

CITY OF KETCHUM, IDAHO

CITY COUNCIL

Monday, August 04, 2025, 4:00 PM 191 5th Street West, Ketchum, Idaho 83340

AGENDA

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

We welcome you to watch Council Meetings via live stream.

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

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

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

Join the Webinar: https://ketchumidaho-org.zoom.us/j/88116150308

Webinar ID:881 1615 0308

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

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

CALL TO ORDER: By Mayor Neil Bradshaw

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

COMMUNICATIONS FROM MAYOR AND COUNCILORS

Public Comments submitted

CONSENT AGENDA:

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

- Recommendation to approve minutes of July 21, 2025, City Council meeting City Clerk Trent Donat
- 3. Authorization and approval of the payroll register Finance Director Brent Davis
- 4. Authorization of disbursement of funds from the City's Treasury for the payment of bills -Finance Director Brent Davis
- Secommendation to approve alcohol beverage license renewals Business & Tax Specialist Kelsie Choma

- 6. Recommendation to approve Purchase Order 25161 for a not to exceed amount of \$775,143 for a Screw Press Dewatering System from Andritz Separation Technologies Inc. Wastewater Division Manager Mick Mummert
- 7. Recommendation to approve street closure for the Community Library Book Around the Block event Events and Community Engagement Specialist Cyndy King
- 8. Recommendation to Reclassify Two Community Homes at the Residences at Evergreen (111 1st Avenue South) as Category Local Housing Policy & Program Strategist Rian Rooney

PUBLIC HEARING:

- 9. Recommendation to conduct a public hearing on the Limelight Hotel Planned Unit Development Conditional Use Permit and Development Agreement Amendment Applications and **continue the public hearing to August 18, 2025** Senior Planner Abby Rivin
- 10. Recommendation to hold a public hearing, review, and provide direction on the Cohesive Ketchum 2025 Comprehensive Plan Senior Planner Abby Rivin
- 11. Recommendation to hold public hearing and conduct first reading of Ordinance 1267 Council/Mayoral Pay City Administrator Jade Riley
- 12. Recommendation to conduct public hearing and first reading of Ordinance 1265 FY 2026 Budget Director of Finance Brent Davis
- 13. Recommendation to conduct public hearing and first reading of Ordinance 1266 prohibiting use of compression brakes within city limits City Administrator Jade Riley
- 14. Recommendation to conduct third reading and adoption of Ordinance 1263 for Intermountain Gas Franchise Agreement City Administrator Jade Riley

NEW BUSINESS:

<u>15.</u> Recommendation to approve restriping to four travel lanes on Highway 75 (Serenade Avenue to River Street) - Senior Project Manager Ben Whipple

ADJOURNMENT:

From: Timothy Mott <tim@mottventures.com>

Sent: Saturday, July 19, 2025 5:19 PM

To: Participate

Subject: Re: comp plan vs. zoning ordinances: what matters.

to p&z commissioners.

the email below from this morning is directed at the next council and their meeting on 8/4.

i am also requesting that it be read aloud and otherwise given consideration at the next p&z meeting on 7/22.

On Jul 19, 2025, at 8:06 AM, Timothy Mott <tim@mottventures.com> wrote:

time after time in the last council meeting, the mayor and staff said essentially that regarding density, amongst other things, the comprehensive plan didn't matter, it was only the actual zoning code that was regulatory and it was what really counted.

this seemed like it was maybe a tactic to "hurry up" the discussion and get to a vote. i even pointed out at the end of my 3 minutes that is seemed inconsistent for us all to be spending so much time, effort and funds on something that didn't really matter.

please note the following and please ensure this is read aloud at the next council meeting that i'm unable to attend.

When the Ketchum City Council proposes a zoning change, they are required to ensure the change is in accordance with the policies set forth in the adopted Comprehensive Plan.

Here's why:

- Idaho State Law: Idaho Code Section 67-6511 mandates that zoning districts and regulations, adopted or amended by governing boards, must align with the adopted comprehensive plan.
- Ketchum's Comprehensive Plan as a Foundation: The <u>City of Ketchum's Comprehensive Plan</u> is the city's leading policy document guiding future growth, land use decisions, and providing the basis for updating zoning and subdivision regulations.

 Rationale for Consistency: The purpose of this requirement is to ensure that zoning changes are not made in isolation but are part of a broader, well-considered strategy for the city's development and reflect the community's vision and goals as outlined in the Comprehensive Plan.

Therefore, when the Ketchum City Council considers a zoning change, they are legally and practically obligated to demonstrate its consistency with the Comprehensive Plan.

i'm happy for you to quote this and me as as when you see fit.

From: KIRK EBERTZ <kpebertz@cox.net>
Sent: Tuesday, July 22, 2025 9:36 AM

To: Participate **Subject:** Bike path

Follow Up Flag: Follow up Flag Status: Flagged

Please, Please, Please... do not raise the speed limit on the bike paths. Keep 10 mph out Warm Springs and 15 mph on the rest of the bike paths. The bike paths were built for non-motorized vehicles. I know we can never go back so let's think hard about raising the speed limits! Keep it safe! Pam Ebertz (208) 720-9572 Sent from my iPad

From: Ben Worst <ben@benworstlaw.com>
Sent: Tuesday, July 22, 2025 3:44 PM

To:
Neil Bradshaw; Participate; Spencer Cordovano; Tripp Hutchinson; Amanda Breen

Cc:
Jade Riley; jshaw@co.blaine.id.us; Ben Worst; 1hodgie@gmail.com; Bob Cloninger;
bobkaplan007@gmail.com; Charlotte Cloninger; chefdoughty@gmail.com; Chrissy
Davis; David Perdue (dlperdue@riverlyproperties.com); Davis Korbel; friesen;

gomory.wu@gmail.com; jane; Larry Rothstein; Ralph Gomery; Robert DeGennaro;

sjpassovoy@icloud.com; Yuhko Grossmann

Subject: Unsafe parking on Stirrup Lane **Attachments:** City 7-21-2025 (final).pdf

Mayor Bradshaw and Council Members,

Please see the attached correspondence regarding the unsafe parking matter on Stirrup Lane.

Thank you.

Ben Worst

BENJAMIN W. WORST, P.C. P.O. Box 6962 Ketchum, Idaho 83340 Tel. (208) 720-8417

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BENJAMIN W. WORST, P.C.

P. O. BOX 6962 Ketchum, Idaho 83340

ben@benworstlaw.com Tel. (208) 720-8417

July 22, 2025

Mayor Bradshaw and City Council Members City of Ketchum P.O. Box 235 Ketchum, Idaho 83340

RE: Parking on Stirrup Lane

Dear Mayor Bradshaw and Council Members,

This law firm represents the residential property owners on Stirrup Lane, a quiet, residential cul de sac. As you know, my clients object to any parking lot adjacent to Stirrup Lane and to any increase in parking on Stirrup Lane. Several months ago, I filed a successful appeal on behalf of my clients challenging an administrative approval of such a parking lot for the owners of the Bigwood Golf Course. The parking lot was deleted from the administrative approval because it requires an amendment to the CUP; however, now it appears that the owners of the Bigwood Golf Course are once again imposing their parking issues (caused the restaurant construction) onto Stirrup Lane—again without any attempt to meet with and make mutually acceptable arrangements with the Stirrup Lane residents.

Since late June, multiple cars--at times as many as 25--have been parking on both sides of the north end of Stirrup Lane. Drivers are routinely entering my clients' private driveways to turn around. My clients do appreciate the City's putting in "No Parking" signs on the east side of the street and a part of the west side to alleviate the congestion at the Stirrup Lane/Saddle Road/cart path intersections. This was a small step; however, it is a temporary and inadequate response to a much larger problem.

My clients have been told that Zenergy has an arrangement with the owners of the Bigwood Golf Course allowing golf course employees to park in the Zenergy parking lot while Zenergy employees must park their cars on Stirrup Lane and walk from there to work. Such an arrangement and the resulting parking chaos is unacceptable. It is unsafe and unreasonable.

Stirrup Lane is a quiet neighborhood on a cul de sac. There is no developed apron for parking and the entrance to Saddle Road from Stirrup Lane is already one of the most dangerous intersections in the City. Even if there is an actual need for parking, there are many better alternative locations, such the parking lot for the Bigwood Recreation Center and the YMCA parking lot which was acquired to be a park-and-ride lot which could be serviced by a shuttle from Zenergy.

My clients brought this matter to the attention of the City as soon as the problems arose and were planning to address the issue with the Ketchum Traffic Authority on July 17 when the

meeting was abruptly cancelled. My clients have now been told that Zenergy and the owners of the Bigwood Golf Course are working with the City to come up with a new plan which will be discussed at a special meeting of the Traffic Authority. This is also unacceptable. Any public airing of this problem could be delayed until almost the end of the golfing season, which will moot the move to an appropriate solution. My clients are stakeholders. They must be included in this process, and if they are to be excluded, then a public hearing before the Traffic Authority must be held immediately. My clients demand transparency, due process and best practices.

Thank you.

Sincerely yours,

BENJAMIN W. WORST, P.C. Attorney At Law

By: <u>/S/ Benjamin W. Worst</u> Benjamin W. Worst

Cc: Clients

From: Amanda Breen

Sent: Tuesday, July 22, 2025 8:48 AM

To: Dawn Hofheimer

Subject: Fw: Up Zoning in Warm Springs

Follow Up Flag: Follow up Flag Status: Flagged

This public comment was also in my Junk folder.

Regards,

Amanda Breen Ketchum City Council P.O. Box 2315 480 East Avenue North Ketchum, Idaho 83340-2315 Mobile: (208) 721-1760

Email: ABreen@ketchumidaho.org

From: Mike Murphy <mike@bhhssv.com> Sent: Monday, July 21, 2025 12:42 PM

To: Neil Bradshaw < NBradshaw@ketchumidaho.org> **Cc:** Amanda Breen < ABreen@ketchumidaho.org>

Subject: Up Zoning in Warm Springs

Dear Ketchum Mayor, City Council and Planning & Zoning Committee:

As a resident of Warm Springs since 1986, I would like to add my dissenting opinion to the list of others regarding the Up Zoning to the 25 acre Shrenthaner parcel adjacent to Warm Springs from GR-L to Medium and High Density. I have lived in the Sun Valley Subdivision adjacent to the Shrenthaner property since 1991. This parcel simply cannot hold an additional 600+ units as well as another 800+ vehicles. The Warm Springs Bridge is not nearly adequate to support and exodus of people in event of a fire, nor allow Fire Vehicles to safely enter the Warm Springs area. This should be tabled until after the November election.

Sincerely,

Mike Murphy 251 Penny Drive Ketchum ID 83340 mike@bhhssv.com

Get Outlook for Mac

From: Amanda Breen

Sent: Tuesday, July 22, 2025 8:44 AM

To: Dawn Hofheimer

Subject: Fw: Council Meeting July 21

Follow Up Flag: Follow up Flag Status: Flagged

Public comment that was in my Junk folder. Perhaps the Participate email received it, but wanted to submit just in case.

Regards,

Amanda Breen Ketchum City Council P.O. Box 2315 480 East Avenue North Ketchum, Idaho 83340-2315 Mobile: (208) 721-1760

Email: ABreen@ketchumidaho.org

From: Linda Reese < lindareese 77@gmail.com>

Sent: Monday, July 21, 2025 10:39 AM

To: Neil Bradshaw <NBradshaw@ketchumidaho.org>; Amanda Breen <ABreen@ketchumidaho.org>; Courtney Hamilton <CHamilton@ketchumidaho.org>; Spencer Cordovano <SCordovano@ketchumidaho.org>; Tripp Hutchinson

<thutchinson@ketchumidaho.org>; participate@ketchum <participate@ketchum>

Subject: Council Meeting July 21

Mayor Bradshaw and City Council Members,

The recent charges filed against Council Member, Tripp Hutchinson, elicits an immediate need for him to step down and/or be removed from the City Council. If this does not happen, it serves to further divide and erode the overall confidence and trust issues that already exist in the community per the City Council. The lack of integrity shown through Tripp's actions should not be tolerated in any way. His aggression towards those who do not share his beliefs is abhorrent and he is not fit to represent our community as a whole. We deserve to have members who conduct themselves with respect and decorum, regardless of political persuasion. Many of us here do not feel represented or heard and this only confirms the 'why.' Accepting punishment for not lining up is called something else. Tripp, personally, would be wise to release an apology to the community, as hollow as his words are following his actions. There is value in the exercise. It reflects on the entire City Council if he remains. This 'means to an end' behavior leaves a trail of destruction and suffering everywhere it goes. We don't want it here.

Respectfully,

LINDA REESE + 1 503 789 7676

From: Juanita Young <belespritskin@gmail.com>

Sent: Monday, July 21, 2025 4:52 PM

To: Neil Bradshaw; Spencer Cordovano; Amanda Breen; Courtney Hamilton; Tripp

Hutchinson; Participate

Subject: Tripp

Follow Up Flag: Follow up Flag Status: Flagged

I do hope that Tripp, will gracefully and with dignity resign from the city council.

I hope Tripp realizes how this incident reflects on the city council and all of Ketchum.

From: alpine7@mindspring.com
Sent: Monday, July 21, 2025 3:04 PM

To: Participate **Subject:** Palantir

Follow Up Flag: Follow up Flag Status: Completed

Dear City of Ketchum,

While I don't always agree with his opinions or demeanor in meetings, I think Tripp Hutchinson should get a Medal of Honor for removing the disgusting Palantir poster from the airport.

Whoever allowed that propaganda in a public facility using taxpayer money should be criminalized.

Please do not consider removing him from Council for such a petty infraction.

Sincerely,

Bruce Smith Ketchum, ID 83340

From: Amanda Breen

Sent: Wednesday, July 23, 2025 1:39 PM

To: Dawn Hofheimer Subject: Fw: Thank you!

Public comment.

Regards,

Amanda Breen Ketchum City Council P.O. Box 2315 480 East Avenue North Ketchum, Idaho 83340-2315 Mobile: (208) 721-1760

Email: ABreen@ketchumidaho.org

From: Heidi Schernthanner < heidischernthanner@gmail.com >

Sent: Wednesday, July 23, 2025 1:00 PM

To: Neil Bradshaw <NBradshaw@ketchumidaho.org>; hamilton@ketchumidaho.org <hamilton@ketchumidaho.org>; Amanda Breen <ABreen@ketchumidaho.org>; Tripp Hutchinson <thutchinson@ketchumidaho.org>; Spencer Cordovano <SCordovano@ketchumidaho.org>

Subject: Thank you!

Mayor & Council Members,

I want to take a moment to thank you all for what you do for the City of Ketchum and Community. I apologize for not being more engaged in the past. The housing and income discrepancy have become important topics around the valley and creating new ideas around both topics may prove to be the route to success.

Although we may differ in opinions I do see and acknowledge all that you do even when there are disagreements.

I have been contemplating budget items I listened to on Monday.

This note is in regards to the conversations shared about financial compensation. I am not looking for an answer, this is only a comment and no need for a reply.

What I want you all to know is that I agree with the need to increase pay for our voted officials.

It is my understanding that our voted officials in Ketchum are viewed as a "part time" gig, yet having pay to support other jobs each of you have at a higher rate is a reasonable request. I agree the increments need to be over a period of time. This rate needs to be higher than 3% but doubling the pay may not go over well.

One of the comments mentioned was about the discrepancy between the mayor & the council. This is also a reasonable question because you are all professionals in your own field. Closing the gap could be a way to bring the council pay up to a 10% discrepancy versus (roughly) 35%. If there is a huge difference in what is expected of the mayor, other than perceived hierarchy, perhaps this is a place to begin to make change.

I appreciate your time. All the best,

Heidi Schernthanner Sun Valley, Idaho 208.720.4312

From: Geoff Isles <islesglass@aol.com>
Sent: Wednesday, July 23, 2025 9:05 AM

To: Participate

Subject: Cox

To whom it may concern:

For the past few weeks, on behalf of the owners of Larkspur Condominiums, I have been engaging with Cox Communications concerning our WiFi and television reception. To say our service has been underwhelming would be the biggest understatement possible...it's terrible. The most frustrating part is the repetition in lousy servicing the owners receive with the technicians mimicking the same lame excuses over and over again.

Lately, I have been dealing with the Community Service group with in the Bulk Department at Cox. This has brought more poor service as the tech they sent out only told us that the problem is in the street but he couldn't do anything about it (something all the owners on Spur Lane have told them for years now.) Still nothing has been done. The simple fact is our complex spends around \$60K a year, with no solution to our problems, and with Cox being given a monopoly they don't seem interested to solve any problems in Ketchum. And the problems are Ketchum wide.

Sooo... what needs to be done? Ketchum's City Council needs to become involved. Cox's monopoly was granted many decades ago by the City Council and times have changed. Right now, Cox is merging with Charter forming a giant organization. Many new services are available to cities by other companies. I think it's time for The City of Ketchum to either renegotiate on behalf of its residents for Cox to fix their issues (which must include new street lines), or bid out for a new company to take over. Only the City Council can do this.

Sincerely,

Geoff Isles

Geoff Isles P.O. Box 2322 Ketchum, ID 83340

islesglass@aol.com 917-626-1134

From: MQ <fox2hole@yahoo.com> **Sent:** Wednesday, July 23, 2025 5:09 PM

To: Participate **Subject:** E bikes

Feedback.

Often time E bike users are going faster than the street speed limit for cars and most don't even stop and follow the rules of the roads.

20 MPH is fine as long as it's respected. I encourage our law enforcement folks to ticket speedy E bikers.

Best Regards, Munzer Qaddourah 504-655-2505 Sent from Yahoo Mail for iPhone

From: James Hungelmann <jim.hungelmann@gmail.com>

Sent: Wednesday, July 23, 2025 11:37 PM

To: Neil Bradshaw

Cc: Amanda Breen; Courtney Hamilton; Spencer Cordovano; Tripp Hutchinson; Participate

Subject: CALL FOR CENSURE HEARING: ACCUSED COUNCIL MEMBER HUTCHINSON

Follow Up Flag: Follow up Flag Status: Flagged

Citizen Letter to Initiate Censure Hearing

To: Mayor Neil Bradshaw (cc: Members of the Ketchum City Council)

From: Jim Hungelmann, Ketchum

Date: July 23, 2025

Subject: Request for Censure Hearing – Accused Council Member Tripp Hutchinson

Dear Mayor Bradshaw:

To the dismay of many Ketchum residents, it appears that Council Member Tripp Hutchinson has no intention of resigning despite his recent criminal charge. His continued presence on the Council reflects a disturbing disregard for both the legal process and the ethical standards expected of those in public office.

Mr. Hutchinson has enjoyed the privileges of elite education and social status, yet he shows open contempt for accountability, the rule of law, and the basic principles of public service. To date, he has not offered any apology or explanation to the mayor, the council, or the Ketchum public—many of whom are deeply disturbed by his actions and demand his immediate resignation.

I respectfully request that you, as Mayor, initiate a formal Censure Hearing before the Ketchum City Council regarding Mr. Hutchinson's conduct. This call is widely supported by members of the public who believe that elected officials must be held to the highest ethical standards.

As acknowledged by Mr. Hutchinson himself, he has been **charged with petty theft**, with proceedings pending in the Fifth Judicial District Court in Hailey.Legal observers note that the facts supported a felony charge (stolen goods with value in excess of \$1000) —further fueling concern about perceived preferential treatment. [Apparently the changes could be amended by the authorities to Felony Class III.]

Regardless of how the criminal case proceeds and resolves itself, this conduct—largely admitted—seriously undermines public trust and damages the integrity of our local government.

Accordingly, I urge the following actions:

- Schedule a formal censure hearing in City Council Chambers at 4:00 PM on August 11 and serve Mr. Hutchinson with Notice;
- Review the attached draft public notice of censure hearing and draft resolution of censure (or develop alternative suitable versions); and

• **Issue a public statement** reaffirming the City's commitment to integrity, accountability, and ethical governance.

While Council Member Hutchinson may decline to speak at the hearing for legal reasons, it is essential that the Council publicly addresses the facts and records its response. Transparency, not silence, must prevail when public trust is at stake.

Appearing below are proposed PUBLIC NOTICE OF CENSURE HEARING, NOTICE TO ACCUSED COUNCIL OF THE HEARING, AND RESOLUTION OF CENSURE. Thank you for your prompt attention to this serious matter.

Sincerely,

Jim Hungelmann

PUBLIC NOTICE OF CENSURE HEARING

In re: Accused Council Member Hutchinson

I PUBLIC HEARING before the City Council at 4PM on August 11, 2025

II CHARGES:

- Conduct Unbecoming a Council Member
- Violation of City of Ketchum Code of Ethics
- Crime of Theft of goods with value at a felony level
- Dishonesty and Moral Turpitude

III STATEMENT OF ALLEGED FACTS (stipulated with the Accused?)

- 1. At all pertinent times, Accused Council Member Mr. Tripp Hutchinson was serving as a paid Member of the Ketchum City Council. His term of office was scheduled to expire January 2028.
- 2. On June 23, 2025, Mr. Hutchinson, while believing himself to be outside the view of anyone else, opened a glass display case in the baggage claim area at Friedman Airport and removed three Palantir advertising posters located there. He immediately took them to his vehicle and drove away with them.
- 3. On June 26, 2025, airport security reported the theft of those three posters to the police after watching surveillance video that showed Accused Council Member Hutchinson's surreptitious removal and flight by vehicle.
- 4. Mr. Hutchinson was neither arrested nor taken to Blaine County jail for booking and bailing. Instead, he was simply contacted by phone by airport security, on or about June 27, 2025, told about the surveillance video, and asked to return the stolen property. In that conversation Mr. Hutchinson admitted to having taken the three posters. He only then returned the posters to airport security, on or about June 27, 2025.

- 5. In the several days following his removal of the poster and departure by vehicle with them from the airport, Mr. Hutchinson never contacted anyone from the airport or any legal authorities in regard to what he had done. There is no evidence that would suggest that the intentions of Accused Council Member Hutchinson upon removing and transporting the goods were anything other than to permanently deprive the rightful owner.
- 6. In Idaho theft of goods with a value in excess of \$1,000 is a felony. Based on the foregoing facts, Mr. Hutchinson appears to have engaged in acts of felony theft. Each poster had a value in excess of \$500, so Mr. Hutchinson could have been charged with a Class III Felony.
- 7. Instead, Hailey Police issued him a citation charging him with misdemeanor theft, of only one of the three posters. It is not known if the prosecuting authorities are considering amending the theft charges to felony level as is their right.
- 8. Accused Council Member Hutchinson pleaded Not Gulty at his arraignment that took place on July 14, 2025, in the Magistrate's Division of Blaine County District Court. His next court appearance is pre-trial conference docketed for September 9, 2025. It is believed that no trial date has yet been set.
- 9. Mr. Hutchinson continues to attend Council meetings as if nothing ever happened, never once mentioning let alone apologizing to the Mayor and Council and the Ketchum public for his dishonesty and criminal conduct.
- 10. Significant segments of the Ketchum public find Accused Councilor Hutchinson's ongoing membership on the Council to be intolerable and are demanding his immediate resignation. While the Mayor and Council do not have the power to remove a fellow Council Member (at least unless and until conviction is entered), they do have power to Censure for moral turpitude and the like.

IV Expected Evidentiary Presentations

Physical: Pertinent excerpts of Friedman Airport's surveillance video **Testimony under oath** - by witnesses to the events, to include

- 1. Airport Security Manager, Steve Guthrie, who reported the posters missing and witnessed surveillance video;
- 2. Hailey Police Officer Manuel Ornelas who created a probable-cause affidavit based on the surveillance footage;
- 3. Accused Council Member Hutchinson (optional to him). He has the right to be represented by legal counsel, respond to the charges against him, present evidence, and cross examine any adverse witnesses.

The public will be allowed to participate at the Censure Hearing at least by brief oral Comments. Presentation of evidence and questioning will be conducted by the Council or a Council delegate.

V Proposed draft Resolution of Censure (attached)

Sincerely,

Jim Hungelmann

NOTICE OF HEARING

TO ACCUSED COUNCILOR HUTCHINSON

To: Councilor Tripp Hutchinson **From:** Neil Bradshaw, Mayor

Date: July 28, 2025

Subject: Formal Notice of Censure Hearing

Councilor Hutchinson,

Please find attached the formal **Notice of Censure Hearing** scheduled to be held by the Ketchum City Council on August 18, 2025, together with Statement of Charges, Statement of Facts, and Expected Evidence.

The purpose of this Censure Hearing is to publicly address concerns regarding your admitted involvement in a criminal matter currently pending before The Fifth Judicial District Court in Hailey.

The Council believes it is important to uphold standards of ethical conduct and maintain public trust in the governance of our city. This hearing will give you the opportunity to respond to the proposed resolution of censure, should you choose to do so.

You are welcome to attend and participate in person, to present evidence and to cross examine as you see fit. You may submit a written statement in advance of the meeting and you may attend the meeting with legal counsel.

Respectfully,

Neil Bradshaw Mayor

Draft RESOLUTION OF CENSURE

CITY OF KETCHUM, IDAHO RESOLUTION NO. [2025-XX]

A RESOLUTION OF THE CITY COUNCIL OF KETCHUM, IDAHO, FORMALLY CENSURING COUNCILOR TRIPP HUTCHINSON FOR CONDUCT UNBECOMING AN ELECTED OFFICIAL

WHEREAS, the City of Ketchum expects its elected officials to uphold the highest standards of ethical behavior and public trust; and

WHEREAS, Councilor Tripp Hutchinson has publicly acknowledged his involvement in conduct that led to a criminal charge of petty theft, a matter currently pending in [Insert County Court]; and

WHEREAS, such conduct has brought disrepute to the office of City Councilor and is inconsistent with the public trust placed in elected officials; and

WHEREAS, regardless of the outcome of any criminal proceeding, the City Council has a duty to uphold its own standards of accountability and maintain public confidence in municipal governance;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KETCHUM, IDAHO, as follows:

- 1. The City Council formally **censures Councilor Tripp Hutchinson** for conduct unbecoming an elected official, due to behavior which has compromised public trust and violated the standards of ethical governance expected of those holding public office.
- 2. This censure shall be entered into the official minutes of the City Council and made available to the public.
- 3. The City Council calls upon Councilor Hutchinson to reflect on the seriousness of this matter and consider whether continued service in office is in the best interest of the people of Ketchum.

	PASSED	by the City	Council this	day of	, 2025.
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James Hungelmann < jim.hungelmann@gmail.com>

para Neil, Amanda, Courtney, Spencer, Tripp, Participate

Ketchum City Council Meeting – July 21, 2025

General Public Comment

Re: Call for Resignation of Council Member

Dear Mayor and Councilors:

In light of the recent criminal charge of petty theft filed against Council Member Hutchinson, I respectfully request that he step down from his position on the City Council, effective immediately.

While the presumption of innocence is a cornerstone of our legal system, elected officials must also be held to the highest standard of ethical conduct, in order to preserve the public's trust in city governance. The City of Ketchum's Employee Handbook outlines a clear expectation of honesty, integrity, and conduct that upholds the

dignity and responsibilities of public service. As an elected official, Mr. Hutchinson is not only bound by these principles, but he is also a visible representative of them.

Even if the legal matter is ultimately resolved in his favor, the mere existence of a criminal charge—particularly one involving theft—undermines the credibility and moral authority that the Council must maintain to govern effectively. Remaining in office under such circumstances diverts public attention and erodes confidence in the City's leadership.

Regardless of the legal outcome, the fact remains that this community values all of our youth, believes in learning from mistakes, and understands that no one is without fault. Few among us have not made missteps at some point in life. And we believe in redemption.

I trust that Mr. Hutchinson will come to see that this community includes everyone - and that even those he may perceive today as politically opposed or vastly different in perspective will be some of his strongest supporters going forward. That is the strength we must never lose in Ketchum or anywhere in our country: a shared belief in accountability, mutual respect, and unity beyond division.

This request is made without animosity or personal judgment. Rather, it reflects a commitment to ensuring that Ketchum models civic integrity and that the actions of its leaders remain beyond reproach.

I thank Mr. Hutchinson for his past service, and I thank him as well for understanding what the right step is now, for the sake of the City he has served and the community that will still be here to support him—perhaps even more than he expects.

1	3)
Jim Hun	gelmann
Ketchum	1

Respectfully.

From: City of Ketchum Idaho <participate@ketchumidaho.org>

Sent: Wednesday, July 23, 2025 8:39 PM

To: Participate

Subject: Form submission from: Contact Us

Follow Up Flag: Follow up Flag Status: Flagged

Submitted on Wednesday, July 23, 2025 - 8:39pm

Submitted by anonymous user: 184.177.148.190

Submitted values are:

First Name Becky Last Name Florian Email Bf@beckyflorian.com Phone number 2,069,318,859

Email/text notifications Opt in to receive email notifications

Question/Comment

I've lived here for almost 2 years now and I love it. I came here from Seattle. I am one of the lucky few who is so blessed and appreciative to be a resident at bluebird Village. I recently adopted a rescue dog from Mountain humane and I have been walking her around town. Unfortunately, this dog was terribly abused and every single loud noise scares her to death. She will literally lay down on the ground. Now the reason I am writing. I don't know how to do it or say it or suggest it, but I would absolutely love it if there was some sort of a noise ordinance within the city limits of Ketchum that would stop these cars that have Revved up engines and weird things done to their mufflers and screeching and all of those things. Every single time I go on a walk I hear it or see it at least two or three times just within a few blocks of town Square so that's all I wanted to say oh also I wish that there were more police officers on Bicycles Going around town and seeing what is happening and how these people are driving OK that's all thank you for your time

The results of this submission may be viewed at:

https://www.ketchumidaho.org/node/7/submission/12903

From: NVV LLC <15thaveapartments@gmail.com>

Sent: Friday, July 25, 2025 10:32 AM

To: Participate

Subject: Re: Councilman Tripp C. Hutchinson

Hello,

Unfortunately I was not able to respond to your email in time for the 7/21/25 City Council meeting.

Yes, I would like the email to be treated as a public comment and put in front of City Council at their next available meeting.

- Thank you

On Fri, Jul 18, 2025 at 1:20 PM Participate < <u>participate@ketchumidaho.org</u> > wrote: Thank you for your email,

Would you like this email message to be treated as a public comment and put in front of City Council for their next meeting on 7/21/25?

Please advise.

Regards,

CITY OF KETCHUM COMMUNITY ENGAGEMENT TEAM P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340 o: 208.726.3841 | f: 208.726.7812 participate@ketchumidaho.org | ketchumidaho.org

----Original Message-----

From: NVV, LLC < 15thaveapartments@gmail.com >

Sent: Thursday, July 17, 2025 1:22 PM

To: Participate < participate@ketchumidaho.org >

Subject: Councilman Tripp C. Hutchinson

Hello -

Consequences for actions?

With the recent news (Idaho Mountain Express) of Councilman Hutchinson's misdemeanor charge, and, pleading 'not guilty' in Court -after- previously admitting his guilt to the Airport Director, it would seem appropriate Mr. Hutchinson immediately vacate his Council Seat. To be replaced by someone who

genuinely values public service, holds respect for their civic duties and responsibilities (leaves politics and personal agenda at the door) and, well, doesn't break the law. Because without question Mr. Hutchinson doesn't take his Council Seat seriously anyway. Rather, he prefers his personal politics evidenced by his stated reason for his crime. By his crime he has successfully proven he lacks personal character and as such delegitimizes his position on the City Council of Ketchum. He should, without question, no longer have a Seat at that Table.

Mr. Hutchinson is now unfit for the publicly elected Seat which he holds.

Will City of Ketchum take a stand and do the right thing? Most certainly, silence, is not a stand.

- Thank you

Sent from my iPhone

From: James Hungelmann < jim.hungelmann@gmail.com>

Sent: Friday, July 25, 2025 10:47 AM

To: Neil Bradshaw

Cc: Amanda Breen; Courtney Hamilton; Spencer Cordovano; Tripp Hutchinson; Participate **Subject:** Re: CALL FOR CENSURE HEARING: ACCUSED COUNCIL MEMBER HUTCHINSON

General Public Comment
Council meeting August 4 2025

Dear Mayor and Councilors:

I request that the Censure Hearing for Accused Member Hutchinson take place at the next regularly scheduled Council meeting on August 4 2025. Please agenda that asap, to give Accused Member Hutchinson ample opportunity.

As it turns out, there is no need for additional evidence. The Statement of Facts, set out again below, will suffice - unless Mr Hutchinsion would like to give testimony to add to, or dispute anything.

III STATEMENT OF FACTS (based on video and admission of defendant)

- 1. At all pertinent times, Accused Council Member Mr. Tripp Hutchinson was serving as a paid Member of the Ketchum City Council. His term of office was scheduled to expire January 2028.
- 2. On June 23, 2025, Mr. Hutchinson, while believing himself to be outside the view of anyone else, opened a glass display case in the baggage claim area at Friedman Airport and removed three Palantir advertising posters located there. He immediately took them to his vehicle and drove away with them.
- 3. On June 26, 2025, airport security reported the theft of those three posters to the police after watching surveillance video that showed Accused Council Member Hutchinson's surreptitious removal and flight by vehicle.
- 4. Mr. Hutchinson was neither arrested nor taken to Blaine County jail for booking and bailing. Instead, he was simply contacted by phone by airport security, on or about June 27, 2025, told about the surveillance video, and asked to return the stolen property. In that conversation Mr. Hutchinson admitted to having taken the three posters. He only then returned the posters to airport security, on or about June 27, 2025.
- 5. In the several days following his removal of the poster and departure by vehicle with them from the airport, Mr. Hutchinson never contacted anyone from the airport or any legal authorities in regard to what he had done. There is no evidence that would suggest that the intentions of Accused Council Member Hutchinson upon removing and transporting the goods were anything other than to permanently deprive the rightful owner.

- 6. In Idaho theft of goods with a value in excess of \$1,000 is a felony. Based on the foregoing facts, Mr. Hutchinson appears to have engaged in acts of felony theft. Each poster had a value in excess of \$500, so Mr. Hutchinson could have been charged with a Class III Felony.
- 7. Instead, Hailey Police issued him a citation charging him with misdemeanor theft, of only one of the three posters. It is not known if the prosecuting authorities are considering amending the theft charges to felony level as is their right.
- 8. Accused Council Member Hutchinson pleaded Not Gulty at his arraignment that took place on July 14, 2025, in the Magistrate's Division of Blaine County District Court. His next court appearance is pre-trial conference docketed for September 9, 2025. It is believed that no trial date has yet been set.
- 9. Mr. Hutchinson continues to attend Council meetings as if nothing ever happened, never once mentioning let alone apologizing to the Mayor and Council and the Ketchum public for his dishonesty and criminal conduct.
- 10. Significant segments of the Ketchum public find Accused Councilor Hutchinson's ongoing membership on the Council to be intolerable and are demanding his immediate resignation. While the Mayor and Council do not have the power to remove a fellow Council Member (at least unless and until conviction is entered), they do have power to Censure for moral turpitude and the like.

If Accused Member Hutchinson declines, this Council can make a decision on Censure on August 4th based on this Statement of Facts.

The Ketchum Citizenry will be there August 4th to witness and insist upon proper process.

In strict accordance with the rule of law, public pressure will intensify until Mr Hutchinson is removed from office. Until then, every Council meeting, every agenda, every decision is contaminated.

And so, demand is made on Accused Member Hutchinson: *RESIGN NOW*.

Thank	vou.
···	, you.

Respectfully,

Jim

El mié, 23 jul 2025 a las 23:37, James Hungelmann (< iim.hungelmann@gmail.com >) escribió:

Citizen Letter to Initiate Censure Hearing

To: Mayor Neil Bradshaw (cc: Members of the Ketchum City Council)

From: Jim Hungelmann, Ketchum

Date: July 23, 2025

Subject: Request for Censure Hearing – Accused Council Member Tripp Hutchinson

Dear Mayor Bradshaw:

To the dismay of many Ketchum residents, it appears that Council Member Tripp Hutchinson has no intention of resigning despite his recent criminal charge. His continued presence on the Council reflects a disturbing disregard for both the legal process and the ethical standards expected of those in public office.

Mr. Hutchinson has enjoyed the privileges of elite education and social status, yet he shows open contempt for accountability, the rule of law, and the basic principles of public service. To date, he has not offered any apology or explanation to the mayor, the council, or the Ketchum public—many of whom are deeply disturbed by his actions and demand his immediate resignation.

I respectfully request that you, as Mayor, initiate a formal Censure Hearing before the Ketchum City Council regarding Mr. Hutchinson's conduct. This call is widely supported by members of the public who believe that elected officials must be held to the highest ethical standards.

As acknowledged by Mr. Hutchinson himself, he has been **charged with petty theft**, with proceedings pending in the Fifth Judicial District Court in Hailey.Legal observers note that the facts supported a felony charge (stolen goods with value in excess of \$1000) —further fueling concern about perceived preferential treatment. [Apparently the changes could be amended by the authorities to Felony Class III.]

Regardless of how the criminal case proceeds and resolves itself, this conduct—largely admitted—seriously undermines public trust and damages the integrity of our local government.

Accordingly, I urge the following actions:

- Schedule a formal censure hearing in City Council Chambers at 4:00 PM on August 11 and serve Mr. Hutchinson with Notice;
- Review the attached draft public notice of censure hearing and draft resolution of censure (or develop alternative suitable versions); and
- **Issue a public statement** reaffirming the City's commitment to integrity, accountability, and ethical governance.

While Council Member Hutchinson may decline to speak at the hearing for legal reasons, it is essential that the Council publicly addresses the facts and records its response. Transparency, not silence, must prevail when public trust is at stake.

Appearing below are proposed PUBLIC NOTICE OF CENSURE HEARING, NOTICE TO ACCUSED COUNCIL OF THE HEARING, AND RESOLUTION OF CENSURE. Thank you for your prompt attention to this serious matter.

Sincerely,

PUBLIC NOTICE OF CENSURE HEARING In re: Accused Council Member Hutchinson

I PUBLIC HEARING before the City Council at 4PM on August 11, 2025

II CHARGES:

- Conduct Unbecoming a Council Member
- Violation of City of Ketchum Code of Ethics
- Crime of Theft of goods with value at a felony level
- Dishonesty and Moral Turpitude

III STATEMENT OF ALLEGED FACTS (stipulated with the Accused?)

- 1. At all pertinent times, Accused Council Member Mr. Tripp Hutchinson was serving as a paid Member of the Ketchum City Council. His term of office was scheduled to expire January 2028.
- 2. On June 23, 2025, Mr. Hutchinson, while believing himself to be outside the view of anyone else, opened a glass display case in the baggage claim area at Friedman Airport and removed three Palantir advertising posters located there. He immediately took them to his vehicle and drove away with them.
- 3. On June 26, 2025, airport security reported the theft of those three posters to the police after watching surveillance video that showed Accused Council Member Hutchinson's surreptitious removal and flight by vehicle.
- 4. Mr. Hutchinson was neither arrested nor taken to Blaine County jail for booking and bailing. Instead, he was simply contacted by phone by airport security, on or about June 27, 2025, told about the surveillance video, and asked to return the stolen property. In that conversation Mr. Hutchinson admitted to having taken the three posters. He only then returned the posters to airport security, on or about June 27, 2025.
- 5. In the several days following his removal of the poster and departure by vehicle with them from the airport, Mr. Hutchinson never contacted anyone from the airport or any legal authorities in regard to what he had done. There is no evidence that would suggest that the intentions of Accused Council Member Hutchinson upon removing and transporting the goods were anything other than to permanently deprive the rightful owner.
- 6. In Idaho theft of goods with a value in excess of \$1,000 is a felony. Based on the foregoing facts, Mr. Hutchinson appears to have engaged in acts of felony theft. Each poster had a value in excess of \$500, so Mr. Hutchinson could have been charged with a Class III Felony.
- 7. Instead, Hailey Police issued him a citation charging him with misdemeanor theft, of only one of the three posters. It is not known if the prosecuting authorities are considering amending the theft charges to felony level as is their right.

- 8. Accused Council Member Hutchinson pleaded Not Gulty at his arraignment that took place on July 14, 2025, in the Magistrate's Division of Blaine County District Court. His next court appearance is pre-trial conference docketed for September 9, 2025. It is believed that no trial date has yet been set.
- 9. Mr. Hutchinson continues to attend Council meetings as if nothing ever happened, never once mentioning let alone apologizing to the Mayor and Council and the Ketchum public for his dishonesty and criminal conduct.
- 10. Significant segments of the Ketchum public find Accused Councilor Hutchinson's ongoing membership on the Council to be intolerable and are demanding his immediate resignation. While the Mayor and Council do not have the power to remove a fellow Council Member (at least unless and until conviction is entered), they do have power to Censure for moral turpitude and the like.

IV Expected Evidentiary Presentations

Physical: Pertinent excerpts of Friedman Airport's surveillance video **Testimony under oath** - by witnesses to the events, to include

- 1. Airport Security Manager, Steve Guthrie, who reported the posters missing and witnessed surveillance video;
- 2. Hailey Police Officer Manuel Ornelas who created a probable-cause affidavit based on the surveillance footage;
- 3. Accused Council Member Hutchinson (optional to him). He has the right to be represented by legal counsel, respond to the charges against him, present evidence, and cross examine any adverse witnesses.

The public will be allowed to participate at the Censure Hearing at least by brief oral Comments. Presentation of evidence and questioning will be conducted by the Council or a Council delegate.

V Proposed draft Resolution of Censure (attached)

Sincerely,

Jim Hungelmann

NOTICE OF HEARING

TO ACCUSED COUNCILOR HUTCHINSON

To: Councilor Tripp Hutchinson **From:** Neil Bradshaw, Mayor

Date: July 28, 2025

Subject: Formal Notice of Censure Hearing

Councilor Hutchinson,

Please find attached the formal **Notice of Censure Hearing** scheduled to be held by the Ketchum City Council on August 18, 2025, together with Statement of Charges, Statement of Facts, and Expected Evidence.

The purpose of this Censure Hearing is to publicly address concerns regarding your admitted involvement in a criminal matter currently pending before The Fifth Judicial District Court in Hailey.

The Council believes it is important to uphold standards of ethical conduct and maintain public trust in the governance of our city. This hearing will give you the opportunity to respond to the proposed resolution of censure, should you choose to do so.

You are welcome to attend and participate in person, to present evidence and to cross examine as you see fit. You may submit a written statement in advance of the meeting and you may attend the meeting with legal counsel.

Respectfully,

Neil Bradshaw Mayor

Draft RESOLUTION OF CENSURE

CITY OF KETCHUM, IDAHO RESOLUTION NO. [2025-XX]

A RESOLUTION OF THE CITY COUNCIL OF KETCHUM, IDAHO, FORMALLY CENSURING COUNCILOR TRIPP HUTCHINSON FOR CONDUCT UNBECOMING AN ELECTED OFFICIAL

WHEREAS, the City of Ketchum expects its elected officials to uphold the highest standards of ethical behavior and public trust; and

WHEREAS, Councilor Tripp Hutchinson has publicly acknowledged his involvement in conduct that led to a criminal charge of petty theft, a matter currently pending in [Insert County Court]; and

WHEREAS, such conduct has brought disrepute to the office of City Councilor and is inconsistent with the public trust placed in elected officials; and

WHEREAS, regardless of the outcome of any criminal proceeding, the City Council has a duty to uphold its own standards of accountability and maintain public confidence in municipal governance;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KETCHUM, IDAHO, as follows:

- 1. The City Council formally **censures** Councilor Tripp Hutchinson for conduct unbecoming an elected official, due to behavior which has compromised public trust and violated the standards of ethical governance expected of those holding public office.
- 2. This censure shall be entered into the official minutes of the City Council and made available to the public.
- 3. The City Council calls upon Councilor Hutchinson to reflect on the seriousness of this matter and consider whether continued service in office is in the best interest of the people of Ketchum.

PASSED by the City Council this	day of .	,2025
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James Hungelmann < jim.hungelmann@gmail.com>

para Neil, Amanda, Courtney, Spencer, Tripp, Participate

Ketchum City Council Meeting – July 21, 2025

General Public Comment

Re: Call for Resignation of Council Member

Dear Mayor and Councilors:

In light of the recent criminal charge of petty theft filed against Council Member Hutchinson, I respectfully request that he step down from his position on the City Council, effective immediately.

While the presumption of innocence is a cornerstone of our legal system, elected officials must also be held to the highest standard of ethical conduct, in order to preserve the public's trust in city governance. The City of Ketchum's Employee Handbook outlines a clear expectation of honesty, integrity, and conduct that upholds the dignity and responsibilities of public service. As an elected official, Mr. Hutchinson is not only bound by these principles, but he is also a visible representative of them.

Even if the legal matter is ultimately resolved in his favor, the mere existence of a criminal charge—particularly one involving theft—undermines the credibility and moral authority that the Council must maintain to govern effectively. Remaining in office under such circumstances diverts public attention and erodes confidence in the City's leadership.

Regardless of the legal outcome, the fact remains that this community values all of our youth, believes in learning from mistakes, and understands that no one is without fault. Few among us have not made missteps at some point in life. And we believe in redemption.

I trust that Mr. Hutchinson will come to see that this community includes everyone - and that even those he may perceive today as politically opposed or vastly different in perspective will be some of his strongest supporters going forward. That is the strength we must never lose in Ketchum or anywhere in our country: a shared belief in accountability, mutual respect, and unity beyond division.

This request is made without animosity or personal judgment. Rather, it reflects a commitment to ensuring that Ketchum models civic integrity and that the actions of its leaders remain beyond reproach.

I thank Mr. Hutchinson for his past service, and I thank him as well for understanding what the right step is now, for the sake of the City he has served and the community that will still be here to support him—perhaps even more than he expects.

Respectfully,

Jim Hungelmann

Ketchum

From: Holt, Clyde <CHolt@foxrothschild.com>
Sent: Monday, July 28, 2025 10:50 AM

To: Participate

Subject: West Ketchum Walk To Discuss Proposed Comprehensive Plan

Follow Up Flag: Follow up Flag Status: Follow up

Thanks so much to Abby Rivin for leading the discussion at the July 24 West Ketchum neighborhood walk! Abby was an exemplary City spokesperson, courteous, knowledgeable, yet respectful of contrary opinions! Still, the thirty +/- residents attending were unanimous in their criticism of the Comp Plan's recommendations for higher densities and taller building heights in West Ketchum. Blind intersections, on street parking and the lack of sidewalks continue to threaten pedestrian safety. Higher residential densities would generate more cars, more traffic and even more on street parking! Until and unless the City acknowledges it responsibility to address pedestrian safety on West Ketchum's streets there will be no support for increased densities.



Clyde Holt

Counsel

434 Fayetteville Street Suite 2800

Raleigh, NC 27601

(919) 755-8728 (919) 605-7575 (919) 755-8800

cholt@foxrothschild.com

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From: Pat Higgins <pathiggins@cox.net>
Sent: Monday, July 28, 2025 8:17 AM

To: Participate

Subject: Public comment FLUM and Comp plan

Follow Up Flag: Follow up Flag Status: Flagged

Dear Mayor and Council,

I have a few questions regarding the "Projected density increase per Ketchum Comp Plan...Population Growth and Forecast page 4 Public Draft version 2 March 2025 by 2040 next 15 years- 780 to 2,860"

1 Where are these 780-2,860 people going to work?

With 'AI' many people will be out of a job. Many jobs will be robot or automated.

Sun Valley Challenger chair has automated gate to get on the chairit's coming.

If increase is 2,860 people in 15 years that is 3.66 pp a week. If increase is 780 people in 15 years that is 1 person a week.

According to City Staff we have an aging population.

#2 What is the predicted death rate in Ketchum? 1 person, 2 or 3.66 a week?

With this aging population and reading the obituaries every week many of us are dying. Many elderly people move away to be closer to better care in their aging years. We may end up with an abundance of housing.

Has any of this kind of information been taken into the projected growth calculations??

#3 Where are the water studies to back up Ketchums claim that we have plenty of water? During summer months watering our yards? Not just at Christmas time when we are all inside flushing toilets!

Just because we live "At the Source" doesn't mean we can use all the water that is needed for irrigation south valley.

Blaine County declares water shortage and drought as per Idaho.gov https://idwr.idaho.gov/water-data/drought-declarations/

4 Current traffic studies need to be conducted for this proposed growth. In west Ketchum and especially for Warm Springs road which in my opinion will need to be upgraded with stop signs or lights. Will the power lines be underground?

The current bike path on Warm Springs road is substandard. It is dangerous with lots of use with ''several types'' of motorized bikes, pedestrians looking at their phones and vehicles crossing at streets and driveways.

Ketchum can not sustain this kind of growth the proposed Comprehensive plan is promoting . We are a fragile ecosystem with limited resources. You need to Manage our growth , not promote more.

More people using trails put wear and tear on a favorite hiking or biking trails and the parking at trail heads.

Building more houses in a wildland interface area, especially in a canyon that only has one way in and out when it is difficult enough to get fire insurance is really a dumb idea!

Only one or maybe two of you will be returning to city government next term. Do the right thing and pass this on to the next City Council and Mayor, do not rush to vote on this now.

Ketchum is being loved to death and you are helping by placing the nail in the coffin.

Respectfully Pat Higgins

From: Martin Henry Kaplan <mhk@martinhenrykaplan.com>

Sent: Sunday, July 27, 2025 5:32 PM

To: Participate

Cc: Morgan Landers; Abby Rivin; Neil Bradshaw; Courtney Hamilton; Amanda Breen; Tripp

Hutchinson

Subject: Kaplan Comp Plan Comment Letter 27 July 2025 **Attachments:** Kaplan Comp Plan Comment Letter 27 July 2025.pdf

Follow Up Flag: Follow up Flag Status: Flagged

To Whom This May Concern;

Please find attached my updated comment letter concerning the Ketchum Comp Plan FLUM update.

Thanks for your attention concerning this matter of great importance,

Martin Henry Kaplan, Architect AIA

Martin Henry Kaplan, Architects AIA Sun Valley Idaho Office

251 Hillside Drive, PO 482, Ketchum, ID 83340 T.206.682.8600 C 206.972.9972

www.MartinHenryKaplan.com

Notice: Privileged and confidential communication. If you are not the addressee, you may not read, copy, or distribute this email. If you receive this email in error, please advise us immediately by return email and delete it from your system. Thank you.



KETCHUM, IDAHO

251 Hillside Drive, Unit West Post Office Box 482 Ketchum, Idaho 83340 T: 206.682.8600

27 July 2025

Attention:

Morgan Landers, Planning and Building Director Abby Rivin, Senior Planner Neil Bradshaw, Mayor Spencer Cordovano, Councilor Tripp Hutchinson, Councilor Courtney Hamilton, Councilor Amanda Breen, Councilor Ketchum Residents

<u>Updated Commentary Regarding the 2025 Ketchum Comprehensive Plan Update</u>

Respectfully Submitted By:

Martin Henry Kaplan, Architect AIA

- Resident of Ketchum and Hillside Drive since 1992,
- Owner: 251 Hillside Drive,
- Owner: 241 Hillside Drive, a 4.9-acre undeveloped parcel,
- Principal of Martin Henry Kaplan, Architects AIA for 45 years,
- Highly honored firm focused upon architecture and planning,
- Member of the Seattle Planning Commission for 8 years, (steward of the Comp Plan)
- Member of first ARCH Community Housing board of directors 2006-2010,
- Currently devoted to donating architectural services to ARCH designing affordable housing.
- Completed 3 affordable projects in Hailey since 2021,
- Currently permitting 4th affordable project in downtown Ketchum community core.

A. Introduction

As a follow-up to my commentary letter to you dated 6 July 2025, I have updated and amended those comments below together with some attached support information provided by a professional colleague. As this Comp Plan update has been very controversial and many Ketchum citizens, like me, have many concerns and objections, this letter is submitted as a formal comment concerning the ongoing proposed amendments to the City of Ketchum's Comprehensive Plan. It is imperative that the Council recognize its legal and fiduciary responsibility to ensure that all long-range planning actions are substantiated by measurable data, carrying capacity thresholds, and scenario-based modeling tools.

I will address below some of these concerns collected from scores of my Warm Springs neighbors along with many other Ketchum citizens outside our Warm Springs neighborhood. Thank you in advance for your full and careful consideration.

ARCHITECTURE PLANNING INTERIORS DEVELOPMENT

B. The Comp Plan Update Mission as stated by the City of Ketchum

Cohesive Ketchum Density Fact Sheet:

"The community told the city that the top two priorities for the next 10 years should be affordable housing and preserving our community character. Regulations that facilitate "community housing" that is compatible with our existing neighborhoods is one way to address the community's priorities."

C. Conflicts with Common Planning Principles

- 1. Opportunities to find potential land upon which to encourage the development of affordable housing ("community housing") are extraordinarily limited by geography, politics, and economics. That is why I have argued about developing a regional 4-city Comp Plan together with the County. I believe it is unrealistic to expect that Ketchum alone can provide affordable housing opportunities in meaningful numbers absent the symbiotic partnership from adjacent cities and county. The current housing challenges are not just a Ketchum problem and therefore cannot solely be solved within our city's boundaries.
- 2. With the above said, every city in American that is updating their Comp Plan is reviewing opportunities to sustainably increase densities and affordability within city cores and therefore discourage sprawl. After all, density in many locales is focused upon urban centers, employment centers, transportation hubs, and centers for services, not a decentralized approach with all the attendant impacts, forcing more commuting traffic and auto reliance, auto storage in neighborhoods and downtown, upzoning existing neighborhoods, and increased needs to improve limited infrastructures among other significant challenges.
- 3. The West Ketchum location for higher densities makes sense due to its proximities to the above-mentioned amenities. The Warm Springs focused upzone proposal contradicts these proven professional principles as it seeks to encourage sprawl and development away from downtown.
- 4. In addition, the allowance for a 2-house, 31,000 sq ft development (Sawtooth Serenade) in the middle of the downtown core is antithetical to any commitment by the City of Ketchum to be serious about advancing community housing objectives. This downtown site, potentially housing 80 units, should be zoned accordingly with minimum density requirements like any other city. Frankly it is hard to take seriously the city's commitment to find affordable opportunities and identify Warm Springs neighborhoods while allowing this 2-home development downtown where housing and commercial development should obviously occur not two mega-houses in the middle of downtown. Please consider that allowing this one development to advance and replace a potential of 80 housing units on one site within our downtown core could take half a century to achieve an equal number of housing units in Warm Springs. With all due respect, it makes no sense.

D. Infrastructure / Concurrency

(Concurrency - the timely provision of public facilities and services relative to the demand for them)

- 1. Traffic and Auto Storage
 - a. We are told that absent any public review of an EIS (Environmental Impact Study or Statement) that would address traffic and capacity studies, together with potential mitigation, the city has completed such a study of traffic and auto capacity forecasts. Citizens are realistically concerned about the impacts associated with encouraging and zoning for more density, which brings more autos, traffic and parking requirements, Citizens wish to review this data as no formal study has been shared.
 - b. There are no other areas in Ketchum that have such a restricted access point than Warm Springs, obviously confined to one 2-lane bridge over the Big Wood. One way in and one way out. Warm Springs residents are concerned about emergencies now, without density increases; what happens with increases in densities? Are there any mitigation plans in place and if so, please share.
 - c. There are major concerns about auto storage which, as I write, are seriously violated throughout Warm Springs with many folks parking off-site alongside roads not designed for parking. As you convey to citizens that increases in densities will have no impact upon their neighborhoods because existing zoning envelopes will not change, how about your requirement to park one car per unit on-site. This has never been enforced as far as I know, and everyone is concerned that absent enforcement, the neighborhood streets will continue to be overpopulated. It would be difficult to increase densities on lots and require that a new parking space be created without compromising landscape, setbacks, and other neighborhood

open space and amenities. – it has been tried in other cities with expected failure. And this increased auto accommodation will seriously impact and degrade neighborhood character.

2. Utility supplies (Water, Sewer)

- a. It's my understanding that Blaine County is currently under an active drought emergency as declared by the Idaho Department of Water Resources (IDWR). According to recent data, the region is experiencing moderate drought conditions with 100% of the population affected. This has profound implications for regional water availability, particularly for senior water rights holders. Citizens are greatly concerned about the future unrestricted supply of water and related sewer capacities.
- b. I am also told that IDWR policy permits up to 13,000 gallons/day or 2.8 acre-feet/year under the domestic exemption but use beyond this must be governed by formal water rights. Furthermore, senior rights holders—many of whom rely on these resources for agricultural production—are legally protected under Idaho's prior appropriation doctrine. What may this mean for our future water supplies considering growth forecasts and the City of Ketchum's Comp Plan update proposal to go alone without support for a regional comprehensive plan for growth?
- c. We are told by the city that a water availability study has been completed but many question whether the City should proceed with Comprehensive Plan amendments without first analyzing and disclosing impacts on water availability, as it will be failing to meet a fundamental duty of environmental and resource stewardship. My fellow citizens are concerned that any failure to safeguard existing senior rights or evaluate cumulative effects on water availability exposes residents to infrastructure challenges and the City to litigation under Idaho law and other applicable administrative codes.
- d. We hereby request that the City:
 - 1. Conduct and publish a comprehensive water demand/supply model to evaluate impacts of proposed growth and assessment of cumulative future impacts.
 - 2. Define water carrying capacity thresholds and triggers for limiting development under drought or shortage scenarios.
 - 3. Establish mitigation policies to protect downstream agricultural users and senior water rights holders.
- e. This is a material issue that cannot be bypassed in a community located in a semi-arid environment and already under drought declaration.
- f. Based upon studies I have reviewed, Ketchum and Sun Valley may already be at or within 5% of their sustainable population capacity. Without new infrastructure, rights mitigation, or formal conservation offsets, further population growth may be stalled or paused in the next 3–5 years.

E. Economics

- 1. The goal of providing opportunities for housing affordability is contingent upon many factors including landuse policies and realistic economic limitations. Obviously, the permission granted to take a downtown city lot of 17K sq ft and take away housing opportunities allowing instead two mega houses instead of maybe 80 units is a mistake of monumental proportions. The land cost per unit is divided between two mega homes instead of many more potential apartment opportunities, some if not all of which could be deed restricted as affordable.
- 2. West Ketchum already has some land use designations coincident with building multi-family housing, and land use and zoning policies can be modified and developed to encourage and require some deed restricted affordable units. It makes sense there.
- 3. On the other hand, Warm Springs is mostly composed of single-family zoning with some townhome developments and zoning as well. When most typical lots and older homes are now worth more than \$1M, the opportunity to encourage any deed restricted affordable housing has passed. Realistically, there can be no real economic incentive to convince a homeowner, or developer, to either add on such a unit or build a home or townhome and include an affordable deed restricted unit and provide one additional parking space/garage on site.

- 4. In addition, I believe it may not be fair to suggest to neighbors that the character of the neighborhood will not be impacted if units get constructed. When you calculate the addition of another garage and parking space together with the extra car parked on the street as we see everywhere throughout Warm Springs now, the neighborhood character will be negatively impacted.
- 5. But realistically, I firmly believe that affordable units will not be built in Warm Springs, mostly due to economic limitations.
- 6. Ketchum cannot legislate a solution that contradicts principles of economics and in the end fails at producing a meaningful amount of affordable housing. In order to develop and achieve a future plan for housing affordability, it must include a holistic approach and commitment from our 3 sister cities and Blaine County as well. While I'm told there are many reasons why these separate entities have not joined forces before, I firmly believe that Ketchum must reach out and develop a new relationship as all Blaine County residents have an interest in trying to help solve housing our residents closer by in affordable opportunities. We cannot rely upon historical political borders.
- 7. We need to bring back the future community housing projects at Washington and the Y. These sites are opportunities just where community housing should be built, not push ones and twos over decades out into Warm Springs.

F. Delay the Vote Upon This Comp Plan Update

- 1. With all due respect, and I do appreciate the incredible work that has gone into this Comp Plan Update proposal as I have had personal experience advancing these issues over many decades, but there is more work to be done.
 - a. There is more work to be done in investigating new opportunities to work with our sister 3 cities and Blaine County to find common ground in composing a cohesive comprehensive plan and FLUM that utilizes all the resources of the county and our cities alike. Not one of the 4 cities can solve this problem of affordability alone, especially considering climate change capacity impacts.
 - b. There is more work to be done in providing all citizens with the infrastructure information and capacity studies related to climate change, sustainable population growth, and traffic studies all related to future land use policies. Again, including our sister cities and county is required to realistically provide opportunities for housing affordability.
 - c. There is more work to be done in studying the economics behind achieving realistic results. Ketchum alone, and Warm Springs in particular have land values that exceed any meaningful opportunity to produce deed restricted affordable community housing.
 - d. There is more work to be done investigating the opportunities to establish minimum density zoning in the downtown core where mixed use projects of reasonable scale should occur. I am against limiting building in the downtown to two stories. This policy would eliminate any meaningful increase in housing right where it should occur.
- 2. This is not a theoretical issue. These amendments carry real, measurable consequences for the infrastructure, environment, and quality of life in Ketchum now, and especially in the future. As such they deserve comprehensive and professional study of potential impacts and expected outcomes and unparalleled transparency in sharing data with all citizenry and professionals alike.
- 3. Only after these and many other studies have been completed and vetted through timely and meaningful peer review and public outreach should the city advance a Comp Plan Update, hopefully including our sister cities and Blaine County.
- 4. As many citizens have argued, a new administration should then advance this update and 'own it,' rather than forcing a vote from some outgoing officials and Mayor who will not 'own it.'

G. Summary

Thank you for your careful consideration. As officials continue to correctly suggest that this Comp Plan update is not a new zoning code but only an aspirational document, it is also true that once approved, this Comp Plan FLUM will directly influence the zoning changes thereafter. I cannot think of a city that has or would rezone land at any less than what the Comp Plan suggests. So once this update is approved by the council and the mayor, expect related upzones to follow immediately. In fact, I'm told that zoning consultants have been already contracted by the city and working on new upzones.

If the Comp Plan update is aspirational as it is, then it is logical to question why so much energy has been focused upon the Warm Springs Valley where the economics and infrastructure concurrency challenges make achieving any meaningful increase in affordably highly unlikely. Our Ketchum Comp Plan FLUM updates should focus upon land where affordable opportunities will most likely germinate and not in areas that are economically infeasible. Just check out the FLUM the city presented and look at the streets they did not upzone calculating that perhaps those streets and houses were too valuable to impact. This unusual patchwork of proposed changes acknowledges an inconsistency in planning objectives unfairly picking winning streets and losers.

Finally, there are way too many questions unanswered, and perhaps unstudied. My neighbors and citizens throughout Ketchum are opposed to many components of the plan, and while we all rely upon professional planners, our council and mayor to make informed decisions, I respectfully submit that advancing the Comp Plan update requires deeper study, transparent neighborhood meetings, and considerations of joining with our sister cities and Blaine County to formulate a true comprehensive study of common issues of affordability, including an EIS to fully study sustainable utility capacities and accountable future forecasts. The following attachments have been generated from AI queries to check my assumptions and gather as much supportive data as possible in defense of many Ketchum citizen concerns and conclusions about advancing the current Comp Plan Update FLUM now. With all due respect, the Council and Mayor should delay a vote on the Comp Plan update and FLUM until more date is shared, studied and professionally vetted and confirmed, and new administration seated.

Thank you for your careful and immediate consideration, Martin Henry Kaplan, Architect AIA

Attachments

Appendix A Ketchum Comprehensive Plan Al Analysis

Appendix B Supporting Data References: Al and Scenario Planning for Comprehensive Plans

Appendix C Short-Term Growth Limits (2025–2030): The Combined Effects of Climate Stress and Snowmaking on Water Availability in Ketchum and Sun Valley

Appendix D Best Al Tools for Blaine County, Idaho: Forecasting Resort-Driven Growth and Infrastructure Needs

Appendix E Water, Climate, and Growth: Integrated Pressures on Ketchum and Sun Valley (2025–2030)

Appendix F Snowmaking Impact on Big Wood River Recharge - Confidence Assessment

Analysis: Ketchum's Comprehensive Plan and the Absence of Al Scenario Modeling

If the City of Ketchum is amending its Comprehensive Plan without using Al-driven tools like What-If scenario modeling, it raises concerns about the depth, transparency, and accountability of the process. In modern planning—especially in environmentally sensitive or resource-constrained communities—failing to use predictive tools means flying partially blind.

Al and Scenario Planning Are No Longer Optional

Tools like the What-If? Planning Tool, UrbanFootprint, Envision Tomorrow, or more advanced machine learning-based models allow communities to:

- Simulate growth scenarios (e.g., more housing vs. more open space)
- Measure carrying capacity in terms of water, traffic, housing, school enrollment, or fire services
- Forecast cumulative impacts from overlapping policies
- Analyze trade-offs between conservation, development, infrastructure costs, and equity

If Ketchum isn't using these tools, the city is likely relying on static spreadsheets, anecdotal data, or politics rather than evidence. It also misses the opportunity to quantify thresholds for "significant adverse impact" and opens itself to legal and public accountability risks.

What This Means for Carrying Capacity and Environmental Impact

The concept of carrying capacity is based on the idea that systems have limits. If those limits aren't quantified and modeled dynamically, then the Comprehensive Plan becomes aspirational, not operational.

Without AI or simulation:

- Planners can't prove that policies like upzoning or increased density are sustainable
- There's no baseline or monitoring framework to evaluate success or failure over time

What You Might Propose or Ask Publicly

- 1. Where is the scenario modeling?
- "What growth scenarios were tested before adopting these changes? Can we see the assumptions, inputs, and outputs?"
- 2. What thresholds or metrics are being tracked?
- "How do we know that traffic, water supply, or housing affordability will remain within acceptable limits under the new plan?"
- 3. Why not use modern tools?
- "Other communities our size are using tools like UrbanFootprint, What-If, or Al-enhanced planning software. Why aren't we?"

Recommended Al/Planning Tools for Communities Like Ketchum

- What-If? Planning Tool Models land-use scenarios; good for local governments
- UrbanFootprint Scenario planning with metrics (energy, water, transit)
- Envision Tomorrow Open-source, supported by EPA; ideal for workshops
- CommunityViz GIS-based decision support; integrates with zoning layers
- Google Earth Engine + Al For natural resource and land-cover change (advanced)
- Local AI custom models Predict water use, fire risk, housing strain using tools like ChatGPT, Python, or QGIS

Final Thought

In short: Ketchum is planning without a compass if it's not using Al and dynamic modeling. Comprehensive Plans should be testable, measurable, and resilient. That can't happen without using tools designed to simulate future scenarios and measure impact trade-offs.

Supporting Data References: Al and Scenario Planning for Comprehensive Plans

1. Tools and Platforms for Scenario-Based Urban Planning

- What-If? Planning Tool GIS-based scenario planning software developed by CommunityViz (Placeways), designed for evaluating land-use changes.
 Source: https://www.placeways.com/communityviz/
- UrbanFootprint Cloud-based urban planning platform used by cities like Oakland, Denver, and Salt Lake City to assess housing, transportation, climate, and resilience scenarios.

Source: https://www.urbanfootprint.com/

• Envision Tomorrow – Free open-source planning software funded by HUD and used for scenario modeling in over 100 cities. Good for use in public workshops and alternatives analysis.

Source: https://envisiontomorrow.org/

- CommunityViz Widely used tool integrating with ArcGIS, allows planners to visualize impacts of zoning, growth patterns, and development.

 Source: https://www.placeways.com/communityviz/
- OpenScenario Planning Tool (EPA) EPA-supported toolkit for local planning departments to model emissions, land use, and transportation.
 Source: https://www.epa.gov/smartgrowth

2. Relevant Research and Guidance Documents

- "Scenario Planning for Cities and Regions" Robert Goodspeed (MIT Press): Comprehensive guide to tools and real-world applications.
- "Using UrbanFootprint to Model Future Growth Scenarios" City of Boulder, CO: Demonstrates how a ski-oriented community uses predictive modeling.
- "Al and ML Applications in Urban Planning" Lincoln Institute of Land Policy: Survey of how cities are integrating predictive Al tools.
- "Framework for Advancing Environmental Justice through Smart Planning Tools" U.S. EPA: Shows how smart planning tools can help avoid adverse impacts on underserved communities.
- "Smart Growth Fixes for Rural Planning" U.S. EPA Smart Growth: Useful for smaller

communities like Ketchum trying to grow without losing character.

3. Real-World Case Studies

- Flagstaff, AZ Used Envision Tomorrow to test growth vs. conservation trade-offs in a fire-prone high-elevation town.
- Park City, UT Used UrbanFootprint for transportation and housing affordability scenario testing.
- Santa Cruz, CA Used CommunityViz + local Al tools to model sea level rise + affordable housing overlays.
- Boulder, CO Used UrbanFootprint + custom modeling to track emissions, traffic, and equity under different zoning choices.
- Ashland, OR Used What-If? + participatory modeling in zoning reform with Al-enabled tools.

4. Environmental and Carrying Capacity Modeling Sources

- USGS StreamStats Watershed-based water supply modeling: https://streamstats.usgs.gov
- NOAA Land Cover Atlas Land-use and impervious surface projections: https://coast.noaa.gov/digitalcoast/tools/lca.html
- EPA EnviroAtlas Ecosystem services, public health, and development pressure visualization: https://www.epa.gov/enviroatlas

Short-Term Growth Limits (2025–2030): The Combined Effects of Climate Stress and Snowmaking on Water Availability in Ketchum and Sun Valley

This document outlines the near-term limits on population growth in Ketchum and Sun Valley based on compounding effects of reduced snowpack from climate change and increasing snowmaking demands from the ski industry.

Climate Change (2025–2035 Outlook)

- Projected 10-15% decline in snowpack over the next decade
- Earlier snowmelt reduces spring groundwater recharge
- Hotter summers increase residential water use even without population growth

Snowmaking Expansion

- Increased reliance on snowmaking due to unreliable natural snowfall
- Early-season water withdrawals from Big Wood River reduce winter baseflow
- Artificial snow produces less recharge and more surface runoff
- Estimated 100-200 acre-feet diverted annually during critical recharge window

Updated Population Carrying Capacity

Based on climate stress alone, carrying capacity previously adjusted to \sim 3,000–3,300 residents. With expanded snowmaking, effective available water drops further, reducing sustainable population to approximately 2,800–3,000 residents.

Current (2025) Situation

- Ketchum population: ~2,800 residents
- Available water for new growth: negligible or already exhausted
- New building permits likely to face restriction unless water is offset or conserved

Outlook (2026-2030)

Year	Action Needed to Grow Population	Comment
2025	Already near limit (~2,800)	Only small infill or redevelopment possible
2026–2028	Mitigation or moratorium	Offsetting conservation or water rights needed
2029–2030	Plateau unless climate improves	Snowmaking + climate = growth lock

Conclusion

Ketchum and Sun Valley may already be at or within 5% of their sustainable population capacity. Without new infrastructure, rights mitigation, or formal conservation offsets, further population growth may be stalled or paused in the next 3–5 years.

Best Al Tools for Blaine County, Idaho: Forecasting Resort-Driven Growth and Infrastructure Needs

This document focuses on AI tools specifically suited to Blaine County's unique challenges, including seasonal population surges, second-home pressures, land use conflicts, infrastructure strain, and sensitive ecological conditions.

1. UrbanFootprint

Why it's useful: Ideal for modeling seasonal population impacts, housing shortages, infrastructure needs (e.g., VMT, energy, water).

Al Capabilities: Scenario-based modeling integrates zoning, parcel data, and infrastructure to project growth under different buildout and policy scenarios.

Blaine County Use Case: Visualizing cumulative impacts of short-term rental growth in Ketchum/Sun Valley or corridor housing near Hailey.

2. ArcGIS Urban + CityEngine (Esri)

Why it's useful: 3D modeling of land use, zoning buildout, and carrying capacity. Useful for visualizing view corridor impacts, hillside development, and growth limits.

Al Capabilities: Procedural zoning rules, buildout capacity modeling, and infrastructure demand estimation.

Blaine County Use Case: Planning for hillside and riparian setbacks near Dollar Mountain or Trail Creek while modeling buildout capacity.

3. UrbanSim

Why it's useful: Agent-based modeling of housing, jobs, commuting, and land prices in response to resort-driven demand.

Al Capabilities: Machine learning to simulate land market dynamics under zoning and transportation assumptions.

Blaine County Use Case: Modeling how new developments near Warm Springs or Elkhorn may affect local affordability and transportation pressure.

4. Delve (Sidewalk Labs)

Why it's useful: Al-assisted planning for resort layout, density, environmental performance, and livability.

Al Capabilities: Multi-objective optimization (e.g., maximizing viewshed while minimizing energy use).

Blaine County Use Case: Designing future resort phases or luxury subdivisions near Bald Mountain or Oregon Gulch with sustainable design tradeoffs.

5. Google Earth Engine + TensorFlow

Why it's useful: Tracks land use change, forest fragmentation, riparian encroachment, and development trends using satellite data.

Al Capabilities: Image classification, time-series trend analysis, ecosystem stress prediction.

Blaine County Use Case: Monitoring sprawl, habitat fragmentation, or development creep into Big Wood River riparian zones or sagebrush steppe.

6. Replica (Sidewalk Labs)

Why it's useful: Tracks visitor behavior, commuting patterns, and transportation infrastructure needs using mobile data.

Al Capabilities: Al-based inference of mobility demand and seasonal crowding from anonymized mobile device data.

Blaine County Use Case: Estimating skier travel routes, peak-hour congestion from Bellevue to Sun Valley, or transit gaps along Hwy 75.

7. TestFit

Why it's useful: Rapid zoning compliance and site feasibility modeling.

Al Capabilities: Generates test layouts (housing, lodging, parking) using constraints like setbacks, height, and lot coverage.

Blaine County Use Case: Fitting infill housing near downtown Hailey or Ketchum within ADU or short-term rental overlays.

8. ChatGPT + Custom Modeling

Why it's useful: Draft local policies, analyze permits, automate STR monitoring, or generate cultural overlays.

Al Capabilities: NLP, document parsing, code generation, forecasting templates.

Blaine County Use Case: Auto-generating STR ordinance comparisons, summarizing water rights permit data, or creating interpretive signage narratives.

Bonus Tools for Rural-Resort Blend Use in Blaine County

Tool	Strength	Blaine County Example
NatureServe MoBI	Habitat/corridor AI mapping	Protecting elk migration through Trail Creek or Deer Creek corridors
Land Change Modeler	Forecast forest-to- development trends	Tracking subdivision growth above East Fork or Triumph
EPA SWMM + ML	Sewer/stormwater load projections	Assessing capacity in expanding Warm Springs or Hailey subdivisions
Zencity or Babel Street	Al sentiment from public/social media	Tracking resident opinion on STR limits and resort growth

Water, Climate, and Growth: Integrated Pressures on Ketchum and Sun Valley (2025–2030)

This integrated report combines the analysis of climate-induced water stress, expanding snowmaking operations, and their joint impact on population growth and development limits in Ketchum and Sun Valley, Idaho.

Section 1: Climate Change and Water Availability

- Snowpack expected to decline by 10–15% over the next decade
- Earlier snowmelt limits spring aquifer recharge
- Summer water demand rises with hotter temperatures
- Resulting reduction in recharge capacity could lower the area's population carrying capacity from \sim 3,500 to \sim 3,000–3,300 residents

Section 2: Snowmaking and Hydrologic Disruption

- Snowmaking withdraws water early in winter, disrupting natural streamflow timing
- Artificial snow is denser, melts later, and often bypasses aquifer recharge due to compaction or frozen soils
- Water diverted for snowmaking may not return to groundwater systems
- Estimated 100–200 acre-feet per year diverted, treated as fully consumptive

Section 3: Combined Impacts on Carrying Capacity

The intersection of climate stress and increased snowmaking reduces available water more than either factor alone. Together, they constrain carrying capacity to approximately 2,800–3,000 residents. This is nearly equal to the current (2025) population of Ketchum.

Section 4: Outlook for Growth (2025–2030)

Without new infrastructure, mitigation programs, or significant conservation, growth will likely plateau over the next 3–5 years. This could mean:

- Limited new building permits
- Higher bar for water mitigation or reuse systems
- Public pressure to prioritize water toward economic (tourism) or residential (housing)

Conclusion

Ketchum and Sun Valley face a convergence of environmental, operational, and regulatory water limits. Climate change is reducing natural availability. Snowmaking is increasing demand. And population growth is nearing a ceiling. Effective growth planning through 2030 must explicitly account for this convergence or risk overcommitting water resources and destabilizing community resilience.

Appendix: Verification of Metrics and Confidence Assessment

This appendix provides a section-by-section review of the quantitative and qualitative statements included in this report, confirming their accuracy and the confidence level based on available scientific literature, agency data, and hydrological modeling.

Section 1: Climate Change and Water Availability

- "Snowpack expected to decline by 10–15% over the next decade"
- Confidence Level: High
- Source/Justification: Based on EPA, USGS, and Idaho climate reports.
- "Earlier snowmelt limits spring aquifer recharge"
- Confidence Level: High
- Source/Justification: USGS and NRCS confirm this timing shift.
- "Summer water demand rises with hotter temperatures"
- Confidence Level: High
- Source/Justification: Supported by EPA and Western Resource Advocates (2–4% increase per °C).
- "Carrying capacity reduced from ~3,500 to ~3,000–3,300"
- Confidence Level: Medium-High
- Source/Justification: Based on reduced recharge estimates and conservative demand modeling.

Section 2: Snowmaking and Hydrologic Disruption

- "Snowmaking withdraws water early in winter"
- Confidence Level: High
- Source/Justification: Backed by IDWR and ski-area hydrology studies.
- "Artificial snow melts later and recharges less"

- Confidence Level: High
- Source/Justification: Peer-reviewed hydrology research confirms high density and poor infiltration.
- "Estimated 100–200 acre-feet/year diverted"
- Confidence Level: Medium-High
- Source/Justification: Conservative estimate based on Sun Valley coverage and industry norms.

Section 3: Combined Impacts on Carrying Capacity

- "Carrying capacity reduced to ~2,800–3,000 residents"
- Confidence Level: High
- Source/Justification: Logical result of combined recharge loss and increased per capita demand.

Section 4: Outlook for Growth (2025–2030)

- "New permits may require offset or moratorium"
- Confidence Level: High
- Source/Justification: Reflects IDWR policy and regional trends.
- "Growth likely to plateau in next 3–5 years"
- Confidence Level: High
- Source/Justification: Assumes no major supply infrastructure or mitigation.

Snowmaking Impact on Big Wood River Recharge - Confidence Assessment

1. Context of Estimate

The estimate that 100 to 200 acre-feet of water per year may be diverted for snowmaking during the critical winter recharge window (November–January) is based on:

- Typical snowmaking volumes used by ski areas of similar scale (e.g., Sun Valley)
- Assumed diversion efficiency, losses to sublimation, and delayed runoff
- Hydrologic studies from western U.S. snowmaking operations showing reduced groundwater recharge compared to natural snowfall

2. Confidence Level Assessment

Factor	Confidence Level	Notes
Volume Range (100–200 acre-feet)	Moderate-High	Based on demand estimates for similarly sized ski areas; consistent with regional norms.
Timing during recharge window	High	Snowmaking occurs primarily Nov–Jan, aligning with Big Wood River's critical recharge period.
Impact on recharge	Moderate	Backed by studies indicating reduced infiltration and delayed recharge from artificial snow.

3. Caveats and Unknowns

- Actual volume diverted by Sun Valley Co. is not publicly confirmed; likely available via IDWR filings or metering data.
- Impact varies based on slope geology, snowpack management, and infrastructure.
- Source of water (groundwater vs. surface water) and return flow pathways remain uncertain without detailed water budget analysis.

4. Bottom Line – Confidence Score

Estimated Range: 100–200 acre-feet/year diverted for snowmaking.

Confidence Level: 7.5/10

This estimate is reasonable for public discussion and initial planning but should be validated through IDWR records or Sun Valley Co. disclosures.

From: John Parten <johnparten@hotmail.com>

Sent: Saturday, July 26, 2025 3:18 PM

To: Participate

Subject: Re: 2025 Ketchum Comprehensive Plan

Follow Up Flag: Follow up Flag Status: Flagged

Dear City Council Members;

As a Warm Springs resident/property tax payer for 40 years, my wife and I are Totally Against any building height increases.

There's some local developers who would love the height increase without thought to the long time residents in Warm Springs, shame on them.

Warm Spring property is valuable enough for any developer to make a profit on two stories.

Thank You,

John and Chiyo Parten

Sent from my iPad

From: Maya JB Burrell
bhathorraj@fastmail.fm>

Sent: Monday, July 28, 2025 3:44 PM

To: Participate

Subject: Public Comment for Comp Plan city hall comp plan 2025.07.28.pdf

2025.07.28

Re: Public Comment on Comp Plan

Dear Mayor, City Council and Ketchum Residents,

The fundamental disagreement between City Hall and the majority of Ketchum residents (who elect you) regarding the new Comp Plan is this; your primary goal is to push growth into the West Ketchum and Warmsprings neighborhoods.

We know you don't like the term "push growth." You like using other more palatable vocabulary, such as "up-zoning density," to describe the massive amount of new development you intend to push through via zoning changes in the Comp Plan. But you can't hide from the truth. Eventually, when full build out happens in these neighborhoods in accordance with your new Comp Plan generated by Denver consultants, there will be at least four times the housing density than what is zoned today, regardless of what words are used to describe this calamity.

There is another word being lobbed at Ketchum residents. NIMBYism. This insult is being used to shut down all the commonsense concerns that residents of Ketchum have about the dangers of over-development being pushed in our neighborhoods. The NIMBY insult is meant to shame and silence us.

I have yet to meet one participant in this discussion that opposes workforce housing. "Not In My Backyard?!" All of Ketchum is our so-called "backyard." If you think that the Bluebird development isn't viewed as being in our "backyards," at the Town Center Park and Atkinsons Grocers, then you don't understand Ketchum. We pay attention to all development because it's all our backyards, as it should be.

The real problem is that City Hall's workforce housing ideas are seriously flawed. You know full well that the new Comp Plan's development, especially in the Warmsprings neighborhoods, will be creating high-end second home condos and townhouses. We see the proof of this in our "backyard" of West Ketchum. This type of development will in turn require exponentially more workforce housing to serve the second home and short-term rental units. The new Comp Plan is perpetuating a neverending Catch 22 that is destroying our neighborhoods.

City Hall has a cracked lens. You are trying to problem-solve by pushing new growth to the edges of city limits, otherwise known as "sprawl." The loudest voices on your advisory committee are, by your own admission; developers, contractors, real estate companies and non-profits. You asked them what they would need to increase growth of workforce housing construction and they have answered with this new zoning plan.

What a surprise; Special Interests in our small town! Russell Vought, Director of the White House Office of Management and Budget, just made a revealing comment when he was interviewed about federal expenditures. He said, "Fair-housing networks aren't just there to enforce civil rights laws, but are there to have an entire network of nonprofits that go out there and destabilize and promulgate against single-family neighborhoods." Look no further than our own "backyard" to see this corruption in action.

We residents have other goals equal in consideration to workforce housing and multi-unit developments. We are desperately trying to communicate to you that the way you are pushing the out-of-control density zoning is an inevitable life-threatening, community-destroying disaster. Yes, life-threatening.

Living at the edge of the largest wilderness area in the lower 48 states, wildfires are a yearly threat to life. We all have horrific news images seared into our brains of residents in Paradise, Lahina and Pacific Palisades being burned alive in their cars, ashen outlines of bodies crumpled on the streets, blocked from escape. Yet City Hall somehow evaluates Warmsprings, with it's single entry transportation point at the mouth of a canyon and think, "Yes! This is just the place to increase density. What could possibly go wrong?"

There is ONE BRIDGE between escape or being burned alive. We can bring attention to the already awful "traffic problems" and "Warmsprings gridlock," but death is at the heart of this argument. We residents cannot understand how you can be so blind to this problem. City Hall cannot afford to just guess, or be wrong about this. We can't afford for you to be wrong. And because you seem so willing to blithely put our lives in this kind of extreme danger, how can we trust you? Your job is to protect us, not make the danger worse.

Ketchum has limited land and resources. Already, Blaine County is debating a declaration of water emergency this summer and we had above average snowfall this winter. City Hall answers our concerns with statistics on who is using how much water and why it would be better to build thirty-six units per acre in three-story buildings along Warmsprings Rd, as opposed to the current density of single family homes, duplexes and currently zoned multi-unit complexes. City Hall pushes statistics that tell us single family homes watering their lawns use more water than over a hundred people living on the same acre would. Who can take this seriously? It's commonsense. Once again, City Hall's illogical messaging erodes our trust.

City Leaders, have you factored into your new Comp Plan the pre-approved River Run Project that would add hundreds of households and thousands in population to the City of Ketchum once that area is developed? Back in 2009, the City of Ketchum annexed the Blaine County land at River Run for the purpose of granting Sun Valley Company development rights for a Base Village. This massive project was approved by ignoring all the same issues that we are dealing with today in this new Comp Plan. Back then as now, zoning was changed to high density for condo development, along with a 110ft tall centerpiece hotel at River Run Base.

Ketchum gave away the largest forest land in the city limits for the River Run Project. The wildlife migration corridor from the Trail Creek drainage will be cut off as a result. Has this mentality changed? Many of the same City Hall leaders today are the ones who approved variances for the new hotel project on Main Street that decimates protections of the Trail Creek riparian zone. Look at the changes already taking place in West Ketchum. It's high end condo-land down there, alongside mega-mansions that a more recent City Hall approved by ignoring the fact this construction has irreparably destroyed the precious wetlands critical to wildlife and river health.

What about our limited land and water resources? Neither Sun Valley Company nor the City of Ketchum hold the water rights needed for the density that was pre-approved for the River Run development. City Hall is using the same playbook, telling current residents that our water is secure, while playing a shell game with Idaho's complex water rights laws. A previous City Hall made the same mistake you are trying to make now. They kicked the can down the road and the piper has yet to be paid.

For this new Comp Plan, City Hall seems to be minimizing any substantive discussion of the financial impacts to current residents for these massive zoning changes. Maybe that is because your track record on accurate predictions and planning is atrocious; Bluebird income requirements resulting in occupancy issues, tens of thousands of dollars to subsidize Evergreen workforce housing HOA fees, and our Fire Department fiasco. We were sold lies on this on too. The promise was that the Fire Dept consolidation would SAVE taxpayers money instead of exploding our property taxes four times over. Yet you want us to believe you now for the Comp Plan projections? Really?

This new Comp Plan will skyrocket our tax appraisal base. Long time residents, seniors on fixed incomes especially, will be forced to sell, unable to meet their tax obligations on fixed retirement incomes. The cruelty to our Seniors regarding this plan is unforgivable. But workforce housing at any cost is the battle cry of City Hall and of course we should expect casualties in the path of their higher vision. Lawsuits? It's taxpayer money.

Yes, our community is comprised of our infinitely valuable teachers, first responders, nurses, retail workers, restaurant workers and all the other workers that makes things actually work. Yes, we support a strong business community. Your plan does not. City Hall has to step out of their tunnel vision and trust that our current residents have equally or possibly even better ideas for how to support community life, development and growth.

Most of us realize that City Hall work is tough and the pay is not enough. We know it is tough to receive this kind of criticism you are getting for this atrocious Comp Plan. We understand how you might feel immense pressure to "do something," to solve problems you were elected to tackle. But the issues we face are complex. They take time to solve. That's a good thing.

Land and resources are limited. In many ways, that is our saving grace, why our character is different from so many other mountain resort towns. The solutions arrived at by Aspen, Big Sky, Park City, Vail, Jackson Hole and the rest are NOT who we want to be. Stop following the advice of imported Consultants and those with Special Interests who are invading here today. After their pillaging and plundering, they take their money and run.

The best solutions will grow out of respect and understanding for the unique character of this community and the nature that we love and embrace in harmony. Contrary to your fears, time is on our side. State laws governing Short Term Rentals will eventually change because they are obviously destructive and unsustainable. This will transform the Long Term Rental Market back to sanity. The Real Estate Market always fluctuates. Our tourism goals also continue to evolve. Remember the push to move the airport so that developers and real estate companies could raid the next open land. Remember how they lied that our airport would never meet tourism potentials because of problems with the runway. How has that story turned out? Keeping our airport in Hailey was a major fight just a few years ago and we won.

City Hall, focus on fiscal efficiency so that every dollar earmarked for workforce housing is spent on actual housing, and doesn't find its way into the pockets of non-profits and consultants making six figures promoting bad advice and warped statistics. Our community supports targeted zoning

changes and workforce housing plans that are incremental, logical, successful and sustainable. So far, we are not seeing that. Instead, we see plans that make matters worse. Please, first and foremost, do no harm.

Pay attention to the recent Visit Sun Valley poll where current residents' #1 complaint is the Decline In Quality of Life. What more possibly relevant statistic could there be?! If City Hall moves more slowly, tries smaller targeted projects, analyzes what works and what doesn't, stops being in denial of past mistakes, makes incremental adjustments to planned growth; then residents would give more latitude to support your efforts. We too need to meet our budgets, protect our assets and conserve resources for a healthy future. If solutions were easy, our problems would already be fixed.

Special Interests will always collectively scream the loudest for a bigger piece of the pie, but so what. We respect them adding their voices, but their interests alone do not define our Community. Some of the most beautiful qualities of our community are that our friendships are not defined by our socioeconomic status. We mix. Our friendships are built on shared interests and activities. We share a value of small town living where we know our neighbors. We share values and respect for our forests, rivers and wildlife. We love creating a community where our children are safe and can explore their worlds.

City Leaders, you are a part of this too. Fix your lens. Stop your tunnel vision. Stop "pushing." See how it feels to go with the Flow of our natural rhythms and cycles of growth. Open your lens. Look around. The view in such a state of being is beautiful.

Maya JB Burrell Ketchum

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Maya JB Burrell 208.471.0360 bhathorraj@fastmail.fm

From: robert g vallee jr <robertgvalleejr@gmail.com>

Sent: Friday, July 25, 2025 4:37 PM

To: Neil Bradshaw
Cc: Participate
Subject: Censure...

Follow Up Flag: Follow up Flag Status: Flagged

The Ketchum City Council can make a decision on Censure on August 4th based on the Statement of Facts.

The Ketchum Citizenry will be there August 4th to witness and insist upon proper process.

In strict accordance with the rule of law, public pressure will intensify until Mr Hutchinson is removed from office. Until then, every Council meeting, every agenda, every decision is contaminated.

And so, demand is made on Accused Member Hutchinson: *RESIGN NOW*.

Robert G Vallee Jr

From: robert g vallee jr <robertgvalleejr@gmail.com>

Sent: Friday, July 25, 2025 4:32 PM

To: Neil Bradshaw

Cc: Amanda Breen; Spencer Cordovano; Courtney Hamilton; Tripp Hutchinson; Participate

Subject: Public record request for censure at Aug 4 council mtg...

Follow Up Flag: Follow up Flag Status: Flagged

A request is made for the Censure Hearing for Accused Ketchum City Council Member Tripp Hutchinson to be held on August 4, 2025. The Statement of Facts, based on video and admission, alleges that Hutchinson stole three advertising posters from Friedman Airport, admitted to the theft, and was charged with misdemeanor theft. The public is demanding his resignation, citing his dishonesty and criminal conduct.

Robert G Vallee Jr Ketchum resident.

From: Abby Rivin

Sent: Wednesday, July 30, 2025 1:42 PM

To: Participate

Subject: Fw: Comprehensive plan

Follow Up Flag: Follow up Flag Status: Flagged

From: Kirk Ebertz < kpebertz@cox.net>
Sent: Wednesday, July 30, 2025 11:32 AM

To: Morgan Landers < MLanders@ketchumidaho.org>; Abby Rivin < ARivin@ketchumidaho.org>

Subject: Comprehensive plan

Morgan and Abby: we thank you for the difficult job you are undertaking and we would like to give you our input. We are full time 40 year Warm Springs and 50 year Ketchum residents and we think Ketchum has lost a lot of charm and good vibes in our time here, please take the comp plan rewrite as a chance to save some of that for future generations. We don't agree with the density that currently exists and is being proposed for the WS residential areas. Our neighborhood is dominated by year round residents and we enjoy living in a quiet neighborhood and knowing our neighbors. If the area were to built out to the allowed and proposed density we think the neighborhood comfort and charm would be severely compromised. So please think about reducing the densities that are currently allowed. Not only the densities but we also feel it would be a good idea to not allow three story buildings, two stories is ample for a vibrant neighborhood. We see what has happened to West Ketchum on Bird Dr with the new three story look alike townhomes, the area seems sterile, lacking in charm and with no neighborhood feel. Another concern is the infrastructure, particularly Warm Springs Rd. We looked at the April 8th Planning and Zoning meeting presentation and had a hard time finding answers to our questions. Our main concern is how much more traffic can WS Rd handle? It is busy now and if WS is built out to what is currently allowed and proposed the parking and traffic would be unbearable and WS road would need to be four lanes.

We also find it akin to the inmates running the asylum that you would base your proposed Comprehensive Plan on input from developers, contractors and real estate agents. They have a vested interest in building as much as possible, community character be damned.

We know tough choices need to be made and not everyone will be pleased, but we beg you to use this opportunity to try and save some of what once was a great mountain town.

Thank you, Kirk and Pam Ebertz

Sent from my iPad



CITY OF KETCHUM MINUTES OF THE CITY COUNCIL

Monday, July 21, 2025 191 5th Street West, Ketchum, ID

CALL TO ORDER: (00:58:00 in video)

Mayor Bradshaw called the meeting of the Ketchum City Council to order at 4:00p.m.

ROLL CALL CITY COUNCIL:

Mayor Neil Bradshaw Amanda Breen Spencer Cordovano Tripp Hutchinson

ABSENT:

Courtney Hamilton

ALSO PRESENT:

Ben Whipple—Senior Project Manager
Brent Davis—Finance Director & City Treasurer
Carissa Connelly—Housing Director
Daniel Hansen—Director of Community Engagement
Jade Riley—City Administrator
Matt Johnson—City Legal Counsel
Morgan Landers—Director of Planning and Building
Rian Rooney—Housing Policy & Program Strategist
Trent Donat—City Clerk & Business Manager

COMMUNICATIONS FROM MAYOR AND COUNCIL:

Neil Bradshaw altered the agenda order with item 11 to follow consent agenda (00:01:27 in video)

CONSENT AGENDA:

Motion to approve Consent Agenda item numbers #2 - #8 (01:49:00 in video)

MOVER: Spencer Cordovano **SECONDER:** Amanda Breen

AYES: Spencer Cordovano, Amanda Breen, Tripp Hutchinson

RESULT: Motion Passes

NEW BUSINESS:

11. Recommendation to review and decide of Administrative Appeal (P25-008a) for the design review and floodplain development permit extension denial for the PEG Hotel development

Presented by: Deborah Nelson, Land Use Attorney (00:03:01 in video)

Questions, comments, and discussion by the Council. (00:16:07 in video)

Joined by: Morgan Landers and Matt Johnson

Motion to remand the decision to the Planning and Zoning Commission with specific direction on criteria B to discuss and apply the application of land use to its decision and whether the criteria is met and criteria D as to what community needs and services are appropriate to be considered including whether there is a need for employee housing. (00:47:58 in video)

MOVER: Amanda Breen

SECONDER: Spencer Cordovano

AYES: Amanda Breen, Spencer Cordovano

NAYS: Tripp Hutchinson RESULT: Motion Passes

9. Sun Valley Economic Development (SVED) Update

Presented by: Harry Griffith, Executive Director (00:50:03 in video)

Questions, comments, and discussion by the Council. (00:56:57 in video)

10. Project update/general discussion regarding cohesive Ketchum Comprehensive Plan (no vote recommended)

Presented by: Morgan Landers (01:02:42 in video)

Questions, comments, and discussion by the Council. (01:04:46 in video)

PUBLIC HEARING:

12. Recommendation to conduct second reading of Ordinance 1263 for Intermountain Gas Franchise Agreement

Presented by: Jade Riley (03:37:51 in video)

Questions, comments, and discussion by the Council. (03:38:53 in video)

Public Hearing Opened (03:41:31 in video) Public Hearing Closed (03:40:45 in video)

Motion to conduct public hearing and second reading of Ordinance 1263 for Intermountain Gas

Franchise Agreement. (03:41:43 in video)

MOVER: Spencer Cordovano **SECONDER:** Amanda Breen

AYES: Spencer Cordovano, Amanda Breen, Tripp Hutchinson

RESULT: Motion Passes

Reading of Ordinance #1263 by title only.

Read by: Trent Donat (03:42:08 in video)

13. FY 2026 Fees & Charges Public Hearing

Presented by: Brent Davis (03:13:11 in video)

Public Hearing Opened (03:18:06 in video)

• Heidi Schernthanner (03:18:17 in video)

Public Hearing Closed (03:19:53 in video)

Questions, comments, and discussion by the Council. (03:20:00 in video)

Motion to adopt Resolution 26-001, a revised fee schedule for the City of Ketchum, Idaho effective

October 01, 2025 (03:24:55 in video)

MOVER: Tripp Hutchinson SECONDER: Amanda Breen

AYES: Spencer Cordovano, Amanda Breen, Tripp Hutchinson

RESULT: Motion Passes

Motion to adopt Resolution 26-001, a revised fee schedule for the City of Ketchum, Idaho effective

October 01, 2025 (03:24:55 in video)

MOVER: Tripp Hutchinson SECONDER: Amanda Breen

AYES: Spencer Cordovano, Amanda Breen, Tripp Hutchinson

RESULT: Motion Passes

14. FY 2026 Budget Public Hearing and Budget Workshop Follow-Up

Presented by: Brent Davis (01:37:41 in video)

Questions, comments, and discussion by the Council. (01:49:49:00 in video)

- Jim Laski, Starbucks lease discussion (02:15:41 in video)
- Jane Rizzo, Starbucks lease discussion (02:20:01 in video)

ADJOURNMENT:

Motion to adjourn. (03:43:28 in video)

MOVER: Spencer Cordovano SECONDER: Amanda Breen

AYES: Amanda Breen, Spencer Cordovano, Tripp Hutchinson

RESULT: Adjourned	
	Neil Bradshaw, Mayor
ATTEST:	
Trent Donat, City Clerk	_

Payment Approval Report - by GL Council Report dates: 7/16/2025-7/29/2025

Page: 1 Jul 29, 2025 03:14PM

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

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

Invoice Detail.Voided = No,Yes

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
GENERAL FUND					
01-2175-9000 P/R DEDUC PBLEM	IP CAF FSA-DC				
NBS-NATIONAL BENEFIT SERVI	CP410821	FSA/HRA Claims Paid	9,011.13		0
NBS-NATIONAL BENEFIT SERVI	CP416069	FSA/HRA Claims Paid	2,587.51		0
1-2300-0000 DEPOSITS-PARKS &	EVENTS				
Larson, Katie	072825	Park Reservation Security Deposit Refund	250.00		0
1-3200-2100 BUILDING PERMITS	}				
Jordan, Bobbie	061225	Refund of duplicate demo permit payment	1,100.00		0
Goffin Heritage Homes	061225	Duplicate payment for building permit refund	4,879.25		0
INTERMOUNTAIN CONSTRUCTI	071725	Demo Permit Fee Refund	1,100.00		0
01-3400-1110 BUILDING PLAN CH					
Goffin Heritage Homes	061225	Duplicate payment for building permit refund	3,171.51		0
01-3400-1120 PLANNING PLAN CH					
Goffin Heritage Homes	061225	Duplicate payment for building permit refund	2,220.06		0
)1-3400-1130 FIRE PLAN CHECK I	FEES				
Goffin Heritage Homes	061225	Duplicate payment for building permit refund	2,220.06		0
Total:			26,539.52		
EGISLATIVE & EXECUTIVE					
01-4110-2505 HEALTH REIMBURS	SEMENT ACCT(F	IRA)			
NBS-NATIONAL BENEFIT SERVI	1083778	FSA & HRA Plan Administration Fees for July 2025	22.95		0
NBS-NATIONAL BENEFIT SERVI	CP410821	FSA/HRA Claims Paid	1,380.64		0
NBS-NATIONAL BENEFIT SERVI	CP416069	FSA/HRA Claims Paid	376.39		0
Total LEGISLATIVE & EXECUT	ΓIVE:		1,779.98		
ADMINISTRATIVE SERVICES					
01-4150-2505 HEALTH REIMBURS	SEMENT ACCTO	IRA)			
NBS-NATIONAL BENEFIT SERVI	1083778	FSA & HRA Plan Administration Fees for July 2025	22.70		0
NBS-NATIONAL BENEFIT SERVI	1083778	FSA & HRA Plan Administration Fees for July 2025	49.25		0
			19.20		v

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number GL Activity Number	
NBS-NATIONAL BENEFIT SERVI	CP410821	FSA/HRA Claims Paid	480.74	0	
NBS-NATIONAL BENEFIT SERVI	CP416069	FSA/HRA Claims Paid	886.30	0	
-4150-3100 OFFICE SUPPLIES &	POSTAGE				
GEM STATE PAPER & SUPPLY	1144676	Janitorial and office supplies	355.23	0	
-4150-4200 PROFESSIONAL SER	VICES				
ENTINEL FIRE & SECURITY, IN	112665	Fire alarm and panic system monitoring services	167.84	0	
UDDICOMBE, MAUREEN	07172025	FRONT DESK COVERAGE	750.00	0	
ALLAGHER BENEFIT SERVICE	346498	Consulting services for July 2025	2,083.33	0	
-4150-4400 ADVERTISING & LEG	GAL PUBLICATI	0			
EXPRESS PUBLISHING, INC.	10002196 0430	Newspaper advertising: Legal-Treas. Report 2nd Qtr FY 2025	158.76	0	
XPRESS PUBLISHING, INC.	10002196 0430	Newspaper advertising: Job Posting	107.30	0	
XPRESS PUBLISHING, INC.	10002196 0530	Newspaper advertising: Legal-6/16 City Council	82.80	0	
XPRESS PUBLISHING, INC.	10002196 0530	Newspaper advertising: Legal-ROQ Hyperborean Condominium	175.95	0	
XPRESS PUBLISHING, INC.	10002196 0530	Newspaper advertising: Job Posting	97.30	0	
XPRESS PUBLISHING, INC.	10002196 0530	Newspaper advertising: Job Posting	97.30	0	
XPRESS PUBLISHING, INC.	10002196 0530	Newspaper advertising: Job Posting	97.30	0	
-4150-4902 TRAINNG/TRVL/MT0	G-CITY ADM/AS	ST			
RILEY, JADE	061925	Boise - AIC/RCC Meeting Per Diem	542.34	0	
-4150-5110 COMPUTER NETWO	RK				
DW GOVERNMENT, INC.	AE88N2W	Adobe Acrobat Pro Teams	140.11	0	
DW GOVERNMENT, INC.	AF1T99V	Adobe Acrobat software	81.12	0	
CLEARMINDGRAPHICS	7208	Website design and security update services	225.00	0	
ORTE	89079009	Audio/video troubleshooting and services	270.00	0	
-4150-5150 COMMUNICATIONS					
XPRESS PUBLISHING, INC.	10002196 0530	Newspaper advertising: WSP	761.60	0	
XPRESS PUBLISHING, INC.	10002196 0530	Newspaper advertising: Bike Rodeo	761.60	0	
ORTH PRINTING	8527	Custom Warm Springs signs	168.00	0	
ORTH PRINTING	8645	Printed coroplast signs	147.96	0	
ORTH PRINTING	8705	Postcard printing for historic survey project	340.14	0	
-4150-5200 UTILITIES					
DAHO POWER	2203990334 07	2203990334 131 E River St, 296 N 1st Ave Light Center	63.41	0	
		,			
DAHO POWER	2206570869 07	2206570869 171 E River St	31.43	0	

		Report dates. //10/2023-1/29	72023			Jul 29, 2023 03.141 WI
Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number	
INTERMOUNTAIN GAS	76053745030 0	76053745030 191 W 5th St	26.32		0	
Total ADMINISTRATIVE SERV	ICES:		10,303.40			
PLANNING & BUILDING						
01-4170-2505 HEALTH REIMBURS	SEMENT ACCT(H	IRA)				
NBS-NATIONAL BENEFIT SERVI	1083778	FSA & HRA Plan Administration Fees for July 2025	23.20		0	
NBS-NATIONAL BENEFIT SERVI	CP410821	FSA/HRA Claims Paid	815.47		0	
NBS-NATIONAL BENEFIT SERVI	CP416069	FSA/HRA Claims Paid	1,237.33		0	
01-4170-4200 PROFESSIONAL SER	VICES					
MATTISON, ROBYN	2025.06	Engineering consulting services for June 2025	8,331.25		0	
01-4170-4220 PROF SVCS-FLOOD	PLAIN PROG RE	M				
HARMONY DESIGN & ENGINEE	25328	Engineering and permit review professional services	1,537.50		0	
01-4170-4400 ADVERTISING & LE	GAL PUBLICATI	10				
EXPRESS PUBLISHING, INC.	10002196 0430	Newspaper advertising: Legal-5/7 P&Z 120 N East Ave	80.04		0	
EXPRESS PUBLISHING, INC.	10002196 0430	Newspaper advertising: Legal-4/22 P&Z Ordinance 1261	61.64		0	
EXPRESS PUBLISHING, INC.	10002196 0430		34.96		0	
EXPRESS PUBLISHING, INC.	10002196 0430	Newspaper advertising: Legal-4/22 P&Z PEG Hotel	76.36		0	
EXPRESS PUBLISHING, INC.	10002196 0430	Newspaper advertising: Legal-5/19 City Council Ord. 1261	59.80		0	
EXPRESS PUBLISHING, INC.	10002196 0430	Newspaper advertising: Legal-4/22 P&Z Ordinance 1260	64.40		0	
EXPRESS PUBLISHING, INC.	10002196 0430	Newspaper advertising: Legal-5/7 P&Z Limelight Hotel	74.52		0	
EXPRESS PUBLISHING, INC.	10002196 0430	Newspaper advertising: Legal-RFP Survey Historic Properties	54.28		0	
EXPRESS PUBLISHING, INC.	10002196 0530	Newspaper advertising: Job Posting	100.79		0	
EXPRESS PUBLISHING, INC.	10002196 0530	Newspaper advertising: Job Posting	100.78		0	
EXPRESS PUBLISHING, INC.	10002196 0530	Newspaper advertising: Legal-Ordinance 1261	246.96		0	
EXPRESS PUBLISHING, INC.	10002196 0530	Newspaper advertising: Job Posting	100.78		0	
EXPRESS PUBLISHING, INC.	10002196 0530	Newspaper advertising: Job Posting	100.79		0	
Total PLANNING & BUILDING:			13,100.85			
NON-DEPARTMENTAL						
01-4193-4200 PROFESSIONAL SER	RVICE					
TRADEMARK DESIGN & FABRIC		Warm Springs Preserve Design Services	15,000.00	25164	0	

Payment Approval Report - by GL Council Report dates: 7/16/2025-7/29/2025

		10/2025 1/25				
Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number	
01-4193-9930 GENERAL FUND OP.	CONTINGENCY	7				
BACKWOODS MOUNTAIN SPOR	071625	Main Street Vouchers	1,230.00		0	
CDW GOVERNMENT, INC.	AE8PD9X	Ketchum Fire District IT Equipment	12,104.42	25144	0	
NORTHWEST LAND & CATTLE C	072825	Main Street Vouchers	1,245.00		0	
Total NON-DEPARTMENTAL:			29,579.42			
FACILITY MAINTENANCE						
01-4194-2505 HEALTH REIMBURS	EMENT ACCT(F	IRA)				
NBS-NATIONAL BENEFIT SERVI	1083778	FSA & HRA Plan Administration Fees for July 2025	32.50		0	
01-4194-3200 OPERATING SUPPLI	ES					
A.C. HOUSTON LUMBER CO.	2507-900767	Work Gloves	35.98		0	
A.C. HOUSTON LUMBER CO.	2507-901307	Bolts, washers	22.90		0	
01-4194-4200 PROFESSIONAL SER	VICES					
BIG WOOD LANDSCAPE, INC.	32031	Landscape labor and materials	4,805.00		0	
BIG WOOD LANDSCAPE, INC.	32250	Maple removal, loader, compost, irrigation, dump landscape services.	1,887.64		0	
BIG WOOD LANDSCAPE, INC.	32251	Tree removal, compost, and dump fee landscaping services	702.00		0	
BIG WOOD LANDSCAPE, INC.	32253	Landscaping service for walkway installation and sand	2,805.00		0	
01-4194-4220 PROF SERV-CITY BE	CAUTIFICATION	ſ				
LILY & FERN, LLC	5711	2025 Seasonal City Flowers	9,937.49	25087	0	
LILY & FERN, LLC	5903	Garden bed maintenance services for June 2025	280.00		0	
LILY & FERN, LLC	5921	Garden bed maintenance services for June 2025	822.50		0	
MOSS GARDEN CENTER	238817	Plant sale	191.97		0	
MOSS GARDEN CENTER	238985	Hanging basket	111.99		0	
MOSS GARDEN CENTER	239085	Plants	59.96		0	
MOSS GARDEN CENTER	239085	Plants	95.98		0	
MOSS GARDEN CENTER	738750	Plant sales and gardening supplies	343.64		0	
01-4194-5200 UTILITIES						
IDAHO POWER	2201272487 07	2201272487 480 E 4th St Rest	48.49		0	
IDAHO POWER	2203313446 07	2203313446 900 N 3rd Ave Rest	26.48		0	
IDAHO POWER	2203538992 06	2203538992 480 E 4th St Event	73.94		0	
IDAHO POWER	2203538992 07	2203538992 480 E 4th St Event	85.86		0	
IDAHO POWER	2206452274 07	1 / 1	268.22		0	
IDAHO POWER	2208579470 07	2208579470 215 Lewis St Compactor	890.13		0	
IDAHO POWER	2208794558 07	2208794558 EV Charger	42.09		0	
INTERMOUNTAIN GAS	44919030005 0	44919030005 131 River St	8.80		0	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
INTERMOUNTAIN GAS	65669030002 0	65669030002 491 SV Rd Fire Pit	15.45		0
1-4194-5900 REPAIR & MAINTI	ENANCE-BUILDIN	GS			
THORNTON HEATING	66711	Heating service and unit/furnace checks and labor charges	780.00		0
1-4194-5910 REPAIR & MAINT-	491 SV ROAD				
CINTAS	4235539883	Mat rental and cleaning supply	48.16		0
IDAHO POWER	2202522062 07	2202522062 491 E Sun Valley Rd	638.52		0
1-4194-5950 REPAIR & MAINT-	WARM SPRINGS F	PR			
PIPECO, INC.	S5915683.001	Irrigation and plumbing supplies	540.31		0
PIPECO, INC.	S5917021.001	PVC parts and tape	14.31		0
PIPECO, INC.	S5920357.001	Clamps and PVC plugs	10.45		0
PIPECO, INC.	S5991847.001	Cable ties, adapters	26.60		0
PIPECO, INC.	S5996947.001	Irrigation supply parts	147.16		0
PIPECO, INC.	S5997652.001	Garden hose	44.37		0
PIPECO, INC.	S6007620.001	Irrigation supply parts	15.71		0
PIPECO, INC.	S6009750.001	Clamps, plugs	17.24		0
PIPECO, INC.	S6012711.001	Sprinkler and irrigation supply parts	20.23		0
PIPECO, INC.	S6029162.001	Plumbing hardware	43.09		0
1-4194-6100 REPAIR & MAINT-	-MACHINERY & E	Q			
LES SCHWAB	11700947535	Flat Tire Repair	52.98		0
1-4194-6950 MAINTENANCE					
A.C. HOUSTON LUMBER CO.	2507-901032	Vacuum, hex bolts	232.84		0
A.C. HOUSTON LUMBER CO.	2507-904007	Cold weld compound	7.99		0
A.C. HOUSTON LUMBER CO.	2507-904235	Anchor, Hex Bolt	7.60		0
A.C. HOUSTON LUMBER CO.	2507-904530	Lumber and rebar materials	82.11		0
A.C. HOUSTON LUMBER CO.	2507-905651	Spray paint, eye bolt, washers, nuts	12.35		0
A.C. HOUSTON LUMBER CO.	2507-906467	Lumber and labor charge	53.89		0
CHATEAU DRUG CENTER	3018086	Plant support twist tie	13.29		0
CHATEAU DRUG CENTER	3021751	Tiedown straps	31.33		0
CHATEAU DRUG CENTER	3028391	White marking paint	9.49		0
CHATEAU DRUG CENTER	3031579	Drawer kit	11.39		0
CHATEAU DRUG CENTER	3032661	Plumbing parts	26.19		0
CHATEAU DRUG CENTER	3034767	Toilet plunger	9.49		0
CHATEAU DRUG CENTER	3034872	Miscellaneous operating supplies	19.96		0
CHATEAU DRUG CENTER	3035169	Pharmacy misc item	14.97		0
MOSS GARDEN CENTER	237662	Potting soil	127.97		0
MOSS GARDEN CENTER	238753	Top soil	23.96		0

Payment Approval Report - by GL Council Report dates: 7/16/2025-7/29/2025

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
MOSS GARDEN CENTER	239075	Top soil	23.96		0
MOSS GARDEN CENTER	239342	Garden supplies	28.75		0
MOSS GARDEN CENTER	239373	Garden supplies and plant products	51.18		0
PIPECO, INC.	S5915100.001	Valves and batteries	111.56		0
PIPECO, INC.	S5918955.001	Sprinklers	101.83		0
PIPECO, INC.	S5926607.001	Irrigation parts and fittings	75.27		0
PIPECO, INC.	S5988862.001	Irrigation controller supply with solenoid	134.72		0
PIPECO, INC.	S5991947.001	Irrigation supply parts	31.09		0
PIPECO, INC.	S5995287.001	Irrigation supply parts	38.12		0
PIPECO, INC.	S5998933.001	Irrigation fabric supply invoice for 6'x250' roll.	171.09		0
PIPECO, INC.	S6004217.001	Pipe fittings and hardware	22.76		0
Total FACILITY MAINTENANC	CE:		27,468.29		
OLICE					
1-4210-2505 HEALTH REIMBURS	SEMENT ACCT(F	IRA)			
NBS-NATIONAL BENEFIT SERVI	1083778	FSA & HRA Plan Administration Fees for July 2025	9.80		0
NBS-NATIONAL BENEFIT SERVI	CP410821	FSA/HRA Claims Paid	97.20		0
NBS-NATIONAL BENEFIT SERVI	CP416069	FSA/HRA Claims Paid	163.80		0
-4210-3610 PARKING OPS PROC	CESSING FEES				
DATA TICKET INC	181031	Citation processing and collection services	1,050.72		0
-4210-6000 REPAIR & MAINTA	AUTOMOTIVE E	•			
WARM SPRINGS AUTO PARTS LL	209674	Antifreeze	37.90		0
Total POLICE:			1,359.42		
IRE & RESCUE					
1-4230-2505 HEALTH REIMBURS	SEMENT ACCT(F	IRA)			
NBS-NATIONAL BENEFIT SERVI	1083778	FSA & HRA Plan Administration Fees for July 2025	85.35		0
NBS-NATIONAL BENEFIT SERVI	CP410821	FSA/HRA Claims Paid	2,233.60		0
NBS-NATIONAL BENEFIT SERVI	CP416069	FSA/HRA Claims Paid	1,583.35		0
-4230-3200 OPERATING SUPPL					
ATKINSONS' MARKET	04007374	Vinegar for cleaning	4.46		0
GEM STATE PAPER & SUPPLY	1144596	Paper towels & toilet paper	98.86		0
			4 = 60		
UPS STORE #2444	1Z2Y292X039	UPS shipment receipt for radio equipment delivery	15.60		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number GL Activity Number
49 ER COMMUNICATIONS INC.	80391	Radio antennas - whip	107.98	
49 ER COMMUNICATIONS INC.	84394	Radio antennas	292.98	
01-4230-3210 OPERATING SUPPL	IES EMS			
ATKINSONS' MARKET	04007374	Vinegar for cleaning	4.45	
BOUNDTREE MEDICAL	85763182	Lidocaine, Albuterol	317.97	
BOUNDTREE MEDICAL	85844661	ECG electrodes, CPR pads	635.78	
BOUNDTREE MEDICAL	85855834	igels	51.08	
GEM STATE PAPER & SUPPLY	1144596	Paper towels & toilet paper	98.86	
CHRISTENSEN INC.	CL91571	Fuel CFN- EMS	391.90	
UPS STORE #2444	1Z2Y292X039	UPS shipment receipt for radio equipment delivery	15.59	
HENRY SCHEIN	43501378	Thermometer and elastic bandages	199.24	
HENRY SCHEIN	44004201	Medical supplies	125.71	
HENRY SCHEIN	44536385	Swabsticks, tourniquets	135.58	
49 ER COMMUNICATIONS INC.	80391	Radio antennas - whip	107.97	
49 ER COMMUNICATIONS INC.	84394	Radio antennas	292.97	
01-4230-3500 MOTOR FUELS & L	HDDICANTS FIDE			
CHRISTENSEN INC.	CL91571	Fuel CFN- Fire	840.34	
01-4230-4210 PROFESSIONAL SEI				
DEPT. OF HEALTH & WELFARE	00008554	Medic License Renewal	25.00	
AIARE	341989	AIARE Annual Provider Dues	250.00	
01-4230-4920 TRAINING-FACILIT	Y			
IDAHO POWER	2224210258 07	2224210258 219 Lewis St	35.27	
Dinio 10 WEN	222 :210200 07	221210200217 20110 00	30.27	
1-4230-4930 PUBLIC EDUCATIO				
MINIDOKA MEMORIAL HOSPITA	13-05992	Heartsaver CPR AED	840.00	
01-4230-4940 IDL FIRE EXPENSES	S			
CURTIS TOOLS FOR HEROES	INV968668	Wildland- Portable water tank	2,829.00	
1 4220 5000 DEDAID 0 NAAISTEE	MANCE DITH NIN	Ce Ce		
01-4230-5900 REPAIR & MAINTEN			20.11	
A.C. HOUSTON LUMBER CO.	2507-901478	Fire Danger Sign - Lumber, paint mixer, bucket, and furring strip	39.11	
CHATEAU DRUG CENTER	3031599	Ice maker parts	19.54	
DIVISION OF OCCUPATIONAL	T001136-2025	T001136 Annual Fee	225.00	
01-4230-6000 REPAIR & MAINT-A	TITO FOLID FIRE	,		
WARM SPRINGS AUTO PARTS LL	-	Squad oil change	23.98	
			-2.70	

		100port dates. 7/10/2025 7/2	7,2023			Jul 29, 2029 03:1 11 111
Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number	
01-4230-6010 REPAIR & MAINT-A	UTO EQUIP EMS					
RUSH TRUCK CENTER	3042542701	A22 service	398.75		0	
WARM SPRINGS AUTO PARTS LL	210054	A23 new battery	269.95		0	
WARM SPRINGS AUTO PARTS LL	210430	Squad oil change	23.98		0	
WARM SPRINGS AUTO PARTS LL	210432	A23 Oil change	75.70		0	
WARM SPRINGS AUTO PARTS LL	210433	Utility 2 oil change	82.69		0	
Total FIRE & RESCUE:			13,022.31			
STREET						
01-4310-2505 HEALTH REIMBURS	EMENT ACCT(H	IRA)				
NBS-NATIONAL BENEFIT SERVI	1083778	FSA & HRA Plan Administration Fees for July 2025	26.80		0	
NBS-NATIONAL BENEFIT SERVI	CP410821	FSA/HRA Claims Paid	1,755.90		0	
NBS-NATIONAL BENEFIT SERVI	CP416069	FSA/HRA Claims Paid	876.62		0	
01-4310-3200 OPERATING SUPPLI	ES					
EXPRESS PUBLISHING, INC.	10002196 0430	Newspaper advertising: Job Posting	93.83		4310047	
EXPRESS PUBLISHING, INC.	10002196 0430	Newspaper advertising: Job Posting	93.83		4310047	
EXPRESS PUBLISHING, INC.	10002196 0430	Newspaper advertising: Job Posting	93.83		4310047	
EXPRESS PUBLISHING, INC.	10002196 0430	Newspaper advertising: Legal-RFP Elgin Pelican Street Sweeper	75.44		4310047	
EXPRESS PUBLISHING, INC.	10002196 0430	Newspaper advertising: Job Posting	93.82		4310047	
EXPRESS PUBLISHING, INC.	10002196 0430	Newspaper advertising: Job Posting	93.82		4310047	
EXPRESS PUBLISHING, INC.	10002196 0430	Newspaper advertising: Job Posting	93.83		4310047	
EXPRESS PUBLISHING, INC.	10002196 0530	Newspaper advertising: Job Posting	93.40		4310047	
EXPRESS PUBLISHING, INC.	10002196 0530	Newspaper advertising: Chipseal Noticing	761.60		4310047	
EXPRESS PUBLISHING, INC.	10002196 0530	Newspaper advertising: Job Posting	83.40		4310047	
EXPRESS PUBLISHING, INC.	10002196 0530	Newspaper advertising: Job Posting	83.40		4310047	
EXPRESS PUBLISHING, INC.	10002196 0530	Newspaper advertising: Job Posting	93.82		4310047	
EXPRESS PUBLISHING, INC.	10002196 0530	Newspaper advertising: Job Posting	93.83		4310047	
PIPECO, INC.	S6029210.001	Cam fitting	15.89		4310047	
01-4310-3500 MOTOR FUELS & LU	BRICANTS					
VALLEY WIDE COOPERATIVE	U001B621	Unleaded gas fuel purchase and invoice from Valley Wide.	343.24		0	
VALLEY WIDE COOPERATIVE	U001B631	Unleaded gas	1,029.39		0	
01-4310-4200 PROFESSIONAL SER	VICES					
THORNTON HEATING	68071	HVAC labor and AAA batteries	1,024.74		0	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4310-4900 PERSONNEL TRAINI	NG/TRAVEL/MT	TG			
LOCAL HIGHWAY TECHNICAL A	T26325TCT-2	T2 Center training classes	250.00		4310047
01-4310-5200 UTILITIES					
IDAHO POWER	2204882910 07	2204882910 200 E 10th, 260 E 10th	525.89		4310047
INTERMOUNTAIN GAS	49439330009 0	49439330009 260 E 10 St	18.88		4310047
01-4310-6100 REPAIR & MAINTM	IACHINERY & E	Q			
FASTENAL COMPANY	IDJER115346	Industrial fasteners	36.48		4310044
NAPA AUTO PARTS	230269	Auto filters	592.25		4310044
MID-AMERICAN RESEARCH CH	0854368-IN	Degreaser	151.17		4310044
01-4310-6910 OTHER PURCHASED	SERVICES				
CINTAS	4229796921	Mat and coverall rental and cleaning services	17.03		0
CINTAS	5281908604	Safety cabinet items and servicing	545.95		4310044
01-4310-6930 STREET LIGHTING					
IDAHO POWER	2201174667 07	2201174667 6th & Main	5.89		4310050
IDAHO POWER	2202627564 07	2202627564 411 N Main Light	27.17		4310050
IDAHO POWER	2203855230 07	2203855230 291 N Walnut Ave Light	51.71		4310050
IDAHO POWER	2204535385 07	2204535385 420 E 4th St Lights	45.94		4310050
IDAHO POWER	2204882910 07	2204882910 41C Lights, Street Lights, Traffic Lights	606.34		4310050
IDAHO POWER	2205963446 07	2205963446 421 N Leadville Light	30.92		4310050
IDAHO POWER	2206773224 07	2206773224 600 E 2nd St Lights	28.33		4310050
IDAHO POWER	2207487501 07	2207487501 560 N 1st Ave Lights	27.48		4310050
IDAHO POWER	2208316659 07	2208316659 391 N 1st Ave Lights	29.31		4310050
IDAHO POWER	2208791562 07	2208791562 1st & Main	39.27		4310050
01-4310-6950 MAINTENANCE & IN	IPROVEMENTS				
A.C. HOUSTON LUMBER CO.	2507-905018	Segmented blades	227.98		4310033
COLOR HAUS, INC.	FGPQL	Paint and supplies	81.98		4310040
COLOR HAUS, INC.	T4BYA	Paint and supplies	53.94		4310033
COLOR HAUS, INC.	TUMCR	3M dust masks	35.00		4310041
IMPERIAL ASPHALT LLC	6502	2025 Crack Seal	17,051.10	25158	4310041
SHERWIN-WILLIAMS CO.	2207-8	Paint	364.50		4310040
TRAFFIC SAFETY SUPPLY CO., I	INV082445	Double Sided RRFB System	8,721.95	25154	4310033
WALKER SAND AND GRAVEL	1522317	Imported clean fill	369.46		4310033
IDAHO MATERIALS & CONSTRU	6625062	Asphalt and HMA energy	5,571.48		4310030
RUBBERFORM RECYCLED PRO	RF91933	Miscellaneous Speed Cushions	3,385.95	25148	4310033

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Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number	
PMENT					
IDJER115264	Red Lens Repair Tape	112.90		4310044	
		45,926.68			
EMENT ACCT(H	IRA)				
CP410821	FSA/HRA Claims Paid	1,163.29		0	
CP416069	FSA/HRA Claims Paid	150.00		0	
ES					
2507-905125	Scraper, wire brush, glazing tool	41.76		0	
2507-905298	Lime, spray paint	31.30		0	
3030159	Wasp & Hornet Spray	7.21		0	
3034936	Foam wasp & hornet killer	15.18		0	
3G547	Paint and painting supply	61.92		0	
6VH83		61.94		0	
V5Q67	Stain	127.98		0	
IES					
2507-904985	Spray paint	6.99		0	
052725	No School Adventure Snack Purchase Refund	35.12		0	
CESSION SUPPI	Y				
11655128	Miscellaneous rec supplies	158.21		0	
VICE					
062425	Pickleball court restriping and patching services	1,810.00		0	
66712	HVAC service labor and blower motor repair	619.24		0	
BLICATIONS					
10002196 0430	Newspaper advertising: Summer Youth Rec Program	761.60		0	
2206452274 07	2206452274 900 N 3rd Ave Rec	270.61		0	
		5,322.35			
		174,402.22			
	EMENT ACCT(H CP410821 CP410821 CP416069 ES 2507-905125 2507-905298 3030159 3034936 3G547 6VH83 V5Q67 HES 2507-904985 052725 CESSION SUPPL 11655128 VICE 062425 66712 BLICATIONS 10002196 0430	PMENT IDJER115264 Red Lens Repair Tape EMENT ACCT(HRA) CP410821 FSA/HRA Claims Paid CP416069 FSA/HRA Claims Paid ES 2507-905125 Scraper, wire brush, glazing tool Lime, spray paint 3030159 Wasp & Hornet Spray 3034936 Foam wasp & hornet killer 3G547 Paint and painting supply 6VH83 Sandpaper and sanding supplies V5Q67 Stain IES 2507-904985 Spray paint No School Adventure Snack Purchase Refund CESSION SUPPLY 11655128 Miscellaneous rec supplies VICE 062425 Pickleball court restriping and patching services 66712 HVAC service labor and blower motor repair BLICATIONS 10002196 0430 Newspaper advertising: Summer Youth Rec Program	### PMENT ### IDJER115264 Red Lens Repair Tape ### I12.90 ### 45,926.68 ### I12.90 ### 45,926.68 ### I12.90 ### I12.90	### DIER115264 Red Lens Repair Tape	MENT IDJER115264 Red Lens Repair Tape

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
ENERAL CAPITAL IMPROVEME ENERAL CIP EXPENDITURES	ENT FD				
3-4193-7110 DOWNTOWN CORE	SIDEWALK (P)				
ALPINE ENTERPRISES, INC	5635	Sidewalk Surveying at 6th & Leadville	7,880.00	25162	0
BIG WOOD LANDSCAPE, INC.	32252	Tree grates, planting, and irrigation installation services	2,850.00		0
GIACOBBI SQUARE	5749	BULBOUT ON 5TH AND LEADVILLE	13,945.00	25033	711001
3-4193-7135 MAIN STREET REHA	ъВ				
LUNCEFORD EXCAVATION, INC.	JAN-25	2025 Main Street Rehab Support	47,277.47	25160	713502
LUNCEFORD EXCAVATION, INC.	JAN-25	2025 Main Street Rehab Support	70,916.21	25160	713501
PACIFIC STEEL & RECYCLING	9040553	Steel products	275.78		0
STRATA	TF2501166-IN	CONSTRUCTION MATERIAL TESTING	12,165.70	24099	713501
3-4193-9930 GENERAL FUND CIP	CONTINGENCY	7			
MOTOROLA SOLUTIONS	8282170128	Radio Upgrades for KPD vehicle	6,343.33	25159	0
Rocky Mountain Hardware	C000063412	New Door Hardware for City Hall	11,017.00	25157	0
Rocky Mountain Hardware	C000063420	SDC Wire Transfers	920.00	25157	0
Total GENERAL CIP EXPENDIT	TURES:		173,590.49		
ACILITY MAINT CIP EXPENDIT	URE				
3-4194-7110 FORD RANGER					
MOUNTAIN HOME AUTO RANCH	HF5F136	2025 FORD MAVERICK XL AWD SUPERCREW	27,280.00	25039	0
Total FACILITY MAINT CIP EX	PENDITURE:		27,280.00		
OLICE CIP EXPENDITURES					
3-4210-7100 POLICE VEHICLE (N	EW)				
MOUNTAIN HOME AUTO RANCH		2025 Chevy Tahoe	55,572.74	25156	0
Total POLICE CIP EXPENDITUI	RES:		55,572.74		
IRE & RESCUE CIP EXPENDITUI	RES				
3-4230-7115 FIREFIGHTIN EQ (TO	,	Classic include and mark	12.077.10	25145	0
CURTIS TOOLS FOR HEROES	INV959948	Classix jackets and pants	13,976.10	23143	0

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		1			
Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
03-4230-7120 RADIOS (PORTABLE)				
49 ER COMMUNICATIONS INC.	84995	Motorola pagers	4,957.95		0
03-4230-7130 PPE (TURNOUT GEA)	R)				
CURTIS TOOLS FOR HEROES	INV959948	Classix jackets and pants	13,976.10	25145	0
MES SERVICE COMPANY LLC	IN2293758	Passport Shield equipment	152.55		0
Total FIRE & RESCUE CIP EXPI	ENDITURES:		33,062.70		
Total GENERAL CAPITAL IMPR	ROVEMENT FD:		289,505.93		
ORIGINAL LOT FUND ORIGINAL LOT TAX					
22 4010 4040 EVENTS/DDOMOTIO	NC				
22-4910-6060 EVENTS/PROMOTIO	PM21X900600	ASCAP music license	448.67		491038
ATKINSONS' MARKET	491005	Ice	3.78		491005
CHATEAU DRUG CENTER	3021869	Velcro tape	22.78		491005
	10002196 0530	•	1,276.00		491003
EXPRESS PUBLISHING, INC.		Newspaper advertising: WSP Summer Solution	,		
EXPRESS PUBLISHING, INC.	10002196 0530	Newspaper advertising: WSP Summer Solstice	761.60		491035
EXPRESS PUBLISHING, INC.	10002196 0530	Newspaper advertising: WSP Summer Solstice	761.60		491035
IAWKES, JOSHUA	070825	Audio engineering and stage setup services for Ketch'em Alive	2,200.00		491005
ONTIC LLC	1290612	DJ and audio services for Ketch'em Alive	1,500.00		491005
NTIC LLC	1290613	Audio/DJ services for Ketch'em Alive	1,000.00		491005
Total ORIGINAL LOT TAX:			7,974.43		
Total ORIGINAL LOT FUND:			7,974.43		
COMMUNITY HOUSING COMMUNITY HOUSING EXPENSE	2				
54-4410-2505 HEALTH REIMBURS	EMENT ACCT(H	IRA)			
NBS-NATIONAL BENEFIT SERVI	1083778	FSA & HRA Plan Administration Fees for July 2025	22.95		0
NBS-NATIONAL BENEFIT SERVI	CP410821	FSA/HRA Claims Paid	1,580.13		0
54-4410-4200 PROFESSIONAL SER	VICES				
BUDGET LAWN & SERVICES	1066	Labor for doorknob repair	45.00		0
54-4410-4210 LEASE TO LOCALS I					_
MAHOGANY ONE, LLC	071625	Final Lease To Locals Payment	6,000.00		0

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		Report dates. 7/10/2023-7/	29/2023			Jul 29, 2023 03.14FW
Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number	
54-4410-4250 LIFT TOWER LODGE	E PROFF SVCS					
FIRE SERVICES OF IDAHO	12624199	Fire extinguisher servicing and equipment for property	263.00		0	
OFFICE BRIGHT INC	2158	Office cleaning invoice for July services	490.00		0	
SPRAGUE PEST SOLUTIONS	5871450	Rodent control service and preventive pest solutions	87.50		0	
54-4410-5200 LIFT TOWER LODGE	E UTILITIES					
IDAHO POWER	2208260063 07	2208260063 703 S Main St	195.14		0	
IDAHO POWER	2226910376 07	2226910376 702 S Main St	442.80		0	
54-4410-5210 291 N 2ND AVE UTILI	ITIES					
IDAHO POWER	2227900418 07	2227900418 291 N 2nd Ave	217.54		0	
54-4410-5900 LIFT TOWER LDG RI	EPAIR & MAINT	[
A.C. HOUSTON LUMBER CO.	2507-906433	Spray paint, paint pen	17.98		0	
CHATEAU DRUG CENTER	3035052	Extension cord, plug	2.75		0	
Total COMMUNITY HOUSING	EXPENSE:		9,364.79			
Total COMMUNITY HOUSING:			9,364.79			
WATER FUND WATER EXPENDITURES						
63-4340-2505 HEALTH REIMBURS	EMENT ACCTO	IRA)				
NBS-NATIONAL BENEFIT SERVI	1083778	FSA & HRA Plan Administration Fees for July 2025	16.50		0	
NBS-NATIONAL BENEFIT SERVI	CP410821	FSA/HRA Claims Paid	20.00		0	
63-4340-3200 OPERATING SUPPLIE	ES					
A.C. HOUSTON LUMBER CO.	2507-903752	Toolbag, gloves	78.98		0	
A.C. HOUSTON LUMBER CO.	2507-906510	Keychain hardware	39.99		0	
PIPECO, INC.	S5986105.001	Irrigation supply tools and parts	94.12		0	
PIPECO, INC.	S6010852.001	Shovels	122.21		0	
TREASURE VALLEY COFFEE INC	2160:11081901	Coffee	80.95		0	
63-4340-3250 LABORATORY/ANAI	LYSIS					
MAGIC VALLEY LABS, INC.	35316	Drinking water bacteria testing and cooler returns	183.00		0	
63-4340-4200 PROFESSIONAL SER	VICES					
GO-FER-IT	135269	Courier service	139.65		0	
GO-FER-IT	137241	Courier service	30.45		0	

Vendor Name LEONARD PETROLEUM EQUIPM RLB ARCHITECTURE AE2S 63-4340-4300 STATE & WA DISTRIC PETROLEUM STORAGE TANK F 63-4340-5200 UTILITIES IDAHO POWER IDAHO POWER IDAHO POWER IDAHO POWER IDAHO POWER 63-4340-6000 REPAIR & MAINT-AU WARM SPRINGS AUTO PARTS LL WARM SPRINGS AUTO PARTS LL CHATEAU DRUG CENTER	31106 2202458903 07 2206786259 06 2206786259 07 UTO EQUIP 209746		Net Invoice Amount 1,093.03 9,699.42 3,000.00 75.00 503.18 27.82 27.33		GL Activity Number 0 0 0 0 0 0 0 0
RLB ARCHITECTURE AE2S 63-4340-4300 STATE & WA DISTRICE PETROLEUM STORAGE TANK F 63-4340-5200 UTILITIES IDAHO POWER IDAHO POWER IDAHO POWER IDAHO POWER 63-4340-6000 REPAIR & MAINT-AU WARM SPRINGS AUTO PARTS LL WARM SPRINGS AUTO PARTS LL WARM SPRINGS AUTO PARTS LL 63-4340-6100 REPAIR & MAINT-MAIN	072534 103963 CT FEES 31106 2202458903 07 2206786259 06 2206786259 07 UTO EQUIP 209746	Schematic/Concept Design and General Scope of Work for Water Dept. OPS Building Addition Professional Services - Water Modeling Annual renewal invoice for petroleum tank insurance fees 2202458903 110 River Ranch Rd Opte 2206786259 110 River Ranch Rd Admin 2206786259 110 River Ranch Rd Admin	9,699.42 3,000.00 75.00 503.18 27.82		0 0 0
AE2S 63-4340-4300 STATE & WA DISTRICE PETROLEUM STORAGE TANK F 63-4340-5200 UTILITIES IDAHO POWER IDAHO POWER IDAHO POWER 63-4340-6000 REPAIR & MAINT-AU WARM SPRINGS AUTO PARTS LL WARM SPRINGS AUTO PARTS LL 63-4340-6100 REPAIR & MAINT-MA	103963 CT FEES 31106 2202458903 07 2206786259 06 2206786259 07 UTO EQUIP 209746	Schematic/Concept Design and General Scope of Work for Water Dept. OPS Building Addition Professional Services - Water Modeling Annual renewal invoice for petroleum tank insurance fees 2202458903 110 River Ranch Rd Opte 2206786259 110 River Ranch Rd Admin 2206786259 110 River Ranch Rd Admin	3,000.00 75.00 503.18 27.82		0 0 0
63-4340-4300 STATE & WA DISTRICE PETROLEUM STORAGE TANK F 63-4340-5200 UTILITIES IDAHO POWER IDAHO POWER IDAHO POWER 63-4340-6000 REPAIR & MAINT-AU WARM SPRINGS AUTO PARTS LL WARM SPRINGS AUTO PARTS LL 63-4340-6100 REPAIR & MAINT-MAI	CT FEES 31106 2202458903 07 2206786259 06 2206786259 07 UTO EQUIP 209746	Annual renewal invoice for petroleum tank insurance fees 2202458903 110 River Ranch Rd Optc 2206786259 110 River Ranch Rd Admin 2206786259 110 River Ranch Rd Admin	75.00 503.18 27.82	25136	0 0 0
PETROLEUM STORAGE TANK F 63-4340-5200 UTILITIES IDAHO POWER IDAHO POWER IDAHO POWER 63-4340-6000 REPAIR & MAINT-AU WARM SPRINGS AUTO PARTS LL WARM SPRINGS AUTO PARTS LL 63-4340-6100 REPAIR & MAINT-MA	31106 2202458903 07 2206786259 06 2206786259 07 UTO EQUIP 209746	2202458903 110 River Ranch Rd Optc 2206786259 110 River Ranch Rd Admin 2206786259 110 River Ranch Rd Admin	503.18 27.82		0 0
63-4340-5200 UTILITIES IDAHO POWER IDAHO POWER IDAHO POWER 63-4340-6000 REPAIR & MAINT-AU WARM SPRINGS AUTO PARTS LL WARM SPRINGS AUTO PARTS LL 63-4340-6100 REPAIR & MAINT-MA	2202458903 07 2206786259 06 2206786259 07 UTO EQUIP 209746	2202458903 110 River Ranch Rd Optc 2206786259 110 River Ranch Rd Admin 2206786259 110 River Ranch Rd Admin	503.18 27.82		0 0
IDAHO POWER IDAHO POWER IDAHO POWER 63-4340-6000 REPAIR & MAINT-AU WARM SPRINGS AUTO PARTS LL WARM SPRINGS AUTO PARTS LL 63-4340-6100 REPAIR & MAINT-MA	2206786259 06 2206786259 07 UTO EQUIP 209746	2206786259 110 River Ranch Rd Admin 2206786259 110 River Ranch Rd Admin	27.82		0
IDAHO POWER IDAHO POWER 63-4340-6000 REPAIR & MAINT-AU WARM SPRINGS AUTO PARTS LL WARM SPRINGS AUTO PARTS LL 63-4340-6100 REPAIR & MAINT-MA	2206786259 06 2206786259 07 UTO EQUIP 209746	2206786259 110 River Ranch Rd Admin 2206786259 110 River Ranch Rd Admin	27.82		0
IDAHO POWER 63-4340-6000 REPAIR & MAINT-AU WARM SPRINGS AUTO PARTS LL WARM SPRINGS AUTO PARTS LL 63-4340-6100 REPAIR & MAINT-MA	2206786259 07 UTO EQUIP 209746	2206786259 110 River Ranch Rd Admin			
63-4340-6000 REPAIR & MAINT-AU WARM SPRINGS AUTO PARTS LL WARM SPRINGS AUTO PARTS LL 63-4340-6100 REPAIR & MAINT-MA	U TO EQUIP 209746		27.33		0
WARM SPRINGS AUTO PARTS LL WARM SPRINGS AUTO PARTS LL 63-4340-6100 REPAIR & MAINT-MA	209746				v
WARM SPRINGS AUTO PARTS LL 63-4340-6100 REPAIR & MAINT-MA					
63-4340-6100 REPAIR & MAINT-MA		Auto parts and washer fluid	38.85		0
	209962	Oil, cartridge	53.04		0
CHATEAH DRUG CENTER	ACH & EQUIP				
CHATEAU DRUG CENTER	3035261	Tee plate, corner brace	36.99		0
PIPECO, INC.	S5986841.001	Clamps, adapters	61.96		0
PIPECO, INC.	S5993034.001	Yard hydrant, fittings	225.57		0
PIPECO, INC.	S6028922.001	Irrigation supply	382.14		0
MOUNTAINLAND SUPPLY COMP	S107124050.00	Ductile iron plugs, curb boxes, and accessories	3,134.75		0
63-4340-6910 OTHER PURCHASED	SERVICES				
EXPRESS PUBLISHING, INC.	10002196 0430	1 1 & &	72.55		0
EXPRESS PUBLISHING, INC.	10002196 0530		62.55		0
EXPRESS PUBLISHING, INC.	10002196 0530		72.55		0
EXPRESS PUBLISHING, INC.	10002196 0530		62.55		0
EXPRESS PUBLISHING, INC.	10002196 0530	Newspaper advertising: Job Posting	62.55		0
EXPRESS PUBLISHING, INC.	10002196 0530		62.55		0
EXPRESS PUBLISHING, INC.	10002196 0530		62.55		0
EXPRESS PUBLISHING, INC.	10002196 0530	Newspaper advertising: Job Posting	62.55		0
Total WATER EXPENDITURES:			19,685.33		
Total WATER FUND:			19,685.33		

WATER CAPITAL IMPROVEMENT FUND WATER CIP EXPENDITURES

Page: 15 Jul 29, 2025 03:14PM

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number	
4-4340-7809 S. KETCHUM WATER						
CANYON EXCAVATION. LLC	3192	S KETCHUM REDUNDANT WATERLINE PROJECT A	215,100.00	25072	0	
Total WATER CIP EXPENDITUI	RES:		215,100.00			
Total WATER CAPITAL IMPRO	VEMENT FUND:		215,100.00			
WASTEWATER FUND WASTEWATER EXPENDITURES						
5-4350-2505 HEALTH REIMBURS	EMENT ACCT(H	RA)				
NBS-NATIONAL BENEFIT SERVI	1083778	FSA & HRA Plan Administration Fees for July 2025	49.25		0	
NBS-NATIONAL BENEFIT SERVI	CP410821	FSA/HRA Claims Paid	923.57		0	
NBS-NATIONAL BENEFIT SERVI	CP416069	FSA/HRA Claims Paid	1,310.87		0	
55-4350-3200 OPERATING SUPPLI	ES					
HACH	14550797	Lab supplies	307.00		0	
HUDSON'S SHOES	162228	Shoe purchase for employee	192.00		0	
NORTH CENTRAL LABORATORI	522076	Sterile coliform sample bottles	286.46		0	
NORTH CENTRAL LABORATORI	522077	Sterile coliform sample bottles and delivery	288.25		0	
65-4350-3500 MOTOR FUELS & LU						
VALLEY WIDE COOPERATIVE	U001B632	Unleaded gas	1,108.60		0	
65-4350-3600 COMPUTER SOFTWA						
COLUMBIA ELECTRIC SUPPLY	8819-1040192	Memory dongle	217.82		0	
65-4350-3800 CHEMICALS						
THATCHER COMPANY, INC.	2025100109760	Chlorine Totes	3,728.93		0	
THATCHER COMPANY, INC.	2025100109897	ALUMINUM SULFATE	8,289.57	25152	0	
65-4350-5200 UTILITIES						
IDAHO POWER	2202158701 07	2202158701 110 River Ranch Rd	10,260.12		0	
IDAHO POWER	2202703357 07	2202703357 1001 Chief Joseph Ct	28.54		0	
IDAHO POWER	2206786259 06	2206786259 110 River Ranch Rd Admin	27.82		0	
IDAHO POWER	2206786259 07	2206786259 110 River Ranch Rd Admin	27.33		0	
INTERMOUNTAIN GAS	58208688554 0	58208688554 110 River Ranch Rd Mechanical Screening	15.45		0	
65-4350-6100 REPAIR & MAINT-M	-					
BANYAN TECHNOLOGY INC.	21372	PLC equipment parts	842.45		0	
CHATEAU DRUG CENTER	3036030	Power adapter	23.74		0	

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Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
PIPECO, INC.	S5991550.001	Irrigation supply parts	6.99		0
PIPECO, INC.	S5994414.001	Caps and couplings	6.54		0
PIPECO, INC.	S6029114.001	Irrigation supply parts	59.37		0
HIGH DESERT BOBCAT	W06239	Hydraulic repair and parts service for equipment	453.77		0
65-4350-6900 COLLECTION SYST	EM SERVICES/C	НА			
LUNCEFORD EXCAVATION, INC.	18069	Excavation and sewer line repair services	1,610.00		0
Total WASTEWATER EXPEND	OITURES:		30,064.44		
Total WASTEWATER FUND:			30,064.44		
WASTEWATER CAPITAL IMPRO WASTEWATER CIP EXPENDITUE					
67-4350-7815 AERATION BASINS BANYAN TECHNOLOGY INC.	BLOWERS & ELI 21371	EC PLC Programming, Project Coordination and Start-up for Aeration Basin Modification	14,442.79	25080	0
Total WASTEWATER CIP EXP	ENDITURES:		14,442.79		
Total WASTEWATER CAPITAL	L IMPROVE FND:		14,442.79		
PARKS/REC DEV TRUST FUND PARKS/REC TRUST EXPENDITUR	RES				
93-4900-6820 KETCHUM ARTS CC	OMMISSION				
WIEDERRICK'S CUSTOM METAL	071725	Ascension Sculpture - Down Payment	10,000.00	25155	0
93-4900-7900 YOUTH GOLF ATKINSONS' MARKET	04025345	Miscellaneous rec supplies	173.37		0
93-4900-7950 WARM SPRINGS PR	ESR-RESTORATI	ION			
AQUA TERRA RESTORATION LL	PAYAPP1	Warm Springs Preserve Restoration	292,235.90	25110	100
AQUA TERRA RESTORATION LL	PAYAPP1	Warm Springs Preserve Restoration	111,349.10	25110	101
Total PARKS/REC TRUST EXP	ENDITURES:		413,758.37		

City of Ketchum	Payment Approval Report - by GL Council	Page: 17
	Report dates: 7/16/2025-7/29/2025	Jul 29, 2025 03:14PM

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
DEVELOPMENT TRUST EXPE	NDITURES				
94-4900-8105 JADALLAH - 400 d	& 402 SAGE				
SAGE MOUNTAINSIDE LLC	072125	Performance Bond Return	132,942.78		0
94-4900-8112 KIRSTEN RITZAU	J				
Ritzau, Kirsten	061225	Bond refund for 131 N Washington	5,700.00		0
Total DEVELOPMENT TRU	ST EXPENDITURES:		138,642.78		
Total DEVELOPMENT TRU	ST FUND:		138,642.78		
Grand Totals:			1,312,941.08		

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

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

Invoice Detail.Voided = No,Yes



CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: 7/21/25 Staff Member/Dept: Kelsie Choma – Finance Agenda Item: Recommendation to Approve Alcohol Beverage License Renewals Recommended Motion: I move to approve new Alcohol Beverage License and Alcohol Beverage License Renewals for the applicants included in the staff report. Reasons for Recommendation: Ketchum Municipal Code requires certain licenses to sell liquor, beer or wine. The attached applications are for the period of September 1, 2025 – August 31, 2026				
Recommended Motion: I move to approve new Alcohol Beverage License and Alcohol Beverage License Renewals for the applicants included in the staff report. Reasons for Recommendation: • Ketchum Municipal Code requires certain licenses to sell liquor, beer or wine.				
Recommended Motion: I move to approve new Alcohol Beverage License and Alcohol Beverage License Renewals for the applicants included in the staff report. Reasons for Recommendation: • Ketchum Municipal Code requires certain licenses to sell liquor, beer or wine.				
I move to approve new Alcohol Beverage License and Alcohol Beverage License Renewals for the applicants included in the staff report. Reasons for Recommendation: • Ketchum Municipal Code requires certain licenses to sell liquor, beer or wine.				
I move to approve new Alcohol Beverage License and Alcohol Beverage License Renewals for the applicants included in the staff report. Reasons for Recommendation: • Ketchum Municipal Code requires certain licenses to sell liquor, beer or wine.				
included in the staff report. Reasons for Recommendation: • Ketchum Municipal Code requires certain licenses to sell liquor, beer or wine.				
Reasons for Recommendation: • Ketchum Municipal Code requires certain licenses to sell liquor, beer or wine.				
Ketchum Municipal Code requires certain licenses to sell liquor, beer or wine.				
Ketchum Municipal Code requires certain licenses to sell liquor, beer or wine.				
 The attached applications are for the period of September 1, 2025 – August 31, 2026 				
 Council approval is requested to complete the process of issuing such beer, wine and liquor licenses 				
Dalian Analysis and Daglaman of Carra agree thems only).				
Policy Analysis and Background (non-consent items only):				
In accordance with Municipal Code 5.04.020, Alcoholic Beverage Sales, it is unlawful for any person to sell				
liquor, beer, or wine at retail or by the drink within the City without certain licenses as required pursuant to Ordinance 367. All City licenses for liquor, beer, and wine expire annually and require renewal by September				
1st. The businesses will be vending beer, wine and liquor on premise (wine is included in the liquor fees) and				
not to be consumed on premise, per application.				
not to be consumed on premise, per application.				
Currently, the following businesses have filed for their license and Council approval is requested to				
complete the process of issuing such beer, wine and liquor licenses.				
<u>-</u>				
Sustainability Impact:				
None				
Financial Impact:				
Revenue: The City will realize a revenue of \$11,750 from approval of these licenses in accordance				
with the current fee structure.				
Attachments:				
1. Table of License				
Beer, Wine & Liquor-by-the-Drink License Applications				

Company	Beer Consumed on Premises	Beer Not to be Consumed on Premises	Wine Consumed on Premises	Wine Not to be Consumed on Premises	<u>Liquor</u>
Despo's	X		Х		
Ketchum Grill	Х	Х	Х	Х	
Bigwood Bread	Х		Х	Х	
Smoky Mountain Pizza	X	X			X
Veltex		Х		Х	
Rasberrys	Х	Χ	X	Х	
Wise Guy	Х	Х	X		
Grill at Knob Hill	X				Х
Ida Thai	Х	Χ	X	Х	
Enoteca	Х	Χ	X	Х	
Taylor'd Events		X		Χ	
Limelight	X				Χ
The Covey	X	X			X
El Nino	X		X		
Cookbook	X	Χ	X	Χ	
Fiamma	X	X			X
The Valley Vino	X	Χ		Χ	
La Cabanita	X		X		
Scout Wine Bar	X	Х	Х	Χ	
Base Camp Warm Springs		Х		Х	
Base Camp River Run		X		X	



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

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

APPLIC	ANT INFORMATION	12		
Applicant Name: Desperados Inc Doing Business As: Desperadro's Mexican Restaurant				
Physica	al Address where license will be displayed: 211 2	nd Avenue Ketchum I	D 83340	
Mailing	Address:PO Box 1644 Ketchum ID 83	340		
Record	ed Owner of Property: Core Ground LLC			
Applica	Applicant Phone Number: 208-705-1436 Applicant Email: harramy1@gmail.com			
STATE L	ICENSE NO: (copy required)	COUNTY LICENSE NO:	(copy required)	
Corpora Partner	ation:	List names and addresses of Amy Jo Haris 101 Willoway Ro	corporation officers and/or partners: ad Hailey ID 83333	
Individu	<u> </u>	Traci Lynn Ireland 101 Willowa	y Road Hailey ID 83333	
	cant is a Partnership or Corporation, is the			
	ation authorized to do business in Idaho? No			
BEER LI	CENSE FEES	+44 7	The state of the s	
X	Draft or Bottled or Canned Beer to be consumed		\$200.00	
	Bottled or Canned Beer NOT to be consumed or		\$ 50.00	
WINE L	ICENSE FEES			
X Wine, to be consumed on premises \$200.00			\$200.00	
	Wine, NOT to be consumed on premises		\$200.00	
LIQUOR	LICENSE FEES			
	Liquor by the Drink (Note: Liquor fee includes w	ine)	\$560.00	
		Total Fees Due	\$	
ADDITIONAL INFORMATION				
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes No				
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes No				

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

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

SA	Owner/F	President
Applicant Signature	Relation to Busir	ness
_7/17/25		
Date		
City Clerk or Deputy Signature		
	OFFICIAL USE ONLY	
Date Received: 7/29/25	License Fee Paid:	License No: 39A
To the City Council, Ketchum, Idaho; The undersigned, a Corporation Partn during the year of September 1, 2005	ership Individual , does her August 31, 2002	eby make application for a license to sell
Approved by City of Ketchum Idaho by;		
Mavor		

Cycle Tracking Number: 165085

Idaho State Police

Premises Number: 5B-63

Retail Alcohol Beverage License

License Year: 2026 License Number: 3892

This is to certify, that Desperados Inc.

Desperados Mexican Restaurant doing business as:

is licensed to sell alcoholic beverages as stated below at:

211 Fourth Street, Ketchum, Blaine County

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

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	No
Wine by the glass	Yes <u>\$100.00</u>
Kegs to go	No
Growlers	No

Restaurant Yes \$0.00 Yes \$0.00 On-premises consumption

Multipurpose arena No Plaza No Brewer's Retail No

TOTAL FEE: \$150.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

DESPERADOS INC.

DESPERADOS MEXICAN RESTAURANT PO BOX 1644

KETCHUM, ID 83340

Mailing Address

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

Expires: 07/31/2026

Director of Idaho State Police



WALLEY OF WALLEY No. 2026-035 **BLAINE COUNTY** 2026 STATE OF IDAHO RETAIL ALCOHOL BEVERAGE LICENSE THIS IS TO CERTIFY THAT ______ DESPERADOS INC

doing business as _____ DESPERADOS MEXICAN RESTAURANT DESPERADOS INC 211 4TH ST, KETCHUM, ID 83340 at CORPORATION , is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of a(n) Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho. State License Issue Date: 08/01/2024 Transfer Fee Signature of Licensee or Officer of Corporation \$0.00 Bottled/canned beer, Consumed off premise This license is TRANSFERABLE and EXPIRES 07/31/2026. \$0.00 Bottled/canned beer, Consumed on premise Witness my hand and seal this 8 day of July, 2025 \$100.00 Draft beer, includes draft, bottled, and/or canned \$100.00 Wine by the glass \$0.00 Wine by the bottle \$0.00 Liquor Chairman \$200.00 Total Commissioner Commissioner Clerk of the Board of County Commissioners

(This license must be conspicuously displayed)

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

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

APPLICANT INFORMATION			
Applicant Name: RICHKOR, INC	Doing Business As: KETCHUM GRILL		
Physical Address where license will be displayed: 520 EAST AVENUE KETCHUM, 10 8334			
Mailing Address: PO BOX 205 WACH	WM IN 833410		
Recorded Owner of Property:			
Applicant Phone Number: 208-720-7999	Applicant Email: Kaan a Ketchumanill-com		
STATE LICENSE NO: (copy required)	COUNTY LICENSE NO: (copy required)		
Corporation: Partnership:	List names and addresses of corporation officers and/or partners: KAARI HARLAMERT		
Individual:	1720 HAUREL WOOD DR		
If Applicant is a Partnership or Corporation, is the	HAMLEY, 110 83333		
corporation authorized to do business in Idaho? Yes No			
BEER LICENSE FEES			
Draft or Bottled or Canned Beer to be consumed	d on premises		
Bottled or Canned Beer NOT to be consumed or			
WINE LICENSE FEES	\$ 50.00		
Wine, to be consumed on premises	\$200.00		
Wine, NOT to be consumed on premises	\$200.00		
LIQUOR LICENSE FEES	7200.00		
Liquor by the Drink (Note: Liquor fee includes wi	ine) \$560.00		
	Total Fees Due \$ 1050.00		
ADDITIONAL INFORMATION	\$		
other state, or of the United States regulating, governing, and has any one of them within the last three years forfer answer charges of any such violation? Yes No	r or officer of the applicant been convicted of any felony within the		

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

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

Applicant Signature

Relation to Business

OFFICIAL USE ONLY

Date Received:

License Fee Paid:

License No:

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

Approved by City of Ketchum Idaho by;



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

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

renewing, you may pay online at xpressbillpay.com. For questions, p	The second of th
PPLICANT INFORMATION	The state of the s
applicant Name: Bigwood Bread LLC	Doing Business As: Bigwood Bread Cafe
Physical Address where license will be displayed: 271	Northwood Way
Mailing Address: PO BOX 6332 - Ke	etzhum 83340
Recorded Owner of Property: Piculand Plaza	a LLC
Applicant Phone Number 949 - 463 - 1461	Applicant Email: rita@Cloverig E, Euri = 3
STATE LICENSE NO: 17293 (copy required)	COUNTY LICENSE NO: 17292 (copy required)
Corporation: 🔀	List names and addresses of corporation officers and/or partners: Rita Golleher 50 Greenhorn Ld Hailey 83333
Partnership:	George Golleher 50 Greenhorn Rd Huitey 83333
Individual: If Applicant is a Partnership or Corporation, is the	CAE OFFICE STATES
corporation authorized to do business in Idaho?	
Yes 🔀 No 🗔	RECORD OF THE STATE OF THE STAT
BEER LIGENSE FEES	
Draft or Bottled or Canned Beer to be consume	1 4 = 0.00
Bottled or Canned Beer NOT to be consumed o	on premises \$ 50.00
WINE LICENSE FEES	
Wine, to be consumed on premises	\$200.00
✓ Wine, NOT to be consumed on premises	\$200.00
ŢĹĬQŬOR LICENSE FEES	
Liquor by the Drink (Note: Liquor fee includes	s wine) \$560.00
	Total Fees Due \$ 600.00
ADDITIONAL INFORMATION	The second of th
Has the applicant, any partners of the applicant, any martnership or any officer of the applying corporation other state, or of the United States regulating, governing and has any one of them within the last three years for	nember of the applying partnership, the active manager of the applying nember of the applying nember convicted of a violation of any law of the State of Idaho, or any ling, or prohibiting the sale of alcoholic beverages or intoxication liquor, forfeited or suffered the forfeiture of a bond for his/her appearance to No
Has the applicant or any partner or actual active mana last five years? Yes N	nager or officer of the applicant been convicted of any felony within the

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

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

Sta Jolleher	owner	<u> </u>
Applicant Signature	Relation to Busi	ness
Applicant Signature 6/25/2025		
Date		
City Clerk or Deputy Signature		
make the first and the second		and the same of th
	OFFICIAL USE ONLY	
Date Received: 711015	License Fee Paid: 🕸 🕡	License No: 149A
To the City Council Vetabum Idaha		
To the City Council, Ketchum, Idaho; The undersigned, a Corporation Part. during the year of September 1, 2025	nership Individual , does he - August 31, <u>702 (</u>	ereby make application for a license to sell
Approved by City of Ketchum Idaho by;		
Mayor		

Cycle Tracking Number: 165306

License Year: 2026

License Number: 17292

Idaho State Police

Premises Number: 5B-17292

Retail Alcohol Beverage License

This is to certify, that Bigwood Bread LLC

doing business as: Bigwood Bread Cafe

is licensed to sell alcoholic beverages as stated below at:

271 Northwood Way , Ketchum, Blaine County

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

County and city licenses are also required in order to operate.

Liquor	No	
Beer	Yes	<u>\$50.00</u>
Wine by the bottle	Yes	\$100.00
Wine by the glass	Yes	\$100.00
Kegs to go	No	
Growlers	No No	
		ተ ለ ለለ

Restaurant Yes \$0.00 On-premises consumption Yes \$0.00

TOTAL FEE: \$250.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

BIGWOOD BREAD LLC BIGWOOD BREAD CAFE P. O. BOX 6332

KETCHUM, ID 83340

Mailing Address

License Valid:

08/01/2025 - 07/31/2026

Expires: 07/31/2026

Bill Lordin

Director of Idaho State Police





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

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

APPLICANT INFORMATION			
Applicant Name: Smoky Mountain Pizza & Pasta Ketchum LLC Doing Business As: Smoky Mountain Pizzeria Grill			
Physical Ad	ddress where license will be displayed: $200~{ m S}$	Sun Valley Rd., Ketchu	ım, ID 83340
Mailing Add	Idress: 7735 W Riverside Dr., Boise I	D 83714	
Recorded C	Owner of Property: Gumbo, LTD		
Applicant P	Phone Number: 208-622-5625	Applicant Email: admin@s	smkymt.com
STATE LICEN	NSE NO: (copy required)	COUNTY LICENSE NO:	(copy required)
Corporation: Partnership: Individual: If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes No		List names and addresses of Triple T Enterprises, inc., its o	corporation officers and/or partners:
BEER LICEN	NSE FEES		
	raft or Bottled or Canned Beer to be consumed	d on premises	\$200.00
	ottled or Canned Beer NOT to be consumed on	•	\$ 50.00
WINE LICEN	NSE FEES		
Wi	/ine, to be consumed on premises		\$200.00
Wine, NOT to be consumed on premises			\$200.00
LIQUOR LICENSE FEES			
X Liquor by the Drink (Note: Liquor fee includes wi		ine)	\$560.00
		Total Fees Due	\$ <u>810.00</u>
ADDITIONAL INFORMATION			
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes No No No No No No No No No No			

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

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

Applicant Signature	Relati	on to Business
Date		
City Clerk or Deputy Signati	ure	
	OFFICIAL USE O	DNI Y
Date Received:	License Fee Paid:	License No:
		, does hereby make application for a license to sell
Approved by City of Ketch	num Idaho by;	
Mayor		

Cycle Tracking Number: 164839 ISLD ID: 9641

License Year: 2026

License Number: 42066

Idaho State Police

Retail Alcohol Beverage License

Premises Number: 5B-42066

Resort City Restaurant

Smoky Mountain Pizza & Pasta Ketchum LLC

doing business as:

This is to certify, that

Smoky Mountain Pizzeria Grill

is licensed to sell alcoholic beverages as stated below at:

200 Sun Valley Rd, Ketchum, Blaine County

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

County and city licenses are also required in order to operate.

Liquor	Yes	\$750.00
Beer	Yes	<u>\$50.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Kegs to go	No	
Growlers	Yes	<u>\$0.00</u>
Restaurant	Yes	<u>\$0.00</u>
On-premises consumption	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Plaza	No	
Brewer's Retail	No	

TOTAL FEE: \$800.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

SMOKY MOUNTAIN PIZZA & PASTA SMOKY MOUNTAIN PIZZERIA GRILL 7735 W RIVERSIDE DR

GARDEN CITY, ID 83714 Mailing Address

License Valid:

08/01/2025 - 07/31/2026

Expires: 07/31/2026

Free Forder

Director of Idaho State Police



2026

Clerk of the Board of County Commissioners

BLAINE COUNTY STATE OF IDAHO No. 2026-008

RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT	SMOKY	MOUNTAIN PIZZA & PASTA KETCHUM LLC	
doing business as	CALCOLO CALCALITA DA DISTERDIA CON I		
	00 SUN VALLEY	RD, KETCHUM, ID 83340	
		ell Alcoholic Beverages as stated below, subject to the provisions of laws of the State of Idaho, Municipal Ordinances, and the	
·		Beverages and the resolution passed by the Commissioners of	
said County, on file in the office of the Clerk			
State License Issue Date: 08/01/2025	or the board at the	le Blairle County Courtilouse, Flailey, Idario.	
Transfer Fee		Signature of Licensee or Officer of Corporation	
Bottled/canned beer, Consumed off premise	\$0.00	This license is TRANSFERABLE and EXPIRES 07/31/2026.	
Bottled/canned beer, Consumed on premise	\$0.00	Witness my hand and seal this 10 day of June, 2025	
Draft beer, Includes draft, bottled, and/or canned	\$100.00		
Wine by the glass	\$0.00		
Wine by the bottle	\$0.00	Anyon M'Cony	
Liquor	\$187.50	Chairman	
Total	\$287.50	Makly Davo	
S. H		Commissioner Lindsay Mollineaux	

Commissioner

(This license must be conspicuously displayed)



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

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

APPLICANT INFORMATION				
Applicant Name: Northwest Land & Cattle Co		Doing Business As: Veltex Market		
Physica	I Address where license will be displayed: 511 M			
Mailing Address: 471 N Curtis Rd, Boise, ID 83706				
Record	ed Owner of Property: Peter L Hirschburg			
Applica	nt Phone Number: 208-377-0024	Applicant Email: marla@fle	tchercstores.com	
STATE L	ICENSE NO: 1627 (copy required)	COUNTY LICENSE NO:	069 (copy required)	
Corporation: Partnership:		List names and addresses of corporation officers and/or partners: Marla Gardner - Boise		
Individ	<u>11</u>	Sally Snow - Boise		
If Applicant is a Partnership or Corporation, is the		Debble Gardner - Boise		
	ation authorized to do business in Idaho? No		4	
			An St. 42 St. L. D.A. August die	
	Draft or Bottled or Canned Beer to be consume	d on premises	\$200.00	
X	Bottled or Canned Beer NOT to be consumed or	n premises	\$ 50.00	
WINF LICENSE EFES			A Part of the same	
Wine, to be consumed on premises			\$200.00	
X Wine, NOT to be consumed on premises			\$200.00	
LIQUOR LICENSE FEES			· · · · · · · · · · · · · · · · · · ·	
Liquor by the Drink (Note: Liquor fee includes w		vine) \$560.00		
Total Fees Due \$ 250.00				
ADDITIONAL INFORMATION				
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes No				
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes No				

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

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

marla Varchuw	President
Applicant Signature	Relation to Business
7/21/2025	
Date	
City Clerk or Deputy Signature	
, OFFI	CIĄL USE ONLY
Date Received: 7 29 25 License Fee Paid	: \$250 License No: \$814A
To the City Council, Ketchum, Idaho; The undersigned, a Corporation Partnership Indi	ividual, does hereby make application for a license to sell
during the year of September 1, 2025 - August 31, 2	
Approved by City of Ketchum Idaho by;	
Mayor	

Idaho State Police

Retail Alcohol Beverage License

Cycle Tracking Number: 164945

License Year: 2026

License Number: 1627

This is to certify, that

Premises Number: 5B-3

Northwest Land and Cattle Co

doing business as:

Veltex Market

is licensed to sell alcoholic beverages as stated below at:

511 Main St, Ketchum, Blaine County

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

County and city licenses are also required in order to operate.

Liquor	No	1
Beer	Yes	<u>\$50.00</u>
Wine by the bottle	Yes	<u>\$100.00</u>
Wine by the glass	No	1
Kegs to go	No	₹
Growlers	No	
Restaurant	No	
On-premises consumption	No	
Multipurpose arena	No	
Plaza	No	
Brewer's Retail	No	

TOTAL FEE: \$150.00

Murlur Acudensia Signature of Licensee, Corporate Officer, LLC Member or Partner

NORTHWEST LAND AND CATTLE CO VELTEX MARKET 471 N CURTIS RD

BOISE, ID 83706

Mailing Address

License Valid:

08/01/2025 - 07/31/2026

Expires: 07/31/2026

Tell of Jondin

Director of Idaho State Police



VALUE VA No. 2026-069 **BLAINE COUNTY** 2026 STATE OF IDAHO RETAIL ALCOHOL BEVERAGE LICENSE NORTHWEST LAND AND CATTLE CO INC THIS IS TO CERTIFY THAT _____ **VELTEX MARKET** doing business as VELTEX MARKET at 511 MAIN ST, KETCHUM, ID 83340 at 511 MAIN ST, KETCHUM, ID 00040

a(n) CORPORATION , is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho. State License Issue Date: 08/01/2025 Marle Hayland
Signature of Licensee or Officer of Corporation Transfer Fee \$25,00 Bottled/canned beer, Consumed off premise This license is TRANSFERABLE and EXPIRES 07/31/2026. \$0.00 Bottled/canned beer, Consumed on premise Witness my hand and seal this 24 day of June, 2025 \$0.00 Draft beer, includes draft, bottled, and/or canned \$0.00 Wine by the glass \$100.00 Wine by the bottle \$0.00 Liquor \$125.00 Total dindong Mollingany Commissione Commissioner (This license must be conspicuously displayed) WILLIAM OF THE STREET OF T



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

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

newing, you may pay online at xpressonipay.com. For queen any r		
PLICANT INFORMATION	Daing Business As	
Applicant Name: RAS BELRY'S JNC. Doing Business As:		
Physical Address where license will be displayed: 911 3 1 5 1 . E		
Mailing Address: PO BOX 8920, KETCHUM FO 83340		
oplicant Phone Number: 208746-0606 Ap	pplicant Email: rasbers	ysinc pgmail com (copy required)
	OUNTY LICENSE NO:	
orporation: 🔀	List names and addresses of corporation officers and/or partners: OALLIE RASBERTY OALLIE RASBERTY	
artnership:	MAKEME RASI	BERRY
Applicant is a Partnership or Corporation, is the		
orporation authorized to do business in Idaho?		
es No No		
BEER LICENSE FEES	ing	\$200.00
Draft or Bottled or Canned Beer to be consumed on premises		\$ 50.00
Bottled or Canned Beer NOT to be consumed on p	premises1	
WINE LICENSE FEES \$200.00		
Wine, to be consumed on premises \$200.00		\$200.00
Wine, NOT to be consumed on premises		
LIQUOR LICENSE FEES		\$560.00
Liquor by the Drink (Note: Liquor fee includes wit	ine)	· 1050
	Total Fees Due	
ADDITIONAL INFORMATION		Line the active manager of the applyin
ADDITIONAL INFORMATION Has the applicant, any partners of the applicant, any mempartnership or any officer of the applying corporation be other state, or of the United States regulating, governing and has any one of them within the last three years forfanswer charges of any such violation? Yes No	g, or prohibiting the sale of al feited or suffered the forfeit	Lalia hoverages or intoxication inquo
Has the applicant or any partner or actual active manage last five years?	ger or officer of the applicant	been convicted of any felony within t
Has the applicant or any partner or actual active manage last five years? Yes No	ger or officer of the applicant	been convicted of any felor

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County. Applicant Signature Relation to Business City Clerk or Deputy Signature OFFICIAL USE ONLY Date Received: License Fee Paid: License No: To the City Council, Ketchum, Idaho; The undersigned, a Corporation Partnership Individual, does hereby make application for a license to sell during the year of September 1, 7025 - August 31, 2026 Approved by City of Ketchum Idaho by; Mayor

Cycle Tracking Number: 165136

Idaho State Police

Retail Alcohol Beverage License

License Year: 2026 License Number: 5985

This is to certify, that

Premises Number: 5B-5985

Rasberry's Inc

doing business as:

Rasberry's

is licensed to sell alcoholic beverages as stated below at:

411 5th St E Lower Level , Ketchum, Blaine County

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

County and city licenses are also required in order to operate.

Liquor		Νo
Liquoi	•	

Beer Yes \$50.00
Wine by the bottle Yes \$100.00

Wine by the glass Yes \$100.00

Kegs to go No Growlers No

Restaurant Yes \$0.00

On-premises consumption Yes \$0.00

Multipurpose arena No Plaza No Brewer's Retail No

TOTAL FEE: \$250.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

RASBERRY'S INC RASBERRY'S PO BOX 8920

KETCHUM, ID 83340

Mailing Address

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

Expires: 07/31/2026

Bill Hordin

Director of Idaho State Police





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

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

APPLICANT INFORMATION			
Applicant Name: DITIV BIRDS UC	Doing Business As: 6	Wister !	Dage Dage
		 	FICIATIE
Physical Address where license will be displayed: 460 E. SON VALLET RD			
Mailing Address: Po Box 4290 HATLY, to 83333			
Recorded Owner of Property: PORA		·	
Applicant Phone Number: 209-120-0564	Applicant Email: WYSC	gy Pinac	2 Cymai, 1. 9
STATE LICENSE NO: 9244 (copy required)	county license no: 25	26-047	(copy required)
Corporation:	List names and addresses of	corporation officers	and/or partners:
Partnership:	Enil Hetoch		1/4 10
Individual:	BREST ANGE		16/15/1
If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho?	104 WILLAMS ST		
Yes No	FRED BUNICES	· ringle;	<u> </u>
BEER LICENSE FEES	140 FLOWER DR	· UNIT G.	FETT KLOW
Draft or Bottled or Canned Beer to be consumed		\$200	00
3 3		\$ 50.	
Bottled or Canned Beer NOT to be consumed on premises WINE LICENSE FEES		Ţ 30.	
Wine, to be consumed on premises \$200.00			
Wine, NOT to be consumed on premises Wine, NOT to be consumed on premises		\$200	
LIQUOR LICENSE FEES		7200	.00
Liquor by the Drink (Note: Liquor fee includes wine) \$560.00			00
1150			<u> </u>
Total Fees-Due - \$			
ADDITIONAL INFORMATION			
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes No			
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes No			

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

Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Or	dinance 882), City of Ketchum, Idaho, Blaine County.
	BUNER
Applicant Signature Re	lation to Business
City Clerk or Deputy Signature	
OFFICIAL US	E ONLY
Date Received: 7/29/25 License Fee Paid:	License No: 1209 A
To the City Council, Ketchum, Idaho; The undersigned, a Corporation Partnership Individual during the year of September 1, 2005 - August 31, 2006 Approved by City of Ketchum Idaho by;	, does hereby make application for a license to sell
Mayor	*

Cycle Tracking Number: 164898

Idaho State Police

Premises Number: 5B-8294

Retail Alcohol Beverage License

License Year: 2026 License Number: 8294

*

This is to certify, that

Dirty Bird's LLC

doing business as:

Wiseguy Pizza Pie

is licensed to sell alcoholic beverages as stated below at:

460 Sun Valley Rd Unit 104, Ketchum, Blaine County

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

County and city licenses are also required in order to operate.

Liquor No

Beer Yes <u>\$50.00</u>

Wine by the bottle No

Wine by the glass Yes \$100.00

Kegs to go No

Growlers Yes \$0.00
Restaurant Yes \$0.00

On-premises consumption Yes \$0.00

Multipurpose arena No Plaza No Brewer's Retail No

TOTAL FEE: \$150.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

DIRTY BIRD'S LLC WISEGUY PIZZA PIE PO BOX 4290

HAILEY, ID 83333

Mailing Address

License Valid:

08/01/2025 - 07/31/2026

Expires: 07/31/2026

Bill Hording

Director of Idaho State Police



No. 2026-047 **BLAINE COUNTY** 2026 STATE OF IDAHO RETAIL ALCOHOL BEVERAGE LICENSE DIRTY BIRDS LLC THIS IS TO CERTIFY THAT _____ WISEGUY PIZZA PIE a(n)____ Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho. State License Issue Date: 06/25/2025 Transfer Fee Signature of Licensee or Officer of Corporation \$0.00 Bottled/canned beer, Consumed off premise This license is TRANSFERABLE and EXPIRES 07/31/2026. \$0.00 Bottled/canned beer, Consumed on premise Witness my hand and seal this 8 day of July, 2025 \$100.00 Draft beer, includes draft, bottled, and/or canned \$100.00 Wine by the glass \$0.00 Wine by the bottle Anyon M'Cony \$0.00 Liquor \$200.00 Total Commissioner indoor Mollineaux Commissioner (This license must be conspicuously displayed)



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

A DDI ICANIT INICODIMATION				
APPLICANT INFORMATION Applicant Name: Dunn Deal Uc	Doing Rusiness As. (9	rill at knob Hill		
Applicant Name: Doing Business As: Ori 1 at FNOL Hill Physical Address where license will be displayed: 960 North Main St.				
Mailing Address: Po Box 3352 Lefthin Id \$3340				
Recorded Owner of Property: Knob Hill Ins				
Applicant Phone Number: 308726 8004		leal suco grand. com		
STATE LICENSE NO: 387 (copy required)	county license no: 20			
Corporation:	List names and addresses of しんと しいい	corporation officers and/or partners:		
Partnership:	Robert Dunn			
Individual: If Applicant is a Partnership or Corporation, is the	1-00011			
corporation authorized to do business in Idaho?				
Yes No No				
BEER LICENSE FEES				
Draft or Bottled or Canned Beer to be consumed	d on premises	\$200.00		
Bottled or Canned Beer NOT to be consumed or	n premises	\$ 50.00		
WINE LICENSE FEES				
Wine, to be consumed on premises		\$200.00		
Wine, NOT to be consumed on premises		\$200.00		
LIQUOR LICENSE FEES				
Liquor by the Drink (Note: Liquor fee includes w	ine)	\$560.00		
	Total Fees Due	\$ 760.00		
ADDITIONAL INFORMATION				
ADDITIONAL INFORMATION				
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes No				
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes No No				

Ketchum Municipal Code, Title 3, Chapter 5.04	(amended by Ordinance 8)	requested are subject to the provis 82), City of Ketchum, Idaho, Blaine Co	ions of the ounty.
- lu		utoer Jouner	•
Applicant Signature	Relation to B	Business	
Date			
City Clerk or Deputy Signature	<u>></u>	and the second s	
	OFFICIAL USE ONLY		
Date Received: 7797 Licens	se Fee Paid: 15700	License No:	_
To the City Council, Ketchum, Idaho; The undersigned, a Corporation Partnersh during the year of September 1, 2025 - Aug	ip Individual , does oust 31, <u>2026</u>	hereby make application for a license	to sell
Approved by City of Ketchum Idaho by;			
Mayor			

Idaho State Police

Retail Alcohol Beverage License

Cycle Tracking Number: 165049
ISI D ID: 6652

License Year: 2026

License Number: 3875

This is to certify, that Dunn Deal LLC

Premises Number: 5B-9

Incorporated City

doing business as: Grill at Knob Hill Inn

is licensed to sell alcoholic beverages as stated below at:

960 N Main , Ketchum, Blaine County

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

County and city licenses are also required in order to operate.

Liquor	Yes	<u>\$750.00</u>
Beer	Yes	<u>\$50.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>

Kegs to go No

Growlers No

Restaurant Yes \$0.00

On-premises consumption Yes \$0.00

Multipurpose arena No Plaza No Brewer's Retail No

TOTAL FEE: \$800.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

DUNN DEAL LLC GRILL AT KNOB HILL INN PO BOX 3352

KETCHUM, ID 83340

Mailing Address

License Valid:

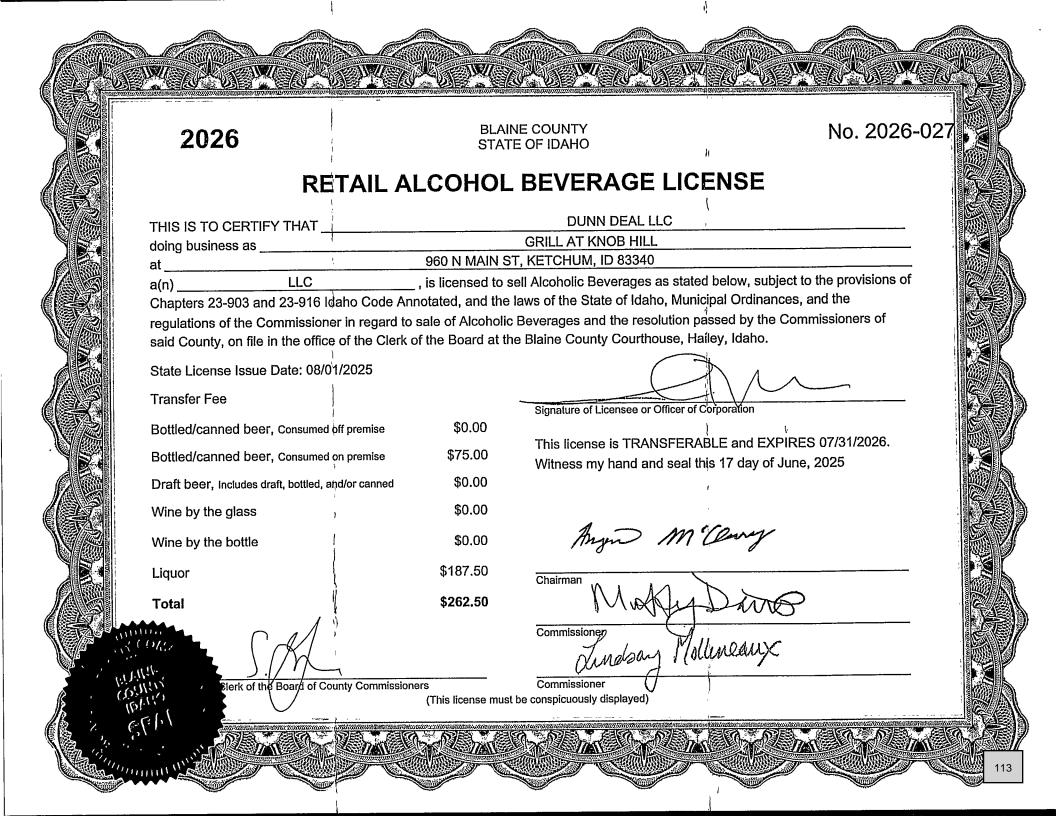
08/01/2025 - 07/31/2026

Expires: 07/31/2026

Bill Londin

Director of Idaho State Police







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

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

0		
Applicant Email: wronge (le guail.com COUNTY LICENSE NO: (copy required)		
y required)		
or partners:		
0		
r of the applyi of Idaho, or a exication lique r appearance elony within t		
ר		

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

, the city of Ke	r this permit. Applicant certifies that s/he	mposed. Applicant agrees to defend, hold harml liability claims, suits and costs arising from incide has read and examined this application and tha
The undersigned hereby ack Ketchum Municipal Code, Tit	knowledges and consents that the Licens tle 5, Chapter 5.04 (amended by Ordinand	te(s) requested are subject to the provisions of ce 882), City of Ketchum, Idaho, Blaine County.
	00	ner
Applicant Signature 7/25/25	Relation	to Business
Date		
Dute		
City Clerk or Deputy Signature	2	
	e OFFICIAL USE ONL	Y
	The Parks and the second second	_Y License No:
City Clerk or Deputy Signature Date Received: To the City Council, Ketchum,	OFFICIAL USE ONL License Fee Paid: , Idaho; ion Partnership Individual , d r 1, August 31,	
Date Received: To the City Council, Ketchum, The undersigned, a Corporate during the year of September	OFFICIAL USE ONL License Fee Paid: , Idaho; ion Partnership Individual , d r 1, August 31,	License No:

City of Ketchum, 4/27/22, Page 2 of 2

Cycle Tracking Number: 165441

Idaho State Police

Premises Number: 5B-31301

Retail Alcohol Beverage License

License Year: 2026

License Number: 31301

This is to certify, that New Endeavor LLC

doing business as: Ida Thai

is licensed to sell alcoholic beverages as stated below at:

310 S Main , Ketchum, Blaine County

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

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

TOTAL FEE: \$250.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

NEW ENDEAVOR LLC

IDA THAI

PO BOX 2854

SUN VALLEY, ID 83353

Mailing Address

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

Expires: 07/31/2026

Director of Idaho State Police





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

APPLICANT INFORMATION			
Applicant Name: Luga LLC	Doing Business As:	Enoteca	
Physical Address where license will be displayed:	N main K	etchum ID 83340	
0 0 0 0 1	xetchum D	82340	
Recorded Owner of Property: Scott & Annu	Mason, Adela	ide Smithmason	
Applicant Phone Number: 208.928.6280	Applicant Email: Ketch		
STATE LICENSE NO: (copy required)	COUNTY LICENSE NO:	(copy required)	
Corporation: Partnership:	List names and addresses of Adelaide Smith	corporation officers and/or partners:	
Individual: If Applicant is a Partnership or Corporation, is the	Scotte Anne Maso	on - Box 3515 Ketchun	
corporation authorized to do business in Idaho?		The second secon	
Yes V No .			
BEER LICENSE FEES		40000	
Draft or Bottled or Canned Beer to be consume		\$200.00	
Bottled or Canned Beer NOT to be consumed o	n premises	\$ 50.00	
WINE LICENSE FEES			
Wine, to be consumed on premises		\$200.00	
Wine, NOT to be consumed on premises		\$200.00	
LIQUOR LICENSE FEES			
Liquor by the Drink (Note: Liquor fee includes v	vine)	\$560.00	
	Total-Fees Due	\$ 1050.00	
ADDITIONAL INFORMATION			
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes No			
Has the applicant or any partner or actual active manage last five years? Yes No	ger or officer of the applicant b	been convicted of any felony within the	

Ketcham Municipal Code. Title 5. Chapter 5.04 (amend	that the License(s) requested are subject to the provisions of the led by Ordinance 882), City of Ketchum, Idaho, Blaine County.
15/1	——————————————————————————————————————
Applicant Signature	Relation to Business
06/09/2005	
Date	
City Clerk or Deputy Signature	
	FICIAL USE ONLY
Date Received: 7 10 25 License Fee Pa	id: \$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
To the City Council, Ketchum, Idaho;	
The undersigned, a Corporation Partnership	dividual , does hereby make application for a license to sell
during the year of September 1, 2025 - August 31, 2	
Approved by City of Ketchum Idaho by;	
	<u> </u>
Mayor	

Idaho State Police

Retail Alcohol Beverage License

Cycle Tracking Number: 165190

License Year: 2026 License Number: 13806

This is to certify, that

Premises Number: 5B-13806

Luna LLC

doing business as:

Enoteca

is licensed to sell alcoholic beverages as stated below at: 300 N Main Unit 101, Ketchum, Blaine County

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

County and city licenses are also required in order to operate,

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

TOTAL FEE: \$250.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

LUNA LLC ENOTECA PO BOX 3515

KETCHUM, ID 83340

Mailing Address

License Valid:

08/01/2025 - 07/31/2026

Expires: 07/31/2026

Bill offording

Director of Idaho State Police





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

APPLICANT INFORMATION		1 a AT-biola disalt		
Applicant Name: My Gardon SUC	Doing Business As:	HORA ERVIS, TAVIKSON		
Physical Address where license will be displayed: 580 AHD STREET E KOTCHULL				
Mailing Address: P.O. BOX 3854 KetCUMM				
Recorded Owner of Property: GTEO, COLRE	7			
Applicant Phone Number: 208-756-0115	Applicant Email: MOMO(a)	<u>hun Kanasy/vies · con</u>		
STATE LICENSE NO: (copy required)	COUNTY LICENSE NO:	(copy required)		
Corporation:		corporation officers and/or partners:		
Partnership:	laylor sturge			
Individual:	Swan Linton			
If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho?	OMMAT MOTOR			
Yes No				
BEER LICENSE FEES				
Draft or Bottled or Canned Beer to be consume	d on premises	\$200.00		
Bottled or Canned Beer NOT to be consumed o	n premises	\$ 50.00		
WINE LICENSE FEES				
Wine, to be consumed on premises		\$200.00		
Wine, NOT to be consumed on premises		\$200.00		
LIQUOR LICENSE FEES				
Liquor by the Drink (Note: Liquor fee includes v	vine)	\$560.00		
	Total Fees Due	<u>\$ 250.00</u>		
ADDITIONAL INCORNATION				
ADDITIONAL INFORMATION	wher of the applicing partners	hin the active manager of the applying		
Has the applicant, any partners of the applicant, any me partnership or any officer of the applying corporation by	mper or the applying partners seen convicted of a violation o	of any law of the State of Idaho. or any		
other state, or of the United States regulating, governing	g, or prohibiting the sale of alc	oholic beverages or intoxication liquor,		
other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to				
answer charges of any such violation? Yes No	1 27			
/	•			
	ror of officer of the applicant h	neen convicted of any felony within the		
Has the applicant or any partner or actual active manage last five years? Yes No.		Seen convicted of any felony within the		
last live years:				

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

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

Applicant Signature

Relation to Business

Citý Clerk or Deputy Signature

To Sept wit

1

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless

	OFFICIAL USE ONLY	
Date Received: 7/16/25	License Fee Paid: \$250.00	License No: 1738A
To the City Council, Ketchum, Id The undersigned, a Corporation during the year of September 1,	laho; X Partnership Individual , does hereb 2025	by make application for a license to sell
Approved by City of Ketchum Id	aho by;	
	¥	
Mayor		

Idaho State Police

Retail Alcohol Beverage License

Cycle Tracking Number: 164818

License Year: 2026

License Number: 7099

This is to certify, that The Gardens LLC

Premises Number: 5B-7099

doing business as: Taylor'd Events/Hank & Sylvie's

is licensed to sell alcoholic beverages as stated below at:

580 4th Ave East , Ketchum, Blaine County

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

County and city licenses are also required in order to operate.

Liquor	No	1
Beer	Yes	<u>\$50.00</u>
Wine by the bottle	Yes	<u>\$100.00</u>
Wine by the glass	No	
Kegs to go	No	
Growlers	No	
Restaurant	No	
On-premises consumption	No	
Multipurpose arena	No	
Plaza	No	
Brewer's Retail	No	1

TOTAL FEE: <u>\$150.00</u>

Signatyre of Licensee, Corporate Officer, LLC Member or Partner

THE GARDENS LLC TAYLOR'D EVENTS/HANK & SYLVIE'S PO BOX 3854

KETCHUM, ID 83340

Mailing Address

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

Expires: 07/31/2026

Bill Hordin

Director of Idaho State Police



A THE WAR TO A STATE OF THE PARTY OF THE PAR No. 2026-009 **BLAINE COUNTY** 2026 STATE OF IDAHO RETAIL ALCOHOL BEVERAGE LICENSE THE GARDENS LLC THIS IS TO CERTIFY THAT TAYLORD EVENTS/HANK & SYLVIES doing business as ______ at _____5 580 4TH AVE E, KETCHUM, ID 83340 a(n) ______, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine Coμnty Courthouse, Hailey, Idaho. State License Issue Date: 08/01/2024 Transfer Fee Signature of Licensee or Officer of Corporation \$25.00 Bottled/canned beer, Consumed off premise This license is TRANSFERABLE and EXPIRES 07/31/2026. \$0.00 Witness my hand and seal this 17 day of June, 2025 Bottled/canned beer, Consumed on premise \$0.00 Draft beer, Includes draft, bottled, and/or canned \$0.00 Wine by the glass \$100.00 Wine by the bottle \$0.00 Liquor \$125.00 Total Lindsay Mollineaux Commissioner Commissioner

(This license must be conspicuously displayed)

Clerk of the Board of County Commissioners



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

APPLICANT INFORMATION			
Applicant Name: Aspen Skiing Company, LLC Doing Business As: Limelight Hotel Ketchum			
Physical Address where license v		S. Main St., Ketchum, I	D 83340
Mailing Address: P.O. Box 70	081, Ketchum, ID 8	33340	
Recorded Owner of Property: A	spen Skiing Comp	any, LLC dba Limeligh	t Hotel Ketchum
Applicant Phone Number: (208) 726-0881	Applicant Email: rwhite@	aspen.com
STATE LICENSE NO:	(copy required)	COUNTY LICENSE NO:	(copy required)
Corporation: Partnership: Individual: If Applicant is a Partnership or Cocorporation authorized to do but Yes No		List names and addresses of Please see attached.	corporation officers and/or partners:
BEER LICENSE FEES			
X Draft or Bottled or Cann	ed Beer to be consume	d on premises	\$200.00
Bottled or Canned Beer	NOT to be consumed or	n premises	\$ 50.00
WINE LICENSE FEES			
Wine, to be consumed on premises			\$200.00
Wine, NOT to be consumed on premises			\$200.00
LIQUOR LICENSE FEES			·
X Liquor by the Drink (Not	e: Liquor fee includes w	rine)	\$560.00
		Total Fees Due	<u>\$760.00</u>
ADDITIONAL INFORMATION			
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes No No No No No No No No No No			

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

Denis Cote	Digitally signed by Denis Cote Date: 2025.07.14 11:05:35 -06'00'	Denis Cote, Hotel Manager
Applicant Signature 07/14/2025		Relation to Business
Date		
City Clerk or Deputy Signatu	ıre	_
	OFFICIA	L USE ONLY
Date Received: 7/29/2	License Fee Paid	57(0 License No: 2135A
To the City Council, Ketch The undersigned, a Corpo during the year of Septem	um, Idaho; ration Partnership Individ ber 1, 2015 - August 31, <u>20</u> 0	lual, does hereby make application for a license to sell
Approved by City of Ketch	num Idaho by;	
Mayor	-	



Attachment to Liquor License Renewal Aspen Skiing Company, LLC, d/b/a Limelight Hotel Ketchum 151 South Main Street, Ketchum, Idaho Premise Number: 5B-20795

Management Disclosure List

4. List sole proprietor(s) all partners, corporate offices, directors, ten primary stockholders, LLC/LLP members/partners of the applicant.

The Manager of Aspen Skiing Company, LLC is HCC Manager, LLC The three Managers of HCC Manager, LLC are:

Name: Steven Crown Address: 685 Ardsley Rd, Winnetka, IL

Title: **Member Manager of HCC Manager, LLC** SSN: 337-38-2006 Date of Birth: 1/18/1952

Idaho Resident (Y/N): **N** If yes, length of residency:

Name: William Herman Crown Address: 100 La Sandra Way, Pantoola Valley

CA 94028

Title: **Member Manager of HCC Manager, LLC** SSN: 330-40-5121 Date of Birth: 7/22/1963

Idaho Resident (Y/N): **N** If yes, length of residency:

Name: Craig C. Martin Address: 300 North LaSalle Street, Chicago, IL 60654

Title: Member Manager of HCC Manager, LLC

SS#: 506-90-6634 Date of Birth: 7/1/1963 Idaho Resident (Y/N): **N** If yes, length of residency:

Aspen Skiing Company corporate officer(s):

Name: Rana Dershowitz Address: 180 Riverside Drive, Basalt, CO 81621
Title: Chief Business and Legal Affairs Officer, Aspen Skiing Company, LLC

SSN:056-62-1143 Date of Birth: 5/5/1970

Idaho Resident (Y/N): **N** If yes, length of residency

Limelight Ketchum Hotel

Name: **John Curnow** Address: 228 Riverside, P.O. 10025, Ketchum ID 83340

Title: Regional General Manager: Limelight Hotels

SSN: 226-88-9658 Date of Birth: 05/22/1964

Idaho Resident (Y/N): Y If yes, length of residency: approximately 7 years



Trustees of Ownership Trusts referenced on Ownership List:

Longview Trust Company, LLC Address: 222 North LaSalle Street, Chicago, IL

60601

Gail P. Bley Address: 220 North LaSalle Street, Chicago, IL 60601

SS#: 332-48-4047 Date of Birth: 12/17/1952

Craig C. Martin Address: 300 North LaSalle Street, Chicago, IL 60654-3406

SS#: 506-90-6634 Date of Birth: 7/1/1963

All individuals listed here have previously submitted their fingerprints and related forms to State of Idaho Alcohol Beverage Control.

Idaho State Police

Cycle Tracking Number: 164965 ISLD ID: 8010

License Year: 2026

License Number: 20795

Premises Number: 5B-20795

Rural Hotel License

Retail Alcohol Beverage License

This is to certify, that

Aspen Skiing Company LLC

doing business as:

Limelight Hotel Ketchum

is licensed to sell alcoholic beverages as stated below at:

151 S Main Street , Ketchum, Blaine County

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

County and city licenses are also required in order to operate.

Liquor	Yes	<u>\$300.00</u>
Beer	Yes	<u>\$50.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Kegs to go	No	
Growlers	No	
Restaurant	Yes	<u>\$0.00</u>
On-premises consumption	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Plaza	No	
Brewer's Retail	No	

TOTAL FEE: <u>\$350.00</u>

Signature of Licensee, Corporate Officer, LLC Member or Partner

ASPEN SKIING COMPANY LLC LIMELIGHT HOTEL KETCHUM PO BOX 7081

KETCHUM, ID 83340

Mailing Address

License Valid:

08/01/2025 - 07/31/2026

Expires: 07/31/2026

Bill Londin

Director of Idaho State Police





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

APPLICANT INFORMATION			
Applicant Name: KIHN a KIN, LC	Doing Business As: •	THE COVEY	
Physical Address where license will be displayed: 520	O WAShington	1 Ketchum	
Mailing Address: PO PDX 900	Ketchum		
Recorded Owner of Property: 520 WAShi	nation LLC.		
Applicant Phone Number: 726-3663			
STATE LICENSE NO: > Q & O (copy required)	COUNTY LICENSE NO:	(copy required)	
Corporation: Partnership: Individual: If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes No			
BEER LICENSE FEES			
Draft or Bottled or Canned Beer to be consume	d on premises	\$200.00	
Bottled or Canned Beer NOT to be consumed or	n premises	\$ 50.00	
WINE LICENSE FEES			
Wine, to be consumed on premises		\$200.00	
Wine, NOT to be consumed on premises \$200.00		\$200.00	
LIQUOR LICENSE FEES			
Liquor by the Drink (Note: Liquor fee includes w	rine)	\$560.00	
	Total Fees Due	\$ 810.00	
ADDITIONAL INFORMATION			
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes No			

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

7		Suner
Applicant Signature	Relation to Busin	ess
6/5/25		
Date	7	
-		
City Clerk or Deputy Signature		
, 0 , , ,		
	OFFICIAL USE ONLY	
Date Received: 7 29 25	License Fee Paid:	License No: 2218A
To the City Council, Ketchum, Idaho;		
The undersigned, a Corporation Pe	ırtnership Individual, does here	eby make application for a license to sell
during the year of September 1,		
Approved by City of Ketchum Idaho b	<i>'</i> ;	
'' '	•	
Mayor		



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

A DOLLOANT INCORMATION			
APPLICANT INFORMATION		- 123	
Applicant Name: Izalo UC	Doing Business As:	El Wiso	
	80 E 6th St.	Ketchum ID 83340	
Mailing Address: Po. Box 1889			
Recorded Owner of Property:			
Applicant Phone Number: (208) 481 - 77-80	Applicant Email: pedv	oal bino 1460 i cloud con	
STATE LICENSE NO: 2483 (copy required)	COUNTY LICENSE NO: 202		
Corporation:		corporation officers and/or partners:	
Partnership:	Pedro Albino.		
Individual:			
If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho?			
Yes No	<u> </u>		
BEER LICENSE FEES			
Draft or Bottled or Canned Beer to be consumed	d on premises	\$200.00	
Bottled or Canned Beer NOT to be consumed or		\$ 50.00	
WINE LICENSE FEES			
Wine, to be consumed on premises	<u> </u>	\$200.00	
Wine, NOT to be consumed on premises		\$200.00	
LIQUOR LICENSE FEES			
Liquor by the Drink (Note: Liquor fee includes w	ine)	\$560.00	
	Total-Fees Due	<u>\$ 400</u>	
ADDITIONAL INFORMATION			
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes No X Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the			
last five years? Yes No	(X)	seen sommettee or any recony wealth the	

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

(Dee Rice al	Owner	
Applicant Signature	Relation to Busines	SS
7/23/2025	·	
Date		,
City Clerk or Deputy Signature	~~~	ه مداعد
	•	
	OFFICIAL USE ONLY	
Date Received: 7 29 25	License Fee Paid: 5400	License No: 2276A
To the City Council, Ketchum, Idaho; The undersigned, a Corporation Parduring the year of September 1, 200	rtnership lndividual 1 , does hereb - August 31, <u>2026</u>	by make application for a license to sell
Approved by City of Ketchum Idaho by	'', '	
Mayor		

Cycle Tracking Number: 164992

Idaho State Police

Premises Number: 5B-24483

Retail Alcohol Beverage License

License Year: 2026 License Number: 24483

This is to certify, that

Izalco LLC

doing business as:

El Nino

is licensed to sell alcoholic beverages as stated below at:

280 E 6th St , Ketchum, Blaine County

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

County and city licenses are also required in order to operate.

Liquor	No
--------	----

Beer Yes <u>\$50.00</u>

Wine by the bottle No

Wine by the glass Yes \$100.00

Kegs to go No

Growlers No

Restaurant Yes \$0.00

On-premises consumption Yes \$0.00

Multipurpose arena No

Plaza No

Brewer's Retail No

TOTAL FEE: <u>\$150.00</u>

Signature of Licensee, Corporate Officer, LLC Member or Partner

IZALCO LLC

EL NINO

PO BOX 1889

HAILEY, ID 83333

Mailing Address

License Valid:

08/01/2025 - 07/31/2026

Expires: 07/31/2026

Dell Londin

Director of Idaho State Police



WAR WAR WAR WAR WAR WAR AND WA No. 2026-077 **BLAINE COUNTY** 2026 STATE OF IDAHO RETAIL ALCOHOL BEVERAGE LICENSE THIS IS TO CERTIFY THAT _____ IZALCO LLC **EL NINO** doing business as ______ EL NINO at _____ 280 E 6TH ST, KETCHUM, ID 83340 LLC , is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of a(n) Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho. State License Issue Date: 08/01/2025 Transfer Fee e of Licensee or Officer of Corporation \$0.00 Bottled/canned beer, Consumed off premise This license is TRANSFERABLE and EXPIRES 07/31/2026. \$0.00 Bottled/canned beer, Consumed on premise Witness my hand and seal \$100.00 Draft beer, Includes draft, bottled, and/or canned \$100.00 Wine by the glass Anyw M'Clary \$0.00 Wine by the bottle \$0.00 Liquor \$200.00 **Total** missioner Mollingary Commissioner Commissioner Clerk of the Board of County Commissioners (This license must be conspicuously displayed)



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

CONTROL OF THE PLANT CONTROL OF THE PLANT CONTROL OF THE PARTY OF THE	SECURIO (SCHOOLS) A CARAGO, A CARAGO CONTRACTOR CONTRAC				
APPLICANT INFORMATION					
Applicant Name: PANZITA LLC	Doing Business As:	COOLESOOK-DEATHE			
Physical Address where license will be displayed:	71 7TH STRIEL	ET LEAST KETCHI			
Mailing Address: 10 Pax 4913 K	Mailing Address: 10 Pax 4913 KET CHUM. 10 83347				
Recorded Owner of Property: HAZZA N	IAVONA LIC				
Applicant Phone Number: 208-720-0607	Applicant Email: JNF	O COOLBOOK KETCH			
STATE LICENSE NO: 25244 (copy required)	COUNTY LICENSE NO: 2	026-053 (copy required)			
Corporation: Partnership: Individual:	List names and addresses of	corporation officers and/or partners:			
If Applicant is a Partnership or Corporation, is the					
corporation authorized to do business in Idaho? Yes No No					
BEER LICENSE FEES	The first of the second of the				
Draft or Bottled or Canned Beer to be consumed	d on premises	\$200.00			
Bottled or Canned Beer NOT to be consumed on		\$ 50.00			
WINE LICENSE FEES					
Wine, to be consumed on premises		\$200.00			
Wine, NOT to be consumed on premises	, , , , , , , , , , , , , , , , , , , ,	\$200.00			
LIQUOR LICENSE FEES					
Liquor by the Drink (Note: Liquor fee includes wi	ine)	\$560.00			
	Total Fees Due	\$ 650,00			
ADDITIONAL INFORMATION					
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes No					
Has the applicant or any partner or actual active manage last five years? Yes No	r or officer of the applicant be	een convicted of any felony within the			

The undersigned hereby acknowledges a Ketchum Mun icipal Coden Title,5, Chapter	nd consents that the License(s) request	
A Market		NER / OWNER
Applicant Signature 7/25/25	Relation to Business	/
Date		
City Clerk or Deputy Signature		
	OFFICIAL USE ONLY	·
Date Received: 7 29 25	OFFICIAL USE ONLY License Fee Paid: \$650	License No: 2305A
To the City Council. Ketchum, Idaho:	License Fee Paid: \$650	
To the City Council, Ketchum, Idaho; The undersigned, a Corporation Para	License Fee Paid: \$650	

Cycle Tracking Number: 165303

Idaho State Police

Premises Number: 5B-25244

Retail Alcohol Beverage License

License Year: 2026 License Number: 25244

This is to certify, that

Burita LLC

doing business as:

Liquor

Cookbook Restaurant

is licensed to sell alcoholic beverages as stated below at:

No

271 7th Street East, Ketchum, Blaine County

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

County and city licenses are also required in order to operate.

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

TOTAL FEE: \$250.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

BURITA LLC

COOKBOOK RESTAURANT

PO BOX 4913

KETCHUM, ID 83340

Mailing Address

License Valid:

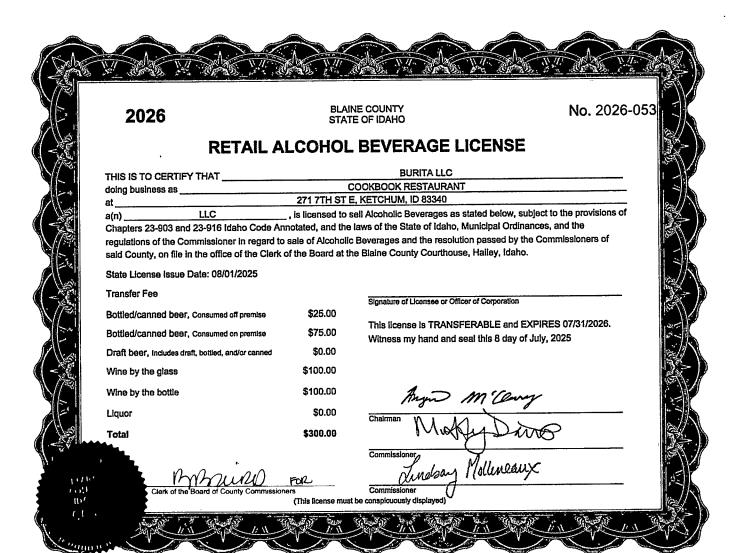
08/01/2025 - 07/31/2026

Expires: 07/31/2026

Bill Londing

Director of Idaho State Police







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

APPLICANT INFORMATION				
Applica	Applicant Name:Little Flame Kitchen LLC Doing Business As:Fiamma			
Physica	al Address where license will be displayed:211 Lo	eadville Ave N		
Mailing	g Address:PO Box 2922, Hailey, ID, 8333	33		
Record	ed Owner of Property:Acquire Realty			
Applica	nt Phone Number:2063046780	Applicant Email:kinsey@f	fiammasunvalley.com	
STATE L	LICENSE NO: (copy required)	COUNTY LICENSE NO:	(copy required)	
Corpora Partner		Kinsey Leodler	corporation officers and/or partners:	
Individu		Brittany Rescigno		
	icant is a Partnership or Corporation, is the ation authorized to do business in Idaho?			
	■ No □			
BEER LI	ICENSE FEES			
Х	Draft or Bottled or Canned Beer to be consumed	d on premises	\$200.00	
Х	Bottled or Canned Beer NOT to be consumed or	n premises	\$ 50.00	
WINE L	WINE LICENSE FEES			
Wine, to be consumed on premises \$200.00		\$200.00		
Wine, NOT to be consumed on premises			\$200.00	
LIQUOR LICENSE FEES				
Х	Liquor by the Drink (Note: Liquor fee includes w	ine)	\$560.00	
		Total Fees Due	\$810.00	
ADDITIONAL INFORMATION				
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes No				
last five years? Yes No				

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

Resciano	Owner	•
Applicant Signature	Relation	to Business
7/17/25		
Date		
City Clerk or Deputy Signature		
	OFFICIAL USE ONI	
Date Received:	License Fee Paid:	License No:
To the City Council, Ketchum, Idaho; The undersigned, a Corporation Part during the year of September 1, Approved by City of Ketchum Idaho by;		loes hereby make application for a license to sell

Mayor

Cycle Tracking Number: 165568

Idaho State Police

Premises Number: 5B-43157

Retail Alcohol Beverage License

License Year: 2026

License Number: 43157

Little Flame Kitchen LLC This is to certify, that

doing business as: Fiamma

is licensed to sell alcoholic beverages as stated below at:

211 Leadville Ave N, Ketchum, Blaine County

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

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

TOTAL FEE: \$250.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

LITTLE FLAME KITCHEN LLC

FIAMMA

PO BOX 2922

HAILEY, ID 83333

Mailing Address

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

Expires: 07/31/2026



2026

BLAINE COUNTY STATE OF IDAHO No. 2026-089

RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT	LITTLE FLAME KITCHEN LLC			
doing business as	FIAMMA			
at2*	211 LEADVILLE AVE N, KETCHUM, ID 83340			
	notated, and the sale of Alcoholic	sell Alcoholic Beverages as stated below, subject to the provisions of laws of the State of Idaho, Municipal Ordinances, and the Beverages and the resolution passed by the Commissioners of the Blaine County Courthouse, Hailey, Idaho.		
State License Issue Date: 08/01/2025 Transfer Fee				
Transfer Fee		Signature of Licensee or Officer of Corporation		
Bottled/canned beer, Consumed off premise	\$0.00			
Bottled/canned beer, Consumed on premise	\$0.00	This license is TRANSFERABLE and EXPIRES 07/31/2026. Witness my hand and seal this 15 day of July, 2025		
Draft beer, includes draft, bottled, and/or canned	\$100.00			
Wine by the glass	\$100.00			
Wine by the bottle	\$100.00	Anyw M'Ceny		
Liquor	\$0.00	Chairman		
Total	\$300.00	Makey David		
Clerk of the Board of County Commission		Commissioner Mollwlaux Commissioner The conspicuously displayed)		



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

Doing Business As:SUI	n Valley Wine Company			
Physical Address where license will be displayed: 360 Leadville Avenue N Ketchum				
0				
Applicant Email:gflips123@comcast.net				
COUNTY LICENSE NO: 2026-024 (copy required)				
List names and addresses of corporation officers and/or partners:				
Jim Phillips PO Box 3628 Ketch				
Crystal McKenzie PO Box 3628				
Dexter McKenzie PO Box 3628	Ketchum 83340			
, <u>, , , , , , , , , , , , , , , , , , </u>	*** <u>*</u>			
d on premises	\$200.00			
n premises	\$ 50.00			

	\$200.00			
	\$200.00			
,	•			
vine)	\$560.00			
Total Fees Due \$650.00				
peen convicted of a violation of a v	ship, the active manager of the applying of any law of the State of Idaho, or any coholic beverages or intoxication liquor, are of a bond for his/her appearance to been convicted of any felony within the			
	Applicant Email:gflips123 COUNTY LICENSE NO: List names and addresses of Gayle Phillips PO Box 3628 Ketch Jim Phillips PO Box 3628 Ketch Crystal McKenzie PO Box 3628 Dexter McKenzie PO Box 3628 d on premises n premises n premises Total Fees Due ember of the applying partners been convicted of a violation of g, or prohibiting the sale of allefeited or suffered the forfeite			

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

May 101 Tullion	Owner
Applicant Signature 06/04/2025	Relation to Business
Date	
City Clerk or Deputy Signature	

OFFICIAL USE ONLY					
Date Received: 7 29 25	License Fee Paid: 🕸 🕡	50	License No: 6941A		
To the City Council, Ketchum, Idaho; The undersigned, a Corporation Partnership Andividual , does hereby make application for a license to sell during the year of September 1, 2025 - August 31, 2026 Approved by City of Ketchum Idaho by;					
Mayor					

Cycle Tracking Number: 164895

Idaho State Police

Premises Number: 5B-59

Retail Alcohol Beverage License

License Year: 2026 License Number: 3185

This is to certify, that The Valley Vino LLC

doing business as:

Sun Valley Wine Company

is licensed to sell alcoholic beverages as stated below at:

360 N Leadville Rd , Ketchum, Blaine County

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

County and city licenses are also required in order to operate.

Liquor No

Beer Yes <u>\$50.00</u>

Wine by the bottle Yes \$100.00

Wine by the glass Yes \$100.00

Kegs to go No

Growlers No

Restaurant Yes \$0.00

On-premises consumption Yes \$0.00

Multipurpose arena No No No

Brewer's Retail No

TOTAL FEE: \$250.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

THE VALLEY VINO LLC

SUN VALLEY WINE COMPANY

PO BOX 3628

KETCHUM, ID 83340

Mailing Address

License Valid:

08/01/2025 - 07/31/2026

Expires: 07/31/2026

Bill Londin

Director of Idaho State Police



WINDLE WILLIAM WAS A STATE OF THE WAS A STATE OF TH No. 2026-024 **BLAINE COUNTY** 2026 STATE OF IDAHO RETAIL ALCOHOL BEVERAGE LICENSE THE VALLEY VINO LLC THIS IS TO CERTIFY THAT _____ doing business as SUN VALLEY WINE COMPAN
at 360 N LEADVILLE RD, KETCHUM, ID 83340
a(n) LLC , is licensed to sell Alcoholic Beverages as s **SUN VALLEY WINE COMPANY** , is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho. State License Issue Date: 08/01/2024 Transfer Fee \$0.00 Bottled/canned beer, Consumed off premise This license is TRANSFERABLE and EXPIRES 07/31/2026. \$0.00 Bottled/canned beer, Consumed on premise Witness my hand and seal this 24 day of June, 2025 \$100.00 Draft beer, Includes draft, bottled, and/or canned \$100.00 Wine by the glass \$100.00 Wine by the bottle \$0.00 Liquor Chairman \$300.00 Total Sister Mollineaux Commissioner Commissioner Clerk of the Board of County Commissioners (This license must be conspicuously displayed)



City of Ketchum

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

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

APPLICANT INFORMATION		
Applicant Name: Armonta Bros Ketchun	Inc Doing Business As: L	a Cabarita Mex
Physical Address where license will be displayed:	5th St.W.	Ketchum ID
Mailing Address: Po. Box 3539 Kel	f , ,	33 40
	others, LLC	
Applicant Phone Number: (203) 389 - 0781	Applicant Email: Jacoban	tamexidaspamail. 134
STATE LICENSE NO: 10603 (copy required)		26 - 057 (copy required)
Corporation: 🗓		corporation officers and/or partners:
Partnership:	Daniel Arme	sta
Individual:	2630 Walsde B	alud CI, Hailes I)
If Applicant is a Partnership or Corporation, is the	D ii	
corporation authorized to do business in Idaho? Yes No 7	Kogello Armen	ta
Yes [A] INO [A]	75 E Meader D	v. Ketchun ID 83340
BEER LICENSE FEES		
Draft or Bottled or Canned Beer to be consumed	d on premises	\$200.00
Bottled or Canned Beer NOT to be consumed or	premises	\$ 50.00
WINE LICENSE FEES		
Wine, to be consumed on premises		\$200.00
Wine, NOT to be consumed on premises		\$200.00
LIQUOR LICENSE FEES		
Liquor by the Drink (Note: Liquor fee includes wine) \$560.00		\$560.00
Total Fees Due - \$ 400.00		
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes No		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes No No		

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

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

Daniel Armenta	President.
Applicant Signature	Relation to Business
7/10 (2025	*
Date	
City Clerk or Deputy Signature	
OF	FICIAL UȘE ONLY
Date Received: 711025 License Fee Pa	aid; \$\frac{400}{100} License No: \(0967A \)
To the City Council, Ketchum, Idaho; The undersigned, a Corporation	ndividual, does hereby make application for a license to sell
Approved by City of Ketchum Idaho by;	
Mayor	<u> </u>

Cycle Tracking Number: 164993

Idaho State Police

Premises Number: 5B-10603

Retail Alcohol Beverage License

License Year: 2026

License Number: 10603

Armenta Bros Ketchum Inc This is to certify, that

La Cabanita Mexican Restaurant doing business as:

is licensed to sell alcoholic beverages as stated below at:

160 5th St W , Ketchum, Blaine County

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

County and city licenses are also required in order to operate.

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

Plaza

Brewer's Retail

TOTAL FEE: \$250.00

No

Signature of Licensee. Corporate Officer, LLC Member or Partner

ARMENTA BROS KETCHUM INC LA CABANITA MEXICAN RESTAURANT PO BOX 3539

KETCHUM, ID 83340

Mailing Address

License Valid:

08/01/2025 - 07/31/2026

Expires: 07/31/2026

- Bill Hondin

Director of Idaho State Police



No. 2026-057 **BLAINE COUNTY** 2026 STATE OF IDAHO RETAIL ALCOHOL BEVERAGE LICENSE ARMENTA BROS KETCHUM INC THIS IS TO CERTIFY THAT _____ doing business as ______ LA CABANITA MEXICAN RESTAURANT at _____ 160 5TH ST W, KETCHUM, ID 83340 a(n) ______, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho. State License Issue Date: 08/01/2024 Signature of Licensee or Officer of Corporation **Transfer Fee** \$0.00 Bottled/canned beer, Consumed off premise This license is TRANSFERABLE and EXPIRES 07/31/2026. \$0.00 Bottled/canned beer, Consumed on premise Witness my hand and seal this 8 day of July, 2025 \$100.00 i Draft beer, includes draft, bottled, and/or canned \$100.00 Wine by the glass Anyon M Carry

nairman

ommissiongo

Jundoay Mollunaux \$100.00 Wine by the bottle \$0.00 Liquor \$300.00 **Total** Commissioned Commissioner (This license must be conspicuously displayed)



City of Ketchum

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

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

		at a second	
APPLICANT INFORMATION	T /	2	
Applicant Name: TWEITA LIC		CONT WINE BAR	
Physical Address where license will be displayed: 36	DAST AVE NO	ett AND 12 ESTAVRA	
Mailing Address: 16 Pox 4413 144	TUHUM, 10 833	40 UNIT B	
	2 RENTAIS LL	C	
Applicant Phone Number: 206 770 0607 Applicant Email: GRONT @SCONT GW VALLY			
STATE LICENSE NO: 31762 (copy required)	COUNTY LICENSE NO: 26	26 - 065 (copy required)	
	List names and addresses of o	orporation officers and/or partners:	
Partnership:			
Individual: If Applicant is a Partnership or Corporation, is the			
corporation authorized to do business in Idaho?			
Yes No No		The same article service of support the second service service services and service services are serviced services and services are services as the service services are services as the services are services as the services are services as the services are services are services as the services are servic	
BEER LICENSE FEES			
Draft or Bottled or Canned Beer to be consumed	on premises	\$200.00	
Bottled or Canned Beer NOT to be consumed on	premises	\$ 50.00	
WINE LICENSE FEES			
Wine, to be consumed on premises		\$200.00	
Wine, NOT to be consumed on premises		\$200.00	
LIQUOR LICENSE FEES			
Liquor by the Drink (Note: Liquor fee includes wi	ine)	\$560.00	
	Total Fees Due	\$ 650.00	
ADDITIONAL INFORMATION			
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any			
other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to			
and has any one of them within the last timee years fortested or sufficient the fortested of a point of them within the last timee years fortested or sufficient the fortested of a point of them within the last timee years fortested or sufficient to the fortested of a point of them within the last timee years fortested or sufficient to the			
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes No			

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

The undersigned hereby acknowledges	and consents that the License(s) requ	ested are sub	ject to the provisions of the
Ketchum Municipal Code, Title 5, Chapt	er 5.04 (amended by Ordinance 882), (itv of Ketchum	iect to the provisions of the Lidaho, Blaine County
1 Ball	PARNE	32/8n	NER_
Applicant Signature 7/25/25	Relation to Busine	ess	
Date			
City Clerk or Deputy Signature			
	OFFICIAL LICE ONLY	_	
Date Received: 7 29 25	OFFICIAL USE ONLY License Fee Paid: \$\\$\\$\\$\\$\\$\\$\\$\\$		(-01-0A
The made wear 1/C(1/C)	License Fee Pald: WOSC	License No:	69108A
To the City Council, Ketchum, Idaho; The undersigned, a Corporation Par during the year of September 1,7079	rtnership / Individual , does hereb 2 - August 31, 2020	y make applic	ation for a license to sell
Approved by City of Ketchum Idaho by	;		\
			4,
Mayor			

Cycle Tracking Number: 165299

Idaho State Police

Premises Number: 5B-31762

Retail Alcohol Beverage License

License Year: 2026

License Number: 31762

This is to certify, that Burita LLC

doing business as: Scout Wine Bar & Restaurant

is licensed to sell alcoholic beverages as stated below at: 360 East Avenue, Unit 8, Ketchum, Blaine County

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

Liquor	No	
Beer	Yes	<u>\$50.00</u>
Wine by the bottle	Yes	<u>\$100.00</u>
Wine by the glass	Yes	<u>\$100.00</u>
Kegs to go	No	
Growlers	No	
Postourant	Vas	የበ በበ

Restaurant Yes $\frac{\$0.00}{\$0.00}$ On-premises consumption Yes $\frac{\$0.00}{\$0.00}$

Multipurpose arena No Plaza No Brewer's Retail No

TOTAL FEE: \$250.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

BURITA LLC SCOUT WINE BAR & RESTAURANT PO BOX 4413

KETCHUM, ID 83340

Mailing Address

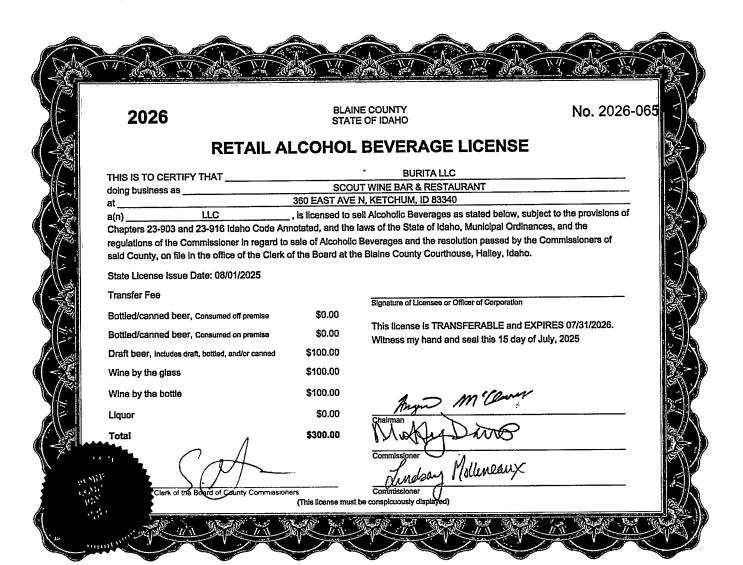
License Valid: 08/01/2025 - 07/31/2026

Expires: 07/31/2026

Bill Hondin

Director of Idaho State Police







City of Ketchum

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

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

APPLICANT INFORMATION		0 6/1	
Applicant Name 1535 DO NGDL	C Doing Business As;	ose Campuarmop	
Physical Address where license will be displayed	Libra Spring	5 Kd. KetChum IVST	
Mailing Address: 3 2 2 A A D. Tu	Din Folls A	D 8330	
Recorded Owner-of Property: Place Holo	ter LLC	A Company of the Comp	
Applicant Phone Number: 20x-73(5 8503	Applicant Email: (00510	Jeosisstopnop.C	
STATE LICENSE NO: (copy required)	COUNTY LICENSE NO:	(copy required)	
Corporation:	List names and addresses of	corporation officers and/or partners:	
Partnership: 🔀	500	Altrichect	
Individual: If Applicant is a Partnership or Corporation, is the		VIII (CCV)	
corporation authorized to do business in Idaho?			
Yes No No			
BEER LICENSE FEES			
Draft or Bottled or Canned Beer to be consumed	d on premises	\$200.00	
Bottled or Canned Beer NOT to be consumed or	n premises	\$ 50.00	
WINE LICENSE FEES		1	
Wine, to be consumed on premises		\$200.00	
Wine, NOT to be consumed on premises		\$200.00	
LIQUOR LICENSE FEES	<u> </u>		
Liquor by the Drink (Note: Liquor fee includes wine)		\$560.00	
ADDITIONAL INFORMATION			
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes No			
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes No			

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

The undersigned hereby acknowledges and consents that Ketchum Municipal Code, Title 5, Chapter 5.04 (amended	t the License(s) requested are subject to the provisions of the by Ordinance 882), City of Ketchum, Idaho, Blaine County.
	merbo
Applicant Signature	Relation to Business
7/3/25	
Date	
City Clerk or Deputy Signature	
	The state of the s
OFFICE	AL USE ONLY
Date Received: 7/29/25 License Fee Paid:	57.50 License No: (69.78A
To the City Council, Ketchum, Idaho; The undersigned, a Corporation Partnership Individual	dual, does hereby make application for a license to sell
during the year of September 1, 1005 - August 31,	2026
Approved by City of Ketchum Idaho by;	
Mayor	

Cycle Tracking Number: 164897

Idaho State Police

Retail Alcohol Beverage License

License Year: 2026 License Number: 14883

This is to certify, that

Premises Number: 5B-14883

Oasis Stop 'N Go LLC

doing business as:

Base Camp Warm Springs

is licensed to sell alcoholic beverages as stated below at:

980 Warm Springs Road , Ketchum, Blaine County

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

County and city licenses are also required in order to operate.

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

TOTAL FEE: \$150.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

OASIS STOP 'N GO LLC BASE CAMP WARM SPRINGS 130 2ND AVE N

TWIN FALLS, ID 83301

Mailing Address

License Valid:

08/01/2025 - 07/31/2026

Expires: 07/31/2026

Bill Lordin

Director of Idaho State Police



2026

BLAINE COUNTY STATE OF IDAHO No. 2026-019

RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT	OASIS STOPN GO LLC		
THIS IS TO CERTIFY THAT	BASE CAMP WARM SPRINGS		
nt .	980 WARM SPRINGS RD, KETCHUM, ID 83340		
a(n) LLC Chapters 23-903 and 23-916 Idaho Code	, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of daho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the ler in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of		
said County, on file in the office of the Cl	erk of the Board at the	Blaine County Courthouse, Hailey, Idaho.	
State License Issue Date: 08/01/2025			
Transfer Fee		Signature of Licensee or Officer of Corporation	
Bottled/canned beer, Consumed off premise	\$25.00	This license is TRANSFERABLE and EXPIRES 07/31/2026.	
Bottled/canned beer, Consumed on premise	\$0.00	Witness my hand and seal	
Draft beer, Includes draft, bottled, and/or canne	d \$0.00),	
Wine by the glass	\$0.00		
Wine by the bottle	\$100.00	- Anger M'Clovy	
Liquor	\$0.00	Chairman	
Total	\$125.00	MakyDavo	
S. A.		Commissioner Lindowy Mollinsaux	
Clerk of the Board of County Comm	issioners (This license must	Commissioner be conspicuously displayed)	

Corporate Officers- Oasis Stop N GO LLC 28 Locations

(Name): Daniel L. Willie 4047 N Canyon Ridge Dr. Twin Falls, ID 83301 (Title) Member

(Name): Troy Willie 4036 N 3320 E Twin Falls, ID 83301 (Title) Member

(Name): Mont Willie 2837 Leeann Dr. Twin Falls, ID 83301 (Title) Member

(Name): Patrick Lewis 308 Shoshone St. E # 7 Twin Falls, ID 83301 (Title) Member

Sonja E. Willie 4047 N Canyon Ridge Dr. Twin Falls, ID 83301 (Title) Member



City of Ketchum

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

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

APPLICANT INFORMATION			
Applicant Name: 055 Stoo 10 GO	Doing Business As:	ose ('amp Kiver Kun	
Physical Address where license will be displayed:	28 Huzy 75 K	etChum ID83340	
Mailing Address: 30 20 Hoe D.	Twin Fouls	ID 87301	
Recorded Owner of Property: Riger Run	Holdinas		
Applicant Phone Number: 208-796-8503	Applicant Email:	Jeosistnonen	
STATE LICENSE NO: (copy required)	COUNTY LICENSE NO:	(copy required)	
Corporation: 🛛 🗸 🗸 С.	List names and addresses of	corporation officers and/or partners:	
Partnership: 🔀	- S - O AJ	torne	
Individual:	- 266 W	1001	
If Applicant is a Partnership or Corporation, is the			
corporation authorized to do business in Idaho?			
BEER LICENSE FEES		<u></u>	
Draft or Bottled or Canned Beer to be consume	d on premises	\$200.00	
Bottled or Canned Beer NOT to be consumed or		\$ 50.00	
WINE LICENSE FEES			
Wine, to be consumed on premises		\$200.00	
Wine, NOT to be consumed on premises		\$200.00	
LIQUOR LICENSE FEES			
Liquor by the Drink (Note: Liquor fee includes wine)		\$560.00	
-	Total Fees Due	<u>\$ 250.00 -</u>	
ADDITIONAL INFORMATION			
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes No Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the			
last five years? Yes No 1			

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

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

- / Jelli	member_	
Applicant Signature	Relation to Bus	siness
7/3/25		
Date		
City Clerk or Deputy Signature		
	OFFICIAL USE ONLY	
Date Received: 7/29/25	License Fee Paid: \$\square\$250	License No: 6979A
To the City Council, Ketchum, Idaho; The undersigned, a Corporation Bar during the year of September 1, 2075	tnership Individual, does he - August 31, 2016	ereby make application for a license to sell
Approved by City of Ketchum Idaho by;	;	
	·	

Mayor

Cycle Tracking Number: 164910

Idaho State Police

Retail Alcohol Beverage License

License Year: 2026 License Number: 3453

This is to certify, that

Premises Number: 5B-74

Oasis Stop 'N Go LLC

doing business as:

Base Camp River Run

is licensed to sell alcoholic beverages as stated below at:

12728 Hwy 75 , Ketchum, Blaine County

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

County and city licenses are also required in order to operate.

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

TOTAL FEE: \$150.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

OASIS STOP 'N GO LLC BASE CAMP RIVER RUN 130 2ND AVE N

TWIN FALLS, ID 83301

Mailing Address

License Valid:

08/01/2025 - 07/31/2026

Expires: 07/31/2026

Bill Hordin

Director of Idaho State Police



No. 2026-018 **BLAINE COUNTY** 2026 STATE OF IDAHO RETAIL ALCOHOL BEVERAGE LICENSE OASIS STOPN GO LLC THIS IS TO CERTIFY THAT doing business as ______ BASE CAMP RIVER RUN

at ______ 12728 HWY 75, KETCHUM, ID 83340

a(n) _____ LLC ____, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho. State License Issue Date: 08/01/2025 Transfer Fee Signature of Licensee or Officer of Corporation \$25.00 Bottled/canned beer, Consumed off premise This license is TRANSFERABLE and EXPIRES 07/31/2026. \$0.00 Bottled/canned beer, Consumed on premise Witness my hand and seal \$0.00 Draft beer, includes draft, bottled, and/or canned \$0.00 Wine by the glass

\$100.00

\$125.00

\$0.00

Wine by the bottle

Clerk of the Board of County Commissioners

Liquor

Total

Anyon M'Clary

Chairman

Commissioner

Commissioner

(This license must be conspicuously displayed)

Corporate Officers- Oasis Stop N GO LLC 28 Locations

(Name): Daniel L. Willie 4047 N Canyon Ridge Dr. Twin Falls, ID 83301 (Title) Member

(Name): Troy Willie 4036 N 3320 E Twin Falls, ID 83301 (Title) Member

(Name): Mont Willie 2837 Leeann Dr. Twin Falls, ID 83301 (Title) Member

(Name): Patrick Lewis 308 Shoshone St. E # 7 Twin Falls, ID 83301 (Title) Member

Sonja E. Willie 4047 N Canyon Ridge Dr. Twin Falls, ID 83301 (Title) Member



City of Ketchum

PROCUREMENT MEMO

Meeting Date:	08/4/2025	Staff Member/Dept:	Mick Mummert/Wastewater
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Agenda Item: Recommendation to Approve Purchase Order #25161 for a Screw Press Dewatering

System for the Wastewater Reclamation Facility

Recommended Motion:

"I move to approve Purchase Order #25161 for a not to exceed amount of \$775,143.00 for a Screw Press Dewatering System from Andritz Separation Technologies, Inc.

Summary of Procurement Process:

Bidder	Bid Price
Andritz Separation Technologies, Inc.	\$775,143.00
FKC Co., Ltd.	\$1,147,508.00
Huber Technology, Inc.	\$1,004,525.00

Low Bid Contractor	Bid Price	Budget Account/Number
Andritz Separation Technologies,	\$775,143.00	WW CIP/67-4350-7818
Inc.		

Background (if necessary):

• Solids Dewatering upgrades and additions are part of the current Capital Improvement Plan project.

Sustainability Impact:

• None OR state impact here: Improved dewatering will greatly reduce the number of loads/trips made to the drying lagoons at the Ohio Gulch Waste Transfer Station.

Attachments:

- 1. Andritz Bid Proposal
- 2. Purchase Order #25161
- 3. Notice of Intent to Award

SECTION 00 41 13

PROCUREMENT BID FORM

Ketchum / SVWSD WRF Equipment Procurement – Screw Press Ketchum / SVWSD

It is the intent of the Buyer to award a contract to the lowest responsive, responsible bidder on the basis of the total bid price written below. In addition Buyer may consider: layout, redesign, and potential tariffs on foreign made equipment. [ADD NO.05]

The Bidder hereby certifies that the costs for all labor, services, equipment, tools, materials, licenses, permits, fees, and taxes (unless exempt) necessary for furnishing the Goods and Special Services according to the Project Manual are included in the price(s) for the items shown herein.

1. Bid Item Description:

This section, in general, describes the bid items included in the Bid Schedule. The description of Bid Items is provided for clarity purposes only. It is not intended to replace, supersede, or preclude any information in the plans and specifications. Unless specified otherwise, all lump sum Bid Items will be paid as a shown in the Agreement Between Buyer and Seller. Descriptions of the project Bid Items are provided below:

Bid Item No. A: Screw Press Dewatering System. This lump sum Bid Item includes furnishing of goods and special services consisting of one (1) screw press dewatering system with solids throughput capacity of up to 916 dry pounds per hour with solids concentration between 1.5 to 2.5 percent total solids. The screw press dewatering system shall include a Dewatering Control Panel to power and control all equipment associated with the system. The screw press system shall include one (1) bottom-feed flocculation tank sized to provide 3-to-5-minute detention time at average design flow rate with mechanical mixer to promote solids flocculation with polymer addition. The screw press system shall include two (2) liquid polymer makedown systems, with one duty and one standby unit. The polymer makedown systems shall be skid-mounted and include a progressive cavity neat polymer pump, polymer and water mechanical mixing chamber, and appurtenances. Each polymer blend system shall include a programmable microcontroller connected to the Dewatering Control Panel. The screw press system shall include one (1) inclined shaftless screw conveyor and one (1) horizontal shaftless screw conveyor. The horizontal shaftless shall include two (2) electrically actuated gates for operational control of discharge chutes. Special Services shall include: installation certification, operations and maintenance manuals, start-up services and training of Buyer's personnel, and performance testing.

2. Bid Schedule:

BID ITEM NO.	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	BID PRICE
A	Base Bid: Screw Press Dewatering System	Lump Sum	1	24	\$ 765,143.00
B^1	Design Alteration Allowance ADD NO. 05	Lump Sum	1	-	\$ 10,000.00
	Total Contract Bid Price (A+B) [ADD NO. 05]	(4)	•		\$ 775,143.00
Total Contract Bid Price for Items A + B Seven Hundred Seventy Five Thousand, One Hundred Forty Three Dollars					
Sever		words)	rty i nre	e Donais	
_	Estimated Tariff Fee Included in Bid	Lump			
C^2	Item A [ADD NO. 05]	Sum	1	=	\$ 19,414

Bid Item B—If equipment to be supplied varies from the layout shown in Appendix A, a Design Alteration Allowance of \$10,000 shall be inserted in Bid Item B and will be used by Owner for Engineer to modify installation construction drawings. If no modifications are necessary, enter \$0.00. [ADD NO.05] Bid Item C—Estimated Tariff Fee shall only be applied if tariffs are actually paid at the time of equipment delivery. If tariffs are not applied or less than price indicated in the Bid Schedule, Owner shall be credited for that amount. [ADD NO.05]

3. Lowest Responsive BIDDER:

Determination of the lowest responsive BIDDER will be primarily based on the lump sum total contract bid price but may also include evaluation of risk associated with tariffs imposed upon equipment delivery [ADD NO 05].

4. List Country of Manufacture/Origin for purposes of review of tariff risk associated with the Bid (inserted by BIDDER below):

EU / France	[ADD NO 05]
LO / Flance	

This bid is submitted subject to the attached Andritz Bid Scope No.: 4491088-1

5. Completion:

BIDDER agrees that the Goods will be furnished and Special Services will be substantially completed and ready for final payment in accordance with Paragraph 10.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement Between Buyer and Seller.

BIDDER accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work within the times specified in the Agreement Between Buyer and Seller.

Dated:	May 5, 2025
Name of	Business: Andritz Separation Technologies Inc.
Authoriz	ed Signature: Pady Mulla
Name:_	Rodney Mueller
Title:	Assistant Treasurer

SECTION 00 41 13.01

BID PROPOSAL

For

Ketchum / SVWSD WRF Equipment Procurement – Screw Press Ketchum / SVWSD

From: Andritz Separation Technologies Inc.

To: Ketchum / SVWSD Water Reclamation Facility,
110 River Ranch Road, Ketchum, Idaho 83340

The undersigned, as Bidder, declares that we have received and examined the Project Manual for the **SVWSD WRF Equipment Procurement – Screw Press** that we are well-qualified to supply the Goods and Special Services, that we are familiar with the Goods and Special Services, applicable federal, state, and local laws, ordinances, rules, and regulations, and conditions affecting cost, progress, or performance of the Goods and Special Services, and have made such independent investigations as Bidder deems necessary.

We acknowledge that the Project Manual provides the contract requirements, the general conditions of the contract, the technical specifications, as well as the referenced federal, state, and local laws, ordinances, rules, and regulations.

We acknowledge that addenda numbers 1 through 5 have been received and have been examined as part of the Project Manual.

We acknowledge that this price includes the following completed documents: Bid Proposal, and Procurement Bid Form.

The undersigned, as Bidder, proposes and agrees that if this bid is accepted we will contract with the City of Ketchum and Sun Valley Water and Sewer District (Ketchum / SVWSD), hereinafter referred to as Buyer, on the form of Agreement Between Buyer and Seller provided herewith to furnish the Goods and Special Services according to the Contract Documents with all terms and conditions contained therein. We agree to sign the Agreement Between Buyer and Seller without qualification and to furnish the performance and payment bonds and the required evidence of insurance within fifteen (15) calendar days after receiving written Notice to Proceed for the contract.

We further propose and agree, if our bid is accepted and a contract for furnishing the Goods and Special Services is entered into with the Buyer, to plan the furnishing and to prosecute it with such diligence that the Goods and Special Services shall be completely furnished within the time stipulated, and to accept as full payment the bid price(s) written in the following Procurement Bid Form.

We agree that this Bid Proposal constitutes an offer, which shall be binding on the undersigned for sixty (60) days from the date of this Bid Proposal.

This bid is submitted subject to the attached Andritz Bid Scope No.: 4491088-1

The party by whom this proposal is submitted and by whom the contract will be entered into in case the award is made to him: Bidder (State whether business is a Corporation, a Partnership, or an Individual) _ , a Corporation Andritz Separation Technologies Inc. State of Incorporation: Bidder's Address: Andritz Separation Technologies Inc. Texas 1010 Commercial Blvd S Arlington, TX 1010 Commercial Blvd S., Arlington, TX 76001 Corporate Address: Bidder's Phone Number: 817-465-5611 Bidder's Fax Number: 817-468-3961 Bidder's E-mail Address: todd.pratt@andritz.com Dated: 5/5/2025
Signature: Mully Mull **END OF SECTION**

February 7, 2025

Issued for Bid

CERTIFICATE OF INCUMBENCY FOR ANDRITZ SEPARATION TECHNOLOGIES INC.

The undersigned, Phillip B. Kennedy, Secretary of Andritz Separation Technologies Inc., a corporation organized under the laws of the State of Texas (the "Corporation"), does hereby certify that, the persons listed below were duly elected to, and on the date hereof, hold the office of the Corporation set forth opposite their names.

Name	Title
Robert Clua	President
Stephen L. Huff	Vice President
David W. Bumsted	Senior Vice President and Group General Counsel
Michael F. Bly	Senior Vice President, Human Resources-North America
Mike Geiman	Vice President-Capital Sales
Donald J. Suray	Treasurer
Rodney Mueller	Assistant Treasurer
Phillip B. Kennedy	Secretary
Ann Crossman	Assistant Secretary
Stephanie Warshal	Assistant Secretary

IN WITNESS WHEREOF, I have hereunto set my hand as Secretary of the Corporation this 8th day of January 2024.

ANDRITZ SEPARATION TECHNOLOGIES INC.

By: Name: Phillip B Kennedy

Title: Secretary

State of Georgia County of Fulton

Subscribed and sworn to me on this 8th day of January 2024, by Phillip B. Kennedy, personally known to me as the person executing this affidavit.

Marcia J. Mosher

Notary Public, State of Georgia

Cherokee County Georgia

Commission expires May 22, 2026



Screw Press Dewatering System Equipment Bid for the City of Ketchum Sun Valley Water and Sewer District, Ketchum, Idaho

ANDRITZ C-10050 Screw Press

Bid Scope No: 4491088-1

Date: 5/5/2025

By: Todd Pratt

Tel: (214) 886-4056

Email: todd.pratt@andritz.com



ANDRITZ Separation Technologies Inc. 1010 Commercial Blvd. South Arlington, TX 76001 (817) 465-5611 Separation.us@andritz.com www.Andritz.com





5/5/2025

TO: Trent Donat / Ketchum City Clerk

191 5th Street West Ketchum, ID 83340

REFERENCE: Ketchum - SVWSD WRF Screw Press Dewatering Equipment Bid

SECTION: Screw Press Specification 46 71 46

Reference: ANDRITZ C-10050 Screw Press Bid Scope

BID DATE: May 7, 2025

ADDENDA: 1 (issue of bid documents), 2, 3, 4, 5

Included in this document is ANDRITZ Bid Scope for the above referenced equipment specification section. ANDRITZ is bidding as a named Screw Press supplier.

FOR PRICING PLEASE SEE ATTACHED PROCUREMENT BID FORM 00 41 13.

Please note that our Bid Scope includes specified equipment, factory testing, field service that includes equipment start up, owner training and required testing.

Per Item 6 of Section 00 41 13.02 – Successful Bidder's Checklist, Andritz agrees to provide a sludge sample kit with return shipping for collection of a representative sludge sample to confirm above performance requirements.

ANDRITZ is a world leader in liquids/solids separation and drying equipment. We have earned a reputation for engineering and manufacturing equipment of the highest quality. We trust that our quality service and value will enable ANDRITZ to be the Screw Press supplier for this project.

Your consideration is appreciated.

Sincerely,

Todd Pratt

ANDRITZ Separation Technologies Inc. Regional Sales Manager

Cell: (214) 886-4056

Email: todd.pratt@andritz.com

Cc: File

Coombs Hopkins



TYPE C-10050 SCREW PRESS SCOPE

1.0 TECHNICAL DATA

Application	Sludge Dewatering
Sludge Description (Municipal)	WAS After Aerobic Digestion
Sludge Blend Ratio	N/A
Feed solids concentration (%TSS) range	1.5 – 2.5
Hydraulic Loading	70 – 125 gpm
Peak Solids loading Capacity	916 lbs/hour of dry weight solids
Operating Cycle	Up to 7.7 hours/day and 4 days/week

2.0 CAPACITY / PERFORMANCE REQUIREMENTS

Screw Press type	C-10050	
Number of machines	1	
Hydraulic Loading Rate Per Unit GPM	70 – 125	
Solids Loading Rate Per Unit Dry Lb/hr	Up to 916 dry lbs/hour	
Minimum Discharge cake solids (%TS)	Minimum 14%	
Minimum Solids capture efficiency (%)	95	

Per Item 6 of Section 00 41 13.02 – Successful Bidder's Checklist, Andritz agrees to provide a sludge sample kit with return shipping for collection of a representative sludge sample to confirm above performance requirements.



3.0 PROPOSED SCOPE OF SUPPLY

Item	Qty.	Description
1	1 ea.	ANDRITZ Screw Press model C-10050 including: Carbon Steel Painted frame with 304 SS cladding in wetted areas First 304L SS Split Basket with 1.5mm perforations Second 304L SS Split Basket with 1.1mm perforations Third 304L SS Split Basket with 0.6mm perforations Fourth 304L SS Split Basket with 0.6mm perforations Fourth 304L SS Split Basket with 0.6mm perforations Fourth 304L SS Split Basket with 0.6mm perforations Screen Basket Open Pore Area of 30 Ft.² 304L SS Tapered Screw Planetary Gear reducer with 5 Horsepower motor Pressure Transducer (see below) 304L SS Wetted Parts 304L SS bi-sequential screen basket washing system FRP Covers Pneumatically Operated Counter Pressure plate Pneumatic Control Panel 10 Inch feed and filtrate flanges Standard Machine Wiring (2) Pull Cord E-Stops (2) Washing Ring Position Proximity Switches IFM Efector (1) Inlet Pressure Transmitter IFM Efector (1) Inlet Pressure Transmitter IFM Efector To be factory-wired to Stainless Steel Junction Box mounted on Machine Frame Equipment Supplied loose for Field Installation (1) 316 SS Sludge/Polymer Venturi Mixer and polymer injection (1) 304 SS 500 Gallon Flocculation Tank Mixer with 2.0 HP Motor and Hot Dip Galvanized Screw Press Support Stand (1) Hot Dip Galvanized Screw Press Support Stand (1) Hot Dip Galvanized Screw Press Support Stand (1) Aluminum Operator Platform (1) Air Compressor-2 hp on 20 Gallon receiver



Item	Qty.	Description
2	1 ea.	Screw Press Control Panel NEMA 4X Stainless Steel 304, Wall-mounted Enclosure with Air Conditioner 480 VAC Power Input 25KAIC @ 480 SCCR Main Breaker Rating 3-PH Surge Protector 3-Phase Fuses Allen Bradley VFD Power Flex 525 Drives: Screw Press Motor Flocculation Tank Mixer Motor Starters: Washing Ring, FVR Air Compressor FVNR Horizontal Conveyor FVR Washwater Pump FVNR 24VDC Power Supply Control Relays Miniature Circuit Breakers for Low voltage loads Ground Bar Control Power Transformer E-stop mounted on door. Phoenix Contact Terminal Blocks PLC: Compactlogix 1769-L30ER OIT: PanelView 5310 10" with protective overlays Unmanaged Ethernet Switch Surge/Filter Interposing Relays Safety Relay Horn Beacon (Amber) Door Mounted Operators Push buttons: Alarm Reset, Alarm Silence Selector Switches: Screw Press HOA, Screw Press ROF, Washwater HOA Pilot Lights (push-to-test): Screw Press in Operation, Inclined Conveyor On, Inclined Conveyor Alarm Elapsed Time Meter: Screw Press Motor, Inclined Conveyor Motor, Horizontal Conveyor Motor, Horizontal Conveyor Motor



Item	Qty.	Description
3	2 ea.	Velodyne Polymer Blending System
		VeloBlend Model VM-10P-1800-D-0-D-2 Polymer Blending System Polymer Flow Range: 0.5 to 10 GPH Dilution Water Flow: 3 to 30 GPM Polymer Mixing Chamber Assembly Series: VeloBlend VM Type: Staged Hydro-Mechanical Mixer Motor: 1/2 HP, 480 VAC, 1750 RPM, Washdown Duty Mixer Shaft Seal: Mechanical Seal with Seal Flushing Assembly VeloCheck™ Neat Polymer Check Valve with Quick Release Pin Neat Polymer Activation Chamber Construction: Body: Stainless Steel Impeller: Stainless Steel Impeller: Stainless Steel Mechanical Seal: Ceramic, Carbon, Stainless Steel, Viton Cover: Clear polycarbonate with stainless steel reinforced flange & discharge Pressure Rating: 100 psi Pressure Relief Valve: Brass Neat Polymer Metering Pump Assembly: PVC FNPT Union Style Polymer Inlet Neat Polymer Metering Pump Type: Progressive Cavity with Gear Reducer Neat Polymer Metering Pump Motor: 1/2 HP, 480 VAC, 1750 RPM, Washdown Duty Neat Polymer Metering Pump Motor: 1/2 HP, 480 VAC, 1750 RPM, Washdown Duty Neat Polymer Loss of Flow Sensor: Thermal Flow Sensor, 120 VAC Metering Pump Calibration Assembly with Isolation Valves (sized for 1 minute draw-down) Plumbing: SCH. 80 PVC Dilution Water inlet Assembly including: Dilution Water Flow Control Valve: Manual Rate Flow Control Valve Primary dilution water flow meter type: Rotameter Low Differential Pressure Alarm Switch Across the Neat Polymer Activation Chamber 0-160 psi inlet water pressure gauge (stainless steel, liquid filled) Plumbing: SCH. 80 PVC Solution Discharge Assembly: Stainless steel FNPT solution discharge connection 0-160 psi solution discharge pressure gauge (stainless steel, liquid filled)



Item	Qty.	Description
		 Plumbing: SCH. 80 PVC Control Panel Enclosure: NEMA 4X (FRP) Power: 480V / 3PH / 60Hz Power Disconnect Type: 10 ft. power cord with 120 VAC plug PLC Controller: None (Discrete Control Panel) HMI Operator Interface: None (Discrete Control Panel) Motor Controllers: Neat Polymer Metering Pump Mixing Chamber System Skid 304 SS open frame design skid for access to all components Compact Skid, (L: 34 in, W: 30 in, H: 70 in) Hardware 18-8 Stainless Steel
4	1 ea.	Inclined Discharge Conveyor: 14" DIA Screw, approximately 31'-6" OAL, inclined, consisting of:
		 304 SS Shaftless screw conveyor at approximately 30 degree incline High strength alloy 8620 Dual spiral Flanged Drive Shaft 10 Ga. Thick formed 304 SS U-Trough Housing with 1/2" thick UHMW Internal Liner and with retainer clips Support Feet and Saddles as required 304L SS Support stand and hangers Lot of 10 Ga. 304 SS bolted Flat Covers with Inlet to match Screw Press Discharge One 304SS flanged discharge Standard 5.0 HP @ 15 RPM Nord Drive Loss of rotation sensor switch Emergency Stop Safety Cable Pull Stop Switch
5	1 ea.	Horizontal Distribution Screw Conveyor: 12" DIA Screw, approximately 39'-6" OAL, inclined, consisting of:
		 304 SS Shaftless screw conveyor at approximately 30 degree incline High strength alloy 8620 Dual spiral Flanged Drive Shaft 10 Ga. Thick formed 304 SS U-Trough Housing with 1/2" thick UHMW Internal Liner and with retainer clips Support Feet and Saddles as required 304L SS Hangers



Item	Qty.	Description			
		 Lot of 10 Ga. 304 SS bolted Flat Covers with Inlet to match Screw Press Discharge Three (3) 304SS flanged discharge Two (2) 304 SS Pneumatic Slide Gates Standard 5.0 HP @ 15 RPM Nord Drive Loss of rotation sensor switch Emergency Stop Safety Cable Pull Stop Switch 			
6	1 lot	Spare Parts Included with Screw Press			
		 One (1) Set Scrapers One (1) Set Bearings One (1) Solenoid Valve for the Wash water Ten (10) Nozzles for the Spray Wash System One (1) Conveyor Spare parts 			
7	1 lot	Engineering and Documentation			
		ANDRITZ will supply the following documents (one e-copy and 3 hard copies):			
		 Arrangement drawings with dimensions for the ANDRITZ scope Motor list Detailed Control panel description including written sequence of operation including all interlocks Mechanical drawings Terminal box details Installation, operating and maintenance manuals Conveyor Supports, Seismec Calculations stamped by Idaho PE 			
8	1 lot	On-Site Services			
		 Installation Inspection Assistance (2 days / 1 trip) Performance Testing Assistance (3 days / 1 trip) Operator Training (3 day / 1 trip) Warranty Inspection @ 3 and 5 years (2 days / 2 trips) Polymer for start-up and testing 			
		Note: aforementioned service is minimum time on-site exclusive of travel and may be combined with other services depending on the installing contractors schedule			
9	1 lot	Freight to Jobsite – Unloading and Storage by Others			
See P	See Procurement Bid Form 00 41 13 for Pricing.				



4.0 EXCLUDED FROM ANDRITZ SCOPE OF SUPPLY

The ANDRITZ scope of supply does not include the following items (*unless previously listed*) as may be necessary for equipment installation & operation to the performance levels specified:

- Civil and structural engineering work.
- Building and building plans (ANDRITZ will furnish load data and layout drawings but is not responsible for updating of building or building plans)
- Building modifications
- Equipment Supports
- Platforms and access stairs or ladders
- All utilities required for operation and erection
- Unloading at site (by others)
- Cranes or other lifting devices to offload and/or install equipment
- Other instruments not specified in our scope of supply / outside of panel
- Sludge Grinder
- Cake Discharge Pumps
- Centrate Discharge Pump
- Polymer, coagulants or other chemicals
- Lubricants beyond initial fill

Clarifications/Exceptions:

- 46 71 46.1.3.A.11.n page 3. Proprietary PLC programs can only be provided in machine-readable flash card in native format
- 46 71 46 2.4.C It is understood that LE-LIT-701 is intended for Headbox level measurement, Andritz Model does not include a Headbox, and therefore Headbox Pressure Transmitter is not provided
- 46 71 46.2.6.E.6.a page 14 Slow opening solenoid valves are not typically available for water applications, we are offering slow closing solenoid valves since they are more typical and available for water hammering prevention. If slow opening is a must, then pneumatic actuated valves with flow regulators on exhaust line could be offered upon request.
- 46 71 46.2.4.B.3.b page 11 LED or LCD Display is not available in Listed E+H Liquicap model



COMMERCIAL CONDITIONS

Terms and Conditions

This proposal is based on the attached review and comments/changes to Section 00 50 13 – Agreement Between Buyer and Seller. Per Article 10, Parts A.4 and A.5, the General Conditions for Procurement Contracts and Supplementary Conditions for Procurement Contracts were not supplied as part of released bid documents. Andritz reserves the right to review and provide recommended changes/clarications to these document upon reciept.

The quoted price in this proposal has been calculated based on the current market prices required to manufacture the quoted equipment and services pursuant to regulations, duties and law in effect as of the date of this proposal. The quoted price shall remain firm for a period of sixty (60) days, except and subject to the following. In the event that the introduction of new tariffs, levies, duties, regulations, or any type of legislation by a domestic or foreign government has the effect of increasing the price of the quoted equipment or services, Andritz reserves its right to adjust its quoted price in order to reflect these increases in cost. Nothing in this document, or in any of the applicable contractual documentation shall be construed as a waiver of this right.

"The crisis in Russia/Ukraine has increased and is still expected to increase the pressure on global supply chains, resulting in various impacts/restrictions, including but not limited to, raw material shortages, extended delivery times, unavailability/restricted availability of transport, shipping by land, sea and air, lack of dock lighterage or loading or unloading facilities, lack of manufacturing facilities, lack or restricted availability of labor etc., as well as unforeseeable price increases. The Supplier is unable to receive fixed prices and/or delivery times from its sub-suppliers, as the further developments in Russia/Ukraine and the global impact resulting therefrom are still unforeseeable. The price and delivery times in this offer are therefore indicative only, and the Supplier reserves its right to adapt the price and/or the delivery times to reflect the impact of further developments after the date of this offer. Nothing in this offer can be construed as a waiver of such right."

Special Provisions

- All prices quoted in US Dollars,
- Pricing quoted is DAP per Incoterms 2020.
- Pricing does not include any local, state or federal taxes, permits, duties or other fees. Any
 taxes or fees that may apply must be added to the quoted price and paid by the buyer.
 Bonding is not included.

Validity

This proposal is valid for 60 days from May 7, 2025



Terms of Payment

ANDRITZ Separation agrees to the following payment terms (on a net 30 day basis):

- Notice to Proceed: 10% of Order Value
- Approval of Shop Drawing Submittals: 15% of Order Value
- Delivery of Installation Manuals: 10% of Order Value
- · Delivery of Goods: 50% of Order Value
- Final O&M Manual: 5% of Order Value
- Satisfactory Install Certification/Performance, Testing/Training: 10% of Order Value

Delivery

Equipment readiness for delivery is anticipated to be 28 - 34 weeks from receipt of Approved Submittals.

Field Service

ANDRITZ will provide additional erection and start-up supervision for \$1,500.00 per day plus expenses, eight (8) hours/day. At the request of the Purchaser, overtime service will be provided at a rate of 1.5 times quoted rates for weekdays and 2.0 times quoted rates for weekends. Expenses are defined as the cost of travel from Seller's plant to the point of installation and return, together with all living expenses during the period of service.

The above charges shall be made for time involved including delays which are beyond the Seller's control.

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CITY OF KETCHUM

PO BOX 2315 * 191 5TH ST. * KETCHUM, ID 83340 Administration 208-726-3841 (fax) 208-726-8234

PURCHASE ORDER

BUDGETED ITEM? ____ Yes ____ No

PURCHASE ORDER - NUMBER: 25161

10:	Ship to:
6379 ANDRITZ SEPARATION TECHNOLOGIES 1010 COMMERCIAL BLVD S ARLINGTON TX 76001	CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340

P. O. Date	Created By	Requested By	Department	Req Number	Terms
07/28/2025	CCHING	CCHING			

Quantity	Description		Unit Price	Total
1.00	Screw Press Dewater System Bid Scope 4491088-1	67-4350-7818	775,143.00	775,143.00
		SHIPPING &	HANDLING	0.00
		TOTAL PO	O AMOUNT	775,143.00



CITY OF KETCHUM

Trent Donat | City Clerk & Business Manager direct: 208.806.7010 | office: 208.726.3841 tdonat@ketchumidaho.org
P.O. Box 2315, 191 5th Street West, Ketchum, ID 83340 ketchumidaho.org

July 28, 2025

Dear Bidder,

Notice of Intent to Award Contract: KETCHUM - SVWSD WRF EQUIPMENT PROCUREMENT - SCREW PRESS

Thank you for your response to the above-mentioned project.

This letter is to notify you that the City of Ketchum has reviewed all bids and is recommending the bid be awarded to **Andritz Separation Technologies Inc.** They were considered the lowest apparent bidder for the **KETCHUM - SVWSD WRF EQUIPMENT PROCUREMENT - SCREW PRESS**.

Any participating bidder has the right to protest this recommendation. Idaho State Statute provides that:

If any participating bidder objects to such award, such bidder shall respond in writing to the notice from the political subdivision within seven (7) calendar days after the date of transmittal of the notice setting forth in such response the express reason or reasons that the award decision of the governing board is in error.

The protest shall be addressed to the Ketchum City Clerk. Any protest addressed to Ketchum City Mayor and/or City Council will be referred to the Ketchum City Clerk.

Thank you for your interest in meeting the needs of the City of Ketchum. Your participation in the process is appreciated.

Trent Donat

Trent Donat City Clerk & Business Manager tdonat@ketchumidaho.org 208.726.3841

MAYOR Neil Bradshaw | COUNCIL Amanda Breen Spencer Cordovano Courtney Hamilton Tripp Hutchinson



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	August 4, 2025	Staff Member:	Rian Rooney / Housing Dept

Agenda Item: Recommendation to Reclassify Two Community Homes as Category Local

Recommended Motion:

I move to authorize Blaine County Housing Authority to reclassify two community homes in the Residences at Evergreen to Category Local.

Reasons for Recommendation:

- Blaine County Housing Authority Board has reviewed the costs facing the community homeowners and is recommending reclassification of both homes to Category Local.
- Staff has explored and continues to work on alternatives, but the severity of the affordability issue makes reclassification to Category Local a necessary part of the solution.

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

GOAL 1: Create + Preserve Community Housing

Blaine County Housing Authority stewards a portfolio of deed-restricted homes, across a range of income levels, owned by local households. Most of these homes are condominiums that exist within larger developments of primarily market-rate units. These deed-restricted homes have traditionally entered the BCHA portfolio through market-based development incentives, like the FAR Exceedance Program.

Historically, neither BCHA nor the local jurisdictions in which these homes are developed have required homeowners' associations (HOAs) to include special provisions for regular dues and special assessments for community housing units in their Covenants, Conditions, and Restrictions (CC&Rs) to ensure that the costs remain affordable for owners of income-restricted homes. Some community homeowners are encountering excessive and increasing HOA dues and special assessments, causing the home to no longer be affordable, threatening both their housing stability and the long-term utility of the home to serve the community at its current income designation.

Policies for New Development

BCHA has no authority over established HOAs or existing CC&Rs, nor does BCHA have voting power on Boards of HOAs in which BCHA has community homes. Local governments, like Ketchum, have the authority to review CC&Rs as part of the entitlement and plat approvals process.

As of June 18, BCHA has adopted requirements, located in the Community Housing Administrative Policies, for the CC&Rs of new HOAs that include community homes entering BCHA's portfolio as the result of development incentives. The development approval process is when BCHA and local governments have the most leverage to determine how HOAs assess community homes and structure their regulations. The requirements include:

- Proportional Value: Dues and assessments must be calibrated for deed-restricted units using their value, rather than square footage, in proportion to the value of all other units in the development
- Limit HOA Regular Due Increases: Limit increases to dues for HOA owners to no more than 5% annually
- Special Assessment Limits: Either exempt community homes from special assessments entirely, hard cap the amount that can be charged to community homes for special assessments, or reduce special assessments in another way acceptable to BCHA
- Exempt Community Housing for Certain Special Assessments: On luxury items and areas not accessible to community homeowners
- Require Capital Reserves at 25% of operating costs (or as determined by a BCHA-reviewed capital reserve study): To ensure a healthy capital reserve and limit the scale of future special assessments

As these new policies can only be applied to development applications going through the entitlement process, BCHA is also working to address the challenges facing community homeowners in existing developments, like the Residences at Evergreen, through other means.

Residences at Evergreen

The high costs of HOA regular dues and special assessments is particularly acute for two community homes that are part of the Residences at Evergreen development. While other community homeowners are estimated to pay less than 9% of their assumed income on HOA fees, and 59% are estimated to pay less than 4%, the community homeowners of the Residences at Evergreen pay at least 20% of the assumed income for their home's income designation. Both homeowners have been in contact with BCHA for several months regarding the high costs, which are causing them financial distress. BCHA staff are attempting to work with both owners and the BCHA Board to identify short-term assistance and long-term solutions to this affordability challenge.

Based on information received from the owners to date, staff estimated what financial gap assistance would be needed to support the owners. Under these estimates, bringing housing costs down to affordable levels for both owners would cost approximately \$26,400 per year, potentially escalating in future years. If special assessments cease, the gap to assist with HOA regular dues costs alone would be about \$16,000 per year.

Presented with this analysis, the BCHA Board acknowledged the need for immediate, short-term relief and directed staff to provide up to three months of financial gap assistance in the form of zero-interest loans (for special assessments) and grants (for HOA dues) with the condition that the owners work closely with staff toward identifying longer-term solutions. Ongoing financial assistance was not determined to be a realistic solution.

Staff and the BCHA Board have attempted to engage the Residences at Evergreen HOA to discuss this issue and identify solutions. However, to date the HOA has not responded to this request. Amending the CC&Rs to reduce costs for these homeowners would require approval of 75% of the homeowners in the association.

Three-bedroom, 100% AMI (Category 4) community home

The three-bedroom home is currently paying \$1023 per month in operating dues and capital reserves, and an additional \$477 in special assessments through July 2026 to fund future capital maintenance (total \$1,500/month). There have also been additional special assessments periodically in the Residences at Evergreen to fund specific projects, like a new boiler.

Under BCHA's current income limits, the affordable amount paid for a Category 4, three-bedroom ownership home would be \$1,908 per month, inclusive of mortgage, utilities, taxes and HOA costs. This assumes a household size of 3.5 persons and income at the bottom of the Category 4 income range for that household (80%). Given these assumptions, the owner of this home is currently paying more than 75% of the affordable housing cost amount toward HOA fees. The owner's mortgage and utilities cost an average of \$1,700 per month, which leaves only \$208 per month for HOA costs that are affordable.

This community homeowner's household size has decreased since they purchased the home, and they are now a single-person household. Reclassifying this home as Category Local would allow the owner to rent one or more rooms to qualified locals regardless of the renters' income. Any roommate/tenant would need to be qualified by BCHA. Reclassification would also ensure greater affordability for future buyers at resale.

One-bedroom, 80% AMI (Category 3) community home

The one-bedroom home is currently paying a reported \$856 per month dues and reserves and an additional \$389 in special assessments through July 2026 (total \$1,245/month).

Under BCHA's current income limits, the affordable amount paid for a Category 3, one-bedroom home would be \$1,130 per month, inclusive of mortgage, utilities, taxes and HOA costs. The current HOA costs currently exceed the maximum affordable total housing costs by over \$100 per month. This assumes a household size of 1.5 persons and income at the bottom of the Category 3 income range for that household. The owner's monthly mortgage payment and utility costs average \$780 per month, which leaves only \$350 per month for HOA costs that are affordable.

Since this is a one-bedroom home, allowing renter-roommates is trickier than with the other home. The community homeowner could request an exception from the BCHA Board to be able to rent the home during slack. Staff believe that finding qualified local renters for such short time periods, and during slack, would be challenging. Regardless, the BCHA Board has directed staff to request to reclassify this home to Category Local. The rent charged under Category Local classification could then be higher than is mandated per the home's current costs to operate – as per the deed covenant— and the owner could select any tenant who is qualified with BCHA as a local.

Reclassification

Given the discrepancy between HOA costs and the income designations of these homes, staff agrees with the BCHA Board's recommendation to reclassify these homes to Category Local. This would allow the owners to potentially rent their homes, which could be a long-term solution for the three-bedroom owner. It would also ensure that future buyers are qualified locals who have the financial means to afford the ongoing costs of homeownership at the Residences at Evergreen; it is very unlikely that these homes could be resold to households at their designated income levels. This also provides the current owners a wider market to help them to sell their homes, if no other solution can be found.

Next Steps

With authorization to reclassify the two homes as Category Local, staff will prepare new deed restrictions and review next steps and updates with the Blaine County Housing Authority Board at its August 20th meeting. Staff will continue to work with the homeowners to identify and act on near and long-term solutions.

Upon authorization, the community homeowners will be eligible to select BCHA-qualified locals, at any income level, as tenants to assist with housing costs.

Sustainability Impact:		
n/a		
Financial Impact:		
None OR Adequate funds exist in account:	n/a	



CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:

August 4, 2025

Staff Member/Dept:

Morgan Landers, AICP – Director of

Planning & Building

Agenda Item:

Recommendation to hold a public hearing, review, and provide direction on the Cohesive

Ketchum 2025 Comprehensive Plan.

Recommended Motion:

"I move to direct staff to prepare the final 2025 Cohesive Ketchum Comprehensive Plan with the outlined revisions per Council's deliberations and return with the final version for adoption."

Reasons for Recommendation:

Idaho Code §67-6509 outlines a two-step process for adoption of a comprehensive plan. The Planning and Zoning Commission first holds a mandatory public hearing and makes a recommendation. After considering the Commission recommendation, the City Council may hold a public hearing and take action to adopt or amend the comprehensive plan.

Following five public hearings, the Planning and Zoning Commission recommended approval of the <u>Cohesive Ketchum 2025 Comprehensive Plan</u> to the City Council on May 13. The Commission recommended changes to the Plan, including revisions to Plan goals and policies, future land use category descriptions, the future land use map, and implementation matrix.

The City Council conducted their first public hearing on the Plan on June 16 and their second public hearing on July 7.

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

The Planning and Zoning Commission recommendation is included as Attachment 2. The June 16 presentation (see pages 10-46) summarizes the Commission's recommended changes to the Plan, including revisions to Plan goals and policies, future land use category descriptions, the future land use map, and implementation matrix. The July 7 presentation (see pages 10-69) provides an overview of the Cohesive Ketchum process, key takeaways from community feedback, the Future Land Use Plan, densities, and the Retail Core. During their last public hearing on July 7, the City Council requested staff provide information on densities along Irene Street as well as any areas of the city that were designated as Low Density Residential (LDR) in the 2014 Plan and are proposed to be designated as High-Density Residential (HDR) in the draft 2025 Plan. In addition, City Council requested staff conduct additionally outreach to hear feedback from the community on the proposed future land use of residential areas. Over the past month, staff held four "Walk and Talk" events to hear feedback from community members in Mid Warm Springs and West Ketchum. The August 4 presentation (see Attachment 3) provides an overview of feedback received during these "Walk and Talk" events. After considering the Commission recommendation and public comment,

staff recommends the City Council provide direction to staff on proposed changes to the document and direct staff to return with the final document for adoption.

Sustainability Impact:

As outlined in the draft comprehensive plan, Ketchum's community vision and core values are ground in the principles of sustainability and resilience. More specifically, the plan uses the 5B CAN logo to denote goals/policies/and implementation actions specific to sustainability initiatives.

Financial Impact:

The City Council approved the budget for phase 2 of the Cohesive Ketchum project on November 6, 2023. No additional funds are needed to take action on this recommendation.

Attachments:

- 1. <u>Draft Cohesive Ketchum 2025 Comprehensive Plan</u>
- 2. Planning and Zoning Commission Recommendation Memo
- 3. Presentation: August 4 City Council Public Hearing
- 4. Draft Resolution 25-012 Adopting the Cohesive Ketchum 2025 Comprehensive Plan

Attachment 1

Draft Cohesive Ketchum 2025 Comprehensive Plan

Please Click Following Link:

Draft Cohesive Ketchum 2025 Comprehensive Plan

Attachment 2 Planning and Zoning Commission Recommendation Memo



Draft Comprehensive Plan Version 2 Ketchum Planning and Zoning Commission Recommendation

RECORD OF PROCEEDINGS

In accordance with the Idaho State Code Section 67-6509, the Planning and Zoning Commission (the "Commission") held public hearings on March 25, April 8, April 22, May 7, and May 13, 2025, to consider the draft 2025 comprehensive plan. A public hearing notice was published in the Idaho Mountain Express on March 5, 2025. A public hearing notice was posted at City Hall, Town Square, and the post office on March 5, 2025. After considering version 2 of the draft Comprehensive Plan, staff analysis, and public comment, the Commission recommended approval of the Cohesive Ketchum Comprehensive Plan to the City Council subject to certain changes on May 13, 2025.

COMMISSION RECOMMENDATION

The Commission recommends the City Council approve the Draft Cohesive Ketchum Comprehensive Plan (v2) subject to the following changes:

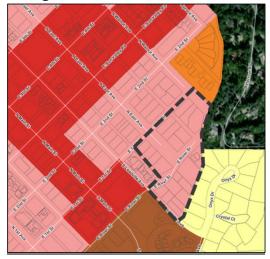
- 1. General Updates
 - a. Continue to perform overall editing to Plan to correct formatting issues, typos, and grammar issues.
- 2. Update the Historical and Cultural Resources Map (page #33) to include:
 - a. Correct Bald Mountain, Rudd Mountain, and Dollar Mountain chairlift locations.
 - b. Add following note: As of June 2025, the Community Core is the only area that has designated historic resources. Additional historic resources may be designated as part of future surveying and historic preservation efforts.
- 3. Revise the fifth bullet in the Plan Assessment description (page #3) to read:
 - a. "Expanding the Plan's focus on historic preservation, with an emphasis on how history shapes Ketchum's character;"
- 4. Delete Policy BNE-3.5: Adaptive Reuse (page #32) and replace it with:
 - a. "BNE-3.5: Preservation: Discourage demolition of historically designated structures except in instances of concerns over public health and safety."
- 5. Add new policy to Land Use and Community Character Goal BNE-1 (page #30) as follows:
 - a. "Policy BNE-1.6 Adaptive Reuse: Encourage adaptive reuse of buildings as a preferred alternative to demolition to maintain community character and preserve existing housing and commercial space."

- 6. Add new policy to Land Use and Community Character Goal BNE-1 (page #30) as follows:
 - a. "BNE-1.7 Transition Areas: Where neighborhoods have density or use transitions, such as low density to medium density or commercial to residential uses, design of new developments should include transition zones achieved through robust landscape areas and/or reduced bulk and mass of buildings on the periphery."
- 7. Revise Policy BNE-1.3 Context-Sensitive Development (page #30) to include:
 - a. "Implementing wildlife-friendly development, including conservation subdivision design and clustering, to maintain big game habitat and migration areas in the Mid Warm Springs/Heidelberg neighborhoods."
- 8. Update Neighborhoods Map (page #31) to include:
 - a. Clearly notating the location of the Mid Warm Springs/Heidelberg neighborhood.
- 9. Revise the description of "Historic and Cultural Resources" (page #95) to read:
 - a. "Historic and Cultural Resources. Many of our residential neighborhoods contain historic and cultural resources that are not protected from demolition. Historic resources that represent and celebrate Ketchum's history will be identified and may be preserved through historic preservation programs."
- 10. Revise the Medium Density Residential Land Use Category use descriptions (page #98) to read:
 - a. "Primary Uses: small single-family homes, duplexes, townhomes, and smaller multi-family residential"
 - b. "Secondary Uses: Accessory dwelling units, home occupations, as well as other supporting and complementary uses."
- 11. Revise the High Density Residential Land Use Category intent statement (page #100) to read:
 - a. "Density should be generally 18 dwelling units per acre with community housing."
- 12. Revise the Retail Core Land Use Category height description (page #103) to read:
 - a. "Up to two stories, however, three stories may be allowed pursuant to design standards/guidelines."
- 13. Revise the Mixed-Use Activity Center height description (page #107) to read:
 - a. "Up to five stories pursuant to design standards/guidelines."
- 14. Revise the Mixed-Use Industrial intent statement (page #109) to read:
 - a. "Neighborhood-serving uses should be introduced purposefully, with limits on size, to support employees and residents."
- 15. Revise the Mixed-Use Industrial secondary use description (page #109) to read:

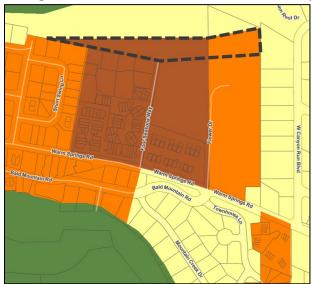
- a. "Secondary Uses: Neighborhood-serving commercial, multi-family residential, work/live units, and other supporting uses, such as outdoor seating areas, parks, plazas, and other public uses."
- 16. Revise the Mixed-Use Industrial height description (page #110) to read:
 - a. "Height: Up to three stories; however, up to four and five stories north of 10th Street and south of Saddle Road between Lewis Street and Hwy 75 pursuant to design standards/guidelines"
- 17. Revise the Future Land Use Map to reflect the following:
 - a. Change the area outlined below to Low Density Residential



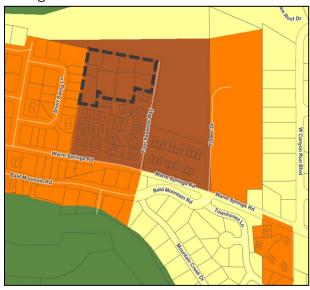
b. Change the area outlined below to Medium Density Residential



c. Change the area outlined below to Low Density Residential



d. Change the area outlined below to Medium Density Residential

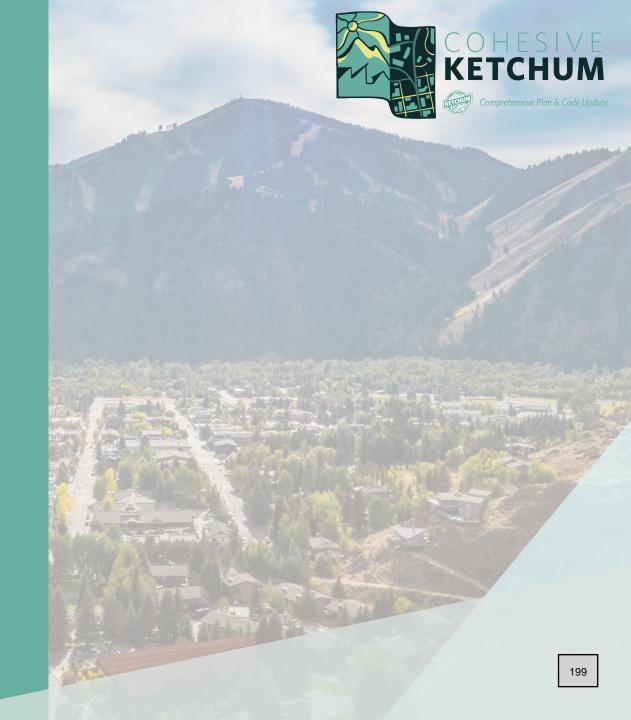


- 18. Revise the actions under Goal BNE-1 in the Implementation Matrix (page #118) to delete:
 - a. "Action BNE-1.e: Reduce height and FAR allowances in the Retail Core to limit the scale and intensity of new developments," in its entirety.
- 19. Revise Action DR-2.d and Action DR-2.e under Goal DT-2 in the Implementation Matrix (page #132) to read as follows:
 - a. "Action DR-2.d. Explore modifications in height and FAR incentives for all developments in the Retail Core."
 - b. "Action DR-2.e. Explore modifications in height and FAR incentives for 100% community housing projects in the Retail Core."

Attachment 3 Presentation August 4 City Council Public Hearing

Cohesive Ketchum: Comprehensive Plan

City Council Public Hearing August 4, 2025



AGENDA

- What We've Heard
 - Walk & Talk Feedback
- Information Requests
 - Irene Street
 - LDR to HDR
- Recommendations
- · Q&A
- Public Comment
- Discussion



VISION (2014 & 2025 PLAN)

We aspire to be an authentic mountain community with worldclass character, yet small-town feel. We value our strong sense of community and high quality of life for year-round residents and visitors. We will be successful by creating, attracting, and delivering excellent jobs, education, healthcare, recreation, and cultural opportunities. Furthermore, we wish to be a place with a stable economy, a vibrant downtown, a variety of community housing options, and a diverse population of people who live, work, and visit here. We will be responsible stewards of our environment, work toward a resilient economy, and maintain our special way of life for generations to come.



Number of Attendees:

- Warm Springs: 25 (July 17) + 20 (July 24) + TBD (July 31)
- West Ketchum: 30 (July 24)

Observations

- Passionate community that cares
- Some attendees have been involved throughout the process, others have not
- Confusion between V2 of the plan and the Commission's recommendations



General Comments & Concerns:

Lack of trust in:

- City Council say one thing, do another
 - Desire to postpone the comprehensive plan for the new administration
- Data housing and infrastructure
- Ability to create community housing through zoning



General Comments & Concerns:

- Not supportive of punitive approach, prefer incentives
- Single-family homeowners felt personally targeted by the plan
- Concern about nonconforming uses and what that means for current property owners







General Comments & Concerns:

- Not supportive of what is currently permitted in zoning
- Not supportive of increased density even for community housing
- Community housing should be at/in:
 - Simplot/Albertsons properties
 - Hospital/Hailey/Bellevue areas
- One unit at a time isn't going to solve the housing problem



General Agreement:

- Do not support the type of development from the past few years
 - Downtown boxy buildings
 - Warm Springs Ranch Subdivision
 - Three stories in neighborhoods
 - Large speculative homes in West Ketchum
- Warm Springs
 - Support for reduction in the height description in MDR
 - Support for removal of "Small multi-family" in MDR
- Support for clarifying whether the proposed densities apply to existing properties, or just new development





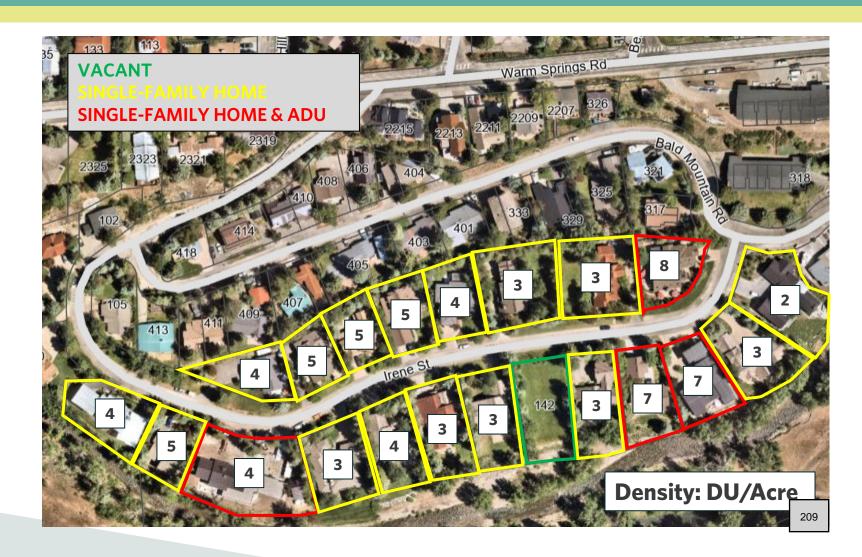
IRENE STREET

EXISTING DENSITY

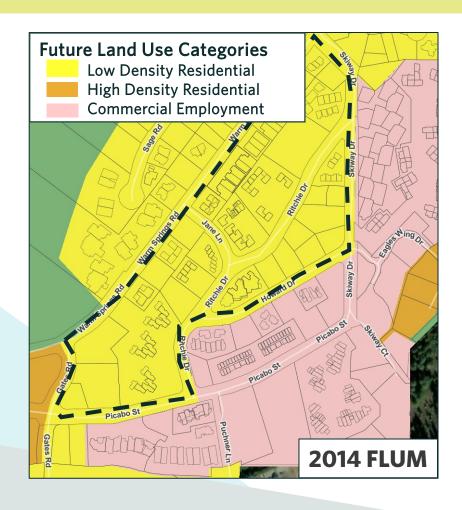
of Existing DUs: 24

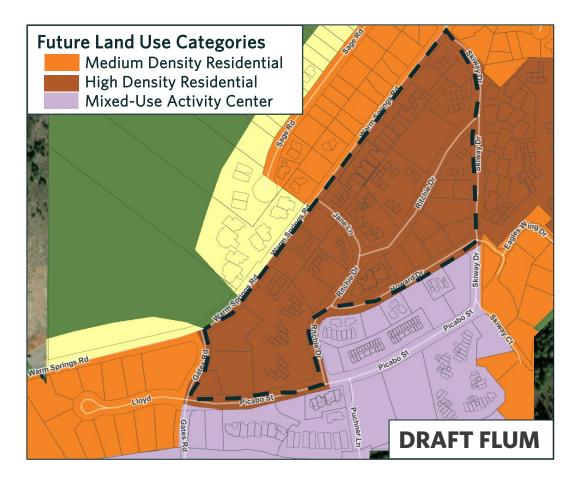
Total Acres: 6

Density: 4 DU/acre



LDR to HDR



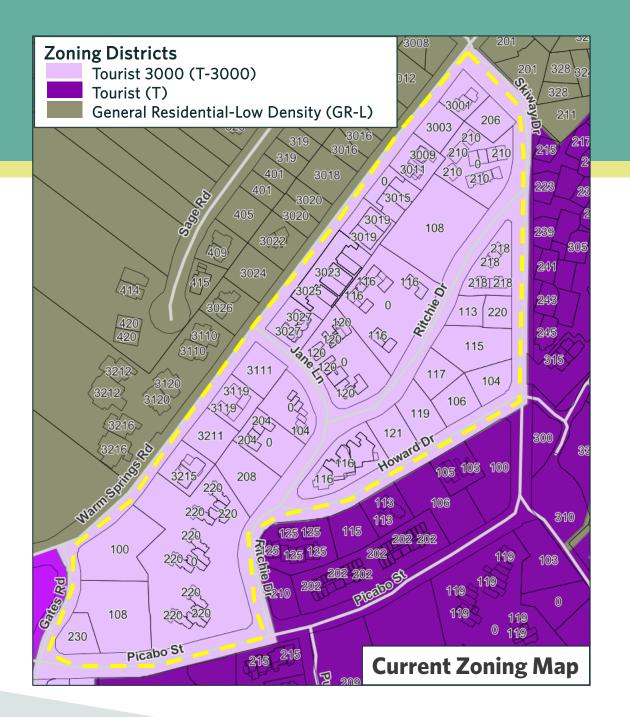


LDR to HDR

CURRENT ZONING

T-3000

- Single-family
- Multi-family
- Limited commercial
- Density Range: 4 to 18 DU/acre





PZ COMMISSION

- General Cleanup grammar, formatting, etc.
- Clarifications to differentiate historic preservation and adaptive re-use
- Text revisions to height descriptions, use categories, and land use map designations
- Adjustments to Implementation Chapter items

For Full List of Recommendations: CLICK HERE

HEIGHTS IN LDR/MDR

Current Language

"Up to three stories pursuant to design standards/guidelines."

Alternative Language

Up to two stories pursuant to design standards/guidelines.

PRIMARY USES IN MDR

Current Language

"Small single-family homes, duplexes, townhomes, and smaller multi-family residential."

Alternative Language

Small single-family homes, duplexes, and townhomes.

LI HEIGHT ALONG HWY 75



Implementation Chapter

Explore expansion of LI 58-foot height overlay further south along Hwy 75.

RIVER RUN BASE AREA



Future Land Use Map

Change dashed area from Mixed-Use Activity Center to Open Space









STAFF RECOMMENDATION

Staff Recommendation

After considering the P&Z Commission's recommendation and public comment, staff recommends the City Council approve the Cohesive Ketchum 2025 Comprehensive Plan.

Council Options

- Approve with changes recommended by PZ Commission
- Approve with additional changes
- Continue discussion



Attachment 4 Draft Resolution 25-012 Adopting the

Cohesive Ketchum 2025 Comprehensive Plan

RESOLUTION 25-012 A RESOLUTION OF THE CITY OF KETCHUM, IDAHO ADOPTING THE COHESIVE KETCHUM 2025 COMPREHENSIVE PLAN

WHEREAS, prepared in accordance with Idaho Code §67-6508, the Cohesive Ketchum 2025 Comprehensive Plan (the "Plan") establishes a long-range policy framework to achieve the community's vision for the future and will serve as a guide for land use decisions within the City of Ketchum and its Area of City Impact; and

WHEREAS, in accordance with Idaho Code §67-6509, the Planning and Zoning Commission held duly noticed public hearings to consider the Plan on March 25, April 8, April 22, May 7, and May 13, 2025; and

WHEREAS, the Commission recommended approval of the Plan with changes on May 13, 2025; and

WHEREAS, the City Council held a duly noticed public hearings to consider the Commission's recommendation on June 16, July 7, and August 4, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO THAT:

- 1. The Cohesive Ketchum 2025 Comprehensive Plan is hereby adopted by the City Council and supersedes the 2014 Comprehensive Plan.
- 2. A copy of the Cohesive Ketchum 2025 Comprehensive Plan shall accompany this Resolution and shall be kept on file with the City Clerk pursuant to Idaho Code §67-6509(c).
- 3. This Resolution shall be in full force and effect upon its adoption.

ADOPTED by the City Council and **APPROVED** by the Mayor of the City of Ketchum, Idaho this 4th day of August 2025.

	APPROVED
	Noti Duo dala any Managa
ATTEST:	Neil Bradshaw, Mayor
Trent Donat, City Clerk	

Resolution 25-012 Page 1 of 1



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	August 4, 2025	Staff Member/Dept: Jade Riley – Administration		
Agenda Item:		on to conduct public hearing and first reading of Ordinance 1267 regarding	ng	
	Council/Mayora	al pay."		
Recommended				
		g and collapsed readings of Ordinance 1267 regarding Mayor/Council par	У	
at and - or –	•			
	luct Public Hearin	g and conduct first reading Ordinance 1267 regarding Mayor/Council pay	, at	
		e the second and third readings on August 18 th with a special meeting if	, at	
	eet the August 21			
necessary to me	set the August 21	deddine.		
Policy Analysis a	and Background:			
During the July	21 council meetir	ng, the Council was supportive of reviewing a draft ordinance to update C	ity	
Code (2-20-010) at the August 4 ^{tl}	h meeting. Currently, the Mayor is compensated \$3,000 monthly and City	,	
Council Membe	Council Members are \$1,667.			
	not reached durir	ng the July 21 st City Council meeting regarding the new compensation		
amounts.	amounts.			
Sustainability In	npact:			
None.				
Financial Impact:				
None OR Adequ		Financial impact to be determined once final suggestions for both Mayo	nr .	
in account:	iate rarias exist	and Council are approved.	′'	
Attachments:				
1. Ordinan	ce #1267_draft			

CITY OF KETCHUM ORDINANCE 1267

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING CHAPTER 2.20, OFFICERS' SALARIES, OF THE KETCHUM MUNICIPAL CODE BY INCREASING THE MONTHLY SALARY FOR THE MAYOR POSITION AND COUNCIL MEMBER POSITION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

<u>SECTION 1. MAYOR AND COUNCIL – SALARIES.</u> Chapter 2.20, Officers' Salaries, of the Ketchum Municipal Code is hereby amended as follows:

2.20.010 Mayor and Council Compensation.

A.

Commencing January 1, 2026, the compensation of the Mayor and of the members of the City Council shall be as follows:

The Mayor shall receive a monthly salary in the sum of Three Thousand Dollars

	(\$3,000) . Continuing each January
	thereafter, the Mayor shall receive a Cost of Living Adjustment (COLA) to such salary
	in the same amount afforded to City of Ketchum employees The Mayor shall also receive health benefits, dental benefits, vision benefits, long-term disability benefits and health care reimbursement account benefits in the same amount afforded to City of Ketchum employees. The Mayor shall also receive Idaho PERSI retirement benefits in the same amount afforded to City of Ketchum employees. If such benefits are declined by the Mayor, a monthly payment shall be made compensating Mayor for benefits in an amount not to exceed the value of the benefits; and,
В.	Each member of the Council shall receive a monthly salary in the sum of One Thousand Six Hundred Sixty-Six Dollars and Sixty-Seven Cents (\$ 1,666.67)
	disability benefits and health care reimbursement account benefits in the same amount

C. No other compensation shall be afforded to the Mayor or Council Members.

amount not to exceed the value of the benefits.

ORDINANCE 1267

afforded to City of Ketchum employees. Each member of the Council shall also receive Idaho PERSI retirement benefits in the same amount afforded to City of Ketchum employees. If such benefits are declined by a member of the Council, a monthly payment shall he made compensating such member of the Council for benefits in an

SECTION 2. SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

<u>SECTION 3. CODIFICATION CLAUSE.</u> The City Clerk is instructed to immediately forward this ordinance to the codifier of the official municipal code for proper revision of the code.

<u>SECTION 4 REPEALER CLAUSE.</u> All City of Ketchum code sections, ordinances or resolutions or parts thereof, which are in conflict herewith are hereby repealed.

<u>SECTION 5. EFFECTIVE DATE.</u> This Ordinance shall be in full force and effect from and after its passage, approval and publication.

of	PASSED BY THE CITY COUNCIL of Ketchum, Idaho this2025.		day
of	APPROVED BY THE MAYOR of Ketchum, Idaho this 2025.	day	
Neil 1	Bradshaw, Mayor		
ATT	TEST:		
Trent	t Donat, City Clerk		

ORDINANCE 1267



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	August 4, 2025	Staff Member/Dept:	Brent Davis – Director of Finance

Agenda Item: 1st Reading of Budget Ordinance 1265 (FY 2026 Budget)

Recommended Motion:

Motion to approve the first reading by title only of Ordinance #1265 and schedule the second reading.

Reasons for Recommendation:

The annual budget workshop occurred on June 24th. Staff presented the draft budget for Mayor and City Council discussion and feedback. The homework items were addressed on July 21st as part of ongoing strategic discussions. The formal Budget Hearing also occurred on July 21st. The publishing dates were July 9th and July 16th. The next step is a second reading of the budget ordinance on August 18th.

Sustainability Impact:

The FY 2026 Budget allocated the appropriation needed to continue the sustainability partnership with Blaine County.

Financial Impact:

FY 2026 Revenues: \$43,361,668 FY 2026 Expenditures: \$42,774,212

Attachments:

- 1. FY 2026 Budget Notice of Public Hearing
- 2. FY 2026 Budget Ordinance #1265

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Ketchum, Idaho City Council will meet on Monday, July 21, 2025 at 4:00pm. The meeting will take place at City Hall, 191 5th Street, Ketchum, Idaho, for the purpose of considering a final budget and making appropriations to each fund for the next fiscal year (2026). At which time any member of the public may appear and be heard on any part or parts of said budget; and the following table sets forth the amount proposed to be appropriated to each fund for the fiscal year 2026 budget, along with the current adopted budget (FY 2025) and two years of previous actuals (FY 2023 & 2024). The public hearing is in accordance with state statute 50-1002.

CITY OF KETCHUM, IDAHO

EXPENDITURES

EXPENDITURES				
	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	PROPOSED FY 2026
GENERAL FUND	13,540,922	14,655,728	14,446,021	12,343,100
GENERAL CAPITAL IMPROVEMENT FUND	2,212,444	7,513,872	3,359,750	4,298,600
ESSENTIAL SERVICES FACILITIES TRUST FUND	-	-	-	-
WAGON DAYS FUND	163,817	190,582	163,000	220,900
FIRE CONSTRUCTION FUND	285,860	-	-	-
ORIGINAL LOT FUND	3,660,571	3,461,887	3,578,226	3,670,000
ADDITIONAL 1%-LOT FUND FIRE GO BOND DEBT SERVICE FUND	3,938,594 611,769	3,059,370 630,078	2,447,253 617,019	2,900,000 617,019
COMMUNITY HOUSING IN-LIEU FUND	768,449	1,451,982	1,214,874	2,000,000
COMMUNITY HOUSING (CITY/COUNTY)	1,017,595	2,584,199	1,761,798	1,876,017
WATER FUND	2,151,786	2,720,258	2,814,908	3,100,493
WATER CAPITAL IMPROVEMENT FUND	623,249	759,641	1,015,000	700,000
WASTEWATER FUND	2,462,819	3,323,320	3,470,836	4,010,844
WASTEWATER CAPITAL IMP. FUND	586,786	2,897,281	4,729,135	5,242,086
POLICE TRUST FUND PARKS & RECREATION TRUST FUND	223,680	- 72,166	7,500 1,130,650	7,500 1,137,653
DEVELOPMENT TRUST FUND	1,078,252	-	650,000	650,000
Total Expenditures	33,326,590	43,320,363	41,405,970	42,774,212
REVENUE				
GENERAL FUND				
GENERAL PROPERTY TAXES	4,894,483	5,110,417	5,228,549	4,763,368
OTHER REVENUE FUND BALANCE APPLIED	10,162,194	10,191,716 -	9,217,472	7,579,732
TOTAL GENERAL FUND	15,056,677	15,302,134	14,446,021	12,343,100
GENERAL CAPITAL IMPROVEMENT FUND	2,049,733	9,706,462	2,027,500	3,998,600
FUND BALANCE APPLIED	-	-	1,332,250	300,000
TOTAL GENERAL CAPITAL IMPRVMNT FUND	2,049,733	9,706,462	3,359,750	4,298,600
WAGON DAYS FUND	158,935	182,874	163,000	220,900
FUND BALANCE APPLIED	<u> </u>	-	-	<u> </u>
TOTAL WAGON DAYS FUND	158,935	182,874	163,000	220,900
FIRE CONSTRUCTION FUND	5,800	-	-	-
FUND BALANCE APPLIED	-	-	-	-
TOTAL FIRE CONSTRUCTION FND	5,800	-	-	-
ORIGINAL LOT FUND FUND	3,961,098	3,792,244	3,244,835	3,670,000
FUND BALANCE APPLIED	-		333,391	
TOTAL ORIGINAL LOT FUND FUND	3,961,098	3,792,244	3,578,226	3,670,000
ADDITIONAL 1%-LOT FUND	3,315,442	3,010,151	2,447,253	2,900,000
FUND BALANCE APPLIED TOTAL ADDITIONAL 1% LOT FUND	3,315,442	3,010,151	2,447,253	2,900,000
FIRE GO BOND DEBT SERVICE FUND	611,880	630,078	617,019	617,019
COMMUNITY HOUSING IN-LIEU FUND	694,050	939,788	1,214,874	800,000
FUND BALANCE APPLIED TOTAL COMMUNITY HOUSING IN-LIEU FND	694,050	939,788	1,214,874	1,200,000 2,000,000
	•	-		
COMMUNITY HOUSING (CITY/COUNTY) FUND BALANCE APPLIED	770,954	2,408,390	1,761,798	1,876,017
TOTAL COMMUNITY HOUSING IN-LIEU FND	770,954	2,408,390	1,761,798	1,876,017
WATER FUND	2,646,518	3,327,932	2,758,722	3,410,500
FUND BALANCE APPLIED	-	-	56,186	-
TOTAL WATER FUND	2,646,518	3,327,932	2,814,908	3,410,500
WATER CAPITAL IMPROVEMENT FUND	722,000	925,175	1,015,000	830,000
FUND BALANCE APPLIED	-	-	750,000	-
TOTAL WATER CAPITAL IMP. FUND	722,000	925,175	1,765,000	830,000
WASTEWATER FUND	3,501,846	3,230,401	3,621,609	4,158,293
FUND BALANCE APPLIED	-	-	-	-
TOTAL WASTEWATER FUND	3,501,846	3,230,401	3,621,609	4,158,293
WASTEWATER CAPITAL IMP. FUND	262,435	2,086,494	2,417,068	3,246,043
FUND BALANCE APPLIED	-		2,312,068	1,996,043
TOTAL WASTEWATER CAPITAL IMP. FUND	262,435	2,086,494	4,729,135	5,242,086
POLICE TRUST FUND	263	374	- -	-
FUND BALANCE APPLIED	- 202	- 274	7,500	7,500
TOTAL POLICE TRUST FUND	263	374	7,500	7,500
PARKS & RECREATION TRUST FUND FUND BALANCE APPLIED	195,866	164,540	1,130,650	40,000 1,097,653
TOTAL PARKS & RECREATION TRUST FUND	195,866		1,130,650	1,097,653 1,137,653
DEVELOPMENT TRUST FUND	1,078,252	10-1, 3-10	650,000	650,000
		4F 707 62F	•	
Total Revenue	35,031,748	45,707,035	42,306,743	43,361,668

Publish: Idaho Mountain Express July 9, 2025 and July 16, 2025 **Brent Davis**

Director of Finance/City Treasurer

ORDINANCE NO. 1265

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, APPROPRIATING TO THE VARIOUS BUDGETARY FUNDS, SUMS OF MONEY DEEMED NECESSARY TO DEFRAY ALL NECESSARY EXPENSES AND LIABILITIES WITHIN EACH FUND FOR THE ENSUING FISCAL YEAR, AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY AND SPECIFYING THE OBJECTS AND PURPOSES FOR WHICH SAID APPROPRIATION IS MADE, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Mayor and City Council of the City Ketchum, Blaine County, Idaho:

<u>SECTION 1</u>: That the sum of \$42,774,212 be raised and appropriated to defray the necessary expenses and liabilities of the City of Ketchum, Blaine County, Idaho for the fiscal year beginning October 1, 2025.

<u>SECTION 2</u>: That the City Council hereby appropriates each Fund as an independent fiscal and accounting group with a self-balancing set of accounts recording cash and/or other resources together with all related liabilities, obligations, reserves, and equities which are segregated for the purpose of carrying on specific activities or attaining certain objectives.

<u>SECTION 3:</u> That the appropriation for the General Fund is made in the following amount to each specific division or function:

Legislative and Executive, Administrative, Legal, Community Planning and Development, Law Enforcement, Fire and Rescue, Street and Facility Maintenance, and Non-Departmental.

Total General Fund 12,343,100

<u>SECTION 4</u>: That the appropriation for the Water and Wastewater Funds is made in the following amounts to each specific Fund, department, or function:

Water Fund	3,100,493
Water Capital Improvement Fund	700,000
Wastewater Fund	4,010,844
Wastewater Capital Improvement Fund	5,242,086
Total Water and Wastewater Funds	13,053,423

<u>SECTION 5</u>: That the appropriation for all Other Funds is made in the following amounts to each specific Fund, department, or function:

General Capital Improvement Fund	4,298,600
Wagon Days Fund	220,900
Original LOT Fund	3,670,000
Additional 1%-LOT Fund	2,900,000
GO Bond Debt Fire Fund	617,019
Community Housing In-Lieu Fund	2,000,000
Community Housing Fund	1,876,017
Police Trust Fund	7,500
Parks & Recreation Trust Fund	1,137,653
Development Trust Fund	650,000
Total Other Funds	17,377,689

<u>SECTION 6</u>: That a general tax levy on all taxable property within the City of Ketchum be levied in an amount allowed by law for the general purposes for said City, for the fiscal year beginning October 1, 2025.

SECTION 7: All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

<u>SECTION 8</u>: This ordinance shall take effect and be in force upon its passage, approval, and publication in one issue of the Idaho Mountain Express, a newspaper of general circulation in the City of Ketchum, and the official newspaper of said City.

PASSED by the City Council and APPROVED by the Mayor of Ketchum this 2nd day of September 2025.

ATTEST:	
TRENT DONAT, CITY CLERK	NEIL BRADSHAW, MAYOR

Publish: Idaho Mountain Express

September 10, 2025



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	August 4, 2025	Staff Member/Dept: Jade Riley	– Administration	
Agenda Item:		n to conduct public hearing and first read	_	
	prohibiting the	ise of compression brakes within Ketchum	ı city limits.	
Dagammandad	Mation			
Recommended		and first reading of Ordinance 1266 prob	ibiting the use of compression	
	etchum city limits	and first reading of Ordinance 1266 proh	ibiting the use of compression	
Diakes Within K	eterium city iiinits			
	and Background:			
		affic Authority has received public comme		
		2025, the Traffic Authority moved to reco	ommend to the City Council an	
ordinance proh	ibiting the use of	ompression brakes within city limits.		
•		d on high-speed roadways usually in conc	ert with the vehicle traveling	
down a grade to	o save adequate r	serves for the air brake function.		
Traffic Authority	v discussed wheth	er the ordinance should only apply to sele	oct roads but concluded that	
	-	f food delivery) is associated with constru		
_	•	**	_	
areas or town.	areas of town. Other communities (e.g. Hailey, Carey) in the valley have passed similar ordinances.			
Suctainability In	anact:			
Sustainability In None.	ірасі.		_	
None.				
Financial Impact:				
None OR Adequ	iate funds exist	No financial impact.		
in account:				
Attachments:				
 Ordinan 	ce #1266			

CITY OF KETCHUM ORDINANCE 1266

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING TITLE 10 CHAPTER 8 OF THE KETCHUM MUNICIPAL CODE BY PROVIDING FOR A NEW SECTION 320 ENTITLED "PROHIBITION OF AIR COMPRESSION BRAKES", PROVIDING FOR THE RESTRICTION ON THE USE OF AIR COMPRESSION BRAKES ON VEHICLES WITHIN THE CITY OF KETCHUM, IDAHO EXCEPT UNDER EMERGENCY CIRCUMSTANCES; AND PROVIDING FOR CODIFICATION, REPEALER, AND EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO THAT A NEW SECTION 320 BE ADDED TO TITLE 10, CHAPTER 8, KETCHUM CITY CODE TO READ AS FOLLOWS:

SECTION 1. That Code section 320 as here stated is hereby adopted.

10.08.320 Prohibition of Air Compression Brakes.

A. Use of air compression brakes prohibited: The use of air compression brakes (also known as "jake brakes") by vehicles or trucks, as defined in Idaho Code Title 49, Chapter 1, within the City is hereby prohibited and shall be unlawful except under emergency circumstances when such use is necessary to prevent an accident or injury to persons or property.

<u>SECTION 2. CODIFICATION CLAUSE.</u> The City Clerk is instructed to immediately forward this ordinance to the codifier of the official municipal code for proper revision of the code.

<u>SECTION 3. REPEALER CLAUSE.</u> All City of Ketchum code sections, ordinances or resolutions or parts thereof, which are in conflict herewith are hereby repealed.

<u>SECTION 4. EFFECTIVE DATE.</u> This Ordinance shall be in full force and effect from and after its passage, approval and publication.

of	PASSED BY THE CITY COUNCIL of Ketchum, Idaho this day 2025.
of	APPROVED BY THE MAYOR of Ketchum, Idaho this day 2025.
 Neil F	Bradshaw Mayor

ORDINANCE 1266

ATTEST:	
Trent Donat, City Clerk	_

ORDINANCE 1266



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	August 4, 2025	Staff Member/Dept:	Jade Riley – Administration
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Agenda Item: Recommendation to conduct Public Hearing and third reading of Ordinance 1263 -

Intermountain Gas Franchise Agreement.

Recommended Motion:

"I move to conduct Public Hearing and Third Reading of Ordinance 1263 for Intermountain Gas Franchise Agreement."

Policy Analysis and Background:

The existing franchise agreement with Intermountain will expire on June 30, 2025. A two-month extension was approved by the City Council during the June 2nd meeting to allow for adequate time to process the long-term franchise agreement which requires a thirty-day cooling period following the first reading.

The franchise agreement provides a non-exclusive license to Intermountain Gas to provide natural gas to the city's residents and businesses via transmission lines located in public rights-of-way. The current agreement provides for a three percent franchise fee, which is paid quarterly to the city.

The proposed franchise agreement, which is adopted through an ordinance, is proposed for a ten-year period. The franchise fee remains the same (three percent), which is the maximum allowed by law. No substantive changes have been made to the updated agreement from the previous version. The proposed agreement would be effective from September 1, 2025 through August 31, 2035. The minimum term allowed by law for a franchise agreement is ten years and the maximum term allowed is fifty years.

No changes made after 2nd reading.

Sustainability Impact:

None.

Financial Impact:

None OR Adequate funds exist	The agreement provides that in return for the use of the City's rights of
in account:	ways for gas transmission lines, Intermountain Gas will pay a three
	percent franchise fee of its gross revenues to the City. The payments will
	be made quarterly.

Attachments:

- 1. (draft) Ordinance 1263 redline
- 2. (draft) Ordinance 1263 clean

ORDINANCE NUMBER 1263

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, GRANTING TO INTERMOUNTAIN GAS COMPANY A TEN (10) YEAR NON-EXCLUSIVE FRANCHISE TO INSTALL, CONSTRUCT, MAINTAIN AND OPERATE A GAS TRANSMISSION AND DISTRIBUTION SERVICE; PROVIDING DEFINITIONS; REGULATING USE OF THE PUBLIC WAYS; SUBJECTING FRANCHISEE TO THE POWERS OF THE CITY; PROVIDING THE TERM OF FRANCHISE; PROVIDING FOR INSPECTION OF RECORDS; REQUIRING FRANCHISEE TO FURNISH MAPS; REQUIRING A FRANCHISE FEE; PROVIDING FOR REMOVAL OF FRANCHISEE'S

PROPERTY; PROVIDING FOR REVOCATION FOR CAUSE; REQUIRING FRANCHISEE TO INDEMNIFY CITY AND PROVIDE INSURANCE; REQUIRING COMPLIANCE WITH SAFETY REGULATIONS; PROVIDING CITY'S AGREEMENT NOT TO COMPETE, RESERVING POWER OF EMINENT DOMAIN; PROVIDING FOR SURRENDER OF FRANCHISE; GRANTING RIGHT TO SALVAGE; REQUIRING WRITTEN ACCPETANCE; PROVIDING FOR CONSENT TO SALE OR ASSIGNMENT; PROVIDING FOR PAYMENT OF PUBLICATION COST; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE AND PROVIDING AN EFFECTIVE" DATE.

BE IT IS ORDAINED by the Mayor and City Council of the City of Ketchum, Idaho, that:

SECTION 1. *PURPOSE.* The public ways of the City of Ketchum serve a variety of municipal and utility purposes providing for the public health, safety and welfare. Franchisee is hereby permitted to use said public ways for its gas transmission and distribution service purposes under the terms and conditions contained herein.

SECTION 2. *DEFINITIONS.* For the purpose of this Ordinance and Franchise, the following terms shall have the meaning given herein.

- A. "CITY" means the City of Ketchum, a municipal corporation of the State of Idaho.
 - B. "COUNCIL" means the City Council of the City of Ketchum, Idaho.
- C. "CUSTOMER" means a person or user of the gas system who lawfully receives gas service with Franchisee's permission.
- D. "FRANCHISE" shall mean the authorization provided by this Ordinance issued by the City, whether such authorization is designated as a Franchise, permit, license, resolution, contract, certificate or otherwise, which authorizes installation, construction, maintenance or operation of the gas transmission and distribution system for the purpose of offering gas service to customers.

- E. "FRANCHISEE" means INTERMOUNTAIN GAS COMPANY, the person to whom a Franchise, as hereinabove defined, is granted by the council under this Ordinance, and the lawful agent, successor, transferee or assignee of said person, subject to such conditions as may be prescribed by the City.
- F. "GAS SERVICE" means the furnishing, transmission, distribution and sale of gas, whether artificial, natural, mixed or otherwise, for heating, domestic, industrial and other purposes and for transmitting gas into, through and beyond said City to a Customer.
- G. "GROSS REVENUES" means any and all receipts and revenues received by Franchisee from all sales of gas and transportation charges to Customers within the corporate limits of the City.
- H. "PERSON" means any individual, firm, partnership, corporation, organization, association of other legal entity.
- I. "PROPERTY OF FRANCHISEE" means all property owned, installed or used by Franchisee in the conduct of its gas service business in the City under the authority of the Franchise granted pursuant to this Ordinance.
- J. "PUBLIC WAY" means the surface of, and the space above and below, any public street, highway, freeway, bridge, land path, alley, court, boulevard, sidewalk, parkway, way, lane, drive, circle or other public rights-of-way, including, but not limited to, public utility easements, dedicated utility strips or rights-of-way dedicated for compatible uses.
 - K. "SHALL" means mandatory, not merely advisory.
 - L. "STATE" means the State of Idaho.

SECTION 3. GRANT OF NON-EXCLUSIVE FRANCHISE.

- A. There is hereby granted to Intermountain Gas Company, a corporation, its successors and assigns, a ten (10) year non-exclusive Franchise to construct, install, maintain and operate a gas transmission and distribution system, including mains, pipes, conduits, services and other necessary structures and appliances appertaining in, under upon, over, across, and along the public ways within the present and future corporate limits of the City for the furnishing, transmission, distribution and sale of gas, whether artificial, natural, mixed or otherwise, for heating, domestic, industrial and other purposes and for transmitting gas into, through, and beyond said City.
- B. The City represents that it has the sole power and authority to make this grant of authority and agrees to notify Franchisee in writing if the City should cease to have this power.
- C. The Franchise granted pursuant to this Ordinance shall be non-exclusive and shall not preclude the City from granting other or further Franchises or permits or preclude the City from using any public way or affect its jurisdiction over them or any part of them, or limit the

full power of the City to make such changes, as the City shall reasonable deem necessary, including but not limited to the dedication, establishment, maintenance, and improvement of all new public ways.

SECTION 4. USE OF THE PUBLIC WAYS.

- A. Franchisee shall secure a permit for any construction it shall make in the public way in the City and shall be subject to all applicable ordinances, but no fee shall be required of the Franchisee for any such permit.
- B. The location or relocation of all property of Franchisee shall be made under the supervision and with the approval of such representatives as the City may designate for such purpose, but not so as unreasonably to interfere with the proper operation of Franchisee's gas service.
- C. Franchisee shall not unnecessarily or unreasonably obstruct the use of or damage any public way, and shall within a reasonable time as early as practicable (per current standards; see dig/excavation permit) upon completion of any construction or repair work, restore all City public ways to substantially the same order or better condition, as deemed by the City, as they were before the excavation was made.
- D. All property of Franchisee constructed under this Franchise shall be placed and maintained at such places and positions in or upon such public ways so as not to interfere with the passage of traffic and the use of the public ways.
- E. Franchisee shall be responsible for any obstruction to a public way caused by it in the installation, construction, operation and maintenance of its property occurring at any time and shall promptly remove such obstruction. Any such obstruction which, after proper notice to Franchisee demanding removal, is not promptly removed by Franchisee may be removed by the City using a Franchisee approved Contractor with operator qualification as defined by PHMSA, and the costs thereof shall be charged against Franchisee and may be enforced as a lien upon any of its properties or assets. Franchisee shall be allowed to oversee and inspect said work performed by the operator qualified Contractor.

Franchisee shall provide proper traffic control for all maintenance and construction activities per the Manual of Traffic Control Devices.

- F. Franchisee shall maintain, repair and keep in good condition for a period of three (3) years from the date of acceptance by the City, those portions of public ways disturbed by Franchisee or its agents.
- G. Whenever the City shall pave or repave any public way or shall change to grade or line of any public way or shall construct or reconstruct any conduit, water main, sewer or water connection or other City public works or City utility, it shall be the duty of Franchisee when so ordered by the City to change its mains, services and other property of Franchisee in the public ways at its own expense so as to conform to the established grade or line of such public way and so as not to interfere with the conduits, sewers and other mains of the City as constructed or reconstructed; however, Franchisee shall not be required to relocate pipes, mains and appurtenances when the public way in which they are located is vacated for the convenience of abutting property owners and not as an incident to the public improvement, unless the reasonable cost of such relocation and the loss and expenses resulting therefrom is first paid to

Franchisee. The City will make reasonable effort to avoid the need for such moving or changing whenever possible.

- H. Whenever, in the reasonable opinion of the City, any of Franchisee's property needs to be relocated or altered due to a construction or repair project by the City in a public way, Franchisee shall move or relocate said property within sixty (60) days from receiving written notice from the City, unless the extent of the project and the health, safety and welfare of the public dictate another reasonable time period. However, in the event such relocation is required due to emergency repairs deemed necessary by the City, such relocation or moving shall be accomplished within twenty-four (24) hours, unless the extent of the project and the health, safety and welfare of the public dictate another reasonable time period.
- I. In the event Federal, State or other funds are available in whole or in part for utility relocation or alteration purposes, the City may apply for such funds and the Franchisee will be reimbursed to the extent any such funds are actually obtained.
- J. Whenever the City grants a permit for any excavation in a public way and the work contemplated by the permit may expose property of the Franchisee or the facilities of any public provider within the City, the Franchisee, or the entity conducting the excavation, after obtaining the necessary City permit therefore, shall comply in every respect with the terms and conditions of Title 55, Chapter 22, Idaho Code, as may be amended.

SECTION 5. POWERS OF THE CITY.

The exercise of privileges herein granted shall be subject at all times to all of the powers of the City and all regulatory ordinances and resolutions adopted pursuant thereto. Provided however, the City retains the right to modify this agreement to include any provision granted by Franchisee to another jurisdiction in Idaho that is deemed by the City to be of public benefit.

SECTION 6. TERM OF FRANCHISE.

Such right and authority, permission and power is hereby granted for a term of ten (10) years from and after the date of the final acceptance of this Ordinance by the Company, herein referred to as the primary term. This franchise will automatically renew for successive periods of ten (10) years unless cancelled at the end of a term by either party by written notice to the other party no less than 180 calendar days prior to the end of the primary term or the then current successive term. Company shall notify City of any upcoming automatic renewal between 240 and 270 calendar days prior to the end of the primary term or the then current successive term.

The Franchise herein and hereby made to said Franchisee is granted for, and limited in time to, a period of ten (10) years from July 1, 2015 through and including June 30, 2025.

SECTION 7. INSPECTION OF RECORDS- FRANCHISEE TO FURNISH MAPS.

Upon reasonable advance notice, the City shall have access to Grantee's records to the extent necessary to verify the accuracy of the Franchise fee payments required herein during the normal business hours of Grantee. The Grantee shall furnish, upon request, the City with a complete set of maps, including plans and profile of the distribution system of the Grantee and any future extensions. The City shall make every reasonable effort to maintain the confidentiality of any trade secrets or other proprietary information (such as proprietary maps and other mapping information) provided pursuant to this Section, including execution of a data sharing agreement

with Grantee. Any map supplied shall not be used for locating gas facilities with the intent of excavating. Prior to excavating, the City shall request line locates per the requirements of Idaho Statute Chapter 22 Underground Facilities Damage Prevention.

A. Upon reasonable advance notice, the City shall have the right to inspect and audit the records of Franchisee necessary for the enforcement of the Franchise and verification of the accuracy of Franchise fee payments at any time during the normal business hours, provided that the City shall maintain the confidentiality of any trade secrets or other proprietary information in the possession of Franchisee. Such documents shall be limited specifically to records pertaining to the calculation of Franchise payments to the City.

B. Upon request, Franchisee shall furnish the City with a complete set of maps, including plans and profile of the gas system of Franchisee and any known future extensions within the City. Provided that the City shall maintain the confidentiality of any trade secrets or other proprietary information and maps shall not be used for locating gas facilities with the intent of excavating.

SECTION 8. FRANCHISE FEE

- A. As consideration for this Franchise, Franchisee, during the Franchise period, shall pay to the City three percent (3%) of the gross revenue as that term is defined in Section 2 herein.
- B. Franchisee shall pay the Franchise fee to the City quarterly for the preceding three (3) months.
- C. Such quarterly payments shall be in lieu of taxes, fees or charges (other than ad valorem taxes) related to easements, Franchises, rights-of-way, permits, utility lines and equipment installation, maintenance and removal during the term of Franchisee's Franchise with the City, which the City may impose for the rights and privileges herein granted or for the privilege of doing business within the City.
- D. Franchisee shall file within thirty (30) days after the end of each calendar quarter a report with the City for the preceding calendar quarter, verified by the affidavit of the general manager, auditor, treasurer, or assistant treasurer of said Franchisee, which report shall contain a statement in such form and detail as shall from time to time be prescribed by the City, of all the gross revenue received by said Franchisee within the City for the calendar quarter preceding such report, and at the same time the Franchisee shall pay to the City the stipulated percentage of the gross quarterly revenue due for the quarter for which said report is made and filed.
- E. All sums which become delinquent shall accumulate interest at the rate of interest established by the Idaho Public Utilities Commission for customer deposits, as may be amended. This accrual of interest is not intended to waive or in any manner restrict City's ability to elect any procedure or method of collection permissible by law to enforce all the terms and conditions of this Ordinance and Franchise.

SECTION 9. REMOVAL OF PROPERTY OF FRANCHISEE.

A. In the event the Franchisee removes its property, Franchisee shall promptly restore the public way or other areas in accordance with local regulations and standards from which such property has been removed to a condition similar to that existing before such removal and satisfactory to the City.

SECTION 10. REVOCATION FOR CAUSE.

A. If Franchisee violates or fails to comply with any material provision of this Franchise, the City shall give written notice to Franchisee of the alleged non-compliance of the Franchise. Franchisee shall have sixty (60) days, or such lesser time if reasonably deemed an emergency by the City, from the date of notice of non-compliance to cure such alleged default or, if such default cannot be cured within sixty (60) days, or such lesser time if reasonably deemed an emergency by the City, to present to the City a plan of action whereby such default can be promptly cured.

B. If such default continues beyond the applicable dates agreed to for such cure, the City shall give Franchisee written notice that all rights conferred under this Ordinance and the Franchise may be revoked or terminated by the Council after a public hearing. Franchisee shall be entitled to not less than thirty (30) days prior notice of the date, time and place of the public hearing. The City may elect. In lieu of the above and without any prejudice to any of its other legal rights and remedies, to obtain an order from the district court having jurisdiction compelling Franchisee to comply with the provisions of the Franchise and recover damages and costs incurred by the City by reason of Franchisee's failure to comply. This provision shall not prevent Franchisee from submitting such question of revocation to a proper court for determination.

SECTION 11. FRANCHISE LIABILITY-INDEMNIFICATION.

It is expressly understood and agreed by and between the Franchisee and the City that the Franchisee shall save the City harmless from, and defend the City from all loss or damages sustained by the City on account of any suit, judgment, execution, claim or demand whatsoever, caused by acts or omissions of the Franchisee in the installation, construction, operation or maintenance of Franchisee's property or its gas service or any other actions of Franchisee in the City. The City shall notify, in writing, Franchisee within ten (10) days after presentation of any claim or demand, either by suit or otherwise, made against the City caused by any of the aforesaid acts or omissions on the part of the Franchisee. Franchisee shall thereupon have the duty to appear and defend any such suit or action on behalf of the City, without cost or expense to the City:

SECTION 12. INSURANCE.

- A. Franchisee shall, concurrently with the filing of an acceptance of this Franchise granted hereunder, furnish to the City Clerk, and at all times during the existence of the Franchise granted hereunder, maintain in full force and effect, at its own cost and expense, a general comprehensive liability insurance policy, for the purpose of protecting the City and all persons against liability for loss or damage, for personal injury, death and property damage, civil rights violations, and errors or omissions, caused by the operations of Franchisee under this Franchise. Such policy shall name the city as an insured with regard to the aforementioned losses or damages caused by Franchisee_-but only to the extent of the Franchisee's indemnification obligations contained herein
- B. Such policy shall provide insurance against property damage in an amount not less than \$1,000,000.00 and bodily injury with limits of not less than \$1,000,000.00 per person and \$2,000,000.00 total for each occurrence. Provided, however, the minimum limits of insurance as set forth herein shall be automatically increased at any time the liability limits of the City are increased pursuant to the Idaho Tort Claims Act (Idaho Code Section 6-901 et. seq.) or any similar legislation.
- C. The certificate of insurance reflecting the policy mentioned in the foregoing subsections shall contain a provision that Franchisee shall provide a written notice of cancellation or reduction in coverage of said policy shall be delivered to the City thirty (30) days in advance of the effective date thereof.

D.	Al	l of t	he abo	ve-descr	ribed	insurance	policies	shall	contain	provisi	ons 1	that	the
insurance	carriers	shall	have r	o right	of rec	covery or	subrogat	ion ag	gainst the	e City,	or the	e Ci	ty's
insurance	carriers	with r	egard t	o the afo	oreme	entioned lo	sses or d	amage	es caused	l by Frai	nchis	ee.	

E. The Franchisee may opt to self-insure.

SECTION 13. SAFETY REGULATION COMPLIANCE.

Franchisee shall comply with and conform to all safety regulations promulgated by the United States, State of Idaho or City of Ketchum, or any regulatory body having jurisdiction thereof.

SECTION 14. AGREEMENT NOT TO COMPETE, POWER OF EMINENT DOMAIN AND OTHER POWERS.

In consideration of Franchisee's undertaking hereunder as evidenced by its acceptance hereof, the City agrees not to engage in the business of distributing and selling gas during the life of this Franchise or any extension thereof in competition with Franchisee; but nothing herein contained shall be construed or deemed to prevent the City from exercising at any time any power of eminent domain or any other power or powers granted to it under the laws of the State of Idaho.

SECTION 15. SURRENDER OF FRANCHISE.

In the event natural gas at any time shall cease to be available to Franchisee for the distribution and sale hereunder, Franchisee reserves the right to surrender this Franchise. In the event of such surrender, or of the expiration or termination of this Franchise, or in any of such events, Franchisee reserves the right to salvage all of its property and will restore City's public ways damaged by such salvage operation to substantially the same order and condition, as deemed by the City, as they were before the salvage was made.

SECTION 16. CHANGES, ALTERATION, AMENDMENTS.

In the event of an amendment to the laws, rules or regulations of the State of Idaho or the Public Utilities Commission of Idaho applicable to this Ordinance and Franchise, the terms of this Ordinance and Franchise and the right and privileges hereby conferred and reserved may be changed, altered, amended or modified upon mutual agreement between the City and the Franchisee, which agreement shall not be unreasonably withheld.

SECTION 17. WRITTEN ACCEPTANCE.

Franchisee shall within twenty (20) days after the passage and publication of this Ordinance, file with the City Clerk its acceptance of this Franchise in writing signed by its proper officers and attested by its corporate seal, together with the certificates of insurance required by Section 11, herein.

SECTION 18. SALE OR ASSIGNMENT OF FRANCHISE.

This Franchise shall not be sold, assigned or otherwise alienated without the express consent of the city, which consent shall not be unreasonably withheld, and no dealings with an assignee on the part of the City to require the performance of any act or payment of any compensation by the assignee shall be deemed to operate as such consent; provided, that nothing herein shall be construed to prevent Franchisee of this Franchise from including it in a mortgage or trust deed executed for the purpose of obtaining money for corporate objects.

SECTION 19. PUBLICATIONS COSTS.

Franchisee shall assume the cost of publication of this Franchise as such publication is required by law.

SECTION 20. SAVINGS AND SEVERABILITY CLAUSE.

If any part or parts of this Ordinance or the application thereof to any particular circumstance shall ever be held invalid or Unenforceable by Court of competent jurisdiction, such decision or decisions shall not affect the validity of the remaining portions hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

SECTION 21. REPEALER CLAUSE.

City of Ketchum, Ordinance Number 1263, Adopted [Add Date] granting a gas Franchise to Intermountain Gas Company, together with all ordinances and parts of ordinances of City in conflict herewith shall be, and the same are hereby repealed.

All ordinances and parts of ordinances of City in conflict herewith shall be, and the same are hereby repealed.

SECTION 22. *EFFECTIVE DATE*.

This Ordinance shall be in full force and effect from and after its passage, approval and due application according to law.

	Neil Bradshaw
	Mayor
ATTEST:	

ACCEPTANCE

INTERMOUNTAIN GAS COMPANY, a above Ordinance and agrees to abide by the terms	s Franchisee, accepts the Franchise set forth in the and conditions thereof.
DATED this day of, 2025.	
	FRANCHISEE:
	INTERMOUNTAIN GAS COMPANY
	By: VP, Field Operations & Customer Experience
	VP, Field Operations & Customer Experience
STATE OF IDAHO.) ss. County of Blaine)	
Or proven to me to be the Vice President, Operation	
	to set my hand and affixed by official seal the day
	Notary Public for Idaho
	Residing at
	Commission expires

ORDINANCE NUMBER 1263

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, GRANTING INTERMOUNTAIN GAS COMPANY A TEN (10) YEAR NON-EXCLUSIVE FRANCHISE TO INSTALL, CONSTRUCT, MAINTAIN AND OPERATE A GAS TRANSMISSION AND DISTRIBUTION SERVICE; PROVIDING DEFINITIONS; REGULATING USE OF THE PUBLIC WAYS; SUBJECTING FRANCHISEE TO THE POWERS OF THE CITY; PROVIDING THE TERM OF FRANCHISE; PROVIDING FOR INSPECTION OF RECORDS; REQUIRING FRANCHISEE TO FURNISH MAPS; REQUIRING A FRANCHISE FEE; PROVIDING FOR REMOVAL OF FRANCHISEE'S PROPERTY; PROVIDING FOR REVOCATION FOR CAUSE; REQUIRING FRANCHISEE TO INDEMNIFY CITY AND PROVIDE INSURANCE; REQUIRING COMPLIANCE WITH SAFETY REGULATIONS; PROVIDING CITY'S AGREEMENT NOT TO COMPETE, RESERVING POWER OF EMINENT DOMAIN; PROVIDING FOR SURRENDER OF FRANCHISE; GRANTING RIGHT TO SALVAGE; REQUIRING WRITTEN ACCPETANCE; PROVIDING FOR CONSENT TO SALE OR ASSIGNMENT; PROVIDING FOR PAYMENT OF PUBLICATION COST; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE AND PROVIDING AN EFFECTIVE" DATE.

BE IT IS ORDAINED by the Mayor and City Council of the City of Ketchum, Idaho, that:

SECTION 1. *PURPOSE.* The public ways of the City of Ketchum serve a variety of municipal and utility purposes providing for the public health, safety and welfare. Franchisee is hereby permitted to use said public ways for its gas transmission and distribution service purposes under the terms and conditions contained herein.

SECTION 2. *DEFINITIONS.* For the purpose of this Ordinance and Franchise, the following terms shall have the meaning given herein.

- A. "CITY" means the City of Ketchum, a municipal corporation of the State of Idaho.
 - B. "COUNCIL" means the City Council of the City of Ketchum, Idaho.
- C. "CUSTOMER" means a person or user of the gas system who lawfully receives gas service with Franchisee's permission.
- D. "FRANCHISE" shall mean the authorization provided by this Ordinance issued by the City, whether such authorization is designated as a Franchise, permit, license, resolution, contract, certificate or otherwise, which authorizes installation, construction, maintenance or operation of the gas transmission and distribution system for the purpose of offering gas service to customers.

- E. "FRANCHISEE" means INTERMOUNTAIN GAS COMPANY, the person to whom a Franchise, as hereinabove defined, is granted by the council under this Ordinance, and the lawful agent, successor, transferee or assignee of said person, subject to such conditions as may be prescribed by the City.
- F. "GAS SERVICE" means the furnishing, transmission, distribution and sale of gas, whether artificial, natural, mixed or otherwise, for heating, domestic, industrial and other purposes and for transmitting gas into, through and beyond said City to a Customer.
- G. "GROSS REVENUES" means any and all receipts and revenues received by Franchisee from all sales of gas and transportation charges to Customers within the corporate limits of the City.
- H. "PERSON" means any individual, firm, partnership, corporation, organization, association of other legal entity.
- I. "PROPERTY OF FRANCHISEE" means all property owned, installed or used by Franchisee in the conduct of its gas service business in the City under the authority of the Franchise granted pursuant to this Ordinance.
- J. "PUBLIC WAY" means the surface of, and the space above and below, any public street, highway, freeway, bridge, land path, alley, court, boulevard, sidewalk, parkway, way, lane, drive, circle or other public rights-of-way, including, but not limited to, public utility easements, dedicated utility strips or rights-of-way dedicated for compatible uses.
 - K. "SHALL" means mandatory, not merely advisory.
 - L. "STATE" means the State of Idaho.

SECTION 3. GRANT OF NON-EXCLUSIVE FRANCHISE.

- A. There is hereby granted to Intermountain Gas Company, a corporation, its successors and assigns, a ten (10) year non-exclusive Franchise to construct, install, maintain and operate a gas transmission and distribution system, including mains, pipes, conduits, services and other necessary structures and appliances appertaining in, under upon, over, across, and along the public ways within the present and future corporate limits of the City for the furnishing, transmission, distribution and sale of gas, whether artificial, natural, mixed or otherwise, for heating, domestic, industrial and other purposes and for transmitting gas into, through, and beyond said City.
- B. The City represents that it has the sole power and authority to make this grant of authority and agrees to notify Franchisee in writing if the City should cease to have this power.
- C. The Franchise granted pursuant to this Ordinance shall be non-exclusive and shall not preclude the City from granting other or further Franchises or permits or preclude the City from using any public way or affect its jurisdiction over them or any part of them, or limit the

full power of the City to make such changes, as the City shall reasonable deem necessary, including but not limited to the dedication, establishment, maintenance, and improvement of all new public ways.

SECTION 4. USE OF THE PUBLIC WAYS.

- A. Franchisee shall secure a permit for any construction it shall make in the public way in the City and shall be subject to all applicable ordinances, but no fee shall be required of the Franchisee for any such permit.
- B. The location or relocation of all property of Franchisee shall be made under the supervision and with the approval of such representatives as the City may designate for such purpose, but not so as unreasonably to interfere with the proper operation of Franchisee's gas service.
- C. Franchisee shall not unnecessarily or unreasonably obstruct the use of or damage any public way, and shall within a reasonable time as early as practicable (per current standards; see dig/excavation permit) upon completion of any construction or repair work, restore all City public ways to substantially the same order or better condition, as deemed by the City, as they were before the excavation was made.
- D. All property of Franchisee constructed under this Franchise shall be placed and maintained at such places and positions in or upon such public ways so as not to interfere with the passage of traffic and the use of the public ways.
- E. Franchisee shall be responsible for any obstruction to a public way caused by it in the installation, construction, operation and maintenance of its property occurring at any time and shall promptly remove such obstruction. Any such obstruction which, after proper notice to Franchisee demanding removal, is not promptly removed by Franchisee may be removed by the City using a Franchisee approved Contractor with operator qualification as defined by PHMSA, and the costs thereof shall be charged against Franchisee and may be enforced as a lien upon any of its properties or assets. Franchisee shall be allowed to oversee and inspect said work performed by the operator qualified Contractor.

Franchisee shall provide proper traffic control for all maintenance and construction activities per the Manual of Traffic Control Devices.

- F. Franchisee shall maintain, repair and keep in good condition for a period of three (3) years from the date of acceptance by the City, those portions of public ways disturbed by Franchisee or its agents.
- G. Whenever the City shall pave or repave any public way or shall change to grade or line of any public way or shall construct or reconstruct any conduit, water main, sewer or water connection or other City public works or City utility, it shall be the duty of Franchisee when so ordered by the City to change its mains, services and other property of Franchisee in the public ways at its own expense so as to conform to the established grade or line of such public way and so as not to interfere with the conduits, sewers and other mains of the City as constructed or reconstructed; however, Franchisee shall not be required to relocate pipes, mains and appurtenances when the public way in which they are located is vacated for the convenience of abutting property owners and not as an incident to the public improvement, unless the reasonable cost of such relocation and the loss and expenses resulting therefrom is first paid to

Franchisee. The City will make reasonable effort to avoid the need for such moving or changing whenever possible.

- H. Whenever, in the reasonable opinion of the City, any of Franchisee's property needs to be relocated or altered due to a construction or repair project by the City in a public way, Franchisee shall move or relocate said property within sixty (60) days from receiving written notice from the City, unless the extent of the project and the health, safety and welfare of the public dictate another reasonable time period. However, in the event such relocation is required due to emergency repairs deemed necessary by the City, such relocation or moving shall be accomplished within twenty-four (24) hours, unless the extent of the project and the health, safety and welfare of the public dictate another reasonable time period.
- I. In the event Federal, State or other funds are available in whole or in part for utility relocation or alteration purposes, the City may apply for such funds and the Franchisee will be reimbursed to the extent any such funds are actually obtained.
- J. Whenever the City grants a permit for any excavation in a public way and the work contemplated by the permit may expose property of the Franchisee or the facilities of any public provider within the City, the Franchisee, or the entity conducting the excavation, after obtaining the necessary City permit therefore, shall comply in every respect with the terms and conditions of Title 55, Chapter 22, Idaho Code, as may be amended.

SECTION 5. POWERS OF THE CITY.

The exercise of privileges herein granted shall be subject at all times to all of the powers of the City and all regulatory ordinances and resolutions adopted pursuant thereto. Provided however, the City retains the right to modify this agreement to include any provision granted by Franchisee to another jurisdiction in Idaho that is deemed by the City to be of public benefit.

SECTION 6. TERM OF FRANCHISE.

Such right and authority, permission and power is hereby granted for a term of ten (10) years from and after the date of the final acceptance of this Ordinance by the Company, herein referred to as the primary term. This franchise will automatically renew for successive periods of ten (10) years unless cancelled at the end of a term by either party by written notice to the other party no less than 180 calendar days prior to the end of the primary term or the then current successive term. Company shall notify City of any upcoming automatic renewal between 240 and 270 calendar days prior to the end of the primary term or the then current successive term.

SECTION 7. INSPECTION OF RECORDS- FRANCHISEE TO FURNISH MAPS.

Upon reasonable advance notice, the City shall have access to Grantee's records to the extent necessary to verify the accuracy of the Franchise fee payments required herein during the normal business hours of Grantee. The Grantee shall furnish, upon request, the City with a complete set of maps, including plans and profile of the distribution system of the Grantee and any future extensions. The City shall make every reasonable effort to maintain the confidentiality of any trade secrets or other proprietary information (such as proprietary maps and other mapping information) provided pursuant to this Section, including execution of a data sharing agreement with Grantee. Any map supplied shall not be used for locating gas facilities with the intent of

excavating. Prior to excavating, the City shall request line locates per the requirements of Idaho Statute Chapter 22 Underground Facilities Damage Prevention.

SECTION 8. FRANCHISE FEE

- A. As consideration for this Franchise, Franchisee, during the Franchise period, shall pay to the City three percent (3%) of the gross revenue as that term is defined in Section 2 herein.
- B. Franchisee shall pay the Franchise fee to the City quarterly for the preceding three (3) months.
- C. Such quarterly payments shall be in lieu of taxes, fees or charges (other than ad valorem taxes) related to easements, Franchises, rights-of-way, permits, utility lines and equipment installation, maintenance and removal during the term of Franchisee's Franchise with the City, which the City may impose for the rights and privileges herein granted or for the privilege of doing business within the City.
- D. Franchisee shall file within thirty (30) days after the end of each calendar quarter a report with the City for the preceding calendar quarter, verified by the affidavit of the general manager, auditor, treasurer, or assistant treasurer of said Franchisee, which report shall contain a statement in such form and detail as shall from time to time be prescribed by the City, of all the gross revenue received by said Franchisee within the City for the calendar quarter preceding such report, and at the same time the Franchisee shall pay to the City the stipulated percentage of the gross quarterly revenue due for the quarter for which said report is made and filed.
- E. All sums which become delinquent shall accumulate interest at the rate of interest established by the Idaho Public Utilities Commission for customer deposits, as may be amended. This accrual of interest is not intended to waive or in any manner restrict City's ability to elect any procedure or method of collection permissible by law to enforce all the terms and conditions of this Ordinance and Franchise.

SECTION 9. REMOVAL OF PROPERTY OF FRANCHISEE.

A. In the event the Franchisee removes its property, Franchisee shall promptly restore the public way or other areas in accordance with local regulations and standards from which such property has been removed to a condition similar to that existing before such removal and satisfactory to the City.

SECTION 10. REVOCATION FOR CAUSE.

- A. If Franchisee violates or fails to comply with any material provision of this Franchise, the City shall give written notice to Franchisee of the alleged non-compliance of the Franchise. Franchisee shall have sixty (60) days, or such lesser time if reasonably deemed an emergency by the City, from the date of notice of non-compliance to cure such alleged default or, if such default cannot be cured within sixty (60) days, or such lesser time if reasonably deemed an emergency by the City, to present to the City a plan of action whereby such default can be promptly cured.
- B. If such default continues beyond the applicable dates agreed to for such cure, the City shall give Franchisee written notice that all rights conferred under this Ordinance and the

Franchise may be revoked or terminated by the Council after a public hearing. Franchisee shall be entitled to not less than thirty (30) days prior notice of the date, time and place of the public hearing. In lieu of the above and without any prejudice to any of its other legal rights and remedies, to obtain an order from the district court having jurisdiction compelling Franchisee to comply with the provisions of the Franchise and recover damages and costs incurred by the City by reason of Franchisee's failure to comply. This provision shall not prevent Franchisee from submitting such question of revocation to a proper court for determination.

SECTION 11. FRANCHISE LIABILITY-INDEMNIFICATION.

It is expressly understood and agreed by and between the Franchisee and the City that the Franchisee shall save the City harmless from, and defend the City from all loss or damages sustained by the City on account of any suit, judgment, execution, claim or demand whatsoever, caused by acts or omissions of the Franchisee in the installation, construction, operation or maintenance of Franchisee's property or its gas service or any other actions of Franchisee in the City. The City shall notify, in writing, Franchisee within ten (10) days after presentation of any claim or demand, either by suit or otherwise, made against the City caused by any of the aforesaid acts or omissions on the part of the Franchisee. Franchisee shall thereupon have the duty to appear and defend any such suit or action on behalf of the City, without cost or expense to the City:

SECTION 12. INSURANCE.

- A. Franchisee shall, concurrently with the filing of an acceptance of this Franchise granted hereunder, furnish to the City Clerk, and at all times during the existence of the Franchise granted hereunder, maintain in full force and effect, at its own cost and expense, a general comprehensive liability insurance policy, for the purpose of protecting for loss or damage, for personal injury, death and property damage, , and errors or omissions, caused by the operations of Franchisee under this Franchise. Such policy shall name the city as an insured with regard to the aforementioned losses or damages caused by Franchisee but only to the extent of the Franchisee's indemnification obligations contained herein.
- B. Such policy shall provide insurance against property damage in an amount not less than \$1,000,000.00 and bodily injury with limits of not less than \$1,000,000.00 per person and \$2,000,000.00 total for each occurrence. Provided, however, the minimum limits of insurance as set forth herein shall be automatically increased at any time the liability limits of the City are increased pursuant to the Idaho Tort Claims Act (Idaho Code Section 6-901 et. seq.) or any similar legislation.
- C. Franchisee shall provide a written notice of cancellation or reduction in coverage of said policy to the City thirty (30) days in advance of the effective date thereof.
- D. All of the above-described insurance policies shall contain provisions that the insurance carriers shall have no right of recovery or subrogation against the City, or the City's insurance carriers with regard to the aforementioned losses or damages caused by Franchisee.
 - E. The Franchisee may opt to self-insure.

SECTION 13. SAFETY REGULATION COMPLIANCE.

Franchisee shall comply with and conform to all safety regulations promulgated by the United States, State of Idaho, or any regulatory body having jurisdiction thereof.

SECTION 14. AGREEMENT NOT TO COMPETE, POWER OF EMINENT DOMAIN AND OTHER POWERS.

In consideration of Franchisee's undertaking hereunder as evidenced by its acceptance hereof, the City agrees not to engage in the business of distributing and selling gas during the life of this Franchise or any extension thereof in competition with Franchisee; but nothing herein contained shall be construed or deemed to prevent the City from exercising at any time any power of eminent domain or any other power or powers granted to it under the laws of the State of Idaho.

SECTION 15. SURRENDER OF FRANCHISE.

In the event natural gas at any time shall cease to be available to Franchisee for the distribution and sale hereunder, Franchisee reserves the right to surrender this Franchise. In the event of such surrender, or of the expiration or termination of this Franchise, or in any of such events, Franchisee reserves the right to salvage all of its property and will restore City's public ways damaged by such salvage operation to substantially the same order and condition, as deemed by the City, as they were before the salvage was made.

SECTION 16. CHANGES, ALTERATION, AMENDMENTS.

In the event of an amendment to the laws, rules or regulations of the State of Idaho or the Public Utilities Commission of Idaho applicable to this Ordinance and Franchise, the terms of this Ordinance and Franchise and the right and privileges hereby conferred and reserved may be changed, altered, amended or modified upon mutual agreement between the City and the Franchisee, which agreement shall not be unreasonably withheld.

SECTION 17. WRITTEN ACCEPTANCE.

Franchisee shall within twenty (20) days after the passage and publication of this Ordinance, file with the City Clerk its acceptance of this Franchise in writing signed by its proper officers and attested by its corporate seal, together with the certificates of insurance required by Section 11, herein.

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This Franchise shall not be sold, assigned or otherwise alienated without the express consent of the city, which consent shall not be unreasonably withheld, and no dealings with an assignee on the part of the City to require the performance of any act or payment of any compensation by the assignee shall be deemed to operate as such consent; provided, that nothing herein shall be construed to prevent Franchisee of this Franchise from including it in a mortgage or trust deed executed for the purpose of obtaining money for corporate objects.

SECTION 19. PUBLICATIONS COSTS.

Franchisee shall assume the cost of publication of this Franchise as such publication is required by law.

SECTION 20. SAVINGS AND SEVERABILITY CLAUSE.

If any part or parts of this Ordinance or the application thereof to any particular circumstance shall ever be held invalid or Unenforceable by Court of competent jurisdiction, such decision or decisions shall not affect the validity of the remaining portions hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

SECTION 21. REPEALER CLAUSE.

All ordinances and parts of ordinances of City in conflict herewith shall be, and the same are hereby repealed.

SECTION 22. EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its passage, approval and due application according to law.

PASSED by the Ketchur, 2025	m City Council and APPROVED by the Mayor on this day of
	Neil Bradshaw Mayor
ATTEST:	
Trent Donat City Clerk	

ACCEPTANCE

INTERMOUNTAIN GAS COMPANY, a above Ordinance and agrees to abide by the terms	s Franchisee, accepts the Franchise set forth in the and conditions thereof.
DATED this day of, 2025.	
	FRANCHISEE:
	INTERMOUNTAIN GAS COMPANY
	By: VP, Field Operations & Customer Experience
	VP, Field Operations & Customer Experience
STATE OF IDAHO.) ss. County of Blaine)	
Or proven to me to be the Vice President, Operation	
	to set my hand and affixed by official seal the day
	Notary Public for Idaho
	Residing at
	Commission expires



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	August, 2025	Staff Member/Dept:	Ben Whipple – Public Works
Agenda Item:	Highway 75 Restriping (Serenade to River) – 2 vs 4 travel lanes		

Recommended Motion:

"Recommendation to engage the community regarding restriping lanes on Highway 75 (Serenade Avenue to River Street) and return for August 18th council meeting."

- or -

"Recommendation to send letter to ITD requesting the 4-lane configuration."

Reasons for Recommendation:

- ITD is utilizing federal funds for the current HWY 75 Project. In 2007, when petitioned by the Federal Highway Administration (FHWA), the City of Ketchum preferred two travel lanes from Serenade to River. The record of decision is included. Since 2008, ITD has been planning projects based on the Final Environmental Impact Statement with these guidelines.
 - o This 2008 document stands unless local jurisdiction chooses to request an alternate solution.
- Staff would like to engage the community to determine the public opinion on selecting between the two ITD-proposed options for lane configuration:
 - o 2 travel lanes 1 Northbound, 1 Southbound, 1 middle turn lane, and dedicated NB/SB bike lanes on either side
 - o 4 travel Lanes 2 Northbound, 2 Southbound (no center lane or dedicated bike lanes)

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

- Pending the outcome of the public survey, Staff currently recommends going with the option of 4 lanes for the following reasons:
 - o Various community stakeholders, including KBAC & SVED, have unanimously supported 4 lanes
 - o AM/PM peak travel should (technical analysis could be conducted) operate more consistently and efficiently with consistent travel lanes.
 - 6' sidewalks will be available on HWY 75 from Serenade to River and allow for bike travel up to River
 Street
 - o Bike/ped network plan has planned for no NB/SB travel lanes on Main Street (core blocks) riders spur off of River Street.
 - Alternate options for bike network connections from Serenade Lane into downtown Ketchum exist and are currently under concept phases for proposed implementation in Summer 2026.
 - No impact to on-street parking.
- ITD requires a letter of request from the City if the 4-lane configuration is chosen.

Sustainability Impact	t:
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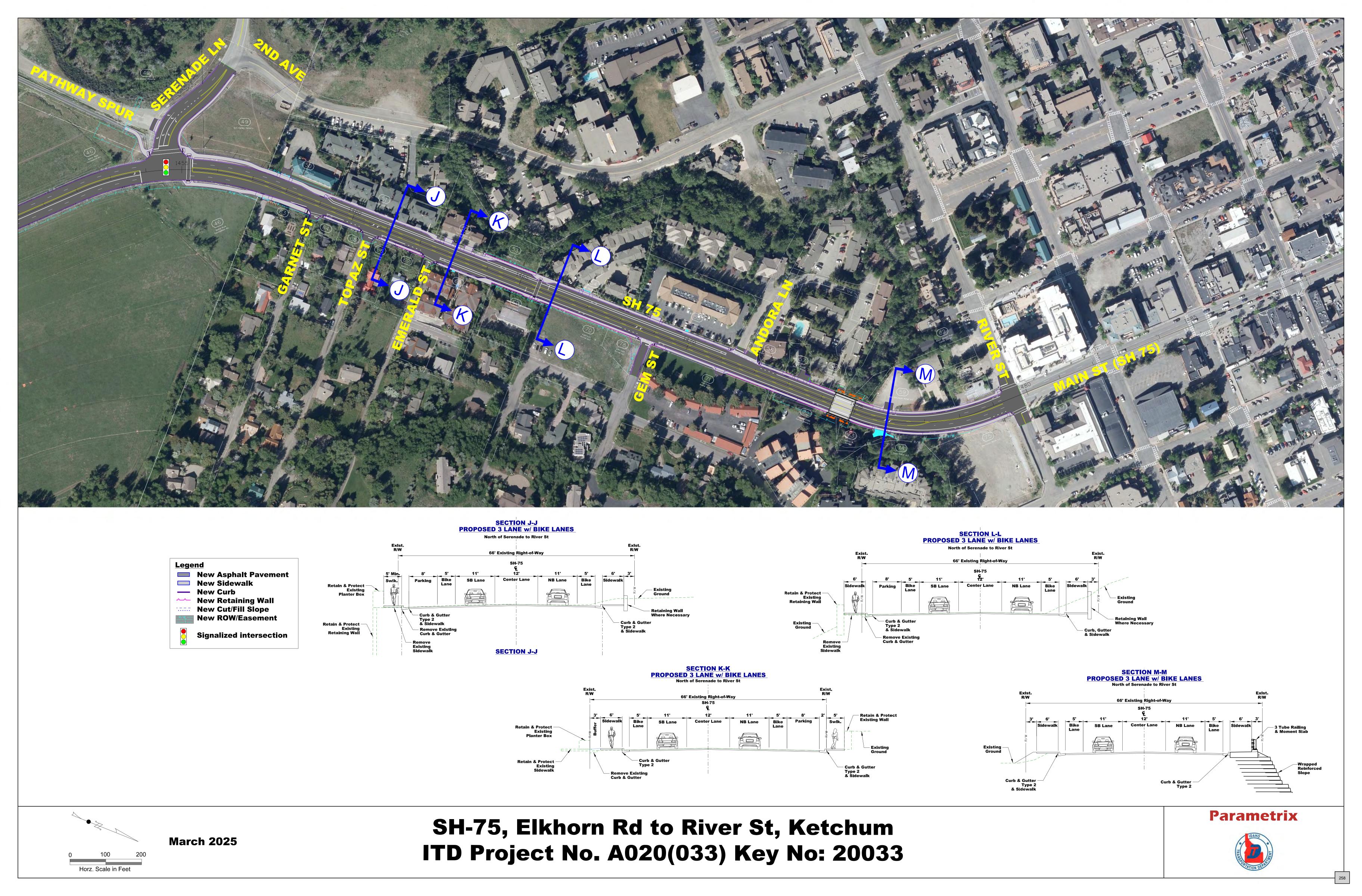
No direct impact.	

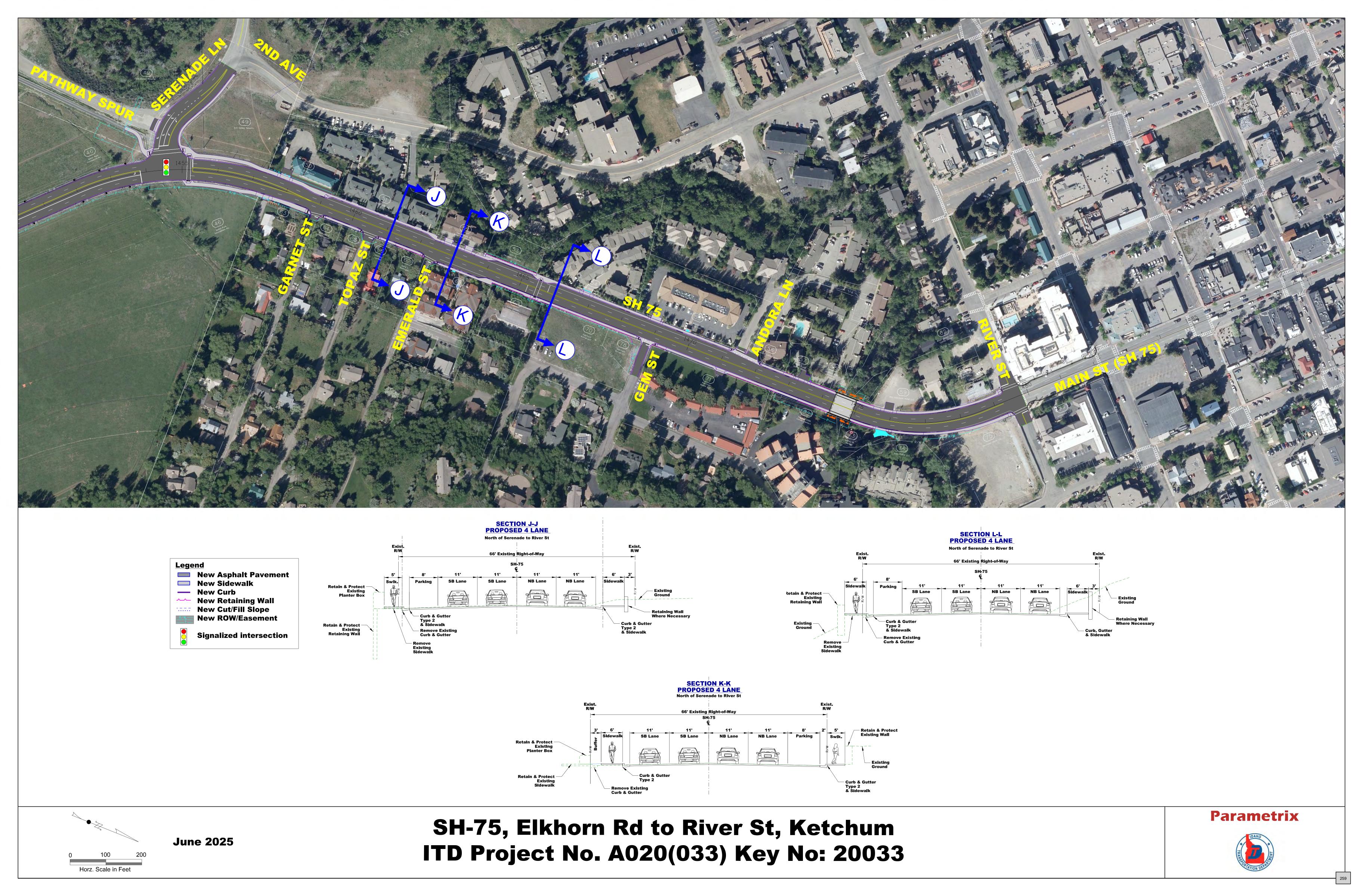
Financial Impact:

None OR Adequate funds exist in account:	None.
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Attachments:

1. ITD Exhibit – 2 lane configuration drawing	
2. ITD Exhibit – 4 lane configuration drawing	
3. Presentation deck	
4. 2008 FHWA Record of Decision	









Serenade to River St Lane Configuration Options

August 4th, 2025



Background

- In 2007, the City of Ketchum responded to a Federal Highway Administration (FHWA) request on lane striping for Highway 75 and chose to retain two lanes
- "Record of Decision" from FHWA published in 2008 solidifed the two-lane configuration



Today's Goal

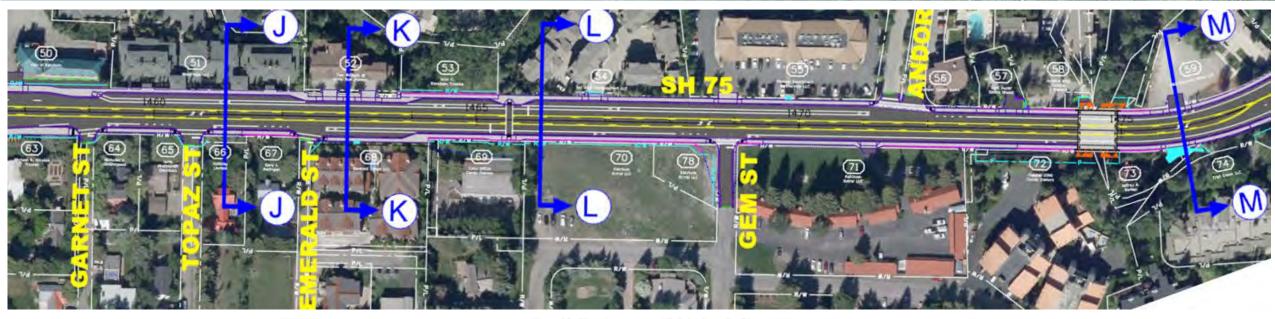
 Option #1 – Engage the community (4 vs 2 lanes of travel?), share results prior to an August 18 meeting decision.

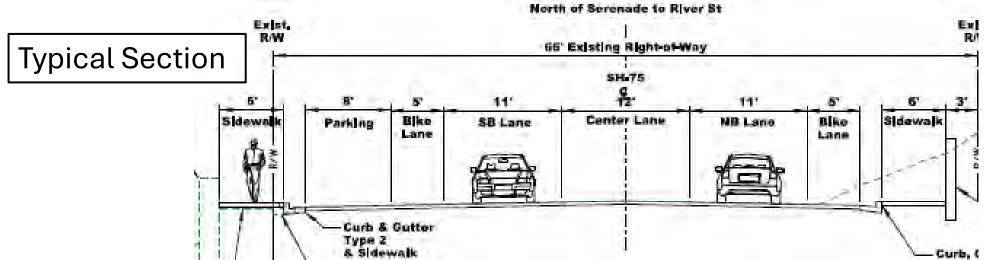
- OR -

 Option #2 – Select a design configuration today based on existing community stakeholder's feedback.



ITD's Serenade to River 2-Lane Option_

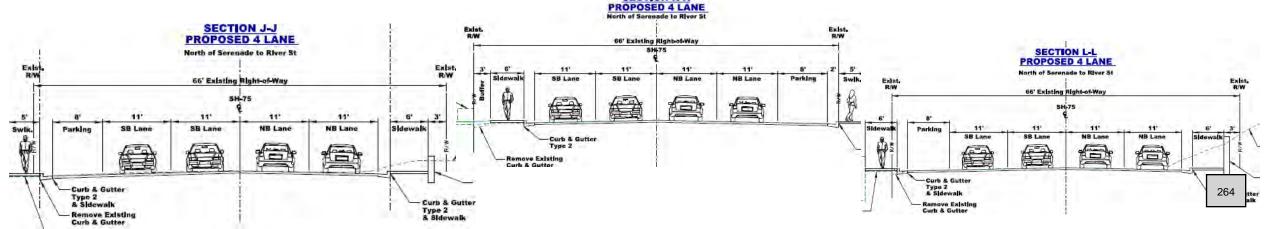






ITD's Serenade to River 4-Lane Option.







Policy Considerations

TRAFFIC OPERATIONS

- 4-lane PRO: AM/PM peak travel should (technical analysis could be conducted) operate more consistently and efficiently with consistent travel lanes (loss of bottleneck).
- 4-lane CON: Drivers might feel less safe without dedicated turn lane.
- 4-lane CON: Higher vehicle speeds expected in 4-lane facility.

BIKE/PED NETWORK ENHANCEMENT

- Master Plan design brings riders to River Street then divert (no bike lanes on Main core blocks)
- Both options have 6ft sidewalks; bikes would not be prohibited on the non-'dedicated' paths
 - 2-lane PRO: dedicated bike lane on both sides
 - 4-lane CON: loss of dedicated bike lanes
- Staff has evaluated alternate options on both sides of HWY75 to address potential loss
 - 2nd Avenue –10ft multi-use path from Serenade to River
 - Leadville Avenue goal: 10ft multi-use path, but problematic due to driveways (under review)
 - Currently under concept phases for proposed implementation in Summer 2026



Policy Considerations

PARKING

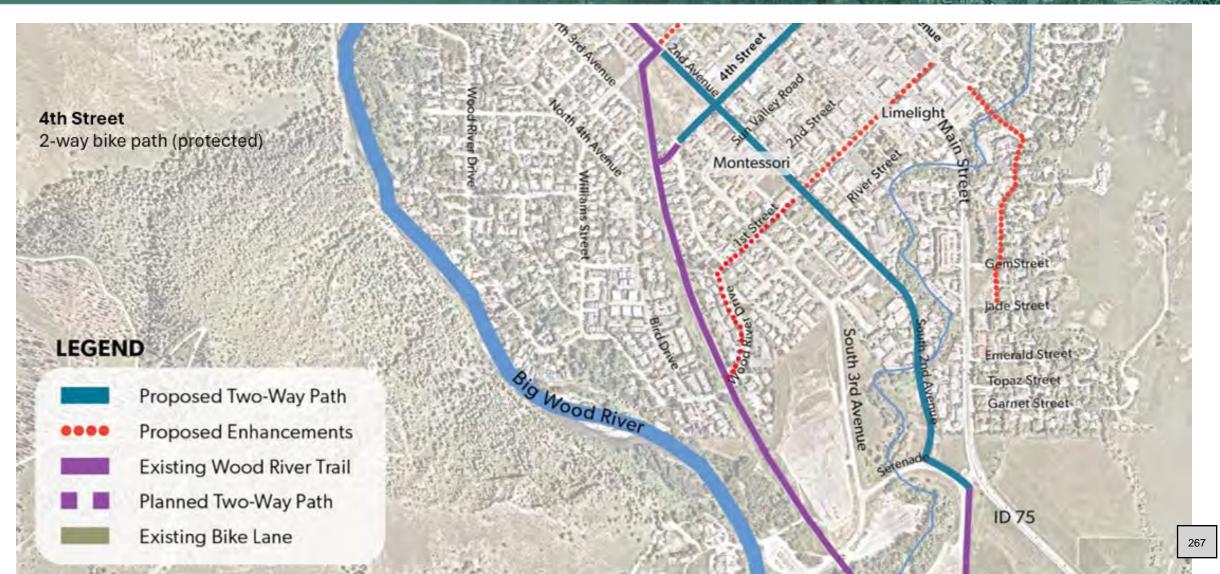
Confirmed no impact to on-street parking.

FEEDBACK TO DATE

- Various community stakeholders, including KBAC and SVED, have unanimously stated preference for 4 lanes.
- Lack of general public feedback or neighborhood surveys.



Potential South Ketchum Bike Connectors





Questions / Discussion



Timmerman to Ketchum Environmental Impact Statement

Project No. STP-F-2392 (035) Key No. 3077

RECORD OF DECISION







RECORD OF DECISION

SH-75 Timmerman to Ketchum Environmental Impact Statement & Section 4(f) Evaluation, Blaine County, Idaho

1 2

1.0 INTRODUCTION

The proposed SH-75 Timmerman to Ketchum Project will involve Federal Highway Administration funding. Consequently, pursuant to the National Environmental Policy Act (NEPA) (42 U.S. C. 4321 et seq.) and Section 4(f) of the Department of Transportation Act, the Federal Highway Administration (FHWA) in coordination with the Idaho Transportation Department (ITD), prepared an Environmental Impact Statement /Section 4(f) Evaluation (EIS) for the Project. A Draft EIS (DEIS) was issued December 23, 2005. The Final EIS (FEIS), which was prepared in condensed format pursuant to FHWA Technical Advisory 6640.8A, was signed on March 05, 2008 and a notice placed in the Federal Register on March 27, 2008.

The Council on Environmental Quality (CEQ) regulations for implementing the National Environmental Policy Act (NEPA) require that the Record of Decision specify "the alternative or alternatives which were considered to be environmentally preferable" (40 C.F.R. §1505.2(b)). The environmentally preferred alternative has been interpreted to be the alternative that will promote the national environmental policy as expressed in the NEPA Section 101 (CEQ's Forty Most-Asked Questions", 46 Federal Register, 18026, March 23, 1981). Ordinarily, this means the alternative that causes the least damage to the biological and physical environment; it also means the alternative that best protects, preserves, and enhances historic, cultural, and natural resources. Two build alternatives were considered in the DEIS, Alternative 2 and Alternative 3. Both alternatives have exactly the same impacts on historic, cultural and natural resources, as documented in the DEIS and FEIS. Alternative 3, however, has less favorable traffic operations characteristics in the section of SH-75 between McKercher Boulevard and Elkhorn Road.

By this Record of Decision (ROD) the FHWA selects Alternative 2 from among the alternatives considered in the EIS. Alternative 2 is also the environmentally preferred alternative when SH-75 traffic operations are considered. Alternative 2, which is identified as the Preferred Alternative in the FEIS, consists of specified transportation improvements to State Highway 75 (SH-75) between Timmerman Junction (US-20 and SH-75 intersection) and River Street in the City of Ketchum. This includes portions of Blaine County and the Cities of Bellevue, Hailey, Sun Valley, and Ketchum, Idaho. Alternative 2 (Selected Alternative) is described in more detail below, but generally consists of widening SH-75 to include two general purpose lanes and a turn lane for most of the corridor, along with intersection and shoulder improvements, bus turnouts and pedestrian crossings.

2.0 DECISION

The purpose of the Project is to increase SH-75 roadway capacity to accommodate existing peak-hour vehicle traffic and future year 2025 vehicle traffic, and to increase transportation safety for all users. The need for the Project is based on the following:

- Current and predicted future year 2025 peak hour travel demand exceeds available transportation capacity. Peak hour congestion is primarily from commuters traveling within the Project limits.
- Lack of shoulders, lack of right-turn lanes, and lack of center left-turn lanes at intersections create a safety and a capacity concern throughout the SH-75 corridor.
- Pedestrians and bicyclists need safe access across SH-75 to access community resources.
- Current bus transit and rideshare programs experience peak hour congestion.

After independently reviewing the FEIS/Section 4(f) Evaluation, the administrative record, technical reports and input from the public and state, local and federal agencies, FHWA has selected FEIS Alternative 2 for improvements to SH-75 between Timmerman Junction and the City of Ketchum. The Selected Alternative is also the environmentally preferred alternative and is described in detail in the FEIS and summarized below.

August 8, 2008

3.0 ALTERNATIVES CONSIDERED

- 2 The EIS first considered a broad range of concept alternatives for the SH-75 Project. Based on an assessment of
- 3 whether these alternatives were practical and feasible, would have less environmental impacts and would meet the
- 4 project purpose and need, the following concept alternatives were screened out: a new highway corridor through the
- Wood River Valley, SH-75 with reversible lanes, a fixed guideway transit system, and a bus-only transit system.
- 6 Concept alternatives that were advanced into a more detailed evaluation and screening process were the no build; four
- 7 lanes with a center-turn lane; four lanes with a center-turn lane and HOV; enhanced two lane; and State Policy LOS C.
- 8 Screening criteria at this phase included more detailed indicators of travel performance, environmental resource impacts,
- 9 cost, and community impacts. Based on the application of these criteria, two "build" alternatives were carried forward for
- 10 further detailed analysis.
- The Build Alternatives are identified as Alternatives 2 and 3. The No Build Alternative was also carried through the
- process to provide a baseline, as required by NEPA. A Preferred Alternative was identified in the FEIS after detailed
- analysis of these final two build alternatives. The alternatives are summarized in the following discussion.

14 3.1 No Build Alternative

15 Under the No Build Alternative, there would be no physical improvements to SH-75.

16 3.2 Alternative 2: Four-Lane with Center-Turn Lane

- Alternative 2 includes the reconstruction of SH-75 as described below by geographic section of the corridor, from south
- 18 to north.

1

- 19 <u>US-20 to Gannett Road</u> The existing US-20 and SH-75 intersection will be reconstructed to provide for turn lanes and 8-
- foot shoulders. North of the intersection, the roadway will be widened to two 12-foot lanes and a 14-foot center turn lane
- and 8-foot shoulders. A northbound passing lane extending up to Baseline Road and a southbound passing lane
- between Walker Road and Baseline Road will be provided. These improvements are shown in Figures 1 and 2.
- Gannett Road to Fox Acres Road The intersection of Gannett Road and SH-75 will be reconstructed to a roundabout.
- 24 SH-75 will be widened to match the existing 2 lanes in each direction and center turn lane through Bellevue. Two 12-
- foot lanes in each direction, a 4-foot safety media, and 8-foot shoulders will be provided from north Bellevue to Fox
- Acres Road. Traffic signals will be installed at Woodside Boulevard and Countryside Boulevard. These improvements
- are shown graphically in Figures 3 and 4.
- Fox Acres Road to McKercher Boulevard At-grade pedestrian crossings will be improved. A traffic signal will be
- installed at the intersection with Myrtle Street. Bus pull-outs will be provided at the intersection of McKercher Boulevard
- and SH-75. No other change to the existing SH-75 cross-section will be made.
- McKercher Boulevard to Elkhorn Road The existing highway will be widened to two 12-foot lanes in each direction, with
- 32 a 14-foot center turn lane and 8-foot shoulders. Where the center turn lane is not needed, the 14-foot center turn
- median is reduced to a 4-foot safety median. Traffic signals will be provided at the intersections of SH-75 with Buttercup
- Road/Zincspur Road, and with Ohio Gulch/Starweather Road. Three pedestrian undercrossing are provided at North
- 35 Treasure Lane, Spruce Way and Ohio Gulch/Starweather Road. Bus pullouts are included at Buttercup Road/Zincspur
- Road, north Treasure Lane and Ohio Gulch/Starweather Road. The Big Wood River Bridge will be replaced. These
- improvements are shown graphically in Figures 5 and 6.
- 38 <u>Elkhorn Road to River Street</u> From Elkhorn Road to Serenade Lane, four 11-foot lanes will be provided. Between
- 39 Serenade Lane and River Street, one 11-foot lane in each direction, a 12-foot center turn lane, and 4-foot shoulders will
- be provided. The Trail Creek Bridge will be replaced. These improvements are shown in Figures 7 and 8.
- 41 River Street to Saddle Road

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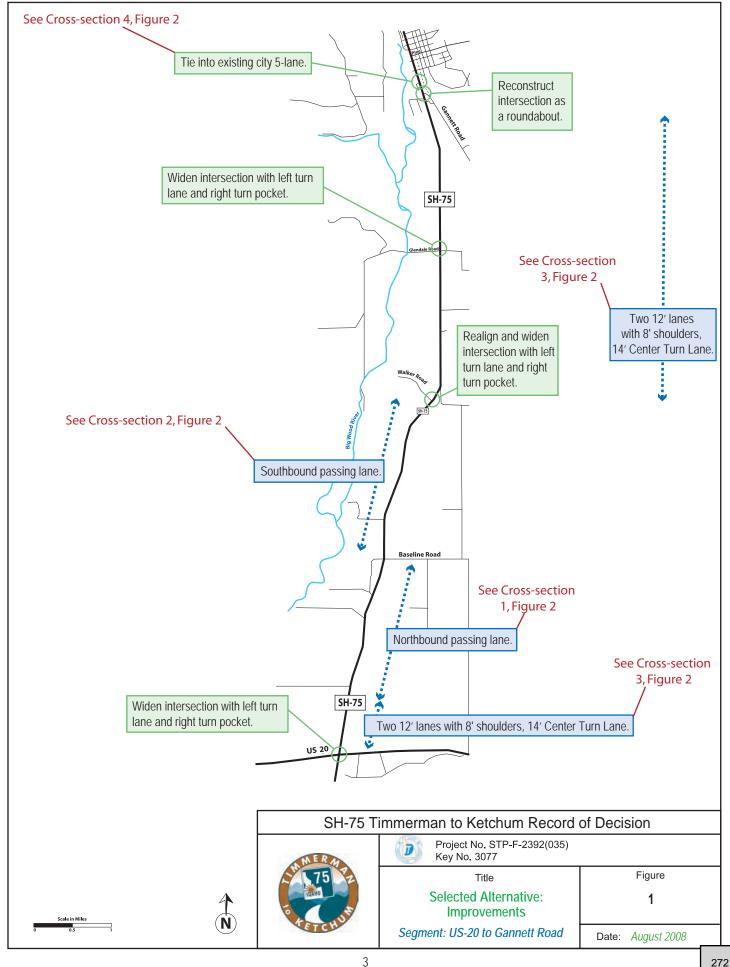
42 No widening of SH-75 between River Street and Saddle Road will occur.

44 3.3 Alternative 3: Four-Lane with Center Turn Lane and HOV

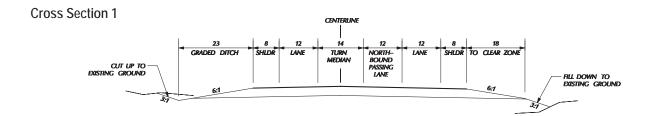
45 Alternative 3 has the same physical footprint as Alternative 2 described above. From McKercher Boulevard to Elkhorn

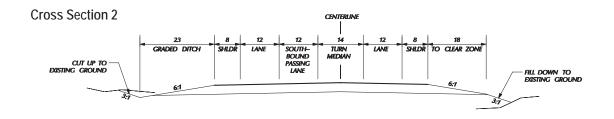
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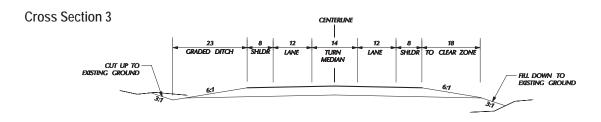
- Road, the curb lane will operate as a high-occupancy vehicle lane (HOV) in the morning and evening peak hours. It
- 47 would be restricted to buses and other vehicles carrying two or more persons.

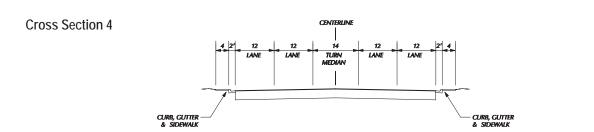


Preferred Alternative Typical Sections: US-20 to Gannett Road









All cross-sections are viewed in a northbound direction.

NOT TO SCALE

SH-75 Timmerman to Ketchum Record of Decision



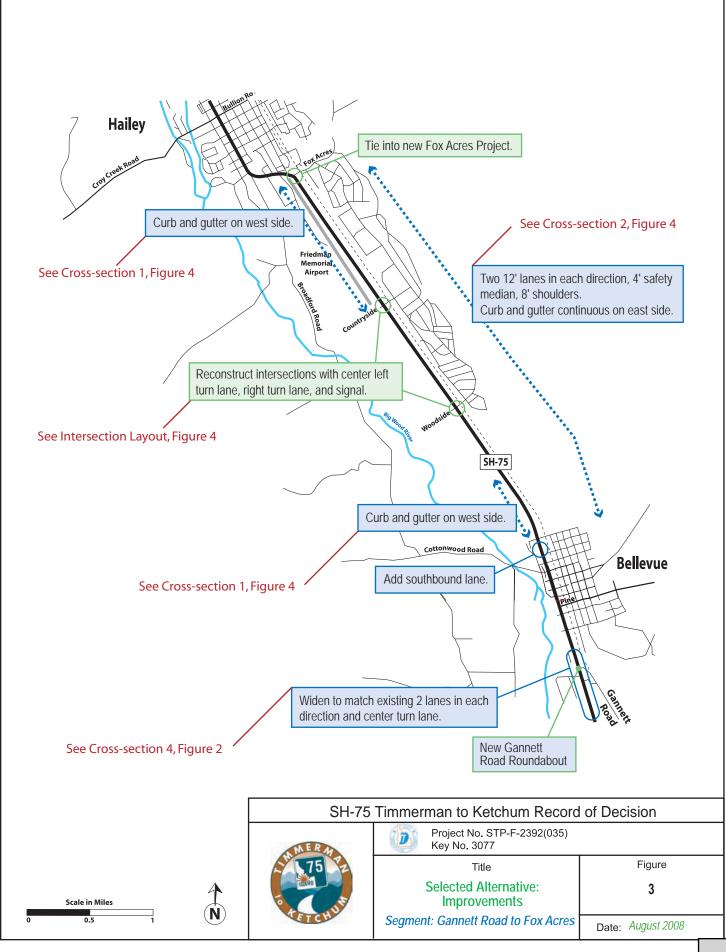
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Project No. STP-F-2392(035) Key No. 3077

Selected Alternative: Typical Cross-Sections US-20 to Gannett Figure

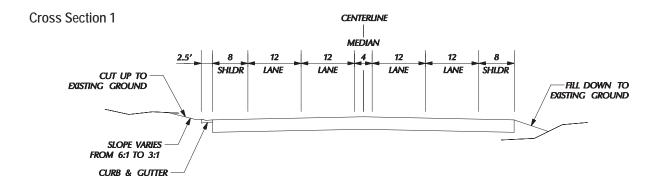
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Date: August 2008

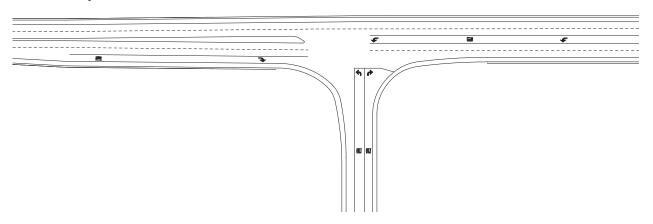


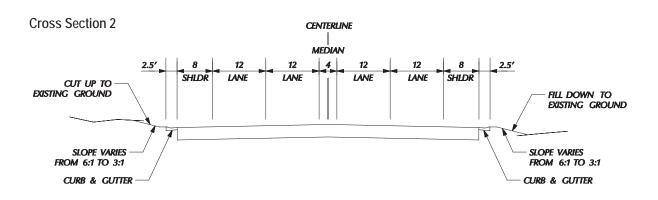
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Preferred Alternative Typical Sections: Gannett to Fox Acres



Intersection Layout





Note: All cross-sections are viewed in a northbound direction.

NOT TO SCALE

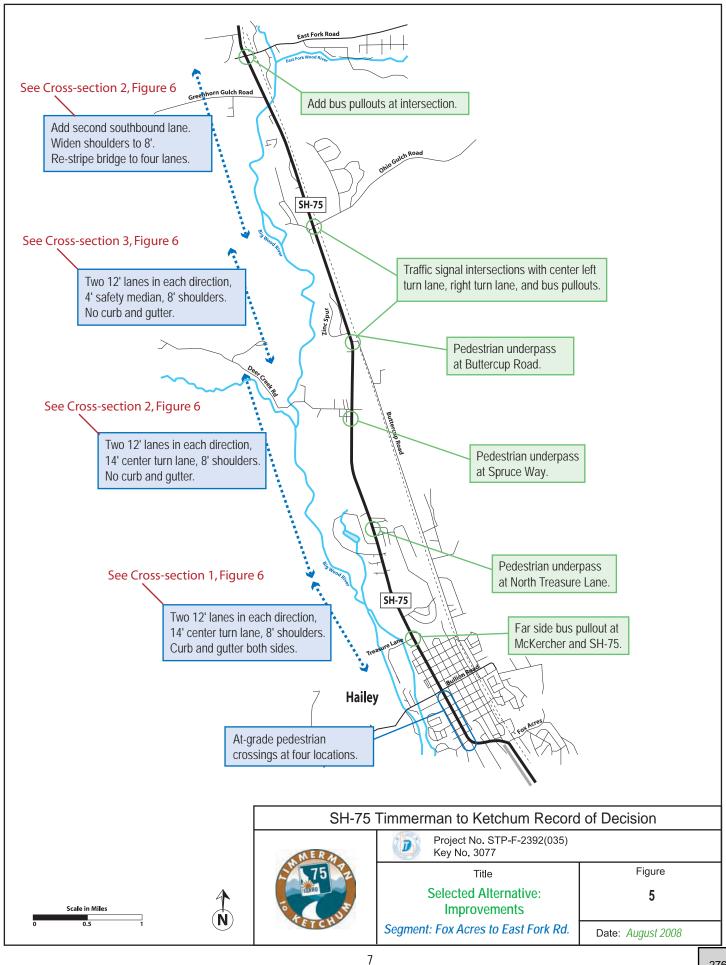
SH-75 Timmerman to Ketchum Record of Decision



Project No. STP-F-2392(035) Key No. 3077

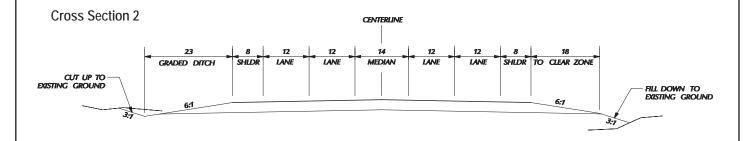
Selected Alternative: Typical Cross-Sections Gannett to Fox Acres Figure 4

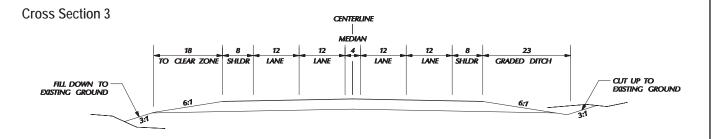
Date: August 2008



Preferred Alternative Typical Sections: McKercher Blvd. to Elkhorn Road

Cross Section 1 CENTERLINE 12 SHLDR SHLDR LANE MEDIAN LANE LANE CUT UP TO EXISTING GROUND FILL DOWN TO EXISTING GROUND SLOPE VARIES





8

Note: All cross-sections are viewed in a northbound direction.

FROM 6:1 TO 3:1

CURB & GUTTER

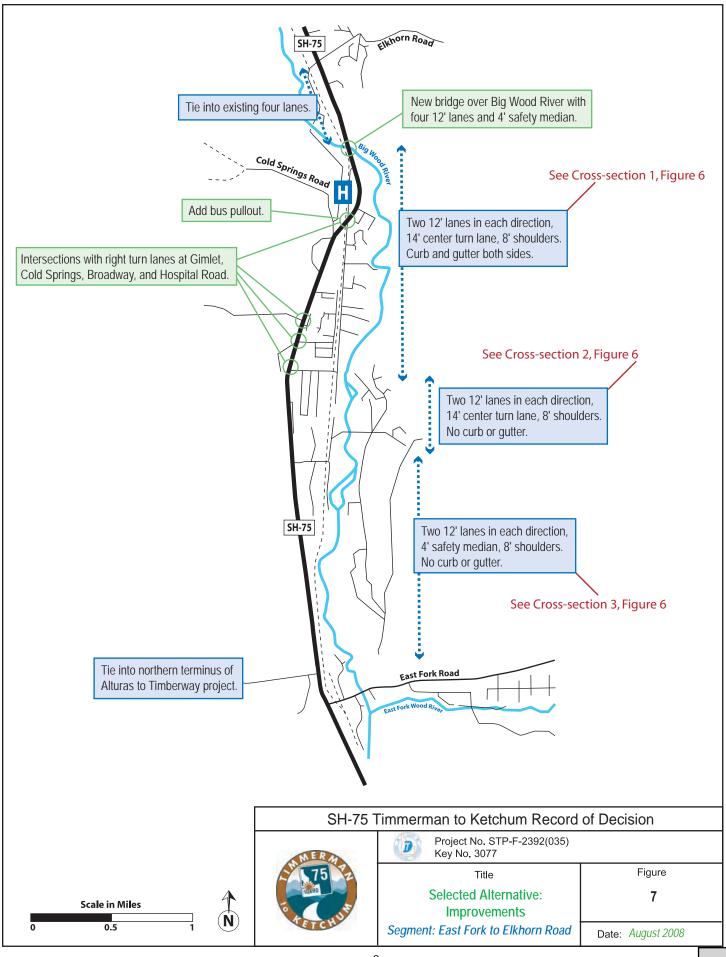
NOT TO SCALE

SH-75 Timmerman to Ketchum Record of Decision Project No. STP-F-2392(035) Key No. 3077 Title Figure **Selected Alternative: Typical Cross-Sections** McKercher to Elkhorn Date: August 2008

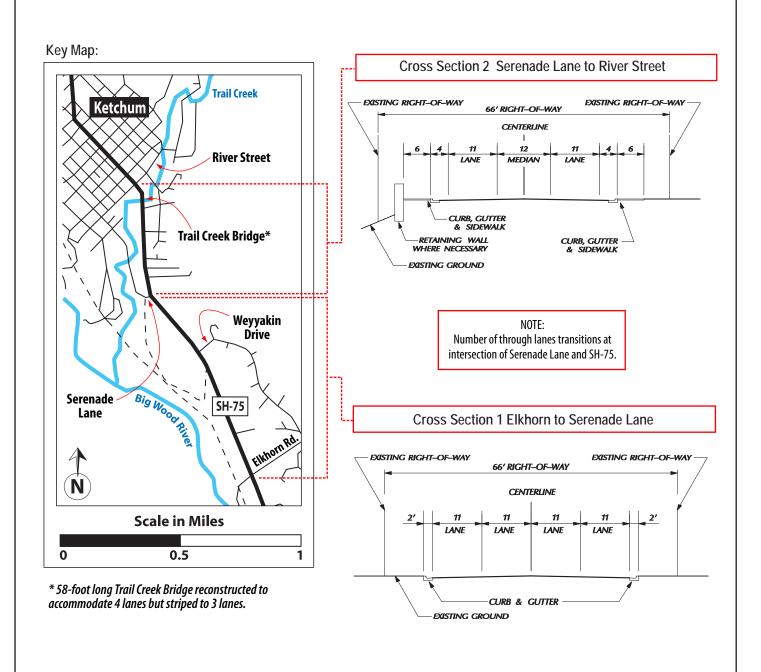
SLOPE VARIES

FROM 6:1 TO 3:1

CURB & GUTTER



Preferred Alternative Typical Sections: Elkhorn to River Street



Note: All cross-section

All cross-sections are viewed in a northbound direction.

NOT TO SCALE

SH-75 Timmerman to Ketchum Record of Decision



Project No. STP-F-2392(035) Key No. 3077

Title
Selected Alternative:
Typical Cross-Sections
Elkhorn to River Street

Figure **8**

Date: August 2008

1 2

4.0 **COMMENTS ON THE DEIS and FEIS**

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Comments received on the DEIS were individually numbered and tracked. A formal response to comments was prepared in accordance with NEPA requirements and included as Appendix B in the FEIS. The FEIS, inclusive of the response to comments, was distributed to all who provided comments during the public comment period. A brief overview of the major themes in these comments follows.

7 8 9

4.1 Federal and State Agency Comments

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Comments were received from the U.S. Army Corps of Engineers (COE), the Environmental Protection Agency (EPA), and the Idaho Department of Fish and Game (IDFG).

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The COE commented on the need for a Section 404 permit under the Clean Water Act and also concurred with the analysis of impacts presented in the DEIS.

14 15

EPA commented on the purpose and need, range of alternatives, secondary and cumulative impacts, wetlands and wetland mitigation, wildlife crossing mitigation, air quality and air toxics, and tribal consultation and cultural resources.

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IDFG commented on the need to address wildlife crossing issues, the impacts of potential noise walls and barriers on wildlife crossings, and maintaining angler access to the Big Wood River.

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4.2 **Local Government Comments**

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Blaine County, the City of Bellevue, City of Hailey, City of Ketchum and City of Sun Valley provided a joint comment letter on the DEIS, and also individual letters from each jurisdiction, supporting Alternative 3. The 4-lane highway solution and the HOV component of Alternative 3 between McKercher Boulevard and Elkhorn Road is seen as important to addressing congestion and future travel demands, providing the widest range of options for achieving overall system efficiency, and furthering the development of transit objectives in the Wood River Valley.

26 27

4.3 Public Comments on the DEIS

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Ninety-one letters, emails and faxes were received from local organizations and members of the public as well as 25 verbal comments received during oral testimony at the public hearing on the DEIS. This body of public comment had the following common themes.

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 Preference for an alternative. Thirty-one comments expressed preference for Alternative 2; 28 expressed a preference for Alternative 3.

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• Desire for greater transit service. Commenters felt that transit should be an important part of the transportation solution for SH-75.

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• Traffic signals. Commenters requested that traffic signals should be installed at several intersections with SH-75.

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• Improvements north of Elkhorn Road. Commenters felt that improvements north of Elkhorn Road are needed. Roundabouts. Commenters requested consideration of roundabouts at several locations along SH-75; however, some comments were opposed to the use of roundabouts.

40 41

 Pedestrian underpasses. The specific locations for pedestrian underpasses were questioned by some while support for underpasses was expressed.

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• Noise. Many comments were received expressing concern with traffic noise and the need to provide for noise mitigation. • Wildlife crossings. Many commenters expressed concern with wildlife kill on SH-75 and the need to mitigate with

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some form of wildlife crossings. Direct property impacts. Several commenters were concerned with the direct impacts of the proposed alternatives on their property.

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4.4 Comments Received on the FEIS

Three comments were received on the FEIS. The comments and responses to them are contained in Appendix A.

The Environmental Protection Agency acknowledged their appreciation for the responses to comments they provided on the DEIS, and provided support for the project's commitments to maintaining and enhancing habitat and roadway permeability. They encourage identification of any additional measures to reduce air toxics that may be feasible when the project is being constructed.

Givens-Pursley, representing a landowner, reiterated a concern with the location of a detention pond on the landowner's property, and acknowledged that additional discussions concerning alternative locations for the detention pond will be pursued with ITD during final design of this section of SH-75.

The owner of Reinheimer Ranch submitted comments that reflect her concern with the process for identifying a locally preferred cross-section between Elkhorn Road and River Street, for the manner in which noise information is presented in the FEIS, and guestioning the coordination meetings that occurred after the DEIS.

The comments received from EPA and the two landowners do not provide information or comment that substantially affects the decision to select Alternative 2 in this Record of Decision.

4.5 FEIS Errata and Clarification

Comments received on the FEIS identified two errata or clarifications.

Errata in the FEIS:

Table 6-1 Federal, State and Local Jurisdiction Coordination Meetings on page 6-3 of the FEIS refers to a
meeting held on March 14, 2006 (third last entry in the table). The correct meeting date is March 14, 2007. All
other information presented in this table is correct.

Clarification in the DEIS:

 The description of the Reinheimer Ranch (lines 26 to 30 on page 3-33 of the DEIS) states that the Idaho Foundation for Parks and Lands (IFPL) owns 110 acres of the property. It should be noted that the barn and farmhouse at the Reinheimer Ranch are part of the Reinheimer family owned parcel and are not owned by the IFPL.

5.0 SELECTION OF ALTERNATIVE 2

The decision to identify Alternative 2 as the Preferred Alternative in the FEIS, and to select Alternative 2 in this ROD, is based on a comparison of the year 2025 travel performance and environmental impacts of the two Build alternatives and the No Build Alternative. Resource agency input and public comment were also considered.

Based on the comparative analysis of the Build Alternatives, summarized in Table 2.2 "Comparison of Alternatives" on page 2-13 of Chapter 2 of the FEIS, Alternative 2 was identified as the Preferred Alternative in the FEIS. Although Alternative 2 and 3 have virtually the same environmental impacts on natural and human resources, traffic modeling indicates that Alternative 2 would best increase SH-75 roadway capacity to accommodate future year 2025 traffic, increase transportation safety for all users, provide the most travel time improvement for all SH-75 users.

 As described in Section 4.2 above, in comments on the DEIS, the five local jurisdictions stated a preference for Alternative 3. Implementation of Alternative 2 will result in the physical roadway infrastructure needed to support a future HOV operation, as both Alternative 2 and Alternative 3 have the same physical characteristics. The decision of whether and when to convert to HOV operations will be made by ITD. However, Section 11.2 of this Record of Decision documents ITD's commitments to convert to HOV operations. The FHWA will not be involved in that decision and HOV operations are not part of the Selected Alternative or part of this FHWA decision.

6.0 ENVIRONMENTAL IMPACTS

The environmental impacts of the Selected Alternative on natural and manmade resources in the Wood River Valley are summarized in the following table. The summary information is cross-referenced to both the DEIS and the FEIS for full evaluation of impacts.

Type of Resource	Summary of Impacts
Land Use Impacts (Section 5.1 of the DEIS, page 5-1) (Section 5.1 of the FEIS, page 5-1)	No adverse impacts. Generally consistent with land use plans.
Social Impacts (Section 5.2 of the DEIS, page 5-3) (Section 5.2 of the FEIS, page 5-3)	No adverse impacts. Improves accessibility to services, emergency response, and increased public safety.
Environmental Justice Impacts (Section 5.3 of the DEIS, page 5-7) (Section 5.3 of the FEIS, page 5-3)	No disproportionately high and adverse effects on any minority or low income population.
Relocation (Section 5.4 of the DEIS, page 5-10) (Section 5.4 of the FEIS, page 5-3)	Relocation of 12 residences and 2 commercial properties. Acquisition of 134.25 acres of new right-of-way.
Farmland, Agriculture, Soils and Geology Impacts (Section 5-5 of the DEIS, page 5-13) (Section 5-5 of the FEIS, page 5-3)	Acquisition of 59 acres of prime farmland for new road right-of-way. Prime farmland primarily located between US-20 and Gannett Road. Irrigation canals, farm access retained. Improved opportunities to pass slower moving agricultural and other vehicles.
Economic Impacts (Section 5.6 of the DEIS, page 5-15) (Section 5.6 of the FEIS, page 5-4)	Generally supports Wood River Valley economy due to increased accessibility, reduced travel times, lower transport costs. Direct adverse impacts to 2 businesses. Estimated reduction in tax revenue of \$165,000. Construction expenditures estimated to make a major local economic contribution during construction period.
Noise Impacts (Section 5.7 of the DEIS, page 5-12) (Section 5.7 of the FEIS, page 5-4)	Eight locations have noise level impacts that approach or exceed the FHWA Noise Abatement Criteria (NAC). There are two locations where noise barriers are warranted and feasible.
Type of Resource	Summary of Impacts
Air Quality Impacts (Section 5.8 of the DEIS, page 5-32) (Section 5.8 of the FEIS, page 5-12)	Exceedances of national standards for carbon monoxide (CO), particulate matter (PM_{10} and $PM_{2.5}$) are not expected. See Section 5.8.1, page 5-12 of the FEIS. Air toxics expected to be lower due to EPA national control programs.
Water Resources Impacts (Section 5.9 of the DEIS, page 5-37) (Section 5.9 of the FEIS, page 5-13)	Improved stream crossings at 4 locations. Replacement of 21 irrigation culverts. Improved floodplain conditions at 2 bridge crossing locations. Increased storm water runoff. Use of detention ponds and infiltration swales to collect and treat storm water in accordance with Idaho Department of Environmental Quality (IDEQ) standards and Best Management Practices.
Vegetation Impacts (Section 5.10 of the DEIS, page 5-46) (Section 5.10 of the FEIS, page 5-13)	Existing roadside vegetation and landscaping removed from new right-of-way. Extensive impacts to berms and manmade landscaping, primarily between McKercher Boulevard and Elkhorn Road.
Wetland Impacts (Section 5.11 of the DEIS, page 5-51) (Section 5.11 of the FEIS, page 5-13)	Destruction of 2.26 acres of natural wetlands and impacts to 1.18 acres of irrigation-dependent wetlands (total of 3.44 acres). No net loss with mitigation.
Wildlife Impacts (including Threatened and Endangered Species – T&E) (Section 5.12 of the DEIS, page 5-64)	Either "no effect", "may affect, not likely to adversely affect". "No effect" and "may affect, not likely to adversely affect" determinations developed by ITD, concurred upon by FHWA, per the 2/28/03 Memorandum of Agreement between ITD, US Fish

13 August 8, 2008

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	Project No. 31P-F-2392 (033)
(Section 5.12 of the FEIS, page 5-16)	& Wildlife Service, National Marine Fisheries Service, and FHWA. Bald Eagle delisted from the Endangered Species Act since DEIS; protected under the Bald and Golden Eagle Protection Act and Migratory Bird Treaty Act. Overall wildlife habitat value of valley not adversely impacted by reduction in roadside vegetation habitat. Reduced potential for wildlife kill due to increased roadside visibility for drivers, reduction in roadside forage for deer/elk, and increased road area for drivers to avoid potential collision with animals.
Fisheries Impacts (Section 5.13 of the DEIS, page 5-81) (Section 5.13 of the FEIS, page 5-17)	"May affect, not likely to adversely affect" Utah valvata snail, a T&E species. No effect" and "may affect" determinations developed by ITD, concurred upon by FHWA, per the 2/28/03 Memorandum of Agreement between ITD, US Fish & Wildlife Service, National Marine Fisheries Service, and FHWA.
Cultural Resource Impacts (Section 5.14 of the DEIS, page 5-90) (Section 5.14 of the FEIS, page 5-17)	"No adverse effect" determination for 30 historic resources and "no effect" determination for 16 historic resources.
Section 4(f) Impacts (Section 5.15 of the DEIS, page 5-97) (Section 5.15 of the FEIS, page 5-17)	"De minimus" impact on seven historic resources.
Visual Impacts (Section 5.16 of the DEIS, page 5-130) (Section 5.16 of the FEIS, page 5-17)	Impacts to berms, roadside vegetation, and manmade roadside landscaping will change visual character of roadside environment, primarily north of McKercher Boulevard. Retaining wall and noise barriers will be new visual elements.
Parks and Recreation Impacts (Section 5.17 of the DEIS, page 5-141) (Section 5.17 of the FEIS, page 5-18)	No adverse impacts to parks facilities. Positive impacts to access for pedestrians and bicyclists to Wood River Trail system. Positive impacts to users of Harriman Trail in the Boulder Flats area.
Utilities Impacts (Section 5.18 of the DEIS, page 5-143) (Section 5.18 of the FEIS, page 5-18)	Relocation of underground and overhead utilities.
Hazardous Materials Impacts (Section 5.18 of the DEIS, page 5-148) (Section 5.18 of the FEIS, page 5-18)	No adverse impacts.

7.0 **SECTION 4(F)**

As documented in the DEIS (Section 5.15 and Appendix D), Alternative 2 (and also Alternative 3) would result in the "use" of seven resources subject to the protection of Section 4(f) of the Department of Transportation Act, as amended. All seven resources are historic properties that are listed or eligible for listing on the NHPA historic register. Improvement of SH-75 would result in the incorporation of small portions of these historic properties into the widened right-of-way, even after the application of avoidance and minimization measures.

Under Section 6009 of the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users ("SAFETEA-LU"), which was enacted in 2005, Section 4(f) was effectively modified so that FHWA is authorized to approve a project that will cause Section 4(f) uses, without the need for an avoidance analysis, if such uses are determined to cause only "de minimis impacts" to the affected resources. As documented in the DEIS, FHWA determined that each of the seven Section 4(f) uses associated with Alternative 2 would entail a de minimis impact to the affected resource. The Idaho State Historic Preservation Office (SHPO) has been informed by letter that the FHWA Division Administrator has made a *de minimis* impact finding for the Section 4(f) resources based on Section 106 findings of No Adverse Effect for this project.

This determination provides the basis for FHWA's selection and approval of Alternative 2 in this ROD, consistent with SAFETEA-LU and Section 4(f).

8.0 MEASURES TO MINIMIZE AND MITIGATE ENVIRONMENTAL IMPACTS

As the Selected Alternative for this project was developed and reviewed through the NEPA process, the alignment underwent numerous changes to minimize adverse environmental impacts. Many potential impacts have been eliminated or reduced by adjusting the proposed action and/or avoiding sensitive resources. The remaining impacts associated with project construction and operation will be minimized by adhering to the current ITD standard specifications for road and bridge construction, and a variety of project-specific mitigation measures. The environmental consequences of this project, including direct, indirect and cumulative impacts, are described in Section 4 of the EIS. The FEIS also includes a variety of mitigation measures that have been incorporated here.

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The following are mitigation commitments that will be carried out in conjunction with the final design and construction of the project.

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8.1 Noise

- Pursuant to 23 CFR 772.11(c) and 772.13(c) and the ITD Noise Policy, a noise impact will occur at eight locations. Of these locations, mitigation is feasible at only two locations, Receptor 29 and Receptor 32.
- 17 ITD issued a revised Noise Policy in June 2007. It is part of Section 1300 of the ITD Environmental Process Manual.
- This policy was approved by FHWA Boise Division on June 20, 2007. Section 1350.03, page 11 of this policy states the

19 following:

- Prior to implementation of a proposed noise wall, however, a majority of impacted property owners must agree that it is desirable. Desirability may be determined (with or without the assistance of consultants) at a public hearing, by petition, by mailed questionnaire/surveys, or as otherwise determined acceptable by the FHWA and ITD.
- Section 1350.06 of the June 2007 policy further states:
 - Noise abatement will not be implemented if the majority (50% +1) of the impacted people are in opposition or indifferent to noise mitigation. Opposition to barrier construction shall be documented in writing, such as formal surveys or petitions.
- If the majority of impacted people (50% + 1) support the noise barriers required to mitigate Receptors 29 and 32, ITD will apply for a site alteration permit or a conditional use permit or variance under Section 9-21A of the Blaine County Code.
- This County permit or variance will be required as the height of the noise barriers for Receptors 29 (10 to 12 feet high)
- and 32 (8 feet high) will exceed the Blaine County Scenic Overlay District height restrictions.
- 32 ITD sent letters by certified U.S. Mail to the owners of record of the land parcels directly affected by proposed noise
- barriers to determine whether they support, oppose, or are indifferent to noise mitigation. Only one landowner for each
- 34 barrier is directly impacted. Both landowners returned a signed petition indicating their support for noise barrier
- construction for their properties.
- Prior to submitting an application for a site alteration permit or a conditional use permit or variance under Section 9-21A
- of the Blaine County Code during final design, ITD will contact the owners of record of the land parcels directly affected
- 38 by the proposed noise barriers to again determine whether they support, oppose, or are indifferent to noise mitigation.
- 39 Should the owners support or are indifferent to noise mitigation, ITD will confirm with Blaine County which of these three
- 40 permit/variance options is the most appropriate to facilitate Blaine County's approval process.

41 8.2 Floodplains

- 42 Retaining walls adjacent to the waterway will be used at the new Big Wood River Bridge and Trail Creek Bridge to
- eliminate or minimize fill in the floodplain.

44 *8.3 Vegetation*

45 Retaining walls adjacent to the waterway will be used at the new Big Wood River Bridge and Trail Creek Bridge to limit

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46 the amount of riparian vegetative clearing and fill required in the riparian vegetated area.

8.4 Wetlands

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- 2 Mitigation for wetlands will be implemented in accordance with the wetlands concept plan developed for the Boulder
- Flats area of the Sawtooth National Recreation Area, as shown on Figure 5-4 of the FEIS. The final wetland mitigation
- 4 plan will be developed in consultation with the Corps and EPA and will include the timing of the mitigation work,
- 5 description of removal of artificial stream bank structures, development of performance standards for the wetland
- 6 mitigation site, and description of the legal means to ensure permanent protection of the mitigation site.

8.5 Relocations

- 8 Mitigation for relocation of the affected homes and businesses will include the following:
 - An acquisition and relocation plan will be prepared that identifies the process, procedures, and time frame for right-of-way acquisition and relocation of affected residences and businesses.
 - The acquisition and relocation program will be conducted in accordance with the Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended. (Uniform Act). This act is explained in ITD's *Uniform Relocation Assistance and Real Property Acquisition Policies and Relocation Services* brochure. This brochure can be found at http://itd.idaho.gov/row/new/docs/Acquisition%205_06.pdf

Relocation resources will be made to all relocated residential and commercial properties without discrimination. If comparable dwellings are not available at the time the project is advanced to construction, the Housing of Last Resort of the Uniform Act will be used. This provision includes construction of a new replacement dwelling, rehabilitation of an existing replacement dwelling, and special financing arrangements at a reasonable cost.

19 *8.6 Wildlife*

- Mitigation for impacts on wildlife from Selected Alternative includes the following:
 - Landscape restoration of disturbed areas within the unpaved right-of-way will be planted with a low-growing
 grass-forb plant community. The plant species mix used will be designed to deter deer, elk and other wildlife
 from resting and/or foraging immediately adjacent to SH-75 and within its unpaved right-of-way. This will help
 reduce the potential for wildlife to venture onto SH-75.
 - Revegetated areas within the highway right-of-way will not be irrigated or have sprinkler systems to minimize
 the attractiveness of these areas for herbivore foraging opportunities and as a source of cover for small
 mammals.
 - Woody plants exceeding 24 inches in height will not be used in highway right-of-way (ROW) revegetation. The use of a low-growing grass-forb plant community will make larger animals more visible to drivers, as well as reduce the attractiveness of the ROW for big game foraging.
 - Disturbed areas will be revegetated adjacent to the Big Wood River Bridge and Trail Creek bridge crossings
 and the Willow Creek and unnamed tributary culvert crossings to provide additional riparian cover for wildlife
 using these riparian travel corridors. This habitat improvement will increase the likelihood for an animal to cross
 beneath SH-75 at these perennial water crossings rather than at grade.
 - The removal of mature cottonwoods and other riparian habitat values associated with bridge construction at the Big Wood River and at the Trail Creek crossings will be minimized by using retaining walls.
 - Use of arched culverts at Willow Creek and Unnamed Tributary will improve the attractiveness of these crossings to small animals. The Unnamed Tributary is located just north of the US-20 and SH-75 intersection.
 - Culverts on perennial streams or irrigation ditches will have beaver dam-proof structures on the upstream side.
 - Replacement of existing culverts will be with a culvert design that facilitates small animal crossings of SH-75, incorporating design features that are attractive to small mammals and amphibians.
 - Wherever new fencing is installed within ITD right-of-way, such fencing will be designed and built in accordance with IDFG "wildlife friendly" fencing specifications.
 - Permanent wildlife crossing signs, flashing lights, and flagging will be installed along the project corridor at known big game crossing points. Known locations are the 2-mile segment south of Bellevue and the 9-mile segment that includes the Buttercup Road South hotspot segment and the Elkhorn Road South hotspot

- segment. The flashing lights will be operated during peak big game migration periods. These migration periods extend from mid-October to mid-November and from mid-May to late June.
 - Impacts to wetland-associated species will be fully compensated by the wetland mitigation plan.
 - The use of retaining walls at the Big Wood River Bridge and Trail Creek Bridge will minimize the loss of mature cottonwood trees in these riparian areas, thereby reducing potential impacts on bald eagle perching and roosting habitat.
 - Winter habitat for the bald eagle occurs in the project area along the Big Wood River. As the Bald Eagle has been delisted since preparation of the DEIS, mitigation will be in accordance with the National Bald Eagle Management Guidelines, which ensures compliance with the Bald Eagle and Golden Eagle Protection Act and the MBTA.

8.7 Wildlife Habitat Permeability

- Mitigation for wildlife habitat permeability includes the following three elements:
 - Landscape restoration within the SH-75 right-of-way will be planted to a low-growing grass-forb plant community less palatable to deer and elk than the habitat types currently adjacent to SH-75.
 - Arched culverts will be used to replace the existing corrugate metal pipe culverts at Willow Creek and the Unnamed Tributary to be more attractive to small animals crossing SH-75.
 - The existing Trail Creek culvert will be replaced with a single-span bridge, affording more horizontal space and vertical space to facilitate wildlife crossings.

8.8 Fisheries

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Measures to minimize adverse impacts to riparian/aquatic habitat and resident fish populations include:

- Natural-bottom culverts will be installed at Willow Creek and the unnamed tributary near the US-20/SH-75
 Intersection to accommodate fish passage. Rock boulders and cobbles will be used to provide channel aquatic
 habitat and to further dissipate hydraulic energy within the culverts.
- Culvert hydraulics and water velocities under high and low flow conditions will be suitable for fish passage during all life stages (fry, juvenile, and adult).
- Culverts installed to provide fish passage will be appropriately sized to ensure that upstream water levels will be acceptable and that flow velocities will not be too high to inhibit fish movement through the culverts.
- Retaining walls will be used at the Big Wood River bridge crossing and at the Trail Creek crossing to minimize the amount of fill and vegetation removal required in riparian, wetland, and floodplain habitats.
- The wetland impacts and mitigation plan includes the stream channel impacts resulting from culvert installation in Willow Creek and the unnamed tributary and those resulting from bridge pier installation at the Big Wood River crossing.
- In conjunction with replacing the existing box culvert with a bridge at the Trail Creek crossing, the stream channel will be restored to a pre-culvert condition. The channel restoration concept will be to use small boulders, cobbles, and gravel to replicate riffle/glide habitat beneath the bridge.

8.9 Section 4(f) Properties

- The pre-disturbance condition of the Section 4(f) properties will be documented using Idaho State Historical Society
- 38 State Preservation Office (SHPO)-approved photographic documentation prior to construction of Selected Alternative.
- 39 ITD will submit this documentation to the SHPO. The SHPO will archive the documentation.
- 40 During construction, equipment will not be staged or placed on the canal or ditch banks outside the Area of Potential
- Effect (APE) to ensure that the banks are not crushed or disturbed. Construction-related fill will not be placed in the

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42 canals or ditches outside the APE.

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9.0 MONITORING AND ENFORCEMENT

Monitoring and enforcement measures to minimize harm during construction will be implemented for the project.

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The mitigation measures described below will be incorporated into the construction contract, plans, and specifications and will be monitored in accordance with a construction monitoring plan developed to include all monitoring commitments in this ROD and those required to complex with specific permits.

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The ITD District 4 Resident Engineer, who will have the authority to enforce adherence to these measures, will supervise construction activities.

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The Boise Division of FHWA is responsible for administering the Federal-Aid Highway Program in Idaho and will make periodic inspections of all phases of highway design and construction to assure compliance with federal requirements including those of NEPA.

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9.1 Water Quality

- To ensure water quality in the Wood River Valley is protected during construction, highway and drainage design features
- will be consistent with ITD's *Standard Specifications for Highway Construction* and with the Best Management Practices
- 19 (BMPs) detailed in ITD's Erosion and Sediment Control Manual and in IDEQ's Catalog of Storm Water Best
- 20 Management Practices for Idaho Cities and Counties. These standard specifications and BMPs will be incorporated into
- 21 the construction contract documents, including the Storm Water Pollution Prevention Plan (SWPPP), requiring that the
- 22 contractor adhere to such practices.
- Adverse short- and long-term impacts on hydrology, floodplains, and water quality will be minimized or avoided by
- adhering to the following measures and BMPs. Construction documents will require the contractor to comply with these
- and all other applicable Federal, State, and local laws and regulations regarding the control and abatement of water
- pollution, storm water drainage and treatment, and floodplain protection during construction.
- A Section 404 permit issued by the U.S. Army corps of Engineers will be required for the placement of fill material or
- highway facilities into wetlands and waters of the U.S. The SH-75 project will require a Stream Alteration Permit from the
- 29 Idaho Department of Water Resources (IDWR). These permits often incorporate regulations and stipulations on the
- 30 management and maintenance of sediment control for storm water during the construction phase of a project.
- 31 Water guality certification from IDEQ and a National Pollutant Discharge Elimination System (NPDES) Storm Water
- Permit from the EPA will also be required. Various Blaine County, ITD, EPA, IDEQ, and other Federal and State
- 33 agencies will also be involved during the permitting processes. The process established under the Clean Water Act,
- 34 Section 404, ensures that Federal and State jurisdictional agencies will have the opportunity to comment on the permits
- and provide recommendations if desired.
- 36 Specific impact minimization and avoidance measures for the project construction will include the following:
- National Pollutant Discharge Elimination System Storm water (NPDES) Permit. ITD will prepare an NPDES Storm
- Water Permit for Construction Activities, including a Storm Water Pollution Prevention (SWPP) Plan, consistent with ITD Standard Specifications for Highway Construction, Section 212, Erosion and Sediment Control. The SWPP Plan
- will focus on erosion-sensitive areas, sediment-sensitive areas, and the control and precautionary measures to be
- followed. This plan will include BMPs with a description of the maintenance schedule, drainage and culvert systems,
- pre- and post-construction hydrology, non-storm water discharges, waste disposal, dust control, re-vegetation, and
- 43 monitoring procedures.

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- 44 Sediment and Pollution Control Measures: These measures include the following:
 - Water pollution prevention control measures will be scheduled and implemented to correspond with grounddisturbing activities.
 - Within 100 yards of all natural waterways, fiber wattles or other similar erosion control measures (i.e., rock check dams and retention basins) will be installed during construction to control sediment. Fiber wattles will

- consist of certified "noxious weed free" material and manufactured from straw, coconut fiber or wood fiber. Fiber wattles will consist of a tube of straw, coconut fiber, or wood fiber with a minimum 8" diameter, 25-feet long and wrapped with biodegradable netting of natural fiber (jute, sisal, cotton, hemp, or burlap) that will have a life expectancy of approximately one year. The ends will be securely tied with biodegradable twine.
- When fiber wattles are used, the wattles will be placed around the perimeter of existing and new inlets, outlets,
 ditches, or channels to slow runoff velocity and capture sediments. The fiber wattles will be staked in place and
 adjacent wattles will abut each other. When sediment has filled-in to overflow behind the fiber wattles, new fiber
 wattles will be installed either upstream or downstream as directed. Fiber wattles will be left in place after final
 construction unless otherwise directed.
- Only clean, granular material, rock or aggregate will be used for the construction of temporary dikes and cofferdams for equipment operation and project construction.
- Re-vegetation of the disturbed riparian zone will be accomplished by preserving all topsoil, placing additional
 topsoil if needed, and planting selected rooted trees and woody vegetation along with an approved riparian
 seed mix. This will enable the area to recover quickly and with more mature vegetation providing an almost
 immediate restoration of stream bank and riparian areas. All introduced cobble will be removed and/or
 contoured to achieve a natural appearance in the project area.
- Activities with a high potential for causing sediment, such as cofferdam placement or stream diversion, will not
 be conducted during periods of high flow. All in-stream diversion, and bridge pier and culvert construction in
 perennial waterways will be conducted during the low flow season (November through March) and in
 accordance with all applicable permit conditions.
- Turbidity levels caused by construction activities will be limited to the increases permitted under the guidelines issued by the EPA and IDEQ for streams in the Big Wood River basin. When necessary to perform construction work within a stream channel, the prescribed turbidity limits may be exceeded for the shortest practical period required to complete such work, subject to permit conditions. Machinery for in-stream construction work will operate from the stream bank or an approved work pad or work bridge rather than within the stream channel.
- Construction specifications will require riprap/armor materials to be free of contaminants.
- Any and all sedimentation basins that may occur in the floodplain will be restored to a natural appearance and seeded with an approved riparian seed mix reflecting native vegetative patterns.
- Demolition of existing bridges may cause some debris to enter the stream flow. Debris entering the stream flow
 will be minimized through the use of a suspended canvas or similar catchment device under the bridge during
 demolition activities. Any large debris (concrete and/or asphalt) that falls into the stream will be removed daily.
- Excess soil and rock materials will not be stockpiled or disposed of near or in wetlands, riparian areas, floodplains, or other watercourse perimeters where they could be washed away by high water or storm water runoff, or will encroach upon the water body itself.
- Water pumped during construction will not enter watercourses or other surface water features (e.g., drainage ditches) without use of turbidity control measures. These may include settling ponds, entrapment dikes, or other approved methods. Any wastewater discharged into surface waters will be free of settleable material.
- Approved upland seed mix will be used in conjunction with composted ungulate manure in all disturbed areas to reduce sediment loading, encourage re-vegetation, and improve water quality.
- Erosion controls consistent with BMP's will be established on all disturbed ground by snowfall, and in a manner appropriate to prevent erosion through the ensuing winter.
- All retaining walls and fill placement work near the Big Wood River, Trail Creek, and other perennial drainages will be conducted during the low flow season (November through March).
- All construction waste material will be disposed of as specified by Federal, State, and County health and pollution control regulations.
- Construction specifications will require methods that prevent entrance or accidental spillage of solid matter, contaminants, debris, and other objectionable pollutants and wastes into flowing or dry watercourses or groundwater. Potential pollutants and wastes include, but are not limited to, refuse, garbage, cement, concrete, sewage effluent, industrial waste, oil, and other petroleum products.

- Inserts will be used as described in BMP #42 of IDEQ's catalog of BMPs to aid in the removal of sediment, oil, and litter from storm water before it is discharged into the Comstock Ditch. This catalog is at http://www.deq.state.id.us/water/data reports/storm water/catalog/index.cfm BMP 42 is at http://www.deq.state.id.us/water/data reports/storm water/catalog/sec 2/bmps/42.pdf
 - Settling basin and infiltration swales will conform to BMP #43 of IDEQ's catalog of BMPs. BMP 43 is at http://www.deq.state.id.us/water/data_reports/storm_water/catalog/sec_2/bmps/43.pdf
 - The potential for oil and fuel spills during construction will be minimized through careful handling and designation of specific equipment repair and fuel storage areas that are at least 100 feet away from surface waters.
 - Oil, petroleum waste products, chemicals, and hazardous or potentially hazardous wastes will not be drained
 onto the soil, but confined in sealed containers for removal to approved disposal waste sites. Waste materials
 known to be hazardous will be disposed of in approved treatment or disposal facilities in accordance with
 federal, state, and local regulations, standards, codes, and laws. Hazardous waste materials will be transported
 in accordance with all applicable Federal and State safety standards.
 - A hazardous material safety and communication plan will be required from each contractor with special
 emphasis on preventing hazardous materials from entering watercourses and wetland or riparian areas, or
 contaminating the ground or groundwater. In the event that any hazardous materials are spilled during project
 construction, the Blaine County Disaster Service Office Director and IDEQ will be promptly notified.
 - Any wells located within acquired right-of-way will be abandoned in accordance with Idaho Department of Water Resources requirements, plugged, and relocated outside the right-of-way boundary if their current location cannot be retained.
 - Retaining walls will be used at the Big Wood River crossing and Trail Creek bridge crossing to minimize the amount of fill located in floodplain, riparian, and wetland areas.

9.2 Vegetation

Construction impacts on vegetation will be mitigated by the following:

- Construction specifications will require contractors to preserve the landscape and prevent any unnecessary
 destruction, scarring, or defacing of vegetation in the work vicinity. All trees, shrubs, and other vegetation will be
 preserved and protected from construction activities and equipment, except where clearing and grubbing is
 required for fill, excavation, or other construction activities (e.g., retaining wall). All maintenance yards, field
 offices, and staging areas will be sited to preserve vegetation.
- Clearing and grubbing activities will be limited to that needed for project construction. All critical environmental
 areas including wetlands, riparian areas, stream corridors, and floodplains will be clearly delineated and marked
 with hazard fencing before the start of construction and avoided to the maximum practicable extent. Critical
 environmental areas will not be used for equipment, material storage, construction staging grounds and
 maintenance activities, or field offices.
- Excavated or graded materials will not be stockpiled or deposited near or on any waterways, steep slopes, or wetlands outside the approved footprint.
- As soon as an area is no longer needed for construction, stockpiling, or access, final site stabilization and landscape restoration measures will be initiated. Any lands disturbed and not permanently occupied by project facilities will be graded to provide proper drainage, covered with topsoil or composed ungulate manure, scarified as needed, and revegetated with a low-lying, grass-forb seed mix that will be less likely to attract ungulates into the highway right-of-way.
- A retaining wall will be used at the Big Wood River Bridge and Trail Creek Bridge crossing to minimize the amount of fill and vegetative clearing required in wetland and associated riparian areas.
- The IDFG will be consulted to determine the final revegetation goals and recommended composition of plant species, planting dates, and seeding rates established for short- and long-term site stabilization and landscape restoration. The species mix to be used will be matched for soil drainage, climate, shading, resistance to erosion, and vegetation management goals.

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- The contractors will be required to establish conditions suitable for reseeding or replanting, proper drainage, and erosion prevention. Composted ungulate manure or other comparable methods will be used as a means of controlling dust and erosion, and to aid revegetation efforts.
 - When no longer required by the contractor, any temporary access roads will be restored to their preconstruction
 original contours, graded to ensure proper drainage and erosion prevention, and made impassable to traffic.
 Temporary access road surfaces will be scarified to establish conditions suitable for reseeding or replanting and
 will be blocked from traffic to allow establishment of vegetation.
 - Only certified and approved weed-free mulch will be used in accordance with the Noxious Weed-Free Forage and Straw Certification Rules (IDAPA 02, Title 06, Chapter 31).
 - To ensure successful plant establishment, permanent plantings will occur during the early spring and/or fall when precipitation is sufficient for plant survival.
 - To ensure successful plant establishment and long-term health and vigor, all plantings will be carefully
 monitored by ITD and the landscape contractor for a period extending at least through two growing seasons. If
 noxious weeds are identified during monitoring, measures will be taken by ITD or the landscape contractor to
 ensure that the landscape restoration effort succeeds.
 - During the third growing season, ITD and Blaine County Weed Control will jointly conduct a final site review to
 determine whether a contingency revegetation plan is necessary. For the Boulder Flats wetland mitigation
 project, the USFS will also participate in this final site review and decision on whether the restoration is
 acceptable or whether a contingency plan is needed. A contingency plan will be developed by ITD and Blaine
 County, and with USFS for the Boulder Flats wetland mitigation site, if the landscape or wetland restoration
 effort is judged unacceptable by ITD on the road right-of-way, by the County on county lands, or by the USFS
 on Forest Service lands.
 - A weed control management plan will be developed by the landscape contractor and approved by ITD prior to
 initiating construction. Measures to avoid the establishment and spread of noxious weeds will include at a
 minimum: (1) inspection and cleaning of all construction equipment, (2) use of weed seed-free mulches, topsoil
 and seed mixtures during landscaping and (3) use of eradication strategies in the event a noxious weed
 invasion occurs.

9.3 Wetlands

- Construction impacts on wetlands will be mitigated by the following:
 - Before construction begins, wetland and riparian areas outside the project footprint or edge of ITD right-of-way will be staked and flagged or marked by perimeter fencing to identify the no-work area.
 - Free flow of waters into and across wetlands will be maintained by installing culverts at existing grade.
 - Erosion control on the filled grade of the right-of-way will be implemented with composted ungulate manure, fiber wattles and/or rock check dams.
 - Embankments, bridges, and culverts will be designed to minimize adverse impacts on wetlands, riparian areas, and drainages.
 - Impacted wetland plants and soils will be identified and salvaged to the maximum practicable extent prior to construction disturbance.
 - When construction activities commence, administrative and environmental controls will be in place to ensure that wetland/riparian areas outside the project footprint are protected.
 - Erosion control measures will be used to ensure that sediment from construction areas does not reach wetlands, riparian areas, or streams.
 - Any changes to the construction plans by either the contractor or ITD will require review and approval by the appropriate State or Federal agency if there is the potential for impacts on wetlands or waters of the U.S. not previously identified.
 - Contract specifications will ensure that all contractors are aware of Section 404 and Stream Alteration Permit conditions and of the various plans and measures developed to control and minimize wetland, riparian, and

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- stream alteration impacts during construction. ITD will monitor contractor activities to ensure all permit 1 2 conditions are met.
 - Restoration of temporarily disturbed wetlands will include rough grading, if necessary, and revegetation to approximate pre-project conditions.

9.4 **Fisheries**

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- 6 Implementation of the BMPs and other environmental protection measures required by ITD, Corps, and IDEQ during
- 7 project construction and the period required for site stabilization and landscape restoration will avoid or minimize these
- 8 impacts. These measures will ensure that the Big Wood River's TDMLs for suspended sediment and substrate sediment
- 9 loads will not be exceeded. Such exceedence could result in adverse effects on aquatic/benthic organisms, and a
- 10 reduction in pool habitat, fish egg incubation/emergence, food intake, and the availability of gravel substrate for
- spawning. With impact avoidance and mitigation measures successfully applied, increased turbidity and sediment levels 11
- 12 during construction will be temporary, minor, and within acceptable limits.
- 13 All in-stream diversion work, bridge pier construction work, and culvert installation in perennial waterways will be
- 14 conducted during the low flow season (November through March) and in accordance with all applicable IDWR stream
- alteration and Corps 404 permit conditions. The water quality, vegetation, and wetlands construction-related avoidance, 15
- 16 minimization and mitigation measures and associated BMP's will mitigate any potential adverse impacts on riparian and
- 17 aquatic habitat.

9.5 18 Traffic

- 19 Mitigation of traffic and access impacts during construction will be provided by a traffic control plan to be prepared by ITD
- 20 in accordance with ITD standard traffic control drawings and the Manual of Uniform Traffic Control Devices. The traffic
- 21 control plan will provide for the maintenance of two-way traffic on SH-75 during construction. The traffic control plan will
- 22 provide for access to all existing legal access points, including residences, businesses, farming operations, and arterial
- 23 streets.

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- 24 A public information plan will be developed and implemented to inform Wood River Valley residents, businesses, visitors
- 25 and other users of the SH-75 corridor of construction phasing, detours, and durations.

26 9.6 Noise

- 27 Construction noise will be mitigated by the following:
 - Limiting construction activities to between 7 a.m. and 10 p.m. will reduce construction noise levels during sensitive nighttime hours.
 - Equipping construction equipment engines with adequate mufflers, intake silencers, and engine enclosures will reduce their noise by 5 to 10 dBA (U.S. EPA, 1971).
 - Turning off construction equipment during prolonged periods when equipment is not in active use will eliminate noise from construction equipment during those periods.

9.7 Air Quality

- 35 Construction air quality impacts will be mitigated by the following:
 - Spraying exposed soil with water and/or compost to reduce PM10 emissions and deposition of particulate matter.
 - Covering all trucks transporting materials, to substantially reduce particulates blowing off trucks during transportation.
 - Wetting materials in trucks or providing adequate freeboard (space from the top of the material to the top of the truck) to reduce PM10 emissions and deposition of particulates during transportation.
 - Providing wheel washers to remove particulate matter that will otherwise be carried off site by vehicles.
- 43 Removing particulate matter deposited on paved public roads to reduce potential muddy areas.
 - Routing and scheduling construction trucks to reduce traffic delays during peak travel times and reduce secondary impacts on air quality.

22 August 8, 2008 • Using well-maintained equipment and appropriate emission control devices on all construction equipment powered by gasoline or diesel fuel, to reduce CO emissions in vehicular exhaust.

9.8 Hazardous Materials

- 4 For the structures that will be demolished during implementation of the Selected Alternative, the potential for asbestos-
- 5 containing materials will be determined by an Air Hazard Emergency Response Act (AHERA) certified person. After the
- 6 analysis results of any potential materials are received, materials and locations that contain more than 1% asbestos by
- 7 weight will be handled in accordance with the EPA Occupational Safety and Health Act of 1971 standards prior to
- 8 demolition or removal.
- 9 During construction, should an unanticipated discovery of hazardous waste or contamination be uncovered that has not
- 10 been identified in the initial and/or preliminary site assessment, a detailed site investigation will be completed to quantify
- the problem and expedite remediation. Consultation with IDEQ during this process will occur.
- Accidental spills of toxics through construction activities will be avoided or minimized through adherence to BMP's
- specified in 5.20.4.1 Water Quality.

9.9 Socio-Economic

- A public information program will be developed and implemented to keep travelers advised during the construction
- period.

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10.0 PERMITS

The following permits will be required for this project:

- A dredge/fill permit under Section 404 of the Clean Water Act from the U.S. Army Corps of Engineers;
- A National Pollution Discharge Elimination System permit under the Clean Water Act, including a Storm Water Pollution Prevention Plan from the Environmental Protection Agency;
- Stream Alteration Permit from the Idaho Department of Water Resources;
- 401 Water Quality Certification from the Idaho Department of Environmental Quality.
- Blaine County site alteration permit, conditional use permit or variance, as determined by Blaine County.

11.0 COMMITMENTS

A number of commitments were made by FHWA and ITD during the EIS process. Some of those commitments are being relied upon by the FHWA in issuing this ROD, and are therefore FHWA-enforceable conditions of approval. Some ITD commitments were made to the local governments in connection with the potential future conversion to HOV operations and are not part of the FHWA decision documented in this ROD, but they are included in the ROD to inform the public of those commitments.

• ITD will conduct additional coordination with the Environmental Protection Agency and the U.S. Army Corps of Engineers regarding the Big Wood River Bridge design during the design phase of the project. EPA clarified that additional information is needed concerning the specific Big Wood River bridge design to fully understand and evaluate the impacts of the bridge and to ensure that it meets the Section 404(b)(1) guidelines of the Clean Water Act. EPA therefore requested additional coordination during the final design of this bridge. This coordination may result in minor changes to the bridge design that will further minimize impacts to the riparian environment and further reduce impacts to riparian wetlands.

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- ITD will provide EPA and the IDEQ with a sediment/erosion control plan. Upon approval, ITD will use that
 approved plan in their NPDES permit as part of their SWPPP. It will also be reflected in their construction plans
 and specifications to provide the necessary BMPs that will provide reasonable assurance that discharges will be
 protective of the Big Wood River, particularly where the road crosses the Big Wood River.
 - ITD will evaluate additional air quality construction mitigation requirements at the time the construction specifications are being developed for the project. All air quality construction mitigation requirements in effect at the time of construction will be implemented.
 - Prior to issuance of a construction contract for this project, ITD will review the feasibility of implementation of any additional measures to minimize construction-related air toxics.
 - Prior to submitting an application for a site alteration permit or a conditional use permit or variance under Section 9-21A of the Blaine County Code during final design, ITD will contact the owners of record of the land parcels directly affected by the proposed noise barriers to again determine whether they support, oppose, or are indifferent to noise mitigation. Should the owners support or are indifferent to noise mitigation, ITD will confirm with Blaine County which of these three permit/variance options is the most appropriate to facilitate Blaine County's approval process, and prepare and submit the application.
 - ITD will work with the City of Hailey to obtain additional input and perform evaluations to determine the need for traffic signal installation at the intersection of Myrtle Street and SH-75, and to install signals as warranted at that location.
 - As part of implementation of the wetlands mitigation plan, ITD will construct the relocated Harriman Trail to the same standards and cross-section as the existing trail. Set backs from the relocated SH-75 to provide adequate snow storage removal without impacting the trail will be incorporated if no additional impacts to wetlands or cultural resources or additional cuts into the terrain become apparent during final design.
 - ITD will evaluate the results of the FHWA Quiet Pavement Pilot Programs (January 2005) and their potential
 applicability and sustainability for SH-75 during final design as part of the pavement design process. As noise
 was an issue during preparation of the DEIS, many comments on the DEIS expressed continued concern with
 noise impacts, and noise mitigation is only feasible in two locations. Examination of the quiet pavement pilot
 program results and assessment of their applicability to the SH-75 project is warranted.
 - ITD will review the results of the Wildlife Sightings project and determine how those results may supplement commitments to maintain wildlife permeability and reduce wildlife road kill.
 - The Programmatic Biological Assessment (PBA) contained in Volume III Technical Reports of the DEIS provides information to facilitate an evaluation of the potential impact of the proposed SH-75 Timmerman to Ketchum project on listed and candidate species under USFWS and NOAA Fisheries jurisdiction. It also provides guidance for conducting ongoing consultation as the project moves forward and phased construction activities are initiated. As each phase is designed, additional coordination by ITD with the USFWS will occur to ensure consistency with the effect determinations, conservation/mitigation measures, and species-specific analyses contained in this document.

For each construction phase, Individual Project Worksheets will be completed and submitted to the USFWS prior to construction. The worksheets will provide phase-specific project descriptions, including project components such as erosion control, offsite components, mitigation, and construction methods/sequencing. Where pertinent, updated biological information on species and habitat will be provided. In total, the phase-specific information contained in the worksheets will be used to verify conformance and compatibility with this PBA and its associated concurrence letter.

If an individual construction phase fails to conform to or remain compatible with the conservation/mitigation measures and effect determinations outlined in the PBA, re-initiation of consultation may be necessary to ensure compliance with the Endangered Species Act. Additionally, any subsequent listing of a new species or critical habitat may warrant re-initiation.

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In summary, the worksheets will serve as documentation of ITD's reevaluation of the project and its constituent 1 2 parts. The worksheets will be provided to the USFWS for use in verifying that each individual construction 3 phase tiers to this PBA and the conservation/mitigation measures identified herein. 4 5 POTENTIAL FUTURE HOV OPERATIONS 12.0 6 ITD will continue to coordinate with Blaine County, and the Cities of Bellevue, Hailey, Ketchum, and Sun Valley 7 to refine project phasing to meet future project funding that may occur beyond that provided in the current STIP. 8 ITD will create a SH-75 Corridor Operations Management Team composed of representatives from ITD, Blaine 9 County, Mountain Rides, and the Cities of Bellevue, Hailey, Ketchum and Sun Valley for the purpose of 10 developing and implementing a program to meet the four requirements for potential conversion to peak hour HOV operations for McKercher Boulevard to Elkhorn Road, as described in Section 2.4 of this FEIS. The 11 12 members of the Operations Management Team will enter into a Memorandum of Understanding to commit the 13 resources to comply with the four requirements and to develop and provide documentation to ITD that the 14 conditions have been met. 15 Formation of this Corridor Operations Management Team will occur once funding for construction of the final section of the SH-75 corridor between McKercher Boulevard and Elkhorn Road has been approved in the State 16 17 Transportation Improvement Plan. ITD will be responsible for initiating formation of the Corridor Operations 18 Management Team at that time. 19 ITD will continue working with each of the Cities of Ketchum, Sun Valley, Hailey and Bellevue to help determine, 20 fund and implement SH-75 traffic calming and pedestrian improvements within the existing SH-75 right-of-way 21 within their respective cities. ITD will obtain any additional environmental clearances or permits that may be 22 required for these improvements. 23 24 13.0 LIMITATION ON CLAIMS 25 26 FHWA intends to publish a notice in the Federal Register, pursuant to 23 USC §139(I), indicating that one or more 27 Federal agencies have taken final action on permits, licenses, or approvals for a transportation project. If such notice is 28 published, claims seeking judicial review of those Federal agency actions will be barred unless such claims are filed 29 within 180 days after the date of publication of the notice, or within such shorter time period as is specified in the Federal 30 laws pursuant to which judicial review of the Federal agency action is allowed. If no notice is published, then the periods 31 of time that otherwise are provided by the Federal laws governing such claims will apply. 32 FHWA has determined that it will publish such a notice for its approval of the SH-75 Project in this ROD. 33 14.0 CONCLUSION 34 35 The FHWA has determined that Alternative 2 for the SH-75 Timmerman to Ketchum Project best meets the project 36 purpose and need. FHWA has further determined that with the application of specified avoidance, minimization and 37 mitigation measures, Alternative 2 adequately addresses environmental, safety and socioeconomic considerations, 38 meets Section 4(f) requirements, and is in the public interest. The FHWA therefore approves implementation of 39 Alternative 2 for the SH-75 Timmerman to Ketchum project. 40 41 42 43 44 Date:

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By_

Peter J. Hartman

Boise, Idaho 83703

Federal Highway Administration

3050 Lakeharbor Lane, #126

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1 APPENDIX A RESPONSE TO COMMENTS RECEIVED ON THE FEIS

- 2 Three comment letters were received after issuance of the Final Environmental Impact Statement. The
- 3 original letters as submitted are contained in this appendix. Responses to these comments are provided in
- 4 Table A-1.

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Table A-1 Response to Comments on the Final Environmental Impact Statement

COMMENT	RESPONSE
United States Environmental Protection Agency, April 28, 2008	
The U.S. Environmental Protection Agency has reviewed the Final Environmental Impact Statement (FEIS) for the SH-75 Timmerman to Ketchum Project. We are submitting comments in accordance with our responsibilities under the National Environmental Policy Act (NEPA) and Section 309 of the Clean Air Act.	
The responses provided to our comments on the Draft EIS are appreciated. We particularly commend Blaine County, ITD, and FHWA for their efforts to provide habitat connectivity and roadway permeability for wildlife. We understand the challenges this presents, and are encouraged by the commitments I the FEIS, which include:	
 Commissioning Sh-75 wildlife sighting/road kill research by Western Transportation Institute (WTI); 	
 Designing 21 replacement culverts to facilitate small animal crossings of SH-75; 	
 Installing permanent wildlife crossing signs, flashing lights, and flagging at road kill hotspots; 	
 Modifying roadside vegetation to deter deer, elk, and other wildlife; 	
 Replacing corrugate metal pipe culverts at Willow Creek and the Unnamed Tributary with arched culverts that are more attractive to small animals crossing SH-75; and 	
 Replacing the Trail Creek culvert with a single-span bridge to facilitate wildlife crossings. 	
We fully support and encourage these and continued efforts, particularly implementation of any additional measures that may be recommended in the Wildlife Sightings Report that will be released this fall.	ITD will review the results of the Wildlife Sightings project and determine how those results may supplement commitments to maintain wildlife permeability and reduce wildlife road kill.
Air Toxics: Because the project area is becoming increasingly developed and includes sensitive receptor sites, such as schools and St. Luke's Hospital, we continue to recommend that construction mitigation measures be augmented to minimize construction-related air toxics and diesel particulate matter. While there may be no regulatory basis for many of the construction mitigation measures we have suggested, their use should still be considered (<i>NEPA's Forty Most Asked Questions</i> , #19 Council on Environmental Quality). We understand that biodiesel fuel is not currently available in the	Prior to issuance of a construction contract for this project, ITD will review the feasibility of implementation of any additional measures to minimize construction-related air toxics.

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Wood River Valley, and appreciated the willingness to consider using when or if it becomes available. Other suggested mitigation measures could be feasible and easy to implement.

Thank you for the opportunity to comment on the Final EIS. IF you would like to discuss any issues associated with this proposed project, please feel free to contact Elaine Somers of my staff at (2065) 553-2966 or by electronic mail at somers.elaine@epa.gov.

Christine Reichgott, Manager NEPA Review Unit

Christopher H. Meyer, Givens-Pursley, LLP, April 11, 2008. Representing Morgan Dene Oliver of 102 Mountain View Lane.

As you know, I represent Morgan Dene Oliver, a homeowner in Blaine County, in connection with the proposed expansion of ID-75 from Timmerman to Ketchum. Mr. Oliver owns property located at 102 Mountain View Lane (also known as Lot 7 of River Ranch Subdivision), just north of Hailey. The property is held in the name of the Oliver Family Trust.

In a letter dated March 21, 2008, the Idaho Transportation Department ("ITD") identified you as he contact person for the Final Environmental Impact Statement ("EIS"). In your telephone conversation yesterday with may associate Peter Barton, you identified yourself as the person to whom comments on the Final EIS should be addressed. I ask that this letter be deemed a comment and added to the administrative record in this matter.

A review of Appendix B to the Final EIS shows a previous comment letter I submitted dated September 27, 2006. However a subsequent letter dated February 5, 2007 was not included. I have attached a copy of the February 5, 2007 letter and ask that it also be included in the record.

As my previous letters explained more fully, Mr. Oliver became aware of a proposal to condemn a portion of his property adjacent to his home for use as a retention pond. My associate Peter Barton spoke yesterday with Charles "Chuck" Carnohan of ITD about how the Final EIS differs from the Draft EIS with respect to Mr. Oliver's property. Mr. Carnohan

Both the September 27, 2006 and the February 5, 2007 letters are included in the administrative record.

During design and preparation of right-of-way plans for the affected section of SH-75, ITD will consider other locations for a retention pond, based on available lands and opportunities at that time. Additional coordination with Mr. Oliver or his representative will be appropriate at that time and will be initiated by ITD.

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stated that ITD's position had not changed from our January 31, 2007 meeting and that the ITD was still investigating other alternatives. Mr. Carnohan explained that the decision to place the pond on Mr. Oliver's property was done only at a conceptual level and that it remained preliminary where the pond would ultimately be placed. He stated that he was confident that an alternative would be found that would not negative impact Mr. Oliver's property.

While I am comforted by this assurance from Mr. Carnohan, we remain concerned that the retention pond continues to be displayed as located on Mr. Oliver's property. As my February 5, 2007 letter noted, agency representatives have assured us that there is no need to press the issue at this time. Nothing is locked in and it makes sense to wait until final design review and supplemental environmental review to engage in a detailed discussion of alternatives. Accordingly, we will wait until the appropriate time to engage in a thorough and effective consideration of alternatives.

If you have any questions, fell free to contact myself or Peter Barton at 208-388-1200.

See response above.

Karen Reinheimer, letter undated.

I would like to present my comments today on the FEIS for the Timmerman Hill to Ketchum highway project. I thought to divide my comments into two sections: one of which describes a circumstance which pertains to the designation of the section of highway between Elkhorn Road and River Street in Ketchum, and the second, to the comments themselves. As the first portion helps to place in context aspects of the second, and also relates to potential future discussions regarding this section of the highway, I would like to begin with it at present.

On March 14, 2007, a Special City Council meeting was held at City Hall in Ketchum. In attendance were representatives from the City of Ketchum, City of Sun Valley, and the Blaine County Commissioners, as well as Chuck Carnohan of ITD, and Diana Atkins (The Parsons Brinckerhoff consultant). Unfortunately, as the means of advertising the meeting to the public was the posting of a 24-hour notice outside of City Hall, the majority of the public, of which I count myself, had no knowledge of the meeting and discussion. As such, a meeting was held and a decision made as to the designation of the section of highway between Elkhorn Road and River Street in Ketchum essentially without public input. And that decision is now reflected in the FEIS (See Appendix A: a four page letter

The March 14, 2007 meeting was held by the City of Ketchum, following their standard meeting notification procedures. ITD and the consultant were asked to attend. The City of Ketchum made a decision on its preferred cross-section for the section of SH-75 between Elkhorn Road and River Street, based on the cross-sections developed during the EIS process and as presented in the DEIS and at the DEIS public hearing. These same cross-sections had been made available for public review and comment at numerous public information meetings, storefront offices, and open houses, as documented in Chapter 6 of the DEIS. Subsequent to that meeting, the City of Ketchum provided a letter documenting their decision and

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dated March 15, 2007 on the Ketchum letterhead).	recommendation. The FHWA took this letter into consideration when making a decision on the Preferred Alternative and in the preparation of this Record of Decision.
Added to this is a further element: for a number of years it was generally understood in the Ketchum area that there would be extensive public meetings and discussion before any decision was made as to the city portion of the highway (and by extension – to Elkhorn Road). Thus, the above decision was made without the benefit of comment from the public who not only may have been waiting for just such an opportunity to do so, but did not fully comment (or at all) within the EIS process because of this understanding and expectation. Sadly, I also count myself among those, and know I am not alone in this.	Chapter 6 Comments and Consultation of the DEIS a chronology of storefront office meetings, open houses, presentations and project newsletters that included opportunities for members of the public to review and provide input to the alternatives being considered. Beginning in mid-2002 and continuing through the public hearing on the DEIS in January of 2006, information on alternatives was included in those meetings. Notification of opportunities for public input included purchased ads in the two local newspapers, direct mailings to landowners, press releases, and local media coverage. The public hearing was attended by 176 people. The hearing record indicates that this landowner did not attend the DEIS public hearing nor submit a comment during the public comment period.
Lastly, though I have heard that the striping of this highway section may change based upon re-evaluation over time, basic, fundamental decisions were made that day which now appear irreversible: i.e., going from a "No Build" to a "Build" option, thus precluding future public discussions of its impact and all this may entail, and deciding upon an alternative which gives the parameters of a minimum of highway width in which to stripe.	As required by NEPA, the DEIS included consideration of the No Build Alternative, including for the section of SH-75 from Elkhorn Road to River Street. The DEIS did not, however, identify the No Build as the preferred alternative (for this or any other section of the highway), nor did FHWA or ITD otherwise indicate, in the DEIS or in any other document or forum, that the No Build Alternative had been selected for this section of the highway. Instead, the alternative selection decision is being made now in the Record of Decision. It is true that the City's preferred alternative, as identified in March 15, 2007 letter, was an important consideration in the agencies' decision to select the build alternative for this section of the roadway. However, the commenter's characterization that a decision was made to go from a "No Build' to a 'Build' option at the March 14, 2007 meeting is not accurate.
Given the above situation, I hope those who undertake the re-evaluation process in the future commit to include the public upfront in those discussions, and understand that for a number of the resident's and business owner's points of view, we will be basically beginning from square one when it comes to a discussion of this portion of the highway.	If, in the future, a re-evaluation is required for this section of the highway pursuant to 23 CFR 771.129, the FHWA and ITD will follow all regulatory requirements in the reevaluation process.
1. On page 1-28 of the Draft EIS, within the portion of the highway from Elkhorn Road to Ketchum, there is depicted the symbol (C2): Substandard Clear-Zone-Roadside Obstruction. The Reinheimer house and barn are situated on the east and west side of the highway within this section respectively. As we have had cars drive off the highway and through the fence both to the north and south of the ranch house, and south of the barn in previous years due to the proximity of a highway curve to the	Lines 28 to 30 on page 1-23 of the DEIS disclose that the reason for a substandard clear zone shown in Figure 1-28 of the DEIS is the location of existing power poles in close proximity to the travelled way on the east side of SH-75. It is not related to any structures on the Reinheimer Ranch property. Both curves adjacent to the Reinheimer Ranch property are designed using curve radii that meet American Association of State Highway and Transportation Officials

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south (Sadly, I think a traffic fatality happened on this curve some years ago), I am concerned that by adopting Elkhorn to Serenade Lane Cross Section 1 (page ES-13, FEIS), that the widening of the highway to four lanes of traffic at this curve, especially in slick or snowy weather conditions, may incur more accidents (Building F (garage) which is listed as loft, from the highway project in the Idaho Historic Sites Inventory Form, Field #13-16101, also sits in close proximity to this curve). Also, four lanes, as a general rule, appear to incur greater accident risks (See page 4-18, Draft EIS, lines 44-51). Thus it is a concern that adopting Cross Section 1 as opposed to Cross Section 3 (See page 2-29, Draft EIS, item 2.8.6.1) may increase greater risks to the general safety of the public and to some of the historic buildings near this curve at the ranch.

I would like to ask if the FEIS might include a mapping of the Noise Measurement Comparison levels north of Timber Way, reflected on the map of page 5-7, FEIS. It appears there is no map here for a significant section of the highway (Please see page 5-27, Draft EIS, item 5.7.2.2, lines 1 – 21). As a matter of fact, as the three maps shown in the FEIS on the pages 5-5, 5-6, and 5-7 are titled Noise Measurements Comparison South, Central, and North respectively, one may have the impression the noise levels shown reflect those for the whole valley. This, though, is not the case, as a very large and significant portion of the highway considered in the actual north end of the valley - is not depicted on a map. The information contained in these unmapped noise levels is also very significant for the public's awareness because of the concentration of noise levels that would be at or exceed the ITD Noise Policy impact level. The fact that these noise levels do not change or lessen with the lowering of the speed limit I think is a reason to include this information in the FEIS and not exclude it, as a significant source of information for both the public and future. As the lowering of the speed limit – i.e., from 55 mph to 45 mph – is an integral part of the lessening of the noise levels as depicted in the DEIS section cited above and reflected in the comparisons on the present maps (i.e., "Build" noise levels are lower then "No Build"), may I ask that this important piece of information - the reduction in the future highway speed limits - also be reflected in the FEIS, either on the Noise Comparison maps themselves, or in the related written material.

A. In Table 6-1, page 6-3, FEIS, it appears that the March 14, 2006 date for the meeting between the City of Ketchum and Sun Valley may be incorrect as this could actually

(AASHTO) standards for radius of curvature.

The safety and crash analysis conducted for the project and as documented in Section 1.7 of the DEIS indicates that the section of SH-75 between Elkhorn Road and Serenade has an accident rate that is well below the state average. The discussion on page 4-18 of the DEIS relates to four-lane sections with large volumes of left turning traffic, where left turning traffic stopped in a through lane to make a left turn could be rear-ended by through traffic in the same lane. The are only two driveways through Reinheimer Ranch, both of which provide access to the Reinheimer Ranch on the east side of SH-75 and to the barn complex on the west side.

Given the low speed for this section of SH-75, adjacent tangent (straight) length of roadway between the two curves, the implementation of four lanes through the Reinheimer Ranch area is unlikely to create a safety issue.

Chapter 3, Section 3.74 Existing Noise Levels and its associated Figures 3.7-1 and 3.7-2 on pages 3-91 and 3-92 provide the noise information for the entire corridor, including the area north of Timberway. Noise impacts of the project were disclosed in Section 5.7 Noise of the DEIS, cross-referencing Figures 3.7-1 and 3.7-2. Volume III Technical Reports of the DEIS includes the full Noise Technical Report. Volume III was made available to the public as part of the distribution of the DEIS. Because of the concern expressed by many landowners and other participants in the EIS process, a special public open house on noise impacts and mitigation was held on August 19, 2003. This event was noted in Table 6.5 of the DEIS, page 6-11.

Section 5.7 on page 5-4 of the FEIS, including Figures 5-1through 5-3 are supplemental to the information presented in the DEIS. Lines 8 through 18 on page 5-4 of the FEIS provide this explanation. The information in the DEIS on pages 5-26 and 5-27 (and in the Noise Technical Report in Volume III of the DEIS) includes a disclosure of the lowered speed limits (see page 5-26 and 5-27 of the DEIS). This information was also presented at the special noise open house on August 19, 2003.

Full disclosure of the noise analysis and impacts has been made through the EIS process, included in the DEIS documents, and supplemented in the FEIS.

The correct meeting date is March 14, 2007. The March 14, 2006 as listed in Table 6-1 of the FEIS is an inadvertent typographical error. This correction has been noted

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be the meeting of March 14, 2207 which I described in the first portion of this letter. Also, the March 14, 2006 meeting now listed would predate the April 5, 2006 meeting listed at the top of the 6-1 chart (is this possible?) and, I imagine, if the March date is correct, should be positioned as such.

in the Errata & Clarification Section of the Record of Decision.

If the March 14, 2007 meeting date is the actual correct one, may I ask that the chart reflect that change and all the agencies and jurisdictions present at the meeting be listed: i.e., The City of Ketchum, The City of Sun Valley, the Blaine County Commissioners, and ITD. May the "purpose" section also show that not only a discussion was held at the 2007 meeting, but a decision was made as to the preferred alternative between Elkhorn Road and River Street. In all events, I think the present chart is incomplete and may be potentially misleading if it does not include the March 14, 2007 meeting date, and all the information pertinent to it.

A discussion of the preferred alternative is an accurate description of the purpose of the meeting. The subsequent City of Ketchum decision was communicated to ITD in a letter dated the following day, which is included in the FEIS Appendix A. FHWA took this input from the City of Ketchum into consideration when making the decision on the Preferred Alternative under NEPA.

If both a March 14, 2006 and a March 14, 2007 meeting were held, may I ask that both meetings and relevant information be listed as reflective of the facts and a correct reference on the chart (I also wonder if – one line down from the March date – the December 14, 2006 meeting should not read December 14, 2007, as it also relates to the Elkhorn Road to River Street preferred alternative discussion, and if so, be reflected as such?).

As previously noted, there was no March 14, 2006 meeting and a correction has been made in the Frrata/Clarification section of the ROD.

B. As a small correction, may I add that the barn and farmhouse at the Reinheimer Ranch are part of the family parcel: the barn isn't owned by the Idaho Foundation for Parks and Lands as one may assume by reading the Draft EIS, page 3-33, item 3.2.4.2, lines 26 – 29.

This clarification correction has been noted in the Errata & Clarification Section of the Record of Decision.

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