unit plans, export and share version 4 draft</i>					
	06/20/2024	1.50		90.00	135.00
<i>First & Washington weekly meeting, get in update to KURA pres, finalise and send out to team</i>					
	Subtotal	10.00			900.00
Project Coordination					
Administrative					
	06/11/2024	0.50		90.00	45.00
<i>Idaho Power application</i>					
Concept Design					
Project Manager Lead					
	06/04/2024	2.00		160.00	320.00
<i>KURA subcommittee meeting, IPCO/clear creek coordination, call with Galena Benchmark</i>					

A1-02. Design Review/Concept Design

Professional Fees

	Date	Hours	Multiplier	Rate	Billed Amount
Concept Design					
Project Manager Lead					
	06/05/2024	1.00		160.00	160.00
<i>Idaho power coordination, review alternate roof options</i>					
	06/06/2024	1.50		160.00	240.00
<i>Call with clear creek disposal, weekly meeting</i>					
	06/10/2024	2.00		160.00	320.00
<i>Block out KURA board presentation, zoning research, bike parking clarification</i>					
	06/11/2024	2.00		160.00	320.00
<i>KURA subcommittee meeting, coordination</i>					
	06/12/2024	1.00		160.00	160.00
<i>Compile KURA comments, review draft presentation</i>					
	06/13/2024	3.00		160.00	480.00
<i>Schedule update, weekly meeting, coordinate presentation</i>					
	06/14/2024	3.00		160.00	480.00
<i>Schedule review meeting with Morgan & Matt, coordinate presentation with McQ & Jade, updated draft</i>					
	06/17/2024	3.00		160.00	480.00
<i>Presentation material precedents, unit plans, floor plans, coordinate presentation</i>					
	06/18/2024	2.00		160.00	320.00
<i>KURA presentation coordination</i>					
	06/19/2024	4.00		160.00	640.00
<i>Draft presentation coordination, draft project summary</i>					
	06/20/2024	7.00		160.00	1,120.00
<i>Weekly meeting, KURA board presentation coordination and revisions, compile drawings and DDA exhibits</i>					
	06/21/2024	5.00		160.00	800.00
<i>Complete DR pre-app application, draft DR narrative</i>					
	06/24/2024	5.50		160.00	880.00
<i>Travel to Ketchum (one way), KURA board meeting</i>					
	06/25/2024	1.00		160.00	160.00
<i>Call with KURA & deChase, pre-application submission</i>					
	06/27/2024	1.50		160.00	240.00
<i>Weekly meeting, parking coordination</i>					
	06/28/2024	1.00		160.00	160.00
<i>Zoning research, parking updates</i>					
BIM Manager					
	06/17/2024	2.50		150.00	375.00
<i>Unit Plan Development of non-typical studio and 2-bed units. Project Coordination.</i>					
	06/18/2024	1.50		150.00	225.00
<i>Unit Development</i>					
Principal					
	06/05/2024	0.50		185.00	92.50
<i>KURA subcommittee</i>					
	06/06/2024	1.00		185.00	185.00
<i>Exterior design modifications per sub committee meeting</i>					
	06/12/2024	0.50		185.00	92.50

A1-02. Design Review/Concept Design

Professional Fees

	Date	Hours	Multiplier	Rate	Billed Amount
Concept Design					
Principal					
<i>KURA Subcommittee comments, massing diagrams followed w renderings</i>					
	06/14/2024	0.50		185.00	92.50
<i>3d visuals and materials</i>					
Project Designer 2					
	06/10/2024	0.50		115.00	57.50
<i>Presentation Review</i>					
	06/14/2024	0.50		115.00	57.50
<i>PDF set review</i>					
	06/17/2024	7.00		115.00	805.00
<i>Site Plan and Upper Floor Exhibits</i>					
	06/18/2024	3.50		115.00	402.50
<i>Elevations and Section sheets, Elevation Review</i>					
	06/20/2024	3.00		115.00	345.00
<i>Exhibit updates and photoshop</i>					
Design Studio Lead					
	06/03/2024	6.50		160.00	1,040.00
<i>Develop concept design based on comments and option 3</i>					
	06/04/2024	6.00		160.00	960.00
<i>KURA meeting prep and package, meeting, start on options</i>					
	06/05/2024	5.00		160.00	800.00
<i>Study design modification options based on KURA meeting feedback</i>					
	06/06/2024	2.00		160.00	320.00
<i>OAC meeting, canopy studies, electrical equipment studies</i>					
	06/10/2024	7.00		160.00	1,120.00
<i>Presentation discussion and draft, ground floor design discussion, diagram model update for plans</i>					
	06/11/2024	8.00		160.00	1,280.00
<i>Presentation development and plan review with Jade</i>					
	06/12/2024	4.50		160.00	720.00
<i>Presentation development</i>					
	06/13/2024	8.00		160.00	1,280.00
<i>OAC meeting, discussion with Matt on scheduling and next steps, presentation development</i>					
	06/14/2024	8.00		160.00	1,280.00
<i>Finalizing renderings for KURA board presentation</i>					
	06/24/2024	1.00		160.00	160.00
<i>IDL pre-application form</i>					
	06/25/2024	0.50		160.00	80.00
<i>Recap of KURA meeting with Ian</i>					
	06/27/2024	0.50		160.00	80.00
<i>OAC meeting</i>					
	Subtotal	123.50			19,130.00

A1-02. Design Review/Concept Design

Reimbursables

	Units	Rate	Billed Amount
06/24/2024			
Ian McLaughlin			
Mileage	306.00	0.67	205.02
Phase subtotal			20,280.02

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Remaining Percent	Current Billed
A3-01. Schematic Design	91,218.00	0.00	0.00	0.00	91,218.00	100.00	0.00
A3-02. Design Development	225,960.00	0.00	0.00	0.00	225,960.00	100.00	0.00
A3-03. Construction Documents	261,450.00	0.00	0.00	0.00	261,450.00	100.00	0.00
A3-04. Permitting	40,242.00	0.00	0.00	0.00	40,242.00	100.00	0.00
A3-05. Construction Administration	194,460.00	0.00	0.00	0.00	194,460.00	100.00	0.00
Total	813,330.00	0.00	0.00	0.00	813,330.00	100.00	0.00

Invoice total **20,280.02**

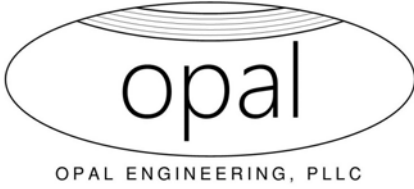
Invoice Summary

Description	Contract Amount	Total Billed	Percent Complete	Prior Billed	Current Billed
A1-02. Design Review/Concept Design	73,300.00	46,213.43	63.05	25,933.41	20,280.02
A3-01. Schematic Design	0.00	0.00	0.00	0.00	0.00
A3-02. Design Development	0.00	0.00	0.00	0.00	0.00
A3-03. Construction Documents	0.00	0.00	0.00	0.00	0.00
A3-04. Permitting	0.00	0.00	0.00	0.00	0.00
A3-05. Construction Administration	0.00	0.00	0.00	0.00	0.00
Reimbursable Expenses	0.00	425.86	0.00	425.86	0.00
Total	73,300.00	46,639.29	63.63	26,359.27	20,280.02

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
5615	04/30/2024	5,250.00			5,250.00		
5646	05/31/2024	15,064.27		15,064.27			
5670	06/30/2024	20,280.02	20,280.02				
	Total	40,594.29	20,280.02	15,064.27	5,250.00	0.00	0.00

Thank you! We appreciate your business



From **Opal Engineering**
 PO Box 2530
 Hailey, ID 83333

Invoice For **deChase Miksis Development**

Invoice ID **774**
 PO Number 23044
 Issue Date 08/01/2024
 Due Date 08/31/2024 (Net 30)

Description	Quantity	Rate	Amount
01/29/2024 - Samantha Stahlnecker: Project Kick-Off Meeting. Meet with Kathy to review entitlement processes and share design feedback relative to SHO with team.	1.50	\$175.00	\$262.50
02/01/2024 - Samantha Stahlnecker: Weekly team meeting.	0.75	\$175.00	\$131.25
05/30/2024 - Samantha Stahlnecker: Kick off meeting with Blaine County. Coordinate with Hales and SVWSD.	1.50	\$175.00	\$262.50
06/06/2024 - Samantha Stahlnecker: Team meeting.	0.25	\$175.00	\$43.75
06/07/2024 - Samantha Stahlnecker: SVWSD Meeting, review Jacobs memo and send to team.	1.00	\$175.00	\$175.00
06/27/2024 - Samantha Stahlnecker: Team coordination meeting.	0.50	\$175.00	\$87.50
07/11/2024 - Samantha Stahlnecker: Team meeting.	0.50	\$175.00	\$87.50
07/18/2024 - Samantha Stahlnecker: Team meeting.	0.50	\$175.00	\$87.50
07/25/2024 - Samantha Stahlnecker: Team meeting.	0.25	\$175.00	\$43.75
02/27/2024 - Planning: SHO code review.	1.00	\$43.75	\$43.75

Amount Due ~~\$1,225.00~~
\$787.50

Landwork Studio llc
PO Box 755
Ketchum, ID 83340
208-726-5331
info@landworkstudio.com

1st & Washington
Bill to: dechase Miksis Development
Matt@dechase.com

7/3/2024
Invoice # 4048

Professional Services			Hours	Amount
6/4/2024	RK	Subcommittee/P+B meeting.	1	175.00
6/6/2024	No Charge	RK: Weekly team meeting. Discuss items to address, and direction moving forward. [n/c]	0.5	0.00
6/11/2024	RK	KURA Subcommittee meeting.	1	175.00
6/13/2024	No Charge	RK: Weekly team meeting. [n/c]	0.5	0.00

Balance Due **\$350.00**

Landwork Studio llc
PO Box 755
Ketchum, ID 83340
208-726-5331
info@landworkstudio.com

1st & Washington
Bill to: dechase Miksis Development
Matt@dechase.com

7/30/2024
Invoice # 4090

			Professional Services	Hours	Amount
7/11/2024	RK	Team weekly mtg.		0.5	87.50
7/18/2024	RK	Weekly team meeting.		0.5	87.50
7/24/2024	No Charge	RK: Public meeting - KURA presentation at Limelight Hotel. (n/c)		2	0.00
7/25/2024	RK	Weekly team meeting.		0.25	43.75

Balance Due

\$218.75



deChase Development Services, LLC

PO Box 733
Boise, ID 83701
EIN: 27-5253797

AR Contact: Sammy Newell
208-570-0025
Sammy@deChase.com

Invoice

Invoice Number: KURA-01
Invoice Date: May 31, 2024
Due Date: Jun 30, 2024

Bill To:

Ketchum Urban Renewal Agency, KURA

PO Box 2315
Ketchum, ID 83340

Billing Details:

Description	Amount
Development Fees, May	7,500.00
Subtotal	7,500.00
Retainage	0.00
Tax	0.00
Total	\$7,500.00

We accept check and ACH payments. You can call our controller at 208-570-0025 for ACH information.
Thank you for your business,



deChase Development Services, LLC

PO Box 733
Boise, ID 83701
EIN: 27-5253797

AR Contact: Sammy Newell
208-570-0025
Sammy@deChase.com

Invoice

Invoice Number: KURA-02
Invoice Date: Jun 30, 2024
Due Date: Jul 30, 2024

Bill To:

Ketchum Urban Renewal Agency, KURA

PO Box 2315
Ketchum, ID 83340

Billing Details:

<i>Description</i>	<i>Amount</i>
Development Fees, June	7,500.00
Subtotal	7,500.00
Retainage	0.00
Tax	0.00
Total	\$7,500.00

We accept check and ACH payments. You can call our controller at 208-570-0025 for ACH information.
Thank you for your business,



deChase Development Services, LLC

PO Box 733
Boise, ID 83701
EIN: 27-5253797

AR Contact: Sammy Newell
208-570-0025
Sammy@deChase.com

Invoice

Invoice Number: KURA-03
Invoice Date: Jul 31, 2024
Due Date: Aug 30, 2024

Bill To:

Ketchum Urban Renewal Agency, KURA

PO Box 2315
Ketchum, ID 83340

Billing Details:

<i>Description</i>	<i>Amount</i>
Development Fees, July	7,500.00
Subtotal	7,500.00
Retainage	0.00
Tax	0.00
Total	\$7,500.00

We accept check and ACH payments. You can call our controller at 208-570-0025 for ACH information.
Thank you for your business,

LIMELIGHT

151 South Main Street
KETCHUM ID 83340

KURA Public Workshop
491 Sun Valley Rd
Ketchum, 83340

Confirmation Number: 1946906
Room Number:
Room Type:
No. of Guests:

ARRIVAL	DEPARTURE	RATE PLAN	ACCOUNT
07/24/2024	07/24/2024	GRGOVN	419840

Room Number	Confirmation Number	Name	Comments	Amount (USD)
Date	Code	Description		
	1946906	KURA Public Workshop		
07/24/2024	DPTADV	Advance Deposit	Line 1 transferred from Account 1946906419840	(2,170.00)
07/31/2024	IGQULH	BQT 2520 - Room Rental, F&B, and Shortfall	20240731 132637 1005451 1 99999/3/2	2,170.00

Subtotal for 1946906	<u>0.00</u>
Sub-Total:	2,170.00
Total Tax:	0.00
Total Payments:	(2,170.00)
Total Due:	0.00

TERMS: I AGREE THAT MY LIABILITY FOR THIS BILL IS NOT WAIVED AND AGREE TO BE HELD PERSONALLY LIABLE IN THE EVENT THAT THE INDICATED PERSON, COMPANY OR ASSOCIATION FAILS TO PAY FOR ANY PART OF THE FULL AMOUNT OF THESE CHARGES.

Signature: X _____ Date: _____

Banquet Check #

Account:	Ketchum Urban Renewal Agency	Event Date:	Wednesday, July 24, 2024
Post As:	KURA Public Workshop	Billing Contact:	Suzanne Frick
Address:	491 Sun Valley Rd Ketchum, Idaho 83340 USA	Billing Email:	sfrick@ketchumidaho.org
City Ledger:	240681	Billing Phone:	(208) 721-2765
F&B Minimum:	\$1,000.00	Events Manager:	BJ Sullivan
		Events Manager Email:	bsullivan@limelighthotels.com

Date	Time	Room	Event	Setup	Gtd
Wed, Jul 24, 2024	5:30 AM - 6:00 PM	Preconference Area	Reception	Cocktail Reception	
Wed, Jul 24, 2024	6:00 PM - 7:00 PM	Silver Creek	Presentation	Theatre	

Food				
Quantity	Item	Price	Discount	Amount
1	ICE TEA	\$55.00	-	\$55.00
1	LEMONADE	\$55.00	-	\$55.00
44	VARIETY OF PIZZAS	\$20.00	-	\$880.00
			Subtotal:	\$990.00
			Service Charge:	\$237.60
			Food Total:	\$1,227.60

Function Room Rental				
Quantity	Item	Price	Discount	Amount
1	Shortfall on F&B Min	\$10.00	-	\$10.00
1	Preconference Area		-	\$0.00
1	Silver Creek	\$750.00	-	\$750.00
			Subtotal:	\$760.00
			Service Charge:	\$182.40
			Function Room Rental Total:	\$942.40

	Check Subtotal	\$1,750.00
	Total Service Charges	\$420.00
	Total Taxes	\$0.00
	Check Grand Total	\$2,170.00
	Deposit Paid	\$2,170.00
	Balance Due	\$0.00

Meeting Minutes

Monday, June 24, 2024,

2:00p.m.

Ketchum City Hall

CALL TO ORDER:

Susan Scovell called the meeting to order. *(00:01:26 in video)*

ROLL CALL:

Present:

Board Chair—Susan Scovell

Board Member—Gary Lipton

Board Member—Tyler Davis-Jeffers

Board Member—Courtney Hamilton

Board Member—Casey Burke

Absent:

Board Member—Amanda Breen

Board Member—Mason Frederickson

Other attendees:

Suzanne Frick, KURA Executive Director

Morgan Landers, Director of Planning and Building

Trent Donat, City Clerk and KURA Secretary

Dawn Hofheimer, Administrative Specialist

Abbey Germain, KURA Counsel *(via teleconference)*

Bryan Luksus, Neurilink *(via teleconference)*

Ian McLaughlin, Pivot North Architecture

Barry Wilson, Wood River Land Trust

COMMUNICATION FROM THE BOARD MEMBERS:

- Tyler Davis-Jeffers commented on the additional public comments received just prior to the meeting. *(00:02:11 on video)*

CONSENT CALENDAR

3. Approval of May 20, 2024, KURA meeting minutes.

Motion to approve May 20, 2024, Minutes.*(00:03:28 in video)*

Motion made by Courtney Hamilton; seconded by: Tyler Davis-Jeffers

Ayes: Gary Lipton, Tyler Davis-Jeffers, Courtney Hamilton, Casey Burke, Susan Scovell

Result: Motion Passes

4. Approval of the Bills.

Motion to approve the Bills. *(00:03:46 in video)*

Motion made by Tyler Davis-Jeffers; seconded by: Casey Burke

Ayes: Gary Lipton, Courtney Hamilton, Casey Burke, Susan Scovell, Tyler Davis-Jeffers

Result: Motion Passes

ACTION ITEMS:

5. Recommendation to Review & Provide Direction on Proposed Plans for First & Washington Project and Schedule a Public Workshop.
Introduced by: Suzanne Frick (00:04:00 in video)

Comments, questions, and clarification of the review process and public participation by Board Members. (00:05:45 in video)

Presented by: Barry Wilson (00:09:36 in video)
Presented by: Ian McLaughlin (00:11:37 in video)

Comments, questions, and discussion by Board Members. (00:22:15 in video)

Public Comment open: (00:40:19 in video)

- Peter G Prekeges, Grumpy's Burgers(00:40:47 in video)
- Scott Curtis (00:45:49 in video)
- Jed Grey, Sun Valley Associates Realty (00:49:02 in video)
- John Melin, Elephants Perch/Ketchum Kitchens (00:51:59 in video)
- Tom Nickel, Sawtooth Club Restaurant (00:54:21 in video)
- Cathy Swink, Apothecary (00:57:07 in video)
- Amy Weyler, Ketchum Resident (00:58:55 in video)
- Julie Johnson, NourishMe (00:59:52 in video)
- Matt Newhouse (01:01:40 in video)
- Perry Boyle, Ketchum Resident (01:03:56 in video)
- Bronwyn Nickel, Ketchum Business Advisory Board (01:08:00 in video)
- Bob Vincent (01:08:56 in video)
Susan Scovell, KURA (01:09:43 in video)
- Pat Higgins (01:10:12 in video)
- Julie Johnson, NourishMe (01:12:42 in video)

Public Comment closed:(01:13:16 in video)

Suzanne Frick posed the question to the Board of "Are we ready to move into the public workshop." (01:13.24 in video)

Tyler Davis-Jeffers responded to public comments. (01:14:10 in video)
Susan Scovell responded. (01:17:41 in video)

- Jed Grey, Sun Valley Associates Realty. (01:19:25 in video)
Gary Lipton commented. (01:20:48 in video)

Comments, questions, and discussion by Board Members. (01:21:31 in video)

ACTION ITEMS:

6. Direction to terminate KURA Agreement 50060, License for Access and Use of First and Washington Property with the City of Ketchum.
Presented by: Suzanne Frick (01:28:19 in video)



Motion to approve agreement 50060 license for Access and Use of First and Washington Property. (01:29:35 in video)

Motion made by Tyler Davis-Jeffers; seconded by: Casey Burke

Ayes: Gary Lipton, Courtney Hamilton, Casey Burke, Susan Scovell, Tyler Davis-Jeffers

Result: Motion Passes

7. Recommendation to approve Agreement 50093 with Robin Brady with Integra Realty Resources to Prepare Reuse Appraisal for First and Washington Property. t. Presented by: Abbey Germaine (01:29:55 in video)

Comments, questions, and discussion by Board Members. (01:32:08 in video)

Motion to approve Agreement 50093. (01:33:54 in video)

Motion made by Gary Lipton; seconded by: Tyler Davis-Jeffers

Ayes: Gary Lipton, Courtney Hamilton, Casey Burke, Susan Scovell, Tyler Davis-Jeffers

Result: Motion Passes

8. Review and Direction on proposed FY25 Budget and Capital Improvement Plan. (01:34:31 in video)

Gary Lipton commented that he wants Town Square and the Ore Wagon Museum out of the budget. (01:34:42 in video)

Response to Gary's comments, and discussion by Board Members. (01:36:10 in video)

FY25 Budget Presented by: Suzanne Frick (01:37:17 in video)

Comments, questions, and discussion by Board Members. (01:41:45 in video)

Comments, questions, and discussion by Board Members particular to the public comment given. (01:51:37 in video)

Abbey Germaine joined the discussion. (02:01:43 in video)

9. Discussion and Direction on July 2024 KURA meeting. Presented by: Suzanne Frick (02:10:53 in video)

ADJOURNMENT:

Motion to adjourn. (02:11:08 in video)

Motion made by Courtney Hamilton; seconded by: Casey Burke

Ayes: Gary Lipton, Susan Scovell, Courtney Hamilton, Casey Burke, Tyler Davis-Jeffers

Result: Adjourned



Susan Scovell, Board Chair

ATTEST:

Trent Donat, KURA Secretary

Sun Valley Economic Development
July 2024

Describe any activities taken this month to advance your industry targeting objectives (Objective A)- rollout of summer vocational boot camps to 200 high school students with 10 different camps in culinary x 2, construction x 2, public water works, AI, and childcare; restaurant innovation project; partnering with BSU and CSI to develop a 2+2 year post secondary unique BA program in resort hospitality management, key differentiator is 2 years of stacked certificates with CSI based on hands on learning at the Sun Valley Resort, followed by on line and experiential learning with BSU; support to local restauraners on allocation of the three new resort liquor licenses; preparation of Idaho Tax Reimbursement Incentive application for Decked LLC based on projected growth aspirations

Describe any activities taken this month to advance your business outreach objectives (Objective B) –direct outreach to 48 local business organizations this month; main business concern remains lack of local talent/workforce housing but Hwy 75 closures and elimination of parking spaces emerging concern; delivered 3Q SVED Roundtable on the Alpine World Cup in partnership with the Sun Valley Co. to 50 participants; continued planning for 2025 FIS Alpine World Cup Finals in Sun Valley; recent major business changes include sale of the Warfield Distillery, hirng freeze at 1st Lite with future growth now focused on Meateater HQ in Montana; windup of SV Gold portfolio, and new Columbia Hospitality management contract for Hotel Ketchum/Tamarack.

Describe any activities taken this month to advance your main street and entrepreneurship activities (Objective C) –opportunity cost analysis of Hwy 75 traffic delays showed negative impact of delays on commuters at least \$30 million on an annual basis shared with BC Commissioners and ITD; continued discussions with businesses about parking removed from Ketchum downtown core; rollout of BCHA Housing Nexis study

Describe any activities taken this month to advance your placemaking objectives (Objective D) – started EIA on SV Film Festival

Describe any activities taken this month to advance your professional development objectives (Objective E) – ED Pro webinar on Cybersecurity

Describe any other activities taken this month that fall outside of your workplan objectives- Improvement in bookkeeping and bill payment processes

Meeting Summary

Any meeting with a business, government agency, or non-profit

Date	Company	Industry	Contact Name	City	Summary of Visit
7/1/2024	Business Working Group	Economic development	Harry Griffith	Blaine Co	regular meeting of county economic entities to discuss issues and priorities
7/1/2024	City of Sun Valley	Government	Peter Hendricks	Sun Valley	annual budget request and presentation on SVE programs
7/1/2024	Sun Valley Co	Hospitality	Stacey Timmons	Sun Valley	introduction to new contractors working on raising sponsorship funding for Alpine World Cup (AWC)
7/2/2024	US Ski & Snowboard	Sport	Kipp Nelson	Ketchum	review of progress to delivery of AWC
7/3/2024	Decked	Manufacturing	Bill Banta	Ketchum	discussion of possible expansion in local workforce; option to grow here by 100+ jobs if staff housing, trailing spouse employment and HQ development can be resolved; planning for TRI application
7/8/2024	BC Lodging Association	Hospitality	Jessica Maynard	Blaine Co	regular meeting of association to discuss occupancy levels, upcoming events and business; summer looking similar to '23 but Sept off by 10% +
7/9/2024	Williams Partners	Construction & Trades	Caleb Spangelburger	Ketchum	review of Ketchums code changes and process; discussion of CLT housing project transferability to Blaine Co for workforce housing
7/9/2024	Far & Wise	Not for Profit	Laura Rose Lewis	Ketchum	meeting to discuss medium term business plan for organization and programs
7/10/2024	3C Sustainability Committee	Government	Andrew Mentzer	Blaine Co	discussion draft report goals and action plans; key metrics to be included in 2024 Economic Almaanc chapter
7/10/2024	3C Sustainability Committee	Government	Andrew Mentzer	Blaine Co	planning for EV charging station grant and locations for all of Blaine Co
7/10/2024	Valley Economic Development	Not for Profit	Guy Cherp	Blaine Co	regular meeting of board to discuss projects and priorities
7/11/2024	Sun Valley Culinary	Education	Karl Uri	Ketchum	regular meeting of executive committee on priorities and strategy
7/11/2024	BC Recreation District	Not for Profit	Mark Davidson	Blaine Co	discussion on growth plans for new facilities in annexed land between Hailey and Bellevue; consideration of potential ballot initiative for May 2025
7/12/2024	US Bank	Financial	Chalotte Westerdorf	Ketchum	discussion of business activity
7/16/2024	Berkshire Hathaway	Real Estate	John Soffro	Ketchum	discussion of housing needs for AWC
7/17/2024	Dept of Commerce	Economic development	Tatum Clark	Boise	discussion of Idaho incentive programs
7/18/2024	5B Events	Entertainment	Brandon Kuvara	Ketchum	review of Ketchum entertainment plans for AWC
7/19/2024	BC Lodging Association	Hospitality	Cindy Foregren	Blaine Co	discussion of potential LOT increase on lodging properties to pay for housing projects; concerns about efficiency of housing programs
7/23/2024	Walnut Ave Mall	Commercial Development	Chip Fisher	Ketchum	discussion of potential redevelopment of 2 commercial properties for major local business and new restaurant
7/23/2024	Sun Valley Co	Hospitality	Pete Sonntag	Sun Valley	review of new SV village master plan to increase hotel rooms, recreational amenities and conference space
7/23/2024	City of Ketchum	Government	Neil Bradshaw	Ketchum	discussion of city support for AWC and proposed LOT on Lodging
7/24/2024	Community Forest Enhancement	Environmental	Lance Davison	Blaine Co	review of action plan and possibility of securing an additional \$250k for urban forest projects
7/24/2024	Best Western Tyrolian	Hospitality		Ketchum	discussion of potential housing block reservation for AWC teams; commitment to c 30% of capacity
7/25/2024	BC Commissioners	Government	Muffy Davis	Blaine Co	review of new traffic light delay analysis showing 30 min/day delays for commuters creates an opportunity cost to the community of >\$3million on an annual basis
7/25/2024	Sun Valley Culinary	Not for Profit	Karl Uri	Ketchum	regular Board meeting on strategy, finances and staffing
7/26/2024	3C Sustainability Committee	Government	Andrew Mentzer	Blaine Co	review of methodology for presenting green house gas emission data to public
7/29/2024	Sun Valley Culinary	Not for Profit	Karl Uri	Ketchum	greetings for new Culinary Director and donor population
7/30/2024	City of Ketchum	Government	Morgan Lander	Ketchum	tour of light industrial as part of new comp plan development with local businesses
7/31/2024	Dept of Commerce	Economic development	Tatum Clark	Boise	webinar of cybersecurity risks to businesses and possible resources for training
7/31/2024	City of Ketchum	Government	Jade Riley	Ketchum	forum on proposed LOT for Lodging with business community
7/31/2024	Far & Wise	Not for Profit	Laura Rose Lewis	Ketchum	planning for new arborist boot camp program for HS students
7/31/2024	Sun Valley Co	Hospitality	Stacey Timmons	Ketchum	prep session for upcoming 3Q SVED roundtable on AWC with panelists
7/31/2024	Decked	Manufacturing	Bill Banta	Ketchum	further discussion of TRI application for business
7/31/2024	3C Sustainability Committee	Not for Profit	Andrew Mentzer	Blaine Co	meeting of transportation and land use planning team on action plan and metrics
7/1/2024	BC Housing Authority	Not for Profit	Keith Perry	Blaine Co	review of anti Bluebird AH project issues and potential concerns of business community
7/2/2024	RIVDA	Financial	Rob Atkins	Twin Falls	discussion of potential funding sources for local business working capital needs
7/5/2024	Starbucks	Retail	George Rizzo	Ketchum	review of town square development plans and feedback provided from VSV survey on options
7/9/2024	Fly Sun Valley Alliance	Transport	Carol Waller	Hailey	discussion about upcoming renewal date for general LOT ballot initiative planned for May '25
7/9/2024	CSI	Education	Brett Madron	Twin Falls	confirmation of extension of IWDC TPM grant for 12 months, with SVED focus on Hospitality
7/9/2024	Stifel	Financial	Otto Tscudi	San Fran	review of options to hours client group of 30 for AWC
7/10/2024	PCP Properties	Recreational	Tom Neiderkloffer	Blaine Co	discussion of potential pad leases for AWC volunteers
7/11/2024	Insight Collective	Tourism	Ralf Garrison	San Diego	discussion of concept of effective population analysis for mountain towns
7/12/2024	Rebeccas Ride	Recreational	Rebecca Rusch	Ketchum	update on event participation and economic impact analysis for last year
7/16/2024	The Argyos	Not for Profit	Casey Mott	Ketchum	discussion of possible transfer of conference liquor license
7/18/2024	Dondero Development	Commercial Development	Kris Dondero	Ketchum	discussion of potential redevelopment of McHannville parcel for large commercial office complex
7/19/2024	MVP Properties	Property Management	Dan Spence	Hailey	review of status of increasing inventory of short term rentals for AWC
7/23/2025	Stellar Travel & Media	Recreational	Reggie Crist	Ketchum	update on status of new heliski operation in Fairfield rager district; favorable meeting based on plans to progress ERISA for future application
7/29/2024	LimeLight Hotel	Hospitality	John Cumow	Ketchum	discussion of their views on LOT for Lodging proposed by Ketchum

Opportunities Report

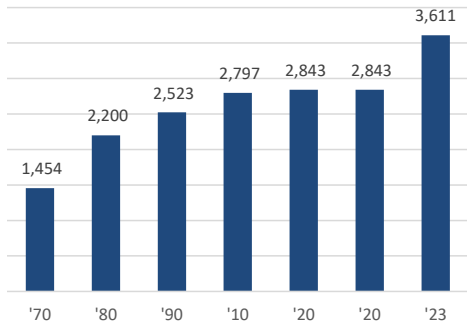
Projects that involve CapEx, job creation, and/or incentives

Date	Project/ Company Name	City	Industry	Opportunity Type	Number Existing Jobs	Potential Job Creation	Potential Capital Investment	Incentives Applied For	Project Stage	Summary of Project
1-Jul	Carr Building	Ketchum	Commercial	Community Development	0	2	\$16,200,000	None	Closed Won	New mixed use building completed with ground floor commercial, offices/institute on 2nd and luxury residence 3rd floor; ground floor hosts Community Library museum, and 3 relocated existing businesses
1-Jul	Sanborne Building	Ketchum	Commercial	Community Development	0	0	\$6,000,000	None	In Progress	New mixed use building under construction; fully leased to existing local businesses for office expansion; Decker is one of the co-investors
1-Jul-24	BC Recreational District	Blaine Co	Not for Profit	Community Development	150	10	\$30,000,000	None	In Progress	Planning for major expansion in facilities to include new HQ, pools, playing fields, etc; probable use of levy or bond to fund development; may need economic impact assessment to help gain support
1-Jul-24	Decker	Ketchum	Manufacturing	Business Expansion	60	178	\$30,000,000	TRI	In Progress	ready to apply for TRII salary schedule developed showing 128 new jobs over 3 years subject to ability to established additional office space for HQ, solving problems with housing transfers into area and creating options for trailing spousal employment

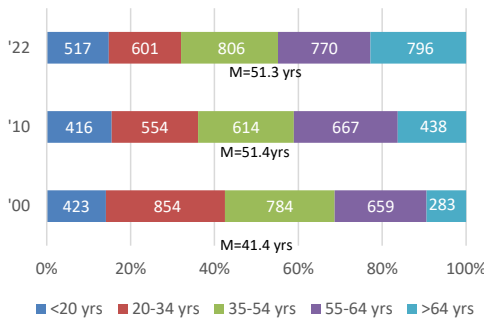


CITY DEMOGRAPHICS

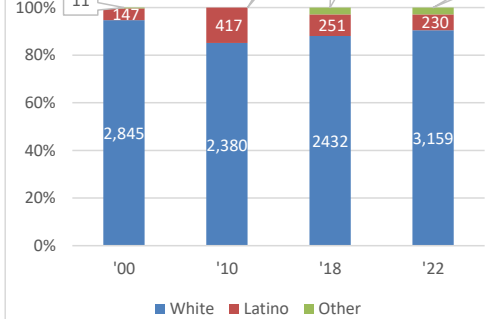
POPULATION



AGE

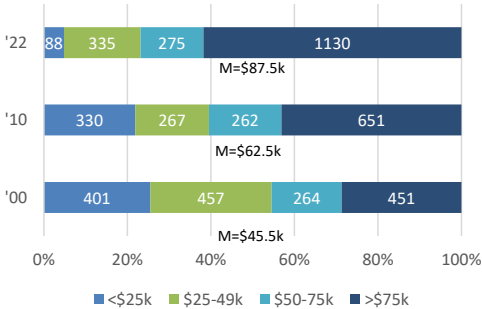


RACE/ETHNICITY

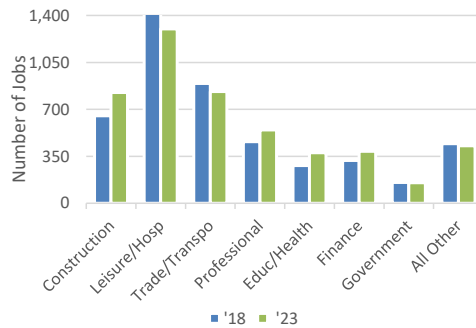


CITY EMPLOYMENT & INCOME

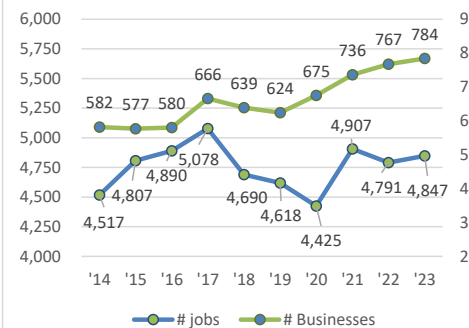
HOUSEHOLD INCOME DISTRIBUTION



JOB BY INDUSTRY SECTOR

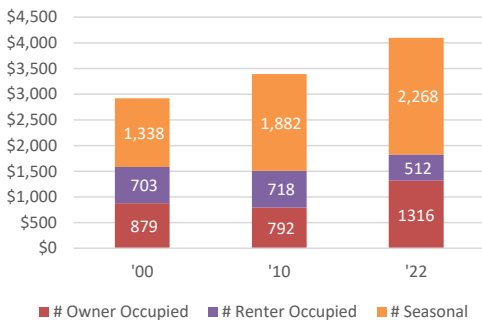


NUMBER OF JOBS AND BUSINESSES

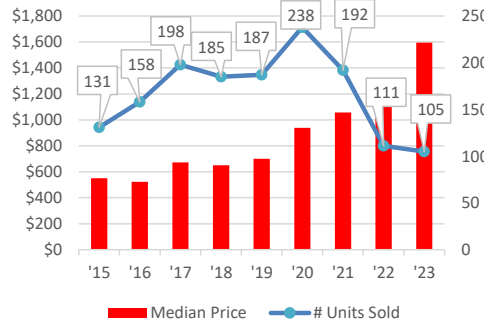


CITY HOUSING STOCK

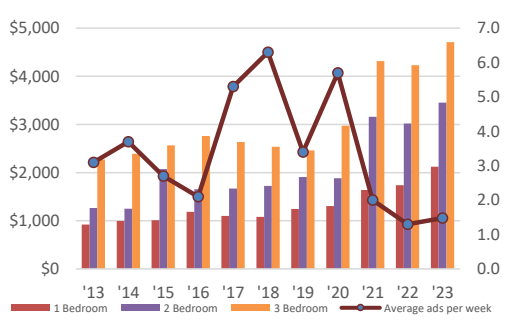
HOUSING STOCK UTILIZATION (# units)



RESIDENTIAL SALES TRANSACTIONS (\$000 & #)

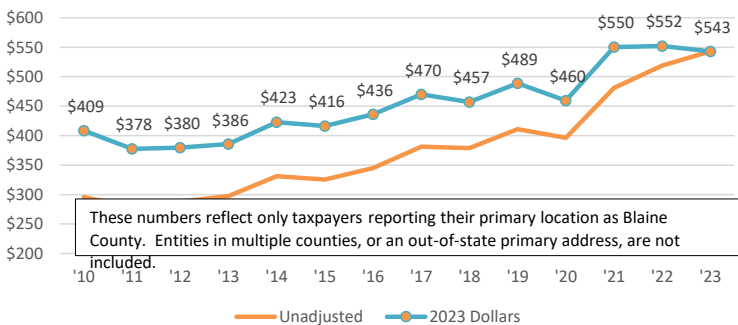


AVERAGE RENT/MO & ADS PER WEEK

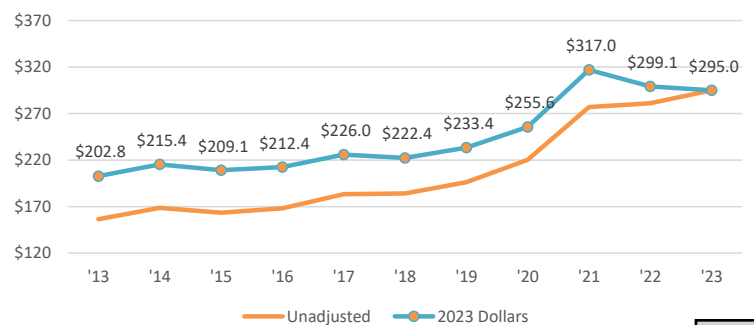


CITY BUSINESS ACTIVITY

TOTAL REPORTED SALES (\$M)

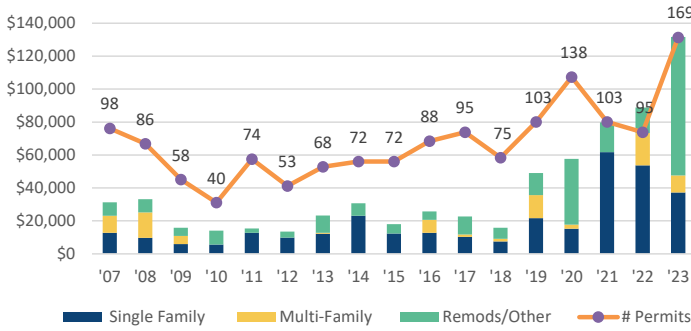


TOTAL REPORTED WAGES (\$M)

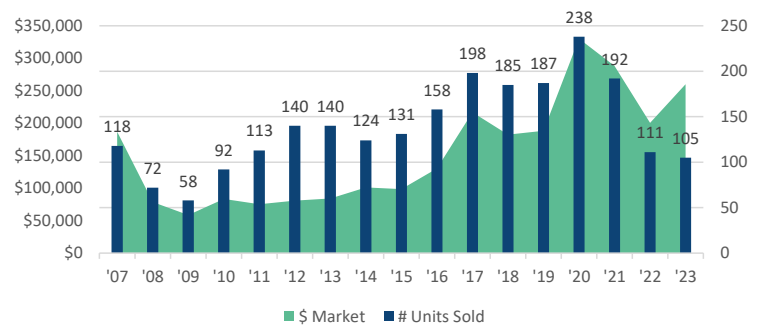


CITY RESIDENTIAL ACTIVITY

RESIDENTIAL BUILDING PERMITS (\$000)

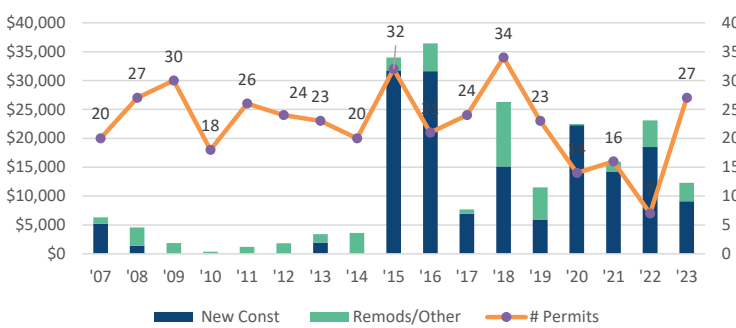


RESIDENTIAL SALES TRANSACTIONS (\$000)

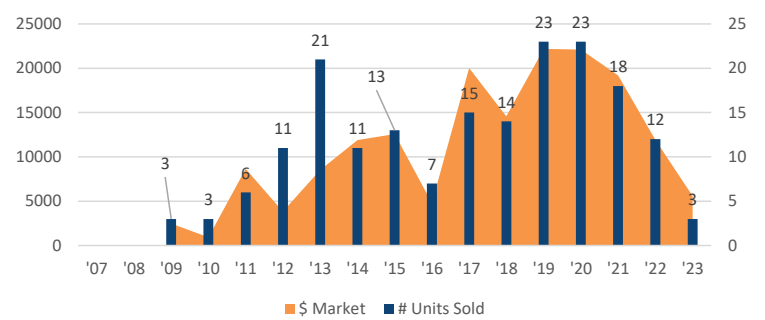


CITY COMMERCIAL ACTIVITY

COMMERCIAL BUILDING PERMITS (\$000)

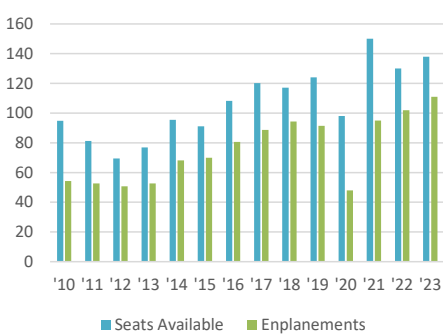


COMMERCIAL SALES TRANSACTIONS (\$000)

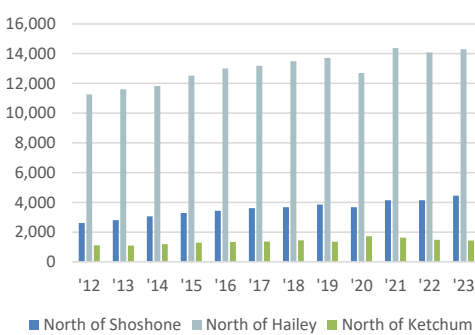


TOURISM MEASURES

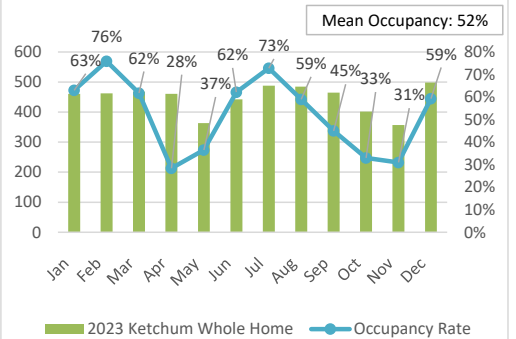
SUN SEATS & ENPLANEMENTS (000)



AVERAGE DAILY TRAFFIC VOLUME



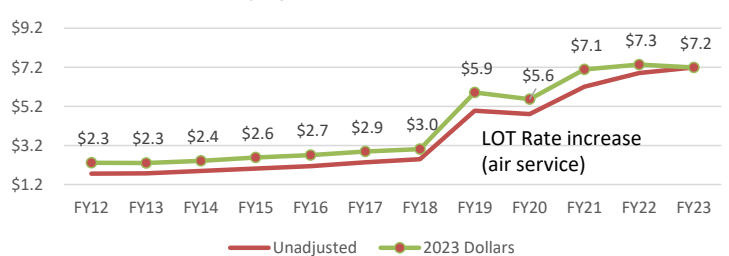
SHORT TERM RENTAL LISTINGS & OCC



CITY GOVERNMENT ACTIVITY

CITY OF KETCHUM	FY 2023	FY 2022	% Change
Revenue Expenditures (\$m)	\$ 20.39	\$ 15.83	29%
Capital Expenditures (\$m)	\$ 2.89	\$ 5.01	-42%
Employees (# FTE)			
Property Tax Rate (\$ per mil)	\$ 3,635	\$ 3,928	-7%
Total Assessed Value (\$m)	\$ 5,579	\$ 5,169	8%

LOCAL OPTION TAXES (\$M)



OTHER STATISTICS

RELATIVE COMPARISONS:	Blaine	Idaho	U.S.	OTHER KETCHUM DATA:	2023	2022	2021	2020	2019
Unemployment Rate (%)	2.9%	3.1%	3.6%	Serious Crime/100k	3.9%	3.9%	4.1%	2.2%	2.3%
School Spending (\$000/pupil)	\$18.50	\$9.80	\$16.08	Emissions Per Capita (MT CO2e)	N/A	N/A	N/A	N/A	28.9
Graduation Rates (%)	84%	81%	87%	Top 5 Employers:					
Bachelors Degree or Higher (%)	45%	32%	36%	1 YMCA					
Population Density (per mile ²)	11	19	96	2 Atkinson's Markets					
Travel time to work (minutes)	18	22	28	3 City of Ketchum					
Home Electrical Rates (\$/kWh)	\$0.09	\$0.09	\$0.02	4 Zenergy					
Serious Crime (per 100k)	2.9%	3.9%	N/A	5 Mountain Rides					
Per Capita Income ('21; \$000)	\$165.60	\$55.60	\$65.40						



Ketchum Urban Renewal Agency

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

August 19, 2024

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

Recommendation to Hold Public Hearing and Approve FY 25 Budget and Adopt Resolution No. 24-URA09 The FY 2024-25 Annual Appropriation Resolution

Introduction/History

Per Idaho Code 50-2006 the Urban Renewal Agency (URA) is required to pass an annual appropriation resolution and submit the resolution to the City Clerk of the City of Ketchum.

On June 24, 2024, the Board reviewed the proposed budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, containing the proposed revenues and expenditures necessary for all purposes for said fiscal year to be raised and appropriated within Ketchum, Idaho. Notice of the public hearing on the proposed budget was published in the Idaho Mountain Express on August 7, 2024 and August 14, 2024.

Analysis

The Board will hold a public hearing on August 19, 2024, at 2:00 PM for the purpose of considering and adopting a final budget and making appropriations to each fund for the forthcoming fiscal year 2024-25 at which time the public may appear and be heard upon any part or parts of said budget.

The Board will consider adopting Resolution Number 24-URA09, entitled the Annual Appropriation Resolution for the Fiscal Year beginning October 1, 2024, appropriating sums of money authorized by law and deemed necessary to defray all expenses and liabilities of the Urban Renewal Agency and providing an effective date.

No public comments have been received to date.

Financial Requirement/Impact

The Fiscal Year 2024-2025 Urban Renewal Agency Budget provides budget authority for the services and projects the Agency anticipates providing during the new fiscal year.

Recommendation and Motions

Staff recommends the Board adopt the following motions:

1. I move to approve the FY25 KURA Budget and 2024-2030 Capital Improvement Plan.

2. I move to adopt Resolution 24-URA09, The Annual Appropriation Resolution appropriating sums of money authorized by law and deemed necessary to defray all expenses and liabilities of the Urban Renewal Agency, for the Fiscal Year commencing October 1, 2024, and ending September 30, 2025, for all general, special and corporate purposes; directing the Executive Director to submit said budget to all agencies and bond holders.

Attachments:

FY24-25 Budget
Resolution 24-URA09



Evolution of First and Washington Property



Fiscal Year 2024-25 Operating and Capital Improvement Plan

Chair: *Susan Scovell*

Vice-Chair: Tyler Davis-Jeffers

Commissioners: *Amanda Breen, Casey Burke,
Mason Frederickson, Courtney Hamilton,
Gary Lipton*

Executive Director: *Suzanne Frick*

Treasurer: *Brent Davis*

Secretary: *Trent Donat*



Ketchum Urban Renewal Agency Fund

The purpose of the Ketchum Urban Renewal Agency Fund is to provide the financial authority to facilitate urban renewal activities within the boundaries of the Ketchum Urban Renewal District. Resolution 06-33, establishing the Ketchum Urban Renewal Agency, was adopted by the City Council on April 3, 2006. Resolution 06-34, establishing the revenue allocation area wherein urban renewal activities may occur, was adopted by the City Council on April 3, 2006. The Ketchum Urban Renewal Plan was adopted by the City Council with passage of Ordinance 992 on November 15, 2006. The Urban Renewal Plan was amended in 2010 with passage of Ordinance 1077.

FY 2024-25 Highlights

Summary: The objective of the Ketchum Urban Renewal Agency Fund is to support the capital projects to be undertaken during the fiscal year and to provide budget authority to make required principal and interest payments on the 2021 Urban Renewal Bonds.

For Fiscal Year 2024-25, the KURA will focus efforts on funding infrastructure improvements in partnership with the city of Ketchum and development of the First Street and Washington Avenue property for rent restricted workforce housing.



FY 24/25 Proposed Revenue and Expenditures

		2022	9/30/2022	2023	2023	2024	2024	2025
		Budget	Actuals	Budget	Actuals	Budget	Projected	Budget Proposed
Revenue								
98-3100-1000	TAX INCREMENT REVENUE	\$ 1,750,000	\$ 2,094,919	\$ 2,101,905	\$ 2,175,027	\$ 2,228,091	\$ 2,228,091	\$ 2,361,776
98-3100-1050	PROPERTY TAX REPLACEMENT	\$ -	\$ 13,626	\$ 6,813	\$ 15,272	\$ 12,000	\$ 12,000	\$ 12,000
98-3100-9000	PENALTY AND INTEREST ON TAXES	\$ 2,500	\$ 7,642	\$ 3,800	\$ 6,908	\$ 3,000	\$ 3,119	\$ 3,000
98-3700-1000	INTEREST EARNINGS				\$ 166,337			
98-3700-1010	INTEREST EARNINGS URA DEBT				\$ 14,230			
98-3700-2000	OTHER REVENUE (Rent)	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	
98-3700-3600	REFUNDS AND REIMBURSEMENTS				\$ 8,579			
98-3700-8000	WRCHT DEPOSIT 1ST \$ WA				\$ 10,000			
98-3800-9000	FUND BALANCE	\$ 1,078,883	\$ -	\$ 896,501	\$ -	\$ 1,762,715	\$ 1,762,715	\$ 4,680,230
	Total	\$ 2,867,383	\$ 2,152,187	\$ 3,045,019	\$ 2,432,353	\$ 4,041,806	\$ 4,041,925	\$ 7,057,006
Expenditure								
98-4410-3100	OFFICE SUPPLIES AND POSTAGE	\$ 500	\$ 17	\$ 500	\$ 24	\$ 500	\$ 100	\$ 100
98-4410-4200	PROFESSIONAL SERVICES	\$ 66,000	\$ 91,355	\$ 70,000	\$ 118,300	\$ 120,000	\$ 120,000	\$ 120,000
98-4410-4400	ADVERTISING AND LEGAL PUBLICATION	\$ 1,000	\$ 54	\$ 1,000	\$ -	\$ 1,000	\$ 500	\$ 500
98-4410-4600	LIABILITY INSURANCE	\$ 3,074	\$ -	\$ 3,074	\$ 2,969	\$ 3,000	\$ 3,414	\$ 4,100
98-4410-4800	DUES SUBSCRIPTIONS AND MEMBERS	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 4,600	\$ 4,600
98-4410-4900	PERSONNEL TRAINING/TRAVEL	\$ 2,000	\$ 494	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 1,000
98-4410-5000	ADMINISTRATIVE EXPNS-CITY GEN FUND	\$ 34,547	\$ 24,216	\$ 43,790	\$ 38,395	\$ 25,000	\$ 25,000	\$ 25,000
98-4410-6100	REPAIR MAINT-MACHINERY & EQ	\$ 500	\$ -	\$ 500	\$ -	\$ 500	\$ -	\$ -
98-4410-8801	REIMBURSE CITY GENERAL FUND	\$ 75,184	\$ -	\$ 100,000	\$ 53,175	\$ 120,000	\$ 120,000	\$ 110,000
98-4410-8852	REIMBURSE IN-LIEU HOUSING FUND	\$ -	\$ 143	\$ -	\$ -	\$ -	\$ -	\$ -
98-4410-9930	URA FUND OP CONTINGENCY	\$ 15,000	\$ -	\$ 55,000	\$ -	\$ 25,000	\$ -	\$ 15,000
	Sub Total	\$ 200,405	\$ 118,879	\$ 278,464	\$ 215,463	\$ 299,600	\$ 273,614	\$ 280,300
Capital Improvements								
98-4410-7100	INFRASTRUCTURE PROJECTS	\$ 2,000,000	\$ 276,998	\$ 2,000,000	\$ 565,244	\$ 3,000,000	\$ 2,260,000	\$ 6,095,000
98-4410-7101	LIMELIGHT OPA	\$ 150,000	\$ -	\$ 130,000	\$ -	\$ 130,000	\$ -	\$ 130,000
98-4410-7103	MISCELLANEOUS OPA	\$ 14,000	\$ 22,125	\$ 35,000	\$ 26,283	\$ 10,000	\$ 10,000	\$ 10,000
98-4410-7104	COMMUNITY LIBRARY OPA	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
98-4410-7110	ECONOMIC DEVELOPMENT PROJECTS	\$ 35,000	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -
98-4410-7112	311 FIRST STREET OPA	\$ 12,000	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -
98-4410-7900	DEPRECIATION EXPENSE	\$ 16,000	\$ 15,885	\$ -	\$ 38,437	\$ -	\$ -	\$ -
98-4410-7950	AMORTIZATION COSTS	\$ 11,000	\$ 3,858	\$ -	\$ 4,121	\$ -	\$ -	\$ -
	Sub Total	\$ 2,288,000	\$ 368,866	\$ 2,240,000	\$ 684,085	\$ 3,200,000	\$ 2,330,000	\$ 6,235,000
Debt Service								
98-4800-4200	PROF SERVICES-PAYING AGENCT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
98-4800-8100	DEBT SERVICE ACCT PRIN-2010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
98-4800-8200	BOND DEBT SERVICE RESERV-INT EXP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
98-4800-8300	DEBT SERVICE ACCT INTRST-2010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
98-4800-8400	DEBT SERVICE ACCT PRIN-2021	\$ 240,000	\$ -	\$ 393,277	\$ 472,928	\$ 481,014	\$ 481,014	\$ 488,835
98-4800-8450	DEBT SRVC ACCT INTRST-2021	\$ 138,978	\$ 76,703	\$ 133,277	\$ 69,028	\$ 61,192	\$ 61,192	\$ 52,871
	Sub Total	\$ 378,978	\$ 76,703	\$ 526,554	\$ 541,956	\$ 542,206	\$ 542,206	\$ 541,706
Total Expenditures		\$ 2,867,383	\$ 564,448	\$ 3,045,018	\$ 1,441,504	\$ 4,041,806	\$ 3,145,820	\$ 7,057,006

Materials and Services
Detail FY 24/25



Description	FY23 Actuals	FY24 Budget	FY25 Proposed
Professional Services Attorney Auditor SVED Misc Services	\$118,300	\$120,000	\$120,000
Dues, Subscriptions, Memberships Redevelopment Assoc Of Idaho	\$2,600	\$2,600	\$4,600
Personnel Training/Travel, Meetings	\$0	\$2,000	\$1,000

Capital Outlay FY 24/25



Description	FY23 Actuals	FY24 Budget	FY25 Proposed
Infrastructure Projects	\$565,244	\$3,000,000	\$6,095,000
Owner Participation Agreements	\$76,283	\$200,000	\$140,000

Staffing FY 24/25



Position	FY23 Actual	FY24 Budget	FY25 Budget
Chairperson	1	1	1
Vice-Chair	1	1	1
Commissioners	5	5	5
Executive Director	1.0	1.0	1.0
Treasurer	0.10	0.10	0.10
Secretary	0.10	0.10	0.10
AP & Payroll	0.05	0.05	0.05
TOTAL	8.25	8.25	8.25

KURA Capital Improvement Budget FY 25-30



Ketchum Urban Renewal Agency Capital Improvement Budget

Beginning Fund Balance \$5,000,000

	Oct 2024	Oct 2025	Oct 2026	Oct 2027	Oct 2028	Oct 2029	Oct 2030	
Available Fund Balance	\$5,000,000	\$6,040,000	\$1,245,000	\$1,645,000	\$323,000	\$423,000	\$823,000	

Capital Revenue

Budgeted/Projected Funds for Capital Projects	\$3,000,000	\$1,300,000	\$1,500,000	\$1,678,000	\$1,800,000	\$2,000,000	\$2,300,000	Total
Subtotal (fund balance + funds available)	\$8,000,000	\$7,340,000	\$2,745,000	\$3,323,000	\$2,123,000	\$2,423,000	\$3,123,000	\$29,077,000

Capital Projects

Underground Powerlines on Main St	\$400,000							
Master Plan for Town Square	\$60,000							
Main St Pedestrian Improvements	\$1,250,000	\$80,000						
Relocate Idaho Power Equipment at 1st/WA	\$250,000							
Reimburse Bluebird for Infrastructure		\$820,000						
Infrastructure Contribution for 1st/WA		\$4,000,000		\$3,000,000				
Funding for 1st and WA Entitlement Plans		\$400,000						
Sidewalks	\$500,000		\$600,000		\$700,000	\$900,000	\$900,000	
Public Parking Options			\$500,000			\$700,000		
Parking Management		\$95,000						
Town Square Improvements								
Infrastructure for Housing (YMCA and Trail Creek Lift Tower Sites)					\$1,000,000			
Pump Park Relocation								
Ore Wagon Museum Improvements								
Bike Network Improvements		\$50,000						
Forest Service Housing Renovations		\$150,000						

	Total	\$1,960,000	\$6,095,000	\$1,100,000	\$3,000,000	\$1,700,000	\$1,600,000	\$900,000
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Carry Over Funds	6,040,000	\$1,245,000	\$1,645,000	\$323,000	\$423,000	\$823,000	\$2,223,000
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RESOLUTION NO. 24-URA09

BY THE BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL AGENCY OF KETCHUM, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL AGENCY OF KETCHUM, IDAHO, TO BE TERMED “THE ANNUAL APPROPRIATION RESOLUTION”, APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSES AND LIABILITIES OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES; DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Ketchum Urban Renewal Agency of Ketchum, Idaho, an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency for Ketchum, Idaho, hereinafter referred to as the Agency.

WHEREAS, the Agency, an independent public body, corporate and politic, is an urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, as amended and supplemented;

WHEREAS, the City Council of the City of Ketchum, Idaho (the City), on October 30, 2006, after notice duly published, conducted a public hearing on the Ketchum Urban Renewal Plan (the Urban Renewal Plan);

WHEREAS, following said public hearing the City adopted its Ordinance No. 992 on November 15, 2006, approving the Urban Renewal Plan and making certain findings;

WHEREAS, the City Council of the City of Ketchum, Idaho (the City), on November 15, 2010, after notice duly published, conducted a public hearing and adopted its Ordinance No. 1077, approving a revised Urban Renewal Area Plan with a revised revenue allocation area;

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5) and 50-1002, Agency staff has prepared a budget and the Agency has tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2024, and ending September 30, 2025, by virtue of its action at the Agency’s Board meeting of June 24, 2024;

WHEREAS, Agency has previously published notice on August 7, 2024 and August 14, 2024, of a public hearing to be conducted on August 19, 2024 at 2:00 p.m., at the Ketchum City Council Chambers, located at 191 5th Street, Ketchum, Idaho;

WHEREAS, on August 19, 2024, pursuant to Section 50-1002, Idaho Code, the Agency held a public hearing at the Ketchum City Council Chambers, located at 191 5th Street, Ketchum, Idaho, on the proposed budget and considered public comment on services, expenditures, and revenues planned for Fiscal Year 2025;

WHEREAS, the Board at its August 19, 2024, meeting did acknowledge receipt of written comment concerning the proposed FY 2025 budget and noted its inclusion in the record concerning consideration of the FY 2025 budget;

WHEREAS, the Board also allowed any public testimony to be taken at the August 19, 2024, board meeting;

WHEREAS, pursuant to Section 50-2006, Idaho Code, the Agency is required to pass an annual appropriation resolution and submit the resolution to the City Clerk of the City of Ketchum.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL AGENCY OF KETCHUM, IDAHO, AS FOLLOWS:

Section 1: That the sums of money, or as much thereof as may be authorized by law, needed, or deemed necessary to defray all expenses and liabilities of the Agency, as set forth in Exhibit A, which is annexed hereto and by reference made a part of this Resolution, are hereby appropriated for the general, special and corporate purposes and objectives of the Agency for the fiscal year commencing October 1, 2024, and ending September 30, 2025.

Section 2: That the Chairman shall submit said budget to the City of Ketchum upon adoption of this Resolution.

Section 3: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Ketchum Urban Renewal Agency of the City of Ketchum, Idaho, on August 19, 2024. Signed by the Chairwoman of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on this 19th day of August 2024.

Susan Scovell
Chair

ATTEST:

Trent Donat

EXHIBIT A

	Actual FY 23	Budgeted FY 24	Proposed FY 25
<u>EXPENDITURES:</u>			
URA Expenditures	899,548	3,499,600	6,515,300
URA Debt Service Expenditures	<u>541,956</u>	<u>542,206</u>	<u>541,706</u>
TOTAL URBAN RENEWAL AGENCY EXPENDITURES	1,441,504	4,041,806	7,057,006
<u>REVENUE:</u>			
Tax Increment Revenue	2,175,027	2,228,091	2,361,776
Other Revenue	257,326	51,000	15,000
Fund Balance	<u>0</u>	<u>1,762,715</u>	<u>4,680,230</u>
TOTAL URBAN RENEWAL AGENCY REVENUE	2,432,353	4,041,806	7,057,006



Ketchum Urban Renewal Agency

P.O. Box 2315 | 191 5th Street | Ketchum, ID 83340

August 19, 2024

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

RECOMMENDATION TO REVIEW AND DISCUSS PLANNING AND ZONING COMMISSION AND PUBLIC COMMENTS ON FIRST + WASHINGTON PROJECT AND PROVIDE DIRECTION TO STAFF

Introduction/History

Since the June KURA meeting when the First + Washington project design was reviewed and discussed, a public open house occurred on July 24th and the Planning and Zoning Commission conducted a pre-application design review hearing on August 13th. Staff is requesting board direction on next steps for the project.

Project Comments to Date

July 24, 2024 Open House

Attachment A is a summary of the comments received at the open house. Generally, the comments were:

- Wrong location, find another location
- Incorporate parking into project, need more downtown parking
- Keep the surface parking lot
- Great idea, go faster, need housing for workers
- Delay until Comprehensive Plan is complete, and Bluebird is occupied
- Project is too boxy, too tall
- Need housing, have enough parking

Six parking options were identified for public input. Attachment B provides the public feedback on the parking options. The preferred approach was revising the inclusion of public parking as part of the proposed project.

August 13, 2024 Planning and Zoning Commission Pre-Application Comments

The Planning and Zoning Commission conducted a pre-application design review hearing on the proposed project design. Fourteen people spoke about the project, there was a mixture of people in support and objecting to the project. Those in support expressed the need for workforce housing in Ketchum and in this location and prioritizing people over parking. Those objecting identified the need for public parking over workforce housing, the site is the wrong

location for workforce housing, and advocating a pause until the comprehensive plan and zoning ordinance are updated.

Attachment C outlines the comments of the Planning and Zoning Commission from the meeting and Attachment D is the Planning staff report, and written comments submitted for Commission consideration.

Overall, the Commission thought the project design needed to be modified to break up the perceived bulk and mass of the building. The Commission felt the design should be exceptional because it is a public project and the KURA should take the time to get it right. Parking and the number of units were issues the Commission also identified.

Next Steps and Staff Recommendation

Based on the public feedback, KURA staff, city staff, and the development team have been re-evaluating inclusion of public parking in the project. This effort includes design work to determine the impact public parking will have on the project design, different parking configurations and cost estimates. Staff anticipates presenting options to the KURA within the next 30-60 days.

The project design will be modified to address the Planning and Zoning Commission comments. Staff recommends the following next steps:

1. Reconvene the KURA subcommittee to work with the development team and city staff on design changes to the project.
2. Continue working on public parking options and cost estimates for the project.
3. When a revised design and public parking options and costs are ready, present the information to the KURA for further direction.

Attachment A: Summary of Comments from July 24, 2024 Public Open House

Attachment B: Parking options and public input from July 24, 2024 Public Open House

Attachment C: Planning and Zoning Commission Comments from August 13, 2024 Pre-Application Design Review Hearing

Attachment D: Planning and Building Staff Report with Design Comments for August 13, 2024 Meeting

Attachment E: Public Comments submitted to Planning and Zoning Commission for the Pre-Application Design Review Hearing

Attachment A

Public Comments From July 24, 2024 Public Workshop on First + Washington Project

This project will further complicate the cost of doing business for our retailers. Killing them effectively. This should be reconsidered and suggest other places/lots.

Go as fast as you can.

I keep hearing that retailers are down 30%; (disruption from construction, roads, etc.). I don't believe there is a current "commercial space" crisis, whereas housing/parking crisis has been expressed by the community. Can you proceed with 1st floor "all covered" parking, eliminate the commercial space. Over time, as need arises (if ever), for commercial space, you fill in the covered parking at the perimeter, hopefully at the same time the demands for parking decrease. If developer's proforma relies on income from the commercial rent/city tax revenue, can URA/City provide enticements to "build parking in lieu of commercial space?"

Thank you for this presentation and the years effort. This is the wrong project in this location. The KURA needs to separate from housing projects and return to parking. There are options! Let the housing committees address housing! KURA stands for renewal of downtown core! Still have many housing choices and yes to the shot gun approach.

The first design was better. The "refinements to mass" will likely cost more \$ and ultimately those costs result in fewer amenities to the end users.

This is a great idea! Local healthcare worker who does not qualify for low income housing but can't afford \$3,500 a month in rent. Thank you for your work.

Figure out how to get employee parking out of the core.

Yes! 2 levels subterranean parking + 1 level street parking + housing—please verify today's teachers, nurses, and firefighters want to be in a box/studio-the stats you showed do not support the studio option.

Yes! Pause on this location and focus on others—Lift Tower- to get this the Washington Project right!

Yes! We as residents can get creative to support additional funding—Neal says we don't and he is wrong-do it right not on the cheap.

Yes! Keep working with us, the residents-WE CARE!!! Please keep listening and working together.

Public Comments From July 24, 2024 Public Workshop on First + Washington Project

Another square metal box in town. Where is the historic committee?

The big white boxes? Are they storage boxes on 2nd Steet? Looks awful.

Our mayor and staff are killing this town, slow down!

The parking lot is important to local businesses, which is not good.

Put it on the ballot for a vote.

Need housing, have enough parking.

The location of the Washington Street lot is critical to parking much more so than housing. This is the walking retail core and once gone you won't get it back. Put the housing on a different location.

Pause the construction projects


We need parking

I have 2 children who qualify for low-income housing. We need it yes! However, -we have snow and ice 6 months a year. How are we going to keep sidewalks safe to walk 5 blocks, especially after a performance at the Argyros? In a dark sky town? Pause, pause, pause. Develop another site first then see the impact.

Downtown is badly impacted today by lack of parking due to the front street project. Commerce will die with no parking. Especially in our 6 months of winter.

KURA should spend the \$ on Washington Street parking.

KURA should develop the Lift Tower property instead of Washinton Street.

I agree on both of the comments. 

Parking structure at end of East Avenue to make up for the removed parking. It's the city's responsibility and in the parking plan/study it stated the city of Ketchum needs to work with the KURA on a parking unit/structure and that was April 2022!

This is being pushed way too fast.

Public Comments From July 24, 2024 Public Workshop on First + Washington Project

Let's pause this so that we can see how no parking assimilates with the Bluebird housing unit which does not have enough parking for the units and then also the 25 parking spots are eliminated on Main Street. How would you like to hear if I can't park close, I will go somewhere else (for your business?). Is there enough sidewalks and lighting for employees and guests would have to walk if they have to walk 4 blocks away? Is it safe and walkable especially in the snow?

Not everyone wants to live in downtown Ketchum—so that's not a excuse if someone wants to come from Bellevue or Hailey.

Pump the Brakes! Don't like the plans. Our need is parking-Ketchum is growing. Put this project on the back burner. Priority-Parking over housing....Please stop this project.

The "New" Comprehensive Plan hasn't even been finished yet—let it update 1st.

More affordable housing? How fast did the Bluebird building rent?

The "new" design looks like a big black box once again-awful. It doesn't need to be so high.

Start with the old ski lift property for more affordable housing. Feels like this property development of affordable housing is being rushed and not well thought out—design is not charming, beautiful or blending into a mountain town. Design seems like old east european box housing. Employee housing should be built on the outskirts of Ketchum.

Can the bottom floor be parking? I am for this project.

More AF housing on the outskirts of town. Need parking in town close to restaurants and businesses. Businesses need workers so they know the importance of having AF for workers. Without customers businesses will go out and people will go out of town to shop and dine and we won't need workers. Listen to your businesses.

I am extremely concerned this project is being proposed at the wrong location because you are suggesting 66 units. Where will they park? Shop owners will loose a very critical parking lot and renters will likely also gobble up street parking. Build it, but somewhere else like in any area without these dire consequences. By the hospital, over by the YMCA. Not our retail core. Thank you—Liz Talley

If Ketchum has \$500,000 from the general fund to put towards housing subsidized in Silver Creek living with no problem----this was in the paper from Jade-how about towards parking? where the parking consultant suggested that KURA worked with the city.

Public Comments From July 24, 2024 Public Workshop on First + Washington Project

Too much, too fast. Locate this down by the YMCA. We are moving from small town, big life to big town, small life. Too much height, too much congestion, slow things down.

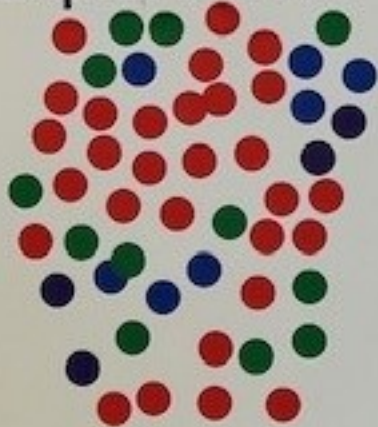
Yes we need more housing. This is not the right location! Why can we not force the hand with Albertsons lot (old lumber yard on Warm Springs?!!) That would be perfect. Also-I'm so tired of this "Gulag Architecture"-so many rectangular, black and grey, cold buildings with no roofines????

Attachment B

Parking Options

Re-evaluate the inclusion of public parking as part of the First + Washington project

Explore More



Forget It



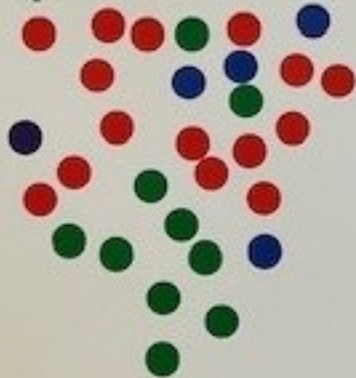
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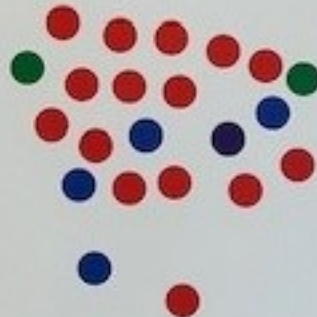
Parking Options

Based on resident parking demand, allow the public to use First + Washington parking during the day

Explore More



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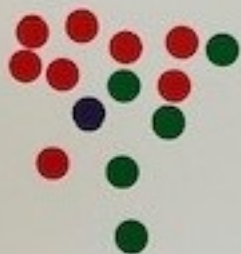


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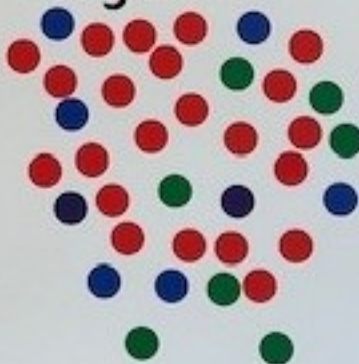
Parking Options

Establish parking permit program that requires residents who live in the First + Washington project that do not have parking, to park on designated streets that do not impact customer parking for businesses

Explore More



Forget It



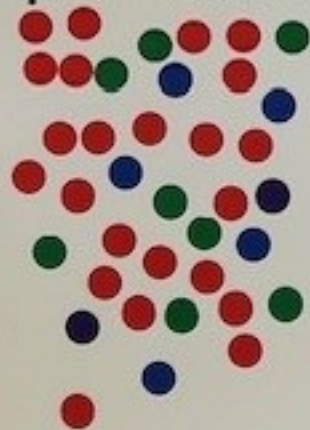
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Parking Options

Designate easily accessible street parking areas for late night employees

Explore More



Forget It



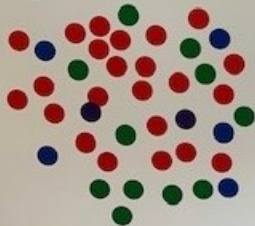
Indifferent



Parking Options

Lease or purchase property in downtown for public or employee parking

Explore More



Forget It



Indifferent



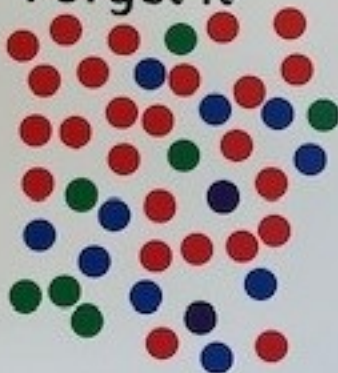
Parking Options

Implement free public valet service on Main Street. Free valet stations placed on Main Street for easy access to businesses

Explore More



Forget It



Indifferent



Attachment C

Planning and Zoning Commission Comments from August 13, 2024 Pre-Application Design Review

Commissioners supported planning staff recommendations on design changes.

As a public project, the project design should be outstanding architecturally and something to be proud of. Current design is uninspired.

Redesign to provide more parking and fewer units. Evaluate the unit mix and unit sizes and consider providing more one-bedroom units.

With the lot consolidation, the building mass should be broken up into different elements, more undulation of the facade. The single roof plane needs to be varied across the four lots. Addition of decks, balconies, operable windows should be considered. As currently proposed, the building massing is problematic.

The exterior building design should be broken up so the building does not read as one large building.

Concern about what happens to the ground floor activation if parking occupies the entire first floor.

Like the proposed building materials.

Tension between parking and workforce housing needs to be resolved. Worth taking the time to resolve, the building will be here for years to come and need to get it right.

No need for a pause to happen. The timing and process will slow things down naturally.

One Commissioner thought the building height was too high and should be reduced. Majority of Commissioners were ok with the proposed building height provided the perceived bulk and mass of the building was broken up and the building did not read as a single structure.

Need space for tenant storage and bike parking.

Attention needs to be given to how the building backs up to the lower height buildings on the other side of the alley.

If public parking is provided, consider new technologies that identify number of available parking spaces before entering the parking garage.

Look at creating efficiencies, are 60 water heaters needed for each unit.

Attachment D



STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF AUGUST 13, 2024

PROJECT: 1st & Washington Workforce Housing Project

FILE NUMBER: P24-058

APPLICATION: Pre-Application Design Review

PROPERTY OWNER: Ketchum Urban Renewal Agency

ARCHITECT: Ian McLaughlin, Architect, Pivot North Architecture

REQUEST: Pre-Application Design Review for the development of a new 49,570-gross-square-foot, four-story workforce housing project

LOCATION: 211 E 1st Street
(Ketchum Townsite: Block 19: Lots 5, 6, 7, & 8)

ZONING: Mixed-Use Subdistrict of the Community Core (CC-2 Zone)

OVERLAY: None

REVIEWER: Abby Rivin, AICP – Senior Planner

NOTICE: A courtesy notice for the public meeting on the project was mailed to all property owners within 300 feet of the project site on July 24, 2024. The notice was published in the Idaho Mountain Express on July 24, 2024. A notice was posted on the project site on August 6, 2024 and the city’s website on July 29, 2024.

EXECUTIVE SUMMARY

The Ketchum Urban Renewal Agency has submitted a Pre-Application Design Review for the 1st & Washington Workforce Housing Project, a new 49,570-gross-square-foot, four-story mixed-use development, located at 211 E 1st Street (the “subject property”, see Figure 1). The subject property is located within the city’s Mixed-Use Subdistrict of the Community Core (CC-2 Zone) between 1st

and 2nd Streets along the east side of Washington Avenue. The total area of the subject property is 22,000 square feet. The property is currently improved as a surface parking lot.

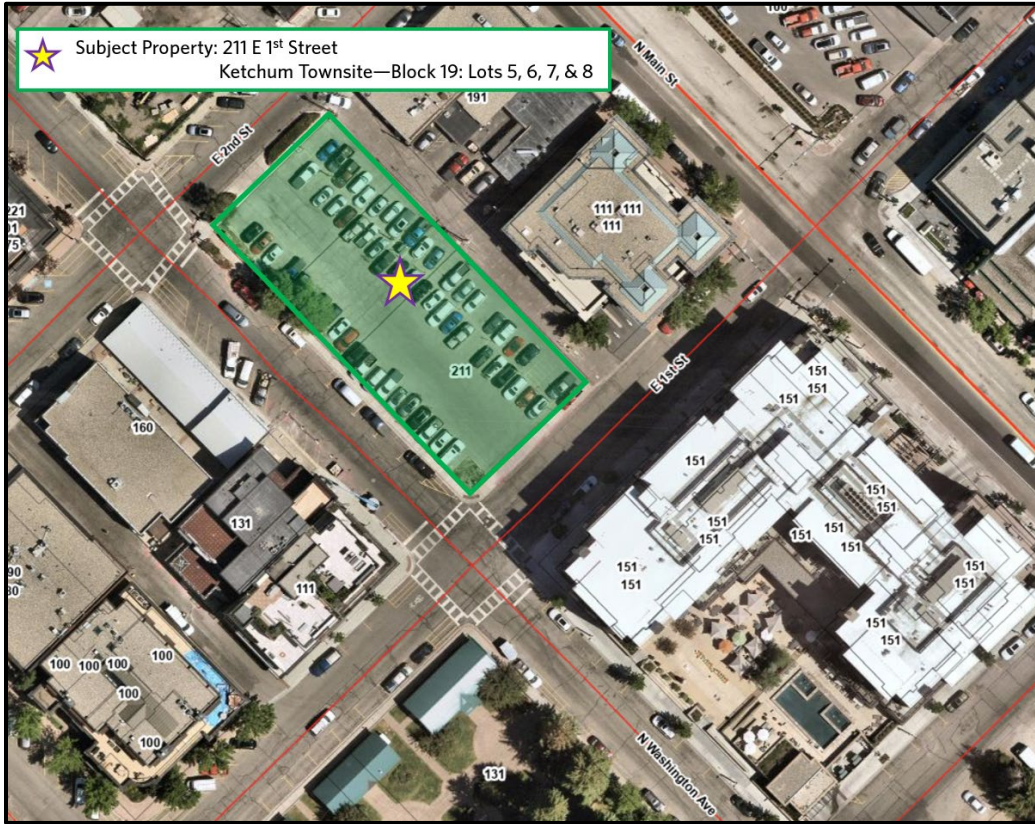


Figure 1: Subject Property

This mixed-use development (see Figure 2) includes three commercial spaces with frontage along Washington Avenue, 1st Street, and 2nd Street as well as a lobby/amenity space at the corner of 1st Street and the alley. The tuck-under, surface parking area on the ground level is accessed from the alley and 2nd Street and accommodates 41 parking spaces. The upper floors of the mixed-use

building contain 64 community housing units, including 43 studios, 13 one-bedroom units, and 8 two-bedroom units. The project's Floor Area Ratio (FAR) is 2.25 and the maximum height of the building is 49 feet. The Pre-Application Design Review submittal for the 1st & Washington Workforce Housing Project is included as Attachment A.



Figure 2: Pre-Application Submittal--2nd & Washington 3D Perspective

The project is subject to Pre-Application Design Review pursuant to Ketchum Municipal Code (“KMC”) §17.96.010.D.1 as the property is greater than 11,000 square feet. Pre-Application Design Review is an opportunity for the Planning and Zoning Commission (the “Commission”) to give the applicant feedback on the proposed project. This preliminary review allows the Commission to ask questions, identify code compliance issues or design concerns, and provide recommendations to the applicant. As this is a Pre-Application meeting, there is no formal staff recommendation and no motion or action for the Commission to take at this time. Staff recommends the Commission provide feedback to the applicant after reviewing the 1st & Washington Workforce Housing Project Pre-Application Design Review submittal included as Attachment A, the applicant’s presentation, staff’s analysis, and public comment.

BACKGROUND

Process to Date

The Planning and Building Department received the 1st & Washington Workforce Housing Project Pre-Application Design Review on June 27, 2024. The submittal was reviewed by all city departments and comments were provided to the applicant for review on July 12, 2024. Revisions in response to staff comments are not required for the Pre-Application process, and the applicant chose to proceed directly to meeting with the Commission without revising the project plans. All city department comments and feedback provided by the Commission will be addressed by the applicant upon submittal of the final Design Review application. Pursuant to KMC §17.96.010.D5, the applicant must file a complete Design Review application and pay all required fees within 180 calendars of the last Pre-Application Design Review meeting with the Commission, otherwise the Pre-Application will become null and void.

Community Housing Development Incentives

The Commission has reviewed and approved numerous downtown development projects that utilize the FAR density program by either providing community housing units on site or paying the fee in-lieu. Unlike projects that utilize the FAR bonus program, the 1st & Washington Workforce Housing Project is a community housing project as the mixed-use building provides 100% community housing above the first floor. The zoning code provides the following development incentives to encourage community housing projects downtown:

- No parking is required for community housing units (KMC §17.125.040.C1a).
- Community housing projects are eligible for 10 more feet of building height than market-rate developments. 52 feet is the maximum permitted building height for 100% community housing projects (KMC §17.12.040). Market-rate developments have a maximum permitted building height of 42 feet.
- Community housing projects may exceed the maximum permitted 2.25 gross FAR subject to Design Review approval (KMC §17.124.040.B3).

ANALYSIS

Pursuant to KMC §17.96.050.A, the Commission shall determine the following before granting Design Review approval:

1. The project does not jeopardize the health, safety or welfare of the public.
2. The project generally conforms with the goals, policies, and objectives of the adopted comprehensive plan.
3. The project conforms to all applicable standards and criteria as set forth in this chapter, this title, and any other standards as adopted or amended by the City of Ketchum from time to time.

Criteria 1 & Criteria 2: Public Health, Safety, and Welfare & Comprehensive Plan Conformance Future Land Use

The subject property is designated as Mixed-Use Commercial on the future land map of the 2104 Comprehensive Plan (“comprehensive plan”). The Mixed-Use Commercial future land use designation is intended to promote a wide range of land uses, including commercial and residential uses, within mixed-use buildings. The comprehensive plan states, “New structures in existing mixed-use areas should be oriented to streets and sidewalks and contain a mix of activities. Mixed-use developments should contain common public space features that provide relief to the density and contribute to the quality of the street” (page 69). The 1st & Washington Workforce Housing Project provides three commercial spaces on the ground floor and 64 workforce housing units on the upper levels.

The comprehensive plan identifies downtown as an appropriate place for housing density due to its proximity to jobs and transportation options. Policy H-1.4 of the comprehensive plan states that, “housing should be integrated into the downtown core” (page 20), and Policy H-3.1 encourage the siting of housing in new developments near public transportation and retail districts (page 21). The 1st & Washington Workforce Housing Project will provide 64 new workforce housing units located within walking distance to jobs, retail stores, coffee shops, bars, and restaurants in the heart of downtown. Additionally, the project is located within walking distance to the Mountain Rides bus stop at Main & 4th Streets and 1st Avenue & Sun Valley Road, which provide access to all major transit routes connecting riders to other areas of Ketchum and the Wood River Valley.

Compatibility with the Surrounding Neighborhood

Policy CD-1.3 of the comprehensive plan states that, “Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style” (page 26). In addition, Policy CD-1.4 of the comprehensive plan states that, “Each new project should be well-designed and attractive, and should complement surrounding land uses and existing neighborhood character”(page 26).

This area of downtown contains both smaller-scaled older buildings as well as new larger-scaled developments. As shown in Figure 3, smaller-scaled buildings adjacent to the project site include the My House Furnishings and the Ketchum Office Club buildings to the west across Washington Avenue and the Ketchum Korner building to the east across the alley. New larger-scale

Many Ketchum townsite lots have been consolidated in this area of downtown to accommodate infill and redevelopment projects. For example, eight Ketchum townsite lots were consolidated to accommodate the Limelight Hotel and four Ketchum townsite lots were consolidated for the Copper Ridge development. The 1st & Washington Workforce Housing Project proposes to consolidate four Ketchum townsite lots and the subject property has 220 feet of street frontage along Washington Avenue. Staff recommends the applicant consider further sculpting the building mass to avoid the “canyon” effect and create a rhythm that reflects the pattern of historically platted 55-foot-wide lot widths in downtown Ketchum.

Criteria 3: Zoning and Design Review Standards

Zoning and Dimensional Standards Analysis

Staff reviewed the project plans for applicable zoning and dimensional standards, including setbacks, building height, and FAR. Staff was unable to verify compliance with the following dimensional standards required in the CC-2 Zone due to the level of detail in the Pre-Application drawing set. All zoning and dimensional standards will be reviewed again at the final Design Review stage to ensure the project complies with all requirements in the CC-2 Zone.

Design Review Analysis

Staff reviewed the project for conformance with Design Review standards and required improvements specified in KMC §17.96.060 and requirements for developments within the Community Core specified in KMC §17.96.070. Certain standards were unable to be verified by staff based on the level of information provided in the Pre-Application submittal. All Design Review standards will be reviewed by city departments again at the final Design Review stage to ensure the project complies with all requirements. The following analysis highlights key issues that staff has identified for the Commission’s review and consideration.

Architectural Standards (KMC §17.96.060.F & KMC §17.96.070.B)

Pursuant to KMC §17.96.060.F.5, building walls shall provide undulation and relief to reduce the appearance of bulk and flatness. The proposed design includes projections of building mass on the second and third floors. These building mass projections are distinguished by the dark brown board-on-board siding. Staff appreciates how these projections help break up the mass of the building and provide visual interest; however, certain portions of the building identified in Figure 4 appear bulky and flat due to the length and height of the building walls,



uninterrupted areas of the façade design, and repetitive window pattern.

Staff recommends the applicant consider further breaking up the mass of the building along Washington Avenue by incorporating more changes in the façade plane and provide more differentiation of exterior materials and window pattern to add visual interest.

Figure 4: Flat/Uninterrupted Portions of Façade & Repetitive Window Patterns

Pursuant to KMC §17.96.060.F2, “building character shall be clearly defined by use of architectural features.” Staff appreciates the variation of exterior materials and fenestration across the upper floors of the building but believes more architectural features and detailing are needed to help animate the façade. The repetitive pattern of the board-on-board siding, shingles, and windows appear monotonous in certain portions of the building. Staff recommends providing decks or balconies/Juliet balconies with landscaped planters at the upper levels of the building as shown in Figure 5 below and entrance terraces on the ground level to both provide more usable open space for the residents as well as to further animate the façade.



Figure 5: Opportunities to Add Decks, Balconies, or Landscaped Planters at Upper Floors

In addition, most of the 2nd Street façade at the ground level is comprised of panels screening the surface parking area. The commercial unit at the street corner extends through a small portion of the 2nd Street façade. The design of the 2nd Street façade at the ground level lacks visual interest and activity as the screening panels appear monolithic. Staff recommends the applicant enhance the design of the 2nd Street façade at the ground level by adding more landscaping, exterior material differentiation, or decorative architectural features to add more visual interest.

Pursuant to KMC §17.96.070.B4, “Roofing forms and materials shall be compatible with the overall style and character of the structure.” The roof form features an overhanging cornice that slopes slightly upwards towards 2nd Street. Staff believes that the roof design exacerbates the visual appearance of building height and mass along Washington Avenue and 2nd Street (see Figure 6). Staff recommends the applicant consider reevaluating the roof design to either: (a) flip the angle of the roof so that it slopes upward towards 1st Street as the massing is more compatible with the Limelight Hotel to the south or (b) modify the roof design to provide more variety in roof heights across the Washington Avenue façade.



Figure 6: Roof Design Exacerbating Visual Appearance of Height & Mass

Landscaping (KMC §17.96.060.I) & Public Amenities (§17.96.060.J)

The project is required to provide landscaping and public amenities pursuant to KMC §17.96.060.I & §17.96.060.J. Staff appreciates the landscaping and the outdoor seating areas provided on the ground floor; however, staff believes there are more opportunities to enhance the quality of these ground-level public gathering spaces by providing more seating and landscaping. Staff recommends the applicant consider adding more outdoor seating like benches as well as landscaped planters to enhance the design of public outdoor gathering spaces at the ground level.

STAFF RECOMMENDATION

As this is a Pre-Application meeting, there is no recommendation from staff and no action by the Planning and Zoning Commission. Staff requests the Commission provide feedback to the applicant on the design, the issues identified in the staff report, and any other items the Commission deems relevant to the proposed project.

ATTACHMENTS:

- A. 1st & Washington Workforce Housing Project Pre-Application Design Review Submittal

Attachment A
1st & Washington
Workforce Housing Project
Pre-Application Design Review
Submittal



**City of Ketchum
Planning & Building**

Pre-Application Design Review

OFFICIAL USE ONLY
File Number: P24-058
Date Received: 6/27/24
By: GB
Pre-Application Fee Paid: \$0
Design Review Fee Paid:
By:

Submit completed application and documentation to planningandbuilding@ketchumidaho.org. If you have questions, please contact the Planning and Building Department at (208) 726-7801. Design Review criteria, zoning regulations, and development standards are specified in Title 17 of Ketchum Municipal Code, which may be viewed by clicking the link [here](#). You will be contacted and invoiced once your application package is complete.

APPLICANT INFORMATION			
Project Name: 1st & Washington	Phone:	208.727.5086	
Owner: Ketchum Urban Renewal Agency	Mailing Address:	PO Box 2315, 191 Fifth St. W. Ketchum, Idaho 83340	
Email: sfrick@ketchumidaho.org			
Architect/Representative: Pivot North Architecture	Phone:	208.690.3108	
Email: ian@pivotnorthdesign.com	Mailing Address:	116 South 6th St Boise, Idaho 83702	
Architect License Number: AR-98430 (John King)			
Engineer of Record:	Phone:		
Email:	Mailing Address:		
Engineer License Number:			
Primary Contact Name and Phone Number: Ian McLaughlin, 208.690.3108 ext. 717			
PROJECT INFORMATION			
Legal Land Description: Lot 5, Block 19 / Lot 6, Block 19 / Lots 7 & 8		Street Address: 211 E 1st St, Ketchum, Idaho 83340	
Lot Area (Square Feet): 22,000	Zoning District: CC (Community Core)	RPK #: 0000019005B, 0000019006B, 00000190070	
Overlay District:	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Avalanche	<input type="checkbox"/> Mountain <input checked="" type="checkbox"/> None
Type of Construction:	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Addition	<input type="checkbox"/> Remodel <input type="checkbox"/> Other
Anticipated Use: Mixed-Use, Multi-family	Number of Residential Units: 64 Units		
GROSS FLOOR AREA			
	Proposed	Existing	
Basements	NA Sq. Ft.	NA Sq. Ft.	
1 st Floor	(excluding 12,200sf garage) 6,190 Sq. Ft.	NA Sq. Ft.	
2 nd Floor	15,327 Sq. Ft.	NA Sq. Ft.	
3 rd Floor	15,327 Sq. Ft.	NA Sq. Ft.	
Mezzanine 4th Floor	12,726 Sq. Ft.	NA Sq. Ft.	
Total	49,570 Sq. Ft.	NA Sq. Ft.	
FLOOR AREA RATIO			
Community Core: No FAR limit, community housing	Tourist:	General Residential-High:	
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage: 84%			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: Level 1-3 = 5' ave., Level 4 = 10' ave.	Side: Level 1-3 = 5' ave., Level 4 = 10' ave.	Side: Level 1-3 = 5' ave., Level 4 = 10' ave.	Rear: Level 1-3 = 3', Level 4 = 10' ave.
Building Height: 49'-0" building height			
OFF STREET PARKING			
Parking Spaces Provided: 41	Curb Cut: Existing on 2 nd St. Sq. Ft.	%	

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

Ian McLaughlin, on behalf of KURA

06/25/2024

Signature of Owner/Representative

Date

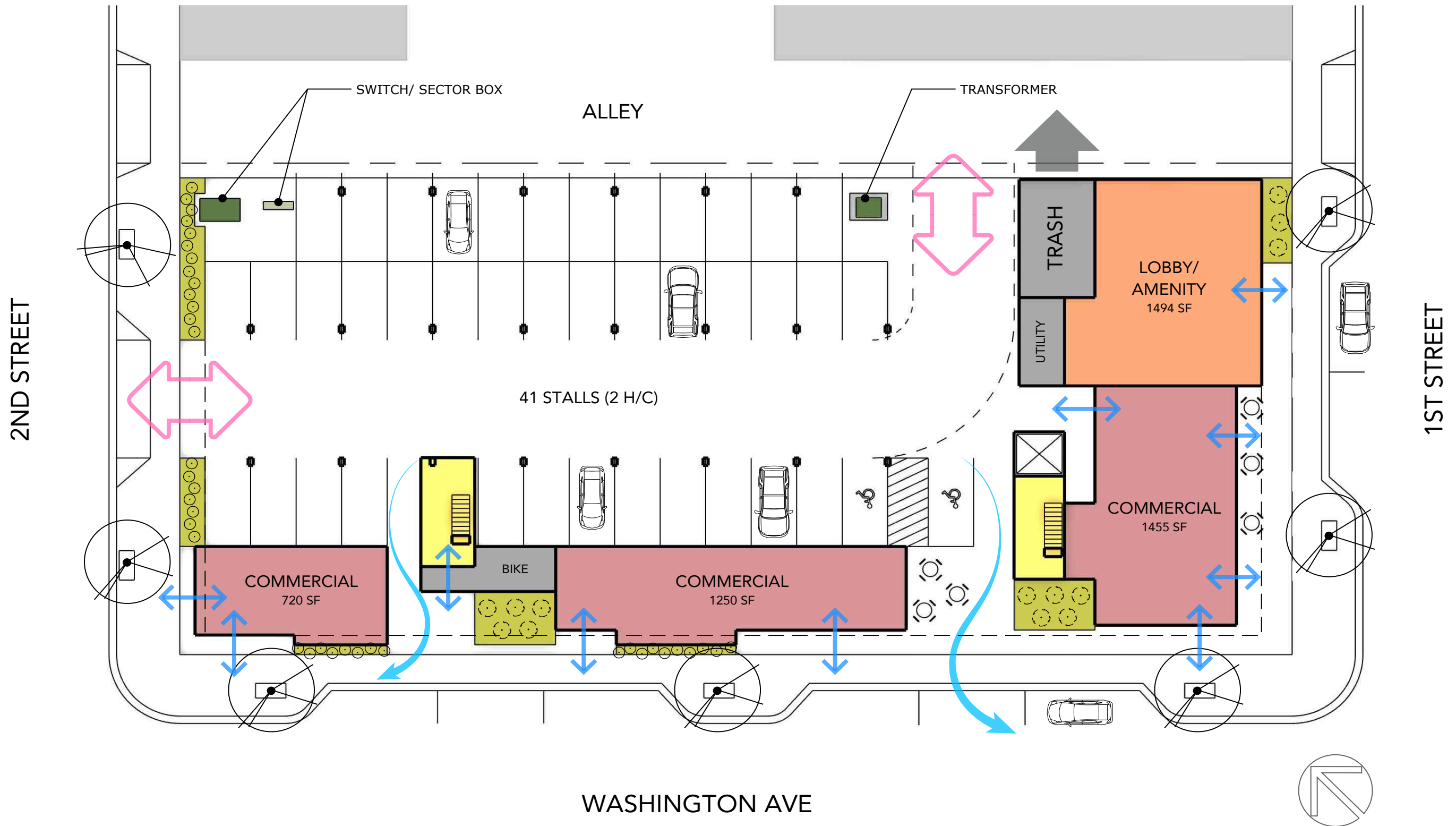


1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340

pivot north



LEVEL 1 - CONCEPT FLOOR PLAN & SITE PLAN

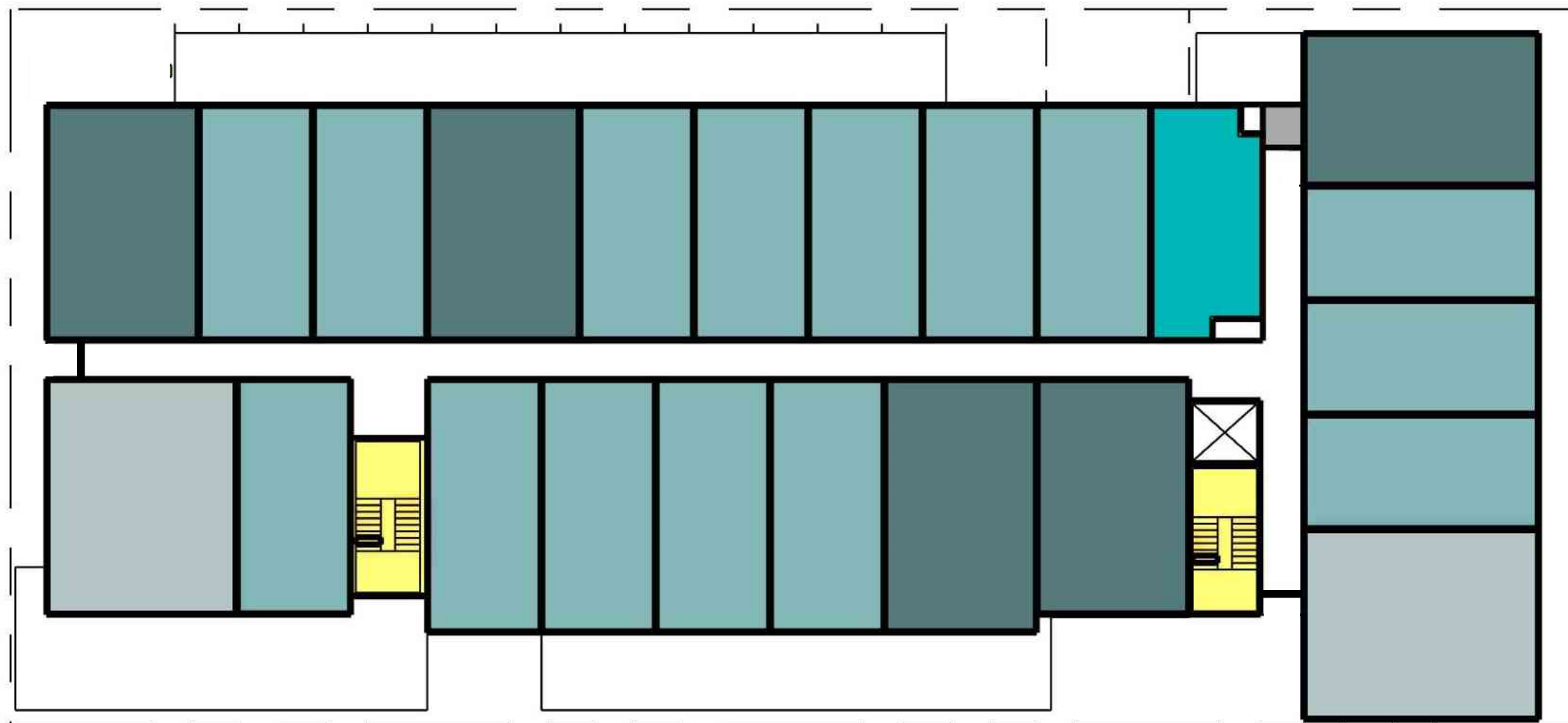
SCALE: 1" = 20'-0"





1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340





	STUDIO A	3
	STUDIO B	40
	1-BED	13
	2-BED	8
TOTAL		64

15,327 SF



LEVEL 2-3 - CONCEPT FLOOR PLAN

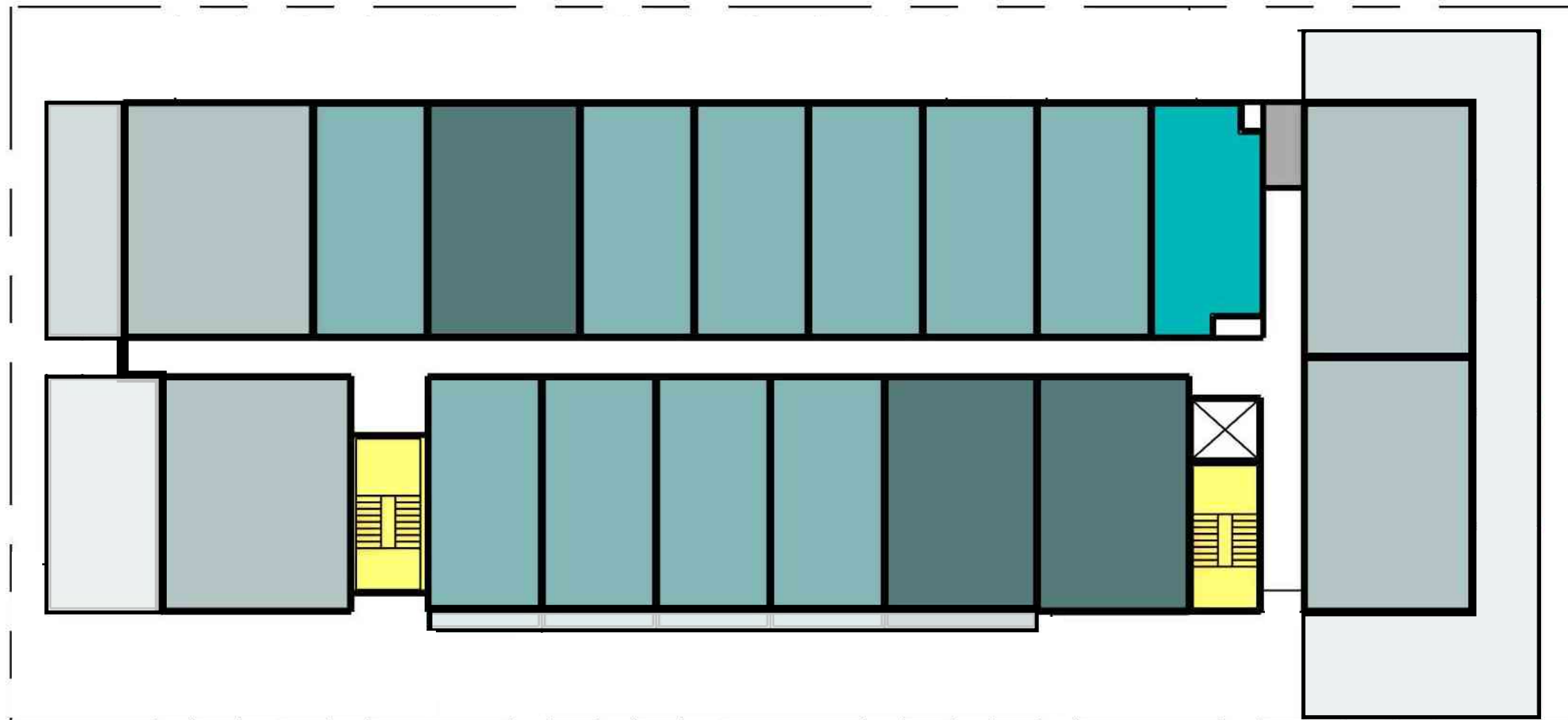
SCALE: 1" = 20'-0"





1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340

pivot north



	STUDIO A	3
	STUDIO B	40
	1-BED	13
	2-BED	8
TOTAL		64

12,726 SF



LEVEL 4 - CONCEPT FLOOR PLAN

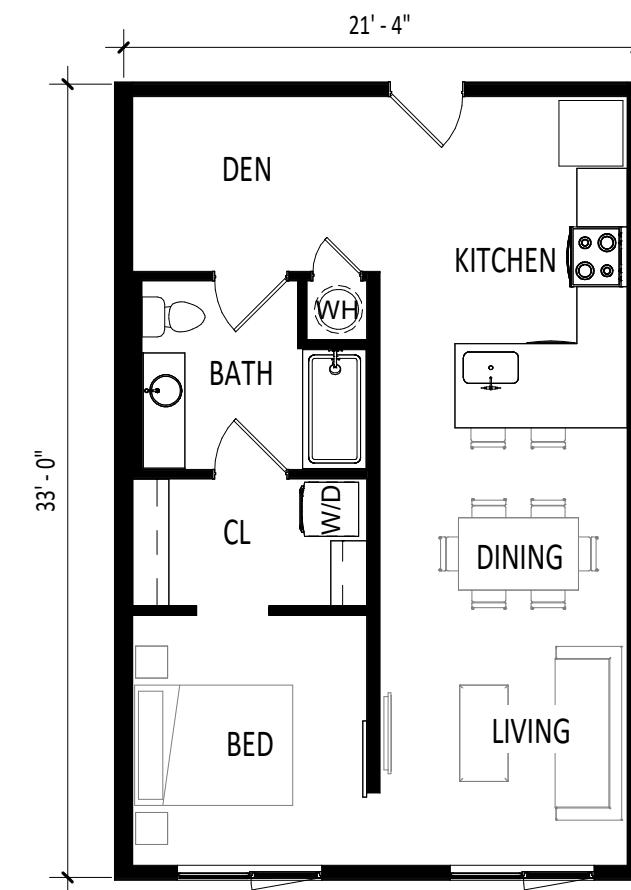
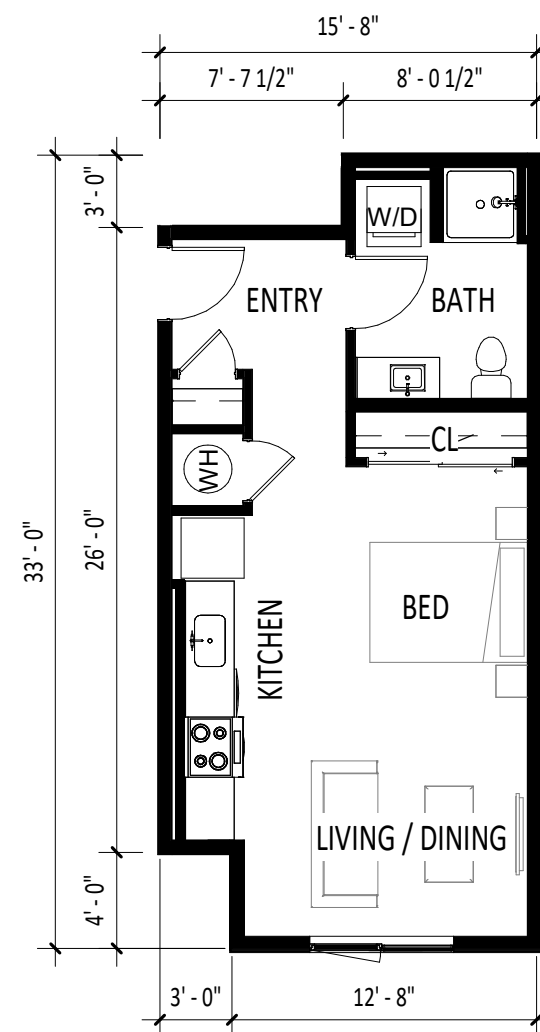
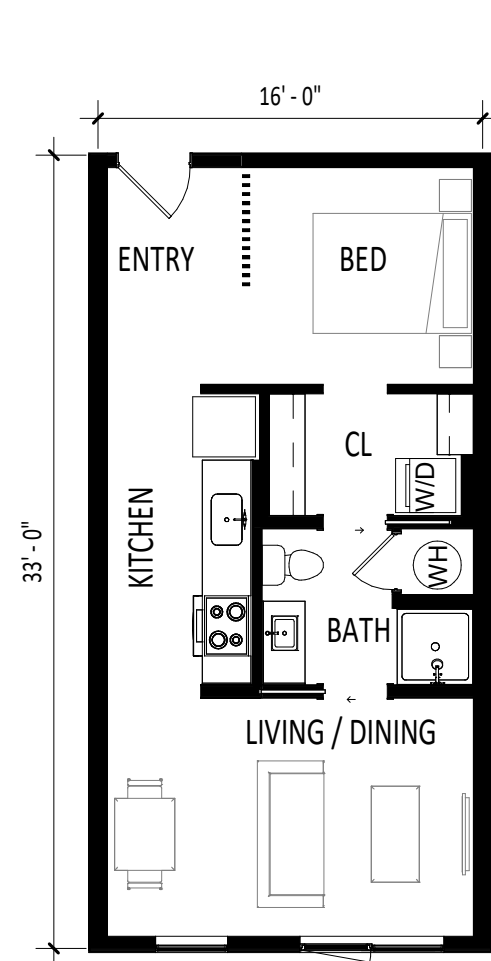
SCALE: 1" = 20'-0"

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340





CONCEPT UNIT PLANS

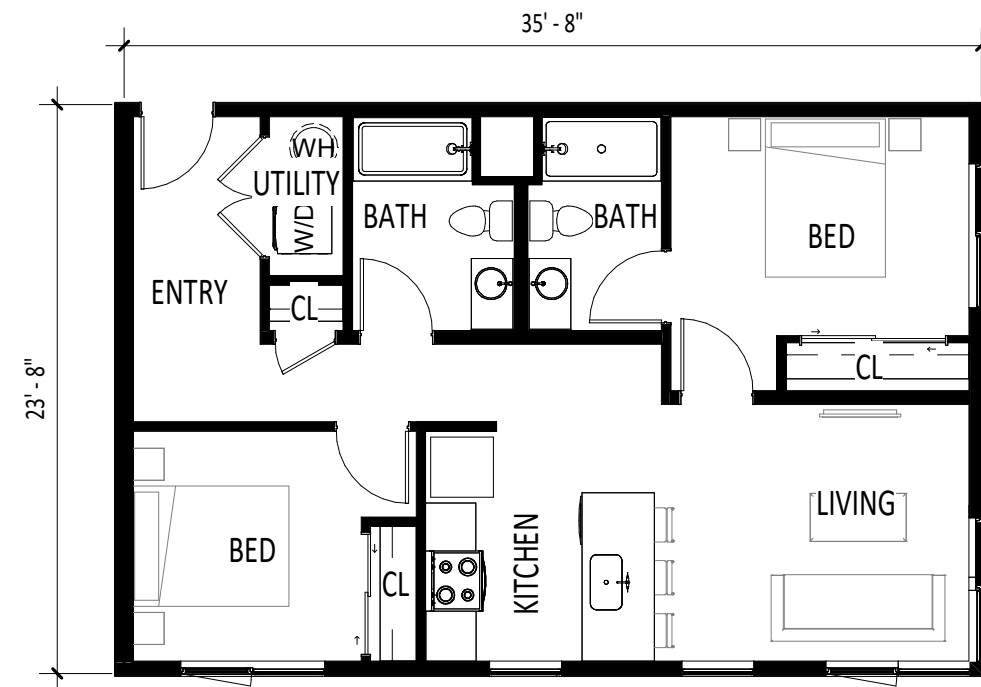
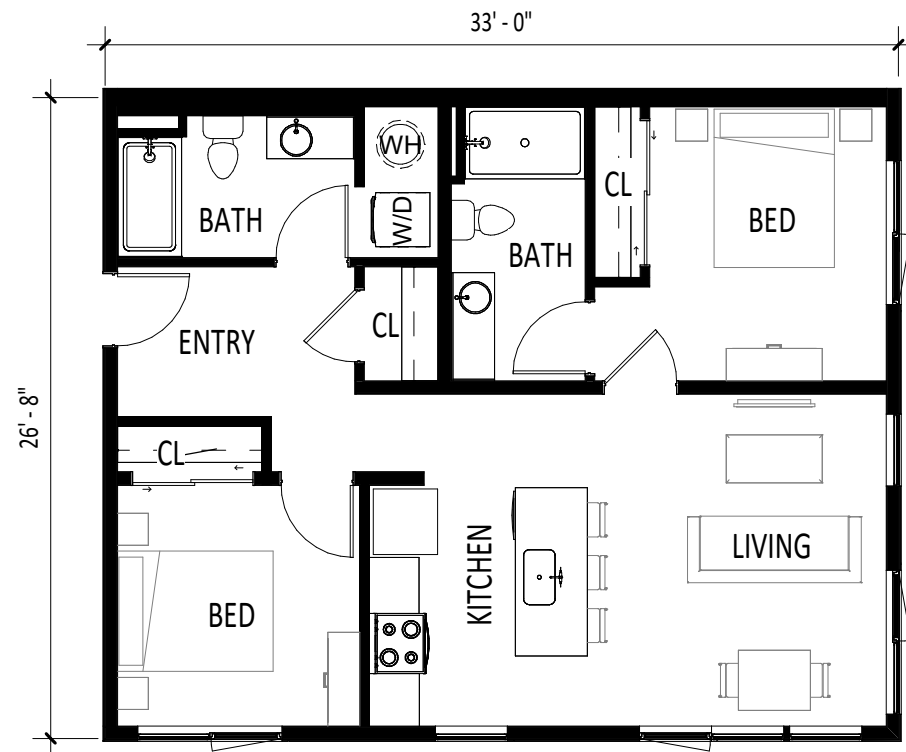
SCALE: 1/8" = 1'-0"

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340





CONCEPT UNIT PLANS

SCALE: 1/8" = 1'-0"

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340





FIRST STREET



WASHINGTON AVE

CONCEPT ELEVATIONS

SCALE: 1" = 20'-0"

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340

pivot north



SECOND STREET



ALLEY

CONCEPT ELEVATIONS

SCALE: 1" = 20'-0"

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340



BOARD ON BOARD



SHINGLES



SIDING



CONCEPT MATERIAL PALETTE

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340



3D PERSPECTIVE - SECOND & WASHINGTON

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340



3D PERSPECTIVE - WASHINGTON AVE

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340

pivot north

ELEVATION DETAILS



June 25th, 2024

Attn: Abby Rivin & Morgan Landers
Planning and Building Department
1st & Washington | Project Narrative

Planning and Building Department,

On behalf of Pivot North Architecture and the development team, we appreciate the opportunity to work with the City of Ketchum on this exciting project. Please see below for a narrative of the projects concept and approach, identifying how it is meeting the Design Review design criteria.

Compatibility of Design / Architectural

The project envisions commercial spaces laminating the tuck-under parking with efficiently configured work-force housing on the levels above. The four-story volume is organized along a T-Shaped, double-loaded corridor that takes advantage of the Washington Avenue, Second, and First Street frontages and views. Residential units are set back from the alley and street sides to emphasize the ground floor uses. While the fourth floor is set back further to be sensitive to adjacent buildings and minimize the massing of the building.

The design of the building creatively integrates elegant and durable materials which can be found in the surrounding context of Ketchum; including board on board siding, shingles, and horizontal wood siding. The color selections will be harmonious with adjacent buildings and feature a warm material palette.

The massing is further broken down along the Washington Ave side where three volumes project out carrying the board-on-board siding around the building. Additional modulation is provided at the stairs and internal corridors where windows are recessed and accentuated with a contrasting material.

The project prioritizes pedestrian connectivity through the activation of the street. A mix of commercial, retail, and residential spaces of varying sizes provides variety and flexibility for future tenants. These functions will feature large swaths of glazing to minimize blank walls and reveal activity within the spaces. Planters will be integrated into the façade and not obscure the glazing.

The roofing form features an overhanging cornice, referring to the detailed cornice work of brick buildings on Main Street and the deep overhangs of adjacent buildings. The cornice also provides a top to the building helping to for-shorten it and reduce its perceived height. A wood soffit adds warmth to the building and ties it into the rest of the design.

Drainage / Utilities / Service Areas & Equipment

All storm water will be retained on site and drainage facilities will be constructed to City standards. Utility improvements required by the project will be installed per Ketchum City standards as well. Trash will be collected off the alley and will be screened from public view within the building. Electrical equipment will be coordinated with Idaho Power and installed in locations where they can be adequately screened. Mechanical equipment will be located on the flat roof which will be partially screened by the parapet of the building but will also include mechanical screening.

Circulation / Streets / Sidewalks / Public Amenities

Street and sidewalk improvements will be constructed where required and per City Standards. Curb cuts are minimized, with a single access point off Second Street. Public amenities like seating and trash receptacles will be incorporated into the site design and coordinated with the landscaping.

The design features awnings at building entries along First Street, which provide shelter for occupants as well as better identify entrances. These will extend over the public sidewalk to meet City design standards. Additional building overhangs provide shelter for pedestrians as well as opportunities for exterior seating around the perimeter of the building.

Snow Storage

To meet snow removal requirements the project will explore snow-melt systems or snow removal to an off-site location. Traditional snow-melt systems may conflict with the project’s sustainability goals as they will introduce another energy source (gas) into an otherwise all electric building.

Surface Parking Lots / Bicycle Parking

Understanding community housing units and retail less than 5,500 sf are exempt from City parking requirements, the project still aims to maximize parking while balancing the need with the desire for functional, active, ground floor uses. A total of 41 parking stalls are provided at grade. Parking is concealed by the second floor above and wrapped on three sides by the building. Access is provided off Second Street and the alley. A secondary circulation option, removing the alley access but keeping the Second Street access would allow for the addition of 4 additional parking stalls, bringing the total to 45.

As a result of no vehicular parking being required by code, only one bicycle rack is required. However, understanding the benefit to the community and residents, the project will aim to maximize bicycle parking on site.

Landscaping

Landscaping will be thoughtfully integrated into the design of the building and feature drought-tolerant, regional vegetation. With limited landscaping opportunities due to the constraints of the site, the landscape will be incorporated along the frontage of the building and help to accentuate the design and define public spaces.

The proposed design aims to energize the street while providing a mix of much needed workforce housing, helping to contribute to a vibrant and walkable downtown.

Thank you for your time and please contact me with any questions you may have.

Sincerely,



Ian McLaughlin, Project Manager Lead, Pivot North

Attachment E

Cyndy King

From: Pat Higgins <pathiggins@cox.net>
Sent: Monday, August 5, 2024 9:56 PM
To: Participate
Subject: Fwd: Public Comment : THE FIRST AND WASHINGTON PROJECT

Sent from my iPad

Begin forwarded message:

From: Pat Higgins <pathiggins@cox.net>
Date: August 5, 2024 at 9:54:34 PM MDT
To: City Ketchum <participate@ketchumidaho.org>
Subject: Public Comment : THE FIRST AND WASHINGTON PROJECT

Dear members of the Ketchum City Council, P & Z and KURA,

It seems to me after digging into the extensive 136 Page Dixon Resources Parking Data Report on the KURA website from July 27, 2021 I wonder , could it be outdated in just a few short years?

After reading the 9 page Parking Options Report from the KURA , I understand why the 'downtown business' do not support your affordable housing project unless there is adequate parking for the public. The business' are very much for affordable housing , but not at a loss of parking for customers and employees. People will not stop in Ketchum to shop, local stores and restaurants will have to cut back and will close . Your plan will kill this town. The "Beautification of Main Street" Project we have experienced since April , has clearly shown us why business is down by at least 30%. Local residents have been avoiding going downtown this summer. More road construction next year.....who will be in business then ?

Many Ketchum residents and business owners are shell shocked. The city has issued far too many building permits without thinking what the consequences would be for local businesses , residents and visitors during a very busy summer. The July 24th KURA presentation was met with minimal support for the project unless there is a plan for public parking.

The KURA report confirms parking is a problem in the downtown core , especially adjacent to Argyos, Limelight Hotel and the Forest Service Park. Was the removal of 25 plus parking spaces on main street even included in their report before their recommendations? How can you expect any small businesses to survive without having any kind of parking ? How can a Performing Arts Center survive , without any parking? Included in my letter are a few excerpts in KURAs own verbiage from the 9 page report (bottom of page 1 and top of page 2) KURA March 13 , 2023.

Titled RECOMMENDATION TO PROVIDE DIRECTION ON FUNDING PUBLIC PARKING IN THE FIRST AND WASHINGTON PROJECT

Introduction/History

This report provides the following information to assist the Board in the decision to include and fund public parking at the First and Washington site:

Report Summary

The following summarizes the information in this report:

- To promote and facilitate a vibrant and year-round downtown, in 2017 private parking requirements were reduced for priority uses. This shifted parking demand from private responsibility to public responsibility. The city accepted the responsibility and implemented parking management strategies and added additional public parking in the downtown.

- Demand for public parking is at capacity in some areas of the downtown during peak periods. However, overall, there is a sufficient supply of short-term public parking throughout the downtown located within a 5–10-minute walk.

- Demand for long-term employee and resident parking will continue to increase, especially in the winter, creating the need for additional long-term parking spaces. The First and Washington site provides the opportunity for long-term parking to meet future demand.

- The area around First and Washington is transforming into a destination location with two new hotels, the Argyros Theater, the Farmers Market and other events at Forest Service Park and surrounding new mixed use commercial and residential projects. Short and long-term parking demand will increase in this area. Ketchum is the only resort city of similar size that does not have public parking structure to handle long term demand.

- Two parking options meet the KURA goals for the project. The options provide 54 or 93 public parking spaces. The cost estimate for these options is \$9.4 million and \$13.5 million respectively.

- KURA has the capacity to fund \$8-\$9m million for parking. This consists of a borrowing capacity of \$4.5-\$5.0 million and cash consisting of \$4.0 million.

- Depending on the configuration of the parking, either all shared parking for the public and residential tenants or a combination of dedicated residential parking and separate public parking, the development could share in the parking costs. This would need to be negotiated and could impact the rental rates of the units.

I understand the KURA funds expire in 2030, passing this very important project before the Comprehensive plan is revised is not a good move .

Please put a pause on this project till all the road construction is done and the new Comprehensive Plan is updated. Please

listen to the business owners , without them we don't have much of a town.

Pat Higgins

Ketchum

Cyndy King

From: cfabian0202@aol.com
Sent: Sunday, August 4, 2024 2:32 PM
To: Participate
Subject: Regarding First and Washington

Follow Up Flag: Follow up
Flag Status: Flagged

I would like to see time run out and the KURA funding go back to the entities. This is the wrong place for a building this size. There is not enough parking the the building tenants or for parking for the nearby businesses. The surrounding businesses are totally against as are the customers. The loss of parking places on Main is bad enough! Please listen to us!!
Cindy Fabian

Cyndy King

From: Robert & Kathryn <rkgardner@svskylan.net>
Sent: Sunday, August 11, 2024 10:42 AM
To: Participate
Subject: Housing project

We are business owners in downtown Ketchum. We feel that all of the new housing that has been built in downtown with minimal parking has created a terrible parking problem. People are constantly parking in our private parking areas and going to other destinations. This causes enforcement problems and bad feelings from those involved. We are totally against developing the city parking lot into more housing. We feel that this property should be developed into a multi story parking garage which would help solve the lack of parking issue that now exists in downtown Ketchum. Thank you for your consideration.
Robert and Kathryn Gardner
Sent from my iPad

Ketchum Business Advisory Coalition Public Comment
to Ketchum Planning and Zoning Commission

The Ketchum Business Advisory Coalition (KBAC) began a petition on June 14th, 2024, asking KURA to put a “pause” on any development currently proposed for the Washington Street parking lot until the new comprehensive plan and new zoning ordinances, which are currently in process, are completed and approved by Planning & Zoning and Ketchum City Council. This petition is available online at <https://www.change.org/p/pause-washington-street-lot-development-in-ketchum-idaho>, and paper copies have been available at Ketchum businesses. KBAC plans to continue collecting signatures over the coming weeks, but as of August 10th, 2024 we have the following data to share with Ketchum Planning and Zoning Commission:

Total Signatures: 1,424
Total for Idaho: 1,063/75%
Wood River Valley (Sun Valley/Ketchum/Hailey/Bellevue) 1,014/71%
Ketchum: 675/47%
Sun Valley 158/11%
Hailey 166/12%
Bellevue 15/1%
No City Listed 109/8%

This information as shared with KURA on August 4th, 2024.

KBAC supports affordable housing efforts, but is concerned that the plan for the Washington St. lot does not provide adequate parking for residents, and that the City does not have a plan to replace the nearly 100 spots that have been lost in the three blocks surrounding Washington St with the removal of parking on Main Street, the lot next to Vintage Restaurant, loss of street parking with widening sidewalks, and the potential loss of parking at the Washington St. lot. The business community is asking for the creation of a realistic downtown parking management plan before the loss of additional parking spots at the Washington St. lot, which we are confident can be addressed with the new comprehensive planning and zoning ordinances.

Thank you,
KBAC Board of Directors
Bronwyn Nickel Roger Roland
Holly Mora Jed Gray
Pete Prekeges Tom Nickel
Scott Curtis Cindy Forgeon
Julie Johnson
Duffy Witmer
Trevor Thomas

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Thank you,
KBAC Board of Directors
Bronwyn Nickel Roger Roland
Holly Mora Jed Gray
Pete Prekeges Tom Nickel
Scott Curtis Cindy Forgeon
Julie Johnson
Duffy Witmer
Trevor Thomas

Cyndy King

From: Connie Price <connieprice@mac.com>
Sent: Saturday, August 10, 2024 7:27 AM
To: Participate
Cc: Tony [REDACTED] Price
Subject: Washington Street Lot

Follow Up Flag: Follow up
Flag Status: Completed

Please consider a public parking structure at Washington and First. Collecting parking in one central location would allow development in other parts of the city core. Parking is essential for the Argyros, Limelight , Farmers Market and Ketchum Alive and the growing number of restaurants and stores. We need a vibrant downtown that brings people together from all parts of Blaine County. Building community through shared events helps to lessen the divisions we have experienced since Covid. We need to support our local businesses and they cannot thrive if people cannot park. Thank you for your consideration. We love doing all our business locally and attending local events. Please help everyone who is car dependent to continue to enjoy Ketchum.

*Connie
Better Together*

Connie Cox Price
415-722-4464

Sent from my iPad

Cyndy King

From: Full Suspension <FullSuspension@protonmail.com>
Sent: Monday, August 12, 2024 11:09 AM
To: Participate
Subject: More high rises?

City of Ketchum,

I own a house in Sun Valley and I am also from California so maybe my vote doesn't count but, no, I do not want any more high-rises approved starting now including the one you have planned for the parking lot behind the Thunder Paws pet store.

Also, I don't want any more low income, housing on prime downtown Ketchum real estate.

Thank you.
Jim Huyck

Cyndy King

From: Fagerholm <vectorfins@gmail.com>
Sent: Monday, August 12, 2024 11:26 AM
To: Participate
Subject: Parking

Elected officials of the People

Please- As you have heard, the people who you work for have voiced their opinion on the destruction of one of the last remaining parking areas in ketchum.

I add my voice in saying no to this bad idea. Leave it standing as parking.

50 year resident

Jeff Fagerholm



Virus-free. www.avast.com

Cyndy King

From: Warren Benjamin <thebenj4@gmail.com>
Sent: Monday, August 12, 2024 12:02 PM
To: Participate
Cc: Julie Johnson
Subject: Public Comment-Re-Development Washington Street Parking

Please forgive my not attending in person the upcoming P&Z meeting. I would however like to comment on the above subject.

Since February, 2024, many of us in the community and local businesses have voiced our concern over the potential loss of parking at Washington Street & 1st Avenue.

Since that time, the community has rallied in support of a PAUSE & to re-think this decision by city officials:

1. A local petition has gathered over 1,600 signatures (1/2 the local population) to pause any decisions at this location
2. The local business community has spoken in asking city officials to reconsider its decision
3. A newly formed and effective Ketchum Business Advisory Board has been formed to represent the local business community on this issue. They are now recognized as the voice of the businesses in town having spoken at meetings to city council and KURA.

To date, these actions have caused KURA to hold a public workshop to solicit further comments on this issue. KURA has stated that "if the community does not want to lose this valuable parking lot," perhaps we should reconsider.

Further, members of the City Council have listened to these objections and await further action by other city organizations.

Finally, P&Z has an important and valuable decision to demonstrate to city officials that they are opposed to the development of affordable housing at this location.

The community recognizes the importance of affordable housing as our community continues to grow. However, the community also depends on the financial strengths of our local businesses to provide valuable products and services. The Washington Street lot represents a key location for locals, visitors, second home owners and employees to park as there are no other viable alternatives in the downtown corridor.

Your decision is bigger than the design or architectural renderings submitted for this project. It involves your desire to keep Ketchum financially thriving for our local businesses.

Here's hoping you send a message that there must be a better alternative to this issue than the loss of the Washington St lot.

Thanks

Warren Benjamin

We'd like to lend our support to the first and Washington project. This project is critical in our effort to help supply adequate work force housing for our community. We like the fact that in addition to creating a large number of units, it focuses on a different segment of our workforce than other projects. It will focus on a range of incomes from 80-155% of AMI (Area Median Income) who work for local businesses.

We have many people in our community who might be well-educated young professionals, but still can't afford to live here. These shop workers, teachers, firemen, nurses and others, make too much to live in federally subsidized housing, but not enough to afford the limited number of market rate rentals. These workers are critical to our community. This project will put a dent in that need.

Much has been made of the need for parking, but this not an either-or situation. The need for both can be true. We have so few properties that have the size and location to make housing projects financially feasible. In this case, with the Ketchum URAs property on First & Washington, the highest and best use is workforce housing. This project is only possible because of the hard work of the Wood River Community Housing Trust, an Idaho nonprofit, working in cooperation with KURA, mission minded donors, and the City of Ketchum.

As long-time small business owners, we hope that everyone can look at this project with an open mind and support what is best for our employees and our community.

Keith and Paula Perry
Annette Frehling, Sister
Jacob & Tara McFarlane, Maude's

Cyndy King

From: Elise Lufkin <e.lufkin@gmail.com>
Sent: Monday, August 12, 2024 12:56 PM
To: Participate
Subject: Washington Street lot proposed development

I strongly oppose development of the Washington St. lot until the new P&Z Codes and Comprehensive Plan has been passed by Planning and Zone and Ketchum City Council. This badly conceived plan will create havoc in the middle of town. Of course we need more affordable housing, but this is not the place for it.

Elise Lufkin

101 Greenhorn Loop

Hailey, ID, 83333

Sent from my iPhone

Cyndy King

From: Jack Kueneman <jkueneman@gmail.com>
Sent: Monday, August 12, 2024 1:12 PM
To: Participate
Subject: Pause

P&Z and City Council -

Please pause the development of the First and Washington public parking lot. Unfortunately, prior city administrations allowed the ARG to be built without considering long term parking. I believe you are proposing just too much of a parking reduction between a)Main Street, b)the current lot itself and c)only 2/3 space per unit at proposed development.

At least pause to re-analyze parking after Bluebird and Main Street reductions.

Jack Kueneman

Cyndy King

From: John Melin <johntmelin@gmail.com>
Sent: Monday, August 12, 2024 1:47 PM
To: Participate
Subject: Washington Street Project

To Anyone Who Listens at the City of Ketchum,

As the owner of two businesses and one residence in the City of Ketchum, I am adamantly opposed to this project. The project is a terrible use of City assets and the elimination of parking is an abuse to the downtown business community.

John Melin

Cyndy King

From: Timothy Mott <tim@mottventures.com>
Sent: Monday, August 12, 2024 2:43 PM
To: Neil Morrow; Susan Passovoy; Matthew McGraw; Tim Carter; Brenda Moczygemba
Cc: Timothy Mott; Participate; Suzanne Frick; Jade Riley; Neil Bradshaw; Tim Wolff; Steve Shafran; Mary DeWitt Wilson
Subject: 1st & Washington, P&Z Pre-Application Design Review, August 13th 2024

Follow Up Flag: Follow up
Flag Status: Flagged

To: The City of Ketchum P&Z Commissioners
Re: August 13th 2024, Agenda Item 3. Pre-Application Design Review for the 1st and Washington Community Housing Development

Good day Commissioners.

Typically, I think, P&Z meetings have focussed mostly on code and architectural considerations.

I believe however there is a broader mandate; see (A) below for excerpts from the City Code 17.96.

Regarding the responsibility for ensuring general *Conformity* to the *Comprehensive Plan*, see (B) below for the first three Goals of that plan and for an excerpt from the Mobility policy. We need convenient parking for the customers and patrons of our downtown businesses if the town is to remain *Vibrant and Economically Viable*.

Additionally, please consider that *Safety* is compromised anytime citizens are required to navigate sidewalks in disrepair or in the road itself, and the lack of parking in this envisioned development will indeed require more such navigation.

Utilizing the 1st & Washington lots in the way envisioned will impact possible *Future Development* of adequate parking as there is no other real estate like this available for convenient downtown parking.

With respect to the 1st & Washington development itself, see (C) below for excerpts from the KURA report on parking.

Lastly, (D) below is a summary and status of the "Pause" Petition sponsored by the Ketchum Business Advisory Coalition.

Please consider these points when providing feedback on the 1st & Washington development under review as we clearly need parking for the customers and patrons of our downtown businesses, as well as housing for their employees.

Thank-you.

Attachments

(A) CITY OF KETCHUM CODE, TITLE 17.96, DESIGN REVIEW

17.96.020 - Purpose.

The purpose of this chapter is to maintain and enhance appearance, character, beauty and function of the City, to ensure that new development is complementary to the design of existing City neighborhoods and to protect and enhance the economic base of the City of Ketchum.

17.96.050 - Criteria, conditions and security.

modified

Criteria. The Commission shall determine the following before approval is given for design review: A.

The project does not jeopardize the health, safety or welfare of the public. 1.

The project generally conforms with the goals, policies, and objectives of the adopted comprehensive plan. 2.

The project conforms to all applicable standards and criteria as set forth in this chapter, this title, and any other standards as adopted or amended by the City of Ketchum from time to time. 3.

Conditions. The Commission may impose any condition deemed necessary to ensure the health, safety, or welfare of the public is not jeopardized. The Commission may also condition approval of a project with subsequent review and/or approval by the administrator or planning staff. All conditions of approval must cite the appropriate standard for imposing such condition. Conditions which may be attached include, but are not limited to, those which will: B.

Ensure compliance with applicable standards. 1.

Require conformity to approved plans and specifications. 2.

Require security for compliance with the terms of the approval. 3.

4.

Minimize adverse impact on other development.

5.

Control the sequence, timing and duration of development and ongoing maintenance.

6.

Require more restrictive standards than those generally found in this Code.

(B) COMPREHENSIVE PLAN 2014

SECTION 1, CHAPTER 1, CORE COMMUNITY VALUES - Page 8

1. A Strong and Diverse Economy

Ketchum sees itself with a stable and diverse economy melding the benefits of our traditional tourism economy with businesses that serve the year-round population. Our town promotes its friendly and safe small-town character, including our excellent schools and openness to entrepreneurship. We value a thriving year-round population of people who can work, live and engage in a dynamic Ketchum community. We value and support local businesses that contribute to our uniqueness and vibrancy. We welcome new companies. We have excellent infrastructure, including state-of-the-art broadband, to support a wide range of businesses. We also realize that the changing and competitive tourism industry requires us to strive to be an exciting place and aggressively broaden our marketing efforts to reach new potential visitors.

2. Vibrant Downtown

Our downtown core is critical to the economic health and well-being of Ketchum. It functions as both an economic engine and the symbolic "heart and soul" of the City. We will preserve this vibrant commercial area as a place where local businesses can thrive and where people can congregate. Downtown must be a place that people can reach easily by foot, bike, and transit. We will continue to reinforce the downtown as the City's primary business district, retail core, and key gathering place for residents and visitors for shopping, dining, and entertainment. Enhancements and efforts to support events, the arts, and Ketchum's history and culture will make downtown an even greater community asset.

3. Community Character

You know when you have entered Ketchum; this is a place centered on the "town" and identifiable from the "country" by distinct edges. Residents and visitors desire this clear division that has been lost in so many American cities through strip commercial development and sprawling residential subdivisions. Protecting and enhancing the visual character of our

community gateways, the undeveloped hillsides, and night skies is a priority. Geographically, downtown is a focal point and plays a key role in how our community looks and feels to locals and visitors. People value the opportunity to come together in the city's well-defined community spaces.

SECTION 2, CHAPTER 7, MOBILITY - Page 40

Downtown Parking Availability

The adequacy of downtown parking continues to be a source of debate. While analysis has shown the overall number of parking spaces to be sufficient to meet present needs, some high-demand areas are substantially more congested at certain times of the year. In some high-congestion areas, business owners have said that lack of parking has hurt their businesses.

Based on population and employment forecasts and present transportation modes, future downtown parking demand could increase dramatically. The actual level of increase will depend on many factors, including development patterns, the mix of land uses, and opportunities for alternative travel modes.

(C) KURA STAFF REPORT, MARCH 13 2023

REPORT SUMMARY, Pages 1-2 AND CONCLUSIONS Page 8

- Demand for public parking will continue to increase downtown. Some areas downtown are at capacity during peak periods.
- Demand for long-term employee and resident parking will continue to increase, especially in the winter, creating the need for additional long-term parking spaces. The First and Washington site provides the opportunity for long-term parking to meet future demand.
- The area around First and Washington is transforming into a destination location with two new hotels, the Argyros Theater, the Farmers Market and other events at Forest Service Park and surrounding new mixed use commercial and residential projects. Short and long-term parking demand will increase in this area. Ketchum is the only resort city of similar size that does not have a public parking structure to handle long term demand.

Parking Demand and Utilization in the Downtown Page 3

Over time, the private parking reductions directly impact the supply and demand of public parking downtown creating an increased demand for public parking. The availability of parking is critical to the success and continued vibrancy of the downtown. Since the parking reductions occurred, the city has

(D) KETCHUM BUSINESS ADVISORY COALITION "PAUSE" PETITION

Over 1,400 Signatures in 60 Days (cf. only 1500 Votes cast in the last Ketchum Election Cycle)

The undersigned are requesting that the KURA put a “pause” on any development currently proposed for the Washington Street parking lot until the new comprehensive plan and new zoning ordinances, which are currently in process, are completed and approved by Planning & Zoning and Ketchum City Council.

This petition was created by the Ketchum Business Advisory Coalition, a group of Ketchum business owners with the goal of creating positive, collaborative partnership with the City of Ketchum, and to advise the City on needs and support of Ketchum's small business community.

Cyndy King

From: Mary Fauth <mary@blainecf.org>
Sent: Monday, August 12, 2024 5:31 PM
To: Participate
Subject: Public Comment for 8/13/2024

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning and Zoning Commissioners,

I'd like to submit my support of the project being proposed at 1st & Washington.

PRIORITIZE PEOPLE OVER PARKING PLEASE!

I went to the open house for the 1st & Washington project. Nothing about that crowd represented who this project would positively affect. In fact the night of the meeting we spoke to staff at the Limelight Hotel and they knew nothing about it. As usually does happen with these public processes, it brings out the most negative voices. I'd like to help represent the workers and the families that this project would house.

33% of Ketchum households can't survive month to month. While they can't afford a simple emergency, most of them have income that would disqualify them from projects like Bluebird. In the more southern areas in the county, the percentage is 42-48% of each of the cities. Having housing they could afford closer to their jobs would reduce costs to commute and increase time with their families in the community where they work. This also increases their ability to address an emergency and lessen the need for services such as our Emergency Financial Assistance. Not to mention being more healthy and able to plan for the future.

I understand that businesses have taken a hit during the main street redevelopment and their fatigue is real, but I can't help but wonder what they'll be saying when more people are strolling the wide beautiful sidewalks outside their business doors, when potentially hundreds of people will be shopping and eating with them year-round because they live so close to the core, or when they get to hire from this pool of workers. These results all come as hard decisions at times like this.

A few nights after the open house I was at a residence a block away from this future project... there were dozens and dozens of unutilized parking spots. It was dead silent on these streets just a couple blocks off main. We are not utilizing what we have.

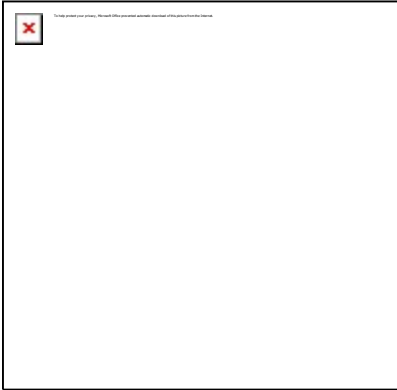
This is one of many much-needed projects. With its focus on the middle-income workforce, the number of jobs it will represent is the vision of Ketchum we need. It's been in the making for many years, and this lot is designated to provide housing. The parking structure conversation has happened and it's been determined to come at too great a cost, especially at this site.

You could hit pause and require a greater investment in parking here. It would derail housing we need NOW and potentially create the inability to find the right developer to execute a different version of this project many many years from now. It took over a decade to get Bluebird, and I believe a number of failed versions before that. Now that there is investment (studies/plans/time/etc), a developer with the

right mission and vision, a housing department with skill to execute the plan, and a will of our leaders to see this through... I just hope convenience doesn't win out over people.

--

Mary Fauth (she/her)
Executive Director



Blaine County Charitable Fund
111 N. 1st Ave Suite 2J / PO Box 265
Hailey, ID 83333
Office: (208) 244-5205 ext. 700
www.blainecf.org

Cyndy King

From: Abigail Lufkin <ablufkin@gmail.com>
Sent: Tuesday, August 13, 2024 6:52 AM
To: Participate
Subject: Oppose Washington lot building project

I am a Ketchum resident (511 N Canyon Run) and would like to register my strong opposition to the planned destruction of the town's public parking and the construction of the housing project on the Washington Lot. At the very least this project should be delayed while the citizen's concerns are addressed. Thank you for your time in reviewing this.

Sincerely, Abigail

Abigail Lufkin LCSW
Individual and Couple Psychotherapy
Sport Psychology Consultant

Cyndy King

From: Robert & Kathryn <rkgardner@svskylan.net>
Sent: Sunday, August 11, 2024 10:42 AM
To: Participate
Subject: Housing project

We are business owners in downtown Ketchum. We feel that all of the new housing that has been built in downtown with minimal parking has created a terrible parking problem. People are constantly parking in our private parking areas and going to other destinations. This causes enforcement problems and bad feelings from those involved. We are totally against developing the city parking lot into more housing. We feel that this property should be developed into a multi story parking garage which would help solve the lack of parking issue that now exists in downtown Ketchum. Thank you for your consideration.
Robert and Kathryn Gardner
Sent from my iPad

Cyndy King

From: Mark <markefosburg@yahoo.com>
Sent: Tuesday, August 13, 2024 11:08 AM
To: Participate
Subject: PAUSE PLEASE Washington St lot

Please pause proceeding with the Washington Street lot development until a comprehensive plan is approved and in place. Doing the wrong thing fast will harm our community.
Mark Fosburg

Sent from my iPhone

Cyndy King

From: Aneta Fosburg <nanetka27@hotmail.com>
Sent: Tuesday, August 13, 2024 11:40 AM
To: Participate
Subject: Pause please

Please, pause the Washington street development.
Aneta Fosburg

Cyndy King

From: sally onetto <onettosally@gmail.com>
Sent: Tuesday, August 13, 2024 11:47 AM
To: Participate
Subject: P & Z Meeting for Washington Lot August 13th

To whom it may concern

I wish to comment on the proposed development of the Washington Lot in Ketchum

As a full time resident of Ketchum, watching these new developments appear in our mountain town, I am horrified by the industrial heavy design of the proposed building.

Yes, we need affordable housing especially for our teachers, hospital workers, and fire and police employees but after Bluebird which is almost uniformly unavailable to them because of income ceilings, is this the best we can offer? Not enough parking, too far from our elementary school to walk in the winter and no-where for kids to play. Is it designed exclusively for uncoupled workers?

We can and have to do better than this. Who wants an apartment with no windows in the bedroom area?

The City is removing parking spaces in Main Street, and the only solution is to park on the Washington Lot. This services the shops, the Argyros, the weekly Farmers Market and any event that takes place in the Park and the Limelight Hotel. It is often full even though there is no signage off the Main Street to the parking area.

Please either redesign and include double the parking or rethink the development of this lot. There isn't much point in putting an affordable living building in the core of Ketchum if shops close due to lack of customers.

We already have empty store fronts and this year, stores on Main Street have suffered enormously due to lack of traffic, both foot and vehicle. I wonder what would happen if the City properly signaled available parking in the core as the tourists have no idea where to park except on the streets. Plus no one is going to walk several blocks in the winter. We have already lost spaces on Main Street, why take away the only place left to safely park in town?

Respectfully submitted

Sally Onetto
160 Spur Lane, Ketchum

Cyndy King

From: Annie DeAngelo <aedeangelo@gmail.com>
Sent: Tuesday, August 13, 2024 11:55 AM
To: Participate
Subject: Full support 1st and Washington

Hello,

I'm writing to express my full support for the housing development on 1st and Washington. We desperately need more affordable housing in our community and this location seems like a great spot for more. It's next to a really large structure so I feel like it will look small comparatively. And while it does take away some parking spaces we are losing the forest for the trees if we focus on that. Ketchum is an amazing community because of the people in it. We need folks that aren't ultra wealthy to be part of it. This project seems like a great opportunity to me!

Thanks so much,
Annie DeAngelo

Cyndy King

From: Sarah Seppa <seppas@slhs.org>
Sent: Tuesday, August 13, 2024 11:58 AM
To: Participate
Subject: For consideration before tonight's meeting
Attachments: Letter to P+Z.docx

Thank you! Sorry for the last minute!



**Sarah Seppa MS, RD,
CDCES**

(she, her, hers)

*Director of Community
Engagement
Manager ~ Center for
Community Health
St. Luke's Wood River*

 208-727-8734

 seppas@slhs.org

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8/13/24

To Ketchum P+Z for consideration on the 1st and Washington Development:

I moved to Ketchum in 2002 and worked in the service and retail industry for about 6 years before getting my master's degree and getting a job at St. Luke's in 2013. I have worked for St. Luke's as a clinical dietitian, diabetes educator, and now I run the Center for Community Health in the Hailey clinic. I am also on the board of the Blaine County Housing Authority.

When I moved here with another friend after college, we slept on the floor of a friend's condo for 2 nights before we found an affordable condo to rent in Ketchum. 2-3 nights of waiting tables at a popular restaurant and I could pay my rent for the month. Nowadays this type of situation is not possible and if it had not been possible then I would have chosen another place to call home and served that community for the last 22 years in service, public service, and healthcare.

We have a housing crisis here in Blaine County. We have 0 affordable rentals for young people, seniors, and our workforce. People working in service jobs, people working for our community's beloved nonprofits, people working in healthcare, have nowhere to live. In my job as community health manager for St. Luke's we perform a Community Health Needs Assessment every three years which outlines the highest priority health needs our community is facing. For the last 2 cycles housing has popped as the highest need. Having close parking to downtown has never even been mentioned in all the interviews, focus groups, and surveys that we have done. We have come to a point where we as a community must prioritize housing. We need to seize this opportunity and trust that people will figure out solutions to parking, like riding the bus, or a bike, or walking 4-5 blocks. In fact, a city's walkability adds to its character and vitality and is better for our physical health.

Commuting from Twin Falls, Shoshone, Fairfield, or even Bellevue is not the solution. Traffic has become unbearable for many, affecting the mental and physical health of this community. There is also evidence to show that long commutes are associated with:

- High blood pressure
- Musculoskeletal disorders
- Increased anger and resentment at work
- Absenteeism
- Lateness
- Inability to concentrate and perform to the same standards as those who live in much closer proximity to the workplace
- Increased risk of heart attacks, flu, depression etc.
- Poor quality of life, including an increase in the level of stress, anxiety, fatigue, fast food consumption, low quality of sleep, decrease in physical activity, and personal and social bonding.

- Lower well-being in certain areas of life, including tiredness, lower productivity, and lower job satisfaction.

I also think that it would be important to learn from our neighbors in Jackson Hole, who depended on a workforce housed in neighboring Victor. When there was a complete road failure on the only connecting road between the two cities, Jackson was without a reliable workforce. This could very easily happen here with a big snowstorm or a fire, with only one way into Ketchum from the towns in the south.

In my 2+ years running the Center for Community Health, housing has been one of the biggest needs we have seen in our clients, and we have very little solutions to assist people with this need. We are seeing the negative effects of unstable housing on our clients every day. The 2023 Blaine County Housing Authority Survey found that we need a minimum of 4,700 new, converted, or preserved community homes by 2023. All the cities in our county must act now to help provide solutions by seizing development opportunities for workforce housing. To that note, I would request that the Ketchum P+Z committee approve the 1st and Washington development for the health, wellbeing and vitality of our community.

Many thanks,

Sarah Seppa