



WHAT IS LOT?

Idaho resort cities under 10,000 residents are allowed to establish a sales tax in addition to the state sales tax to help offset infrastructure needs to accommodate large influxes of visitors. This is often referred to as a Local Option Tax (LOT). Many communities utilizing LOT, including Ketchum, choose to limit them to certain purchases, such as lodging or alcohol by the drink, so the tax is paid by a larger proportion of visitors instead of locals.

KETCHUM'S ORIGINAL LOT

Categories	Rate
Retail/Building Materials	1%
Hotel/Condo	2%
Liquor	2%

Expires December 31, 2027, without future voter approval

Ketchum's Original LOT became effective in December, 1978. Since, modifications to and renewal of the tax have been approved by voters in 1979, 1983, 1984, 1988, 1997, and 2011.

KETCHUM'S ADDITIONAL LOT

Categories	Rate
Retail/Building Materials	1%
Hotel/Condo	1%
Liquor	1%

Expires July 1, 2028, without future voter approval

In 2013, voters approved adding a 1% LOT to support airline services and tourism promotion. It was renewed by voters in 2018 and amended in 2023 to split the revenues, with 50% supporting air services and tourism and 50% funding housing initiatives.

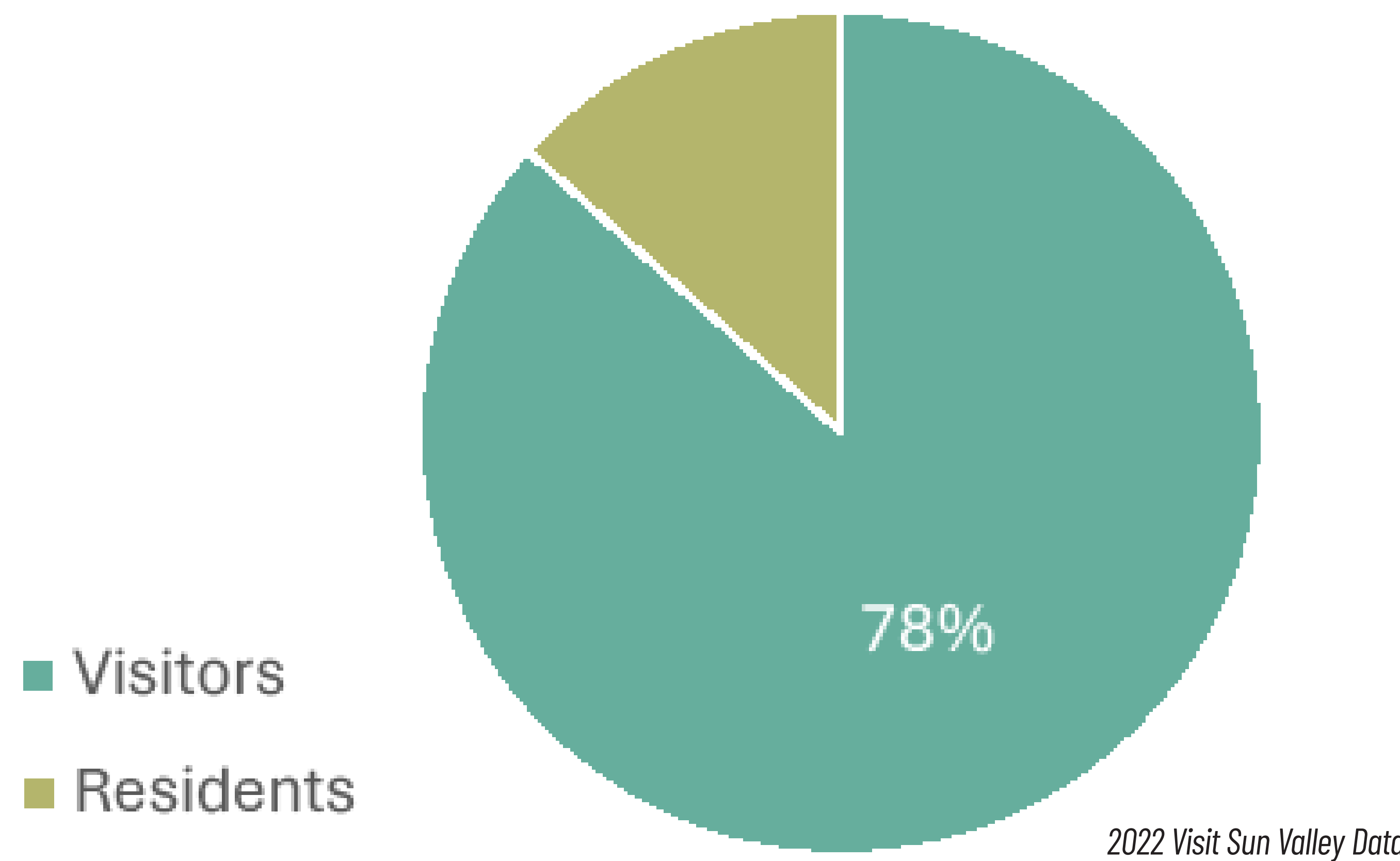


LOT COLLECTION, BENEFITS, AND USES

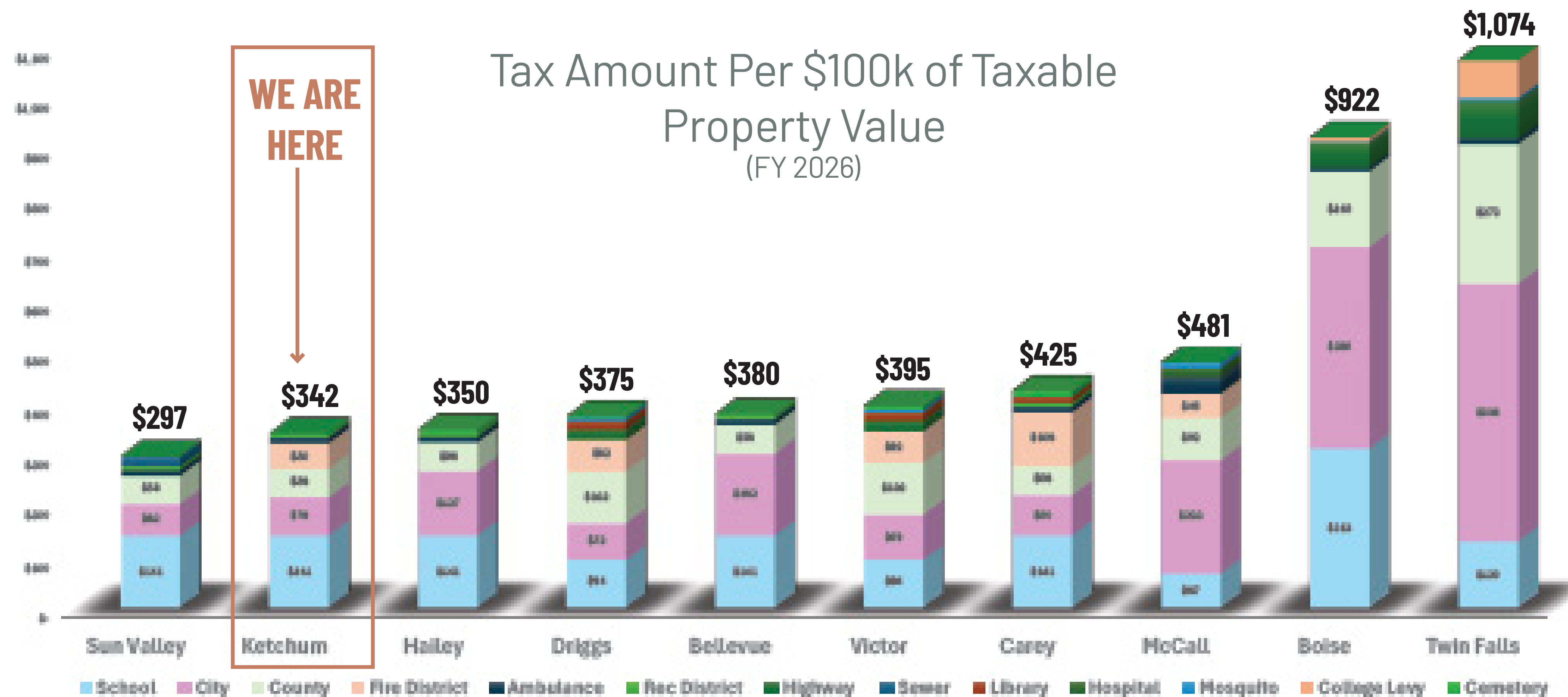
COLLECTION AND BENEFITS

Visitors pay the majority of all LOT collected

% of Ketchum LOT collection by Residency



LOT keeps property taxes lower for locals and puts most of the financial burden for tourism infrastructure on visitors.

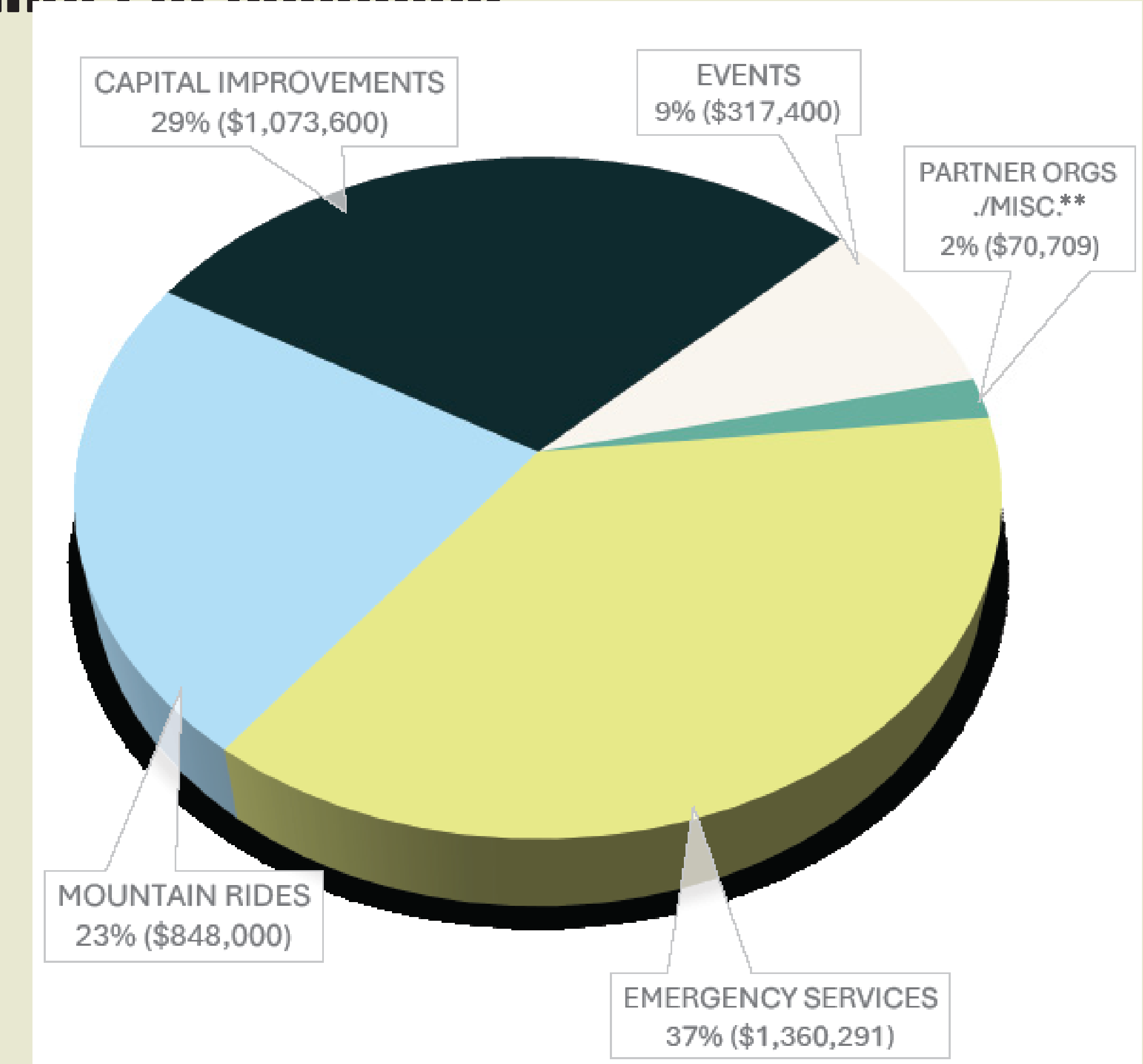


ORIGINAL LOT USES AND SPENDING

Approved uses

- Transportation
- Open space acquisition and recreation
- Capital improvements
- Emergency services (police, fire, and ambulance)
- City promotion, visitor information, and events
- Property tax relief
- Direct costs to collect and enforce the tax, including administrative and legal fees

Original lot spending*



*FY 2026 Adopted Budget

**Partner Organizations/Misc.
 • Sun Valley Economic Development
 • Idaho Dark Sky Alliance

• Friends of the Sawtooth Avalanche Center
 • Mountain Humane
 • Deckard (short-term rental program)

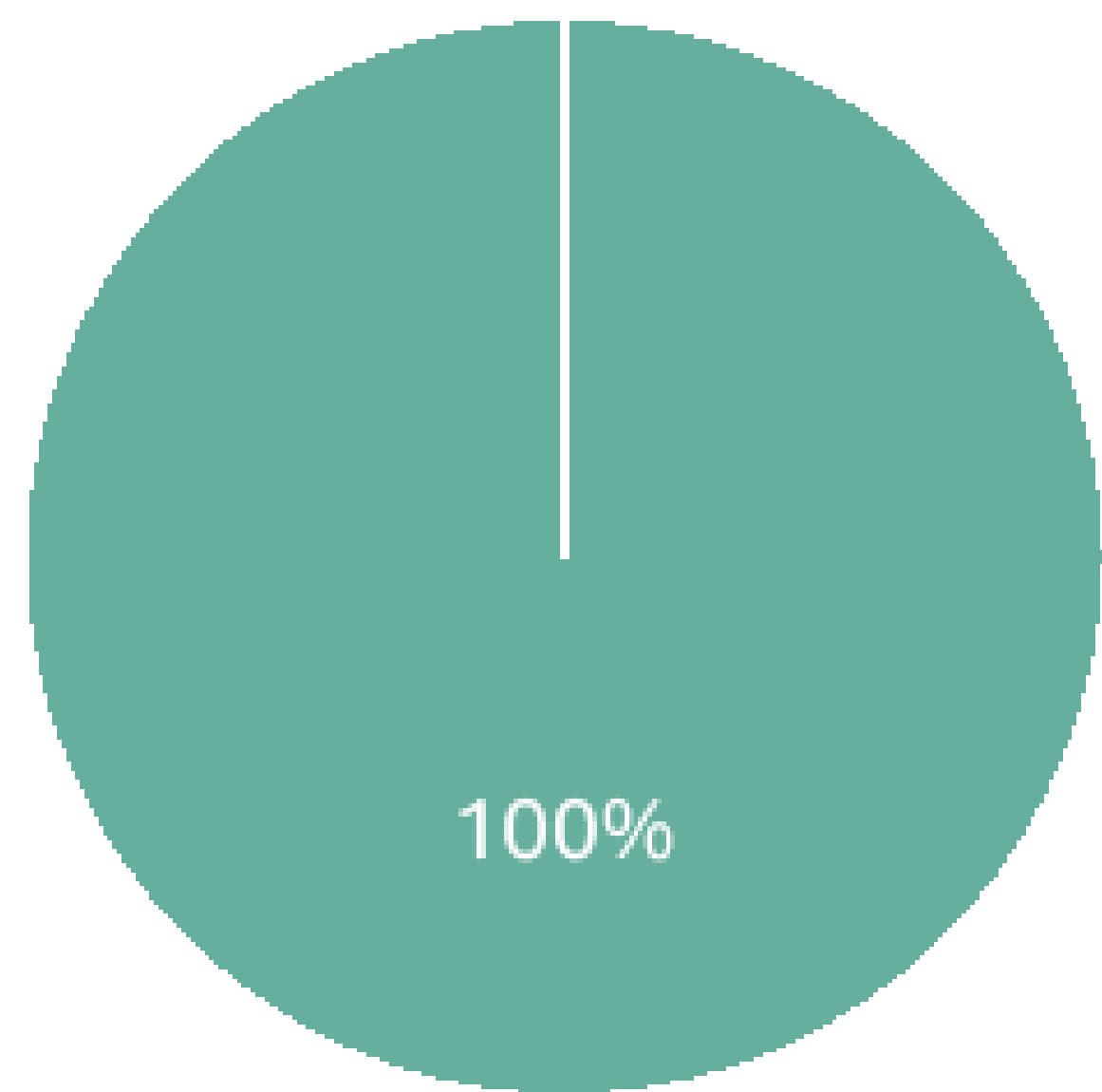


SERVICES, CIP, AND LOT SOLUTIONS

PRIORITY #1 RENEW ORIGINAL LOT THIS FALL

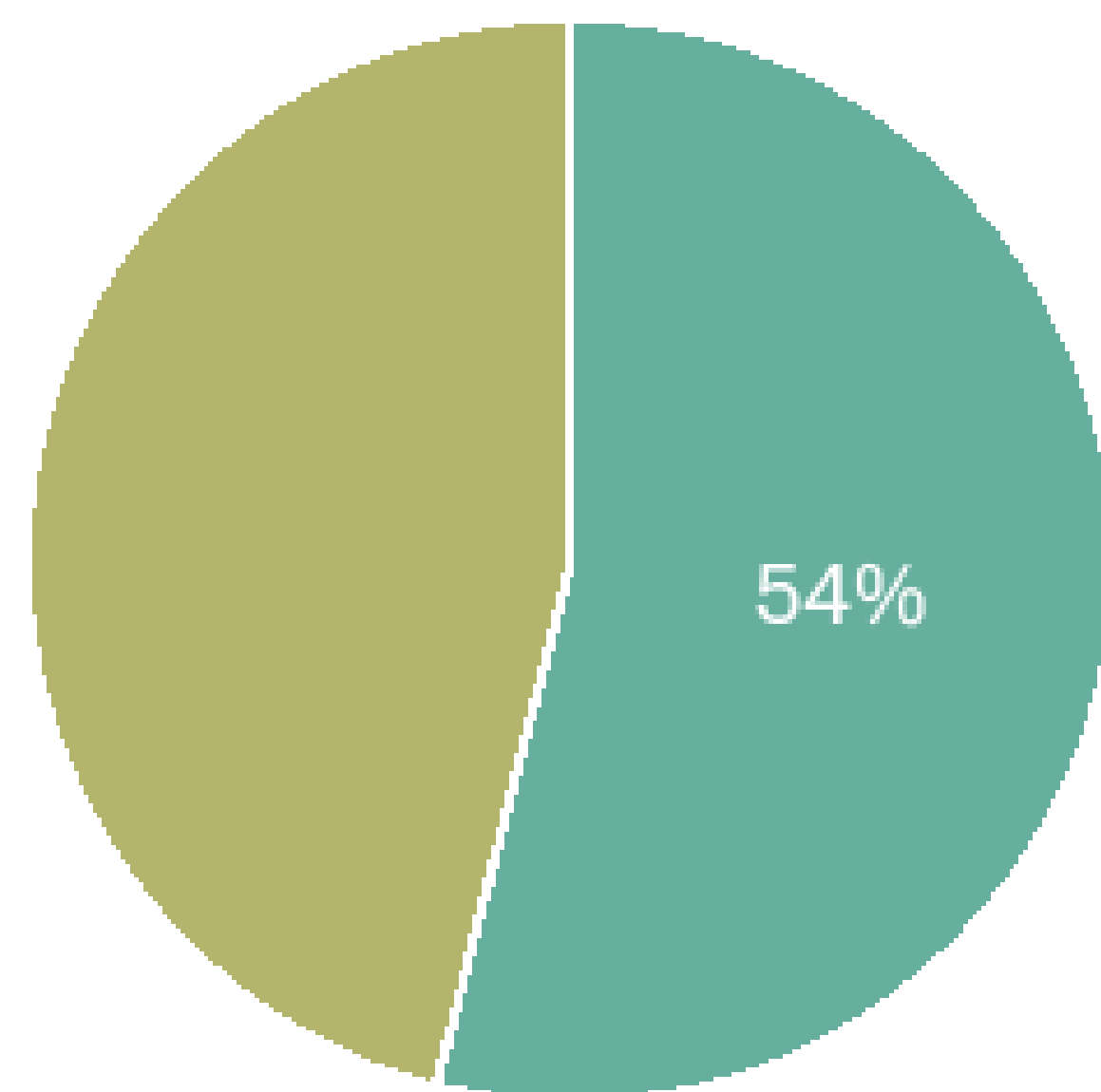
LOT pays for significant portions of city services.

% of Ketchum's Mountain Rides Contribution Paid with LOT



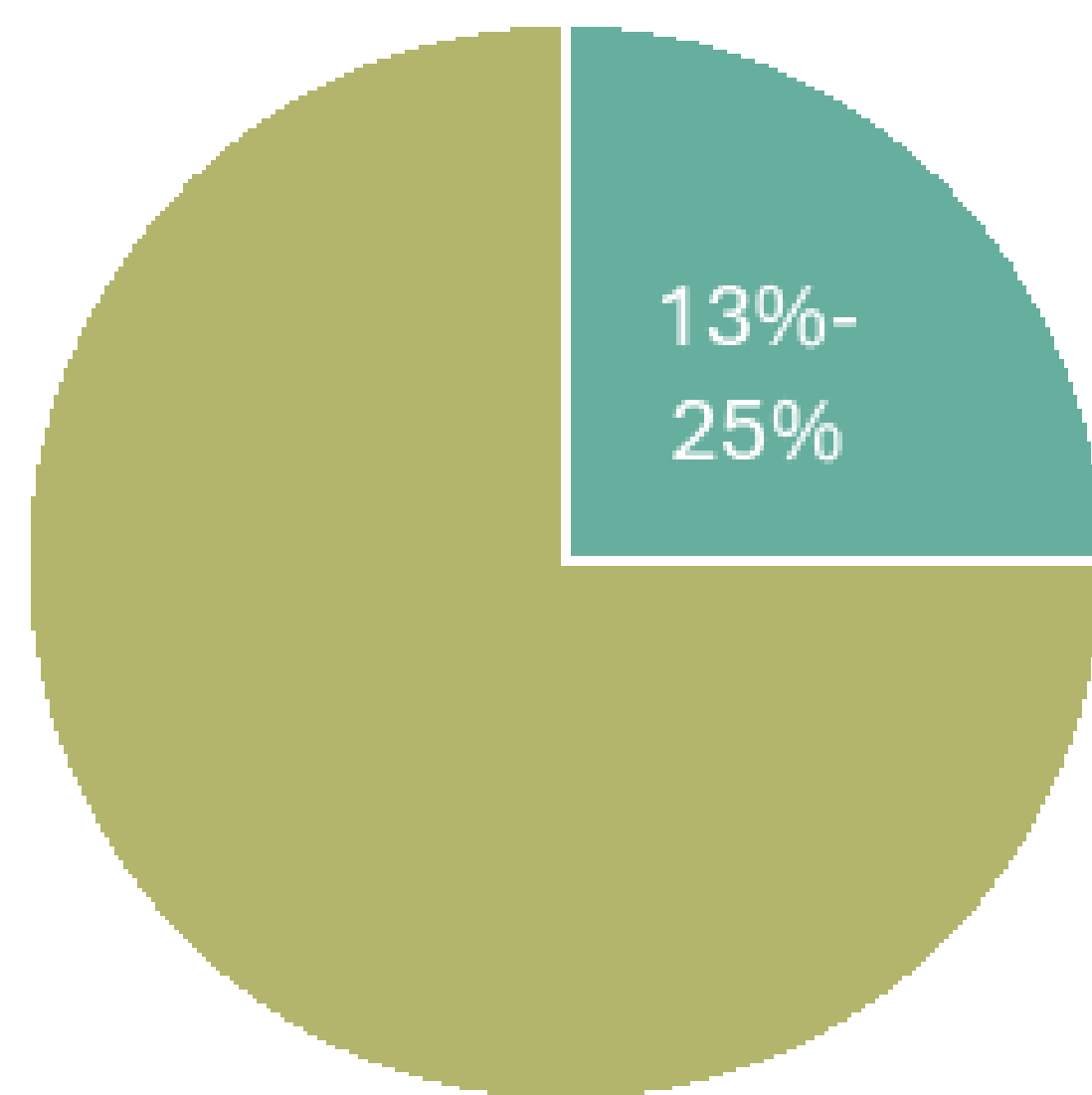
■ LOT Funding ■ Other Funding

% of Ketchum Police Services Paid with LOT



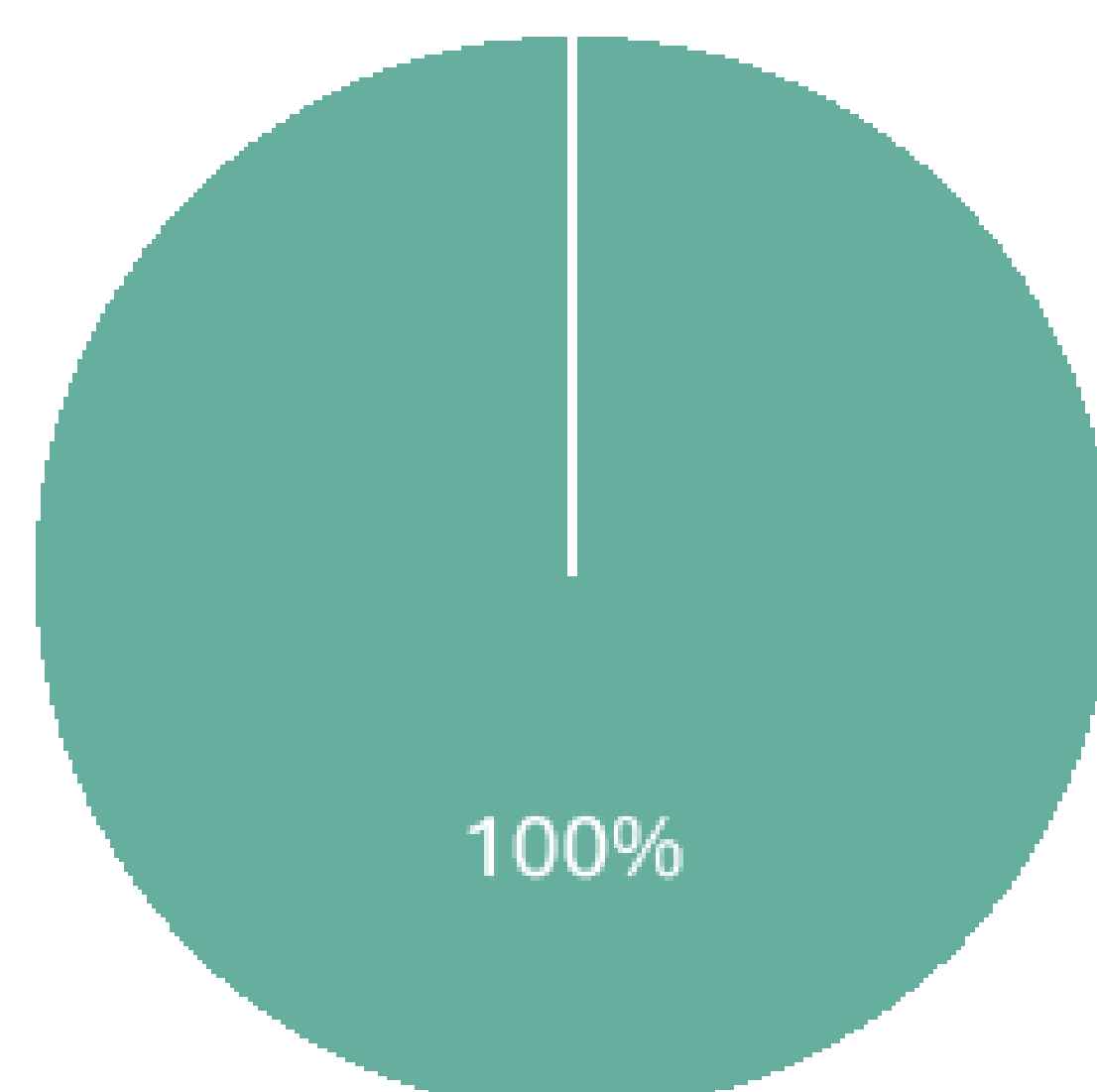
■ LOT Funding ■ Other Funding

% of Ketchum Capital Improvements Paid with LOT



■ LOT Funding ■ Other Funding

% of Ketchum Events (Including Wagon Days) Paid with LOT



■ LOT Funding ■ Other Funding

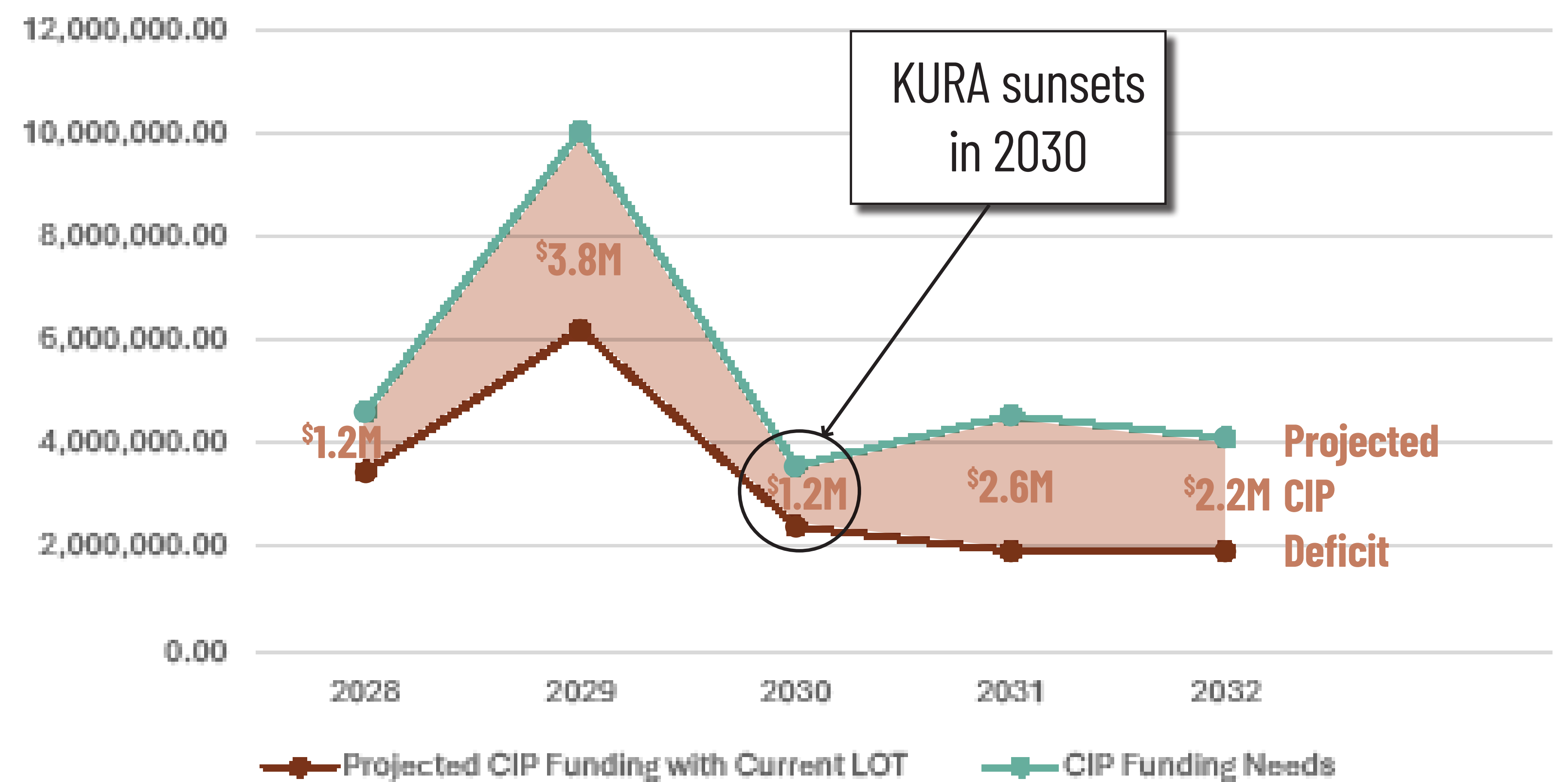
Without LOT renewal:

1. there would be major cuts to city services; or
2. property taxes would need to increase significantly.

PRIORITY #2 ADJUST ORIGINAL LOT TO FIX CIP FUNDING GAPS

Original LOT and the KURA fund the majority of city Capital Improvement Plan (CIP) projects, which are underfunded.

Capital Improvement Plan Projected Funding Deficit



Note: KURA resources account for a large portion of CIP funding each year. For example, they're funding 70% of the plan in FY27.

Without LOT adjustments:

1. the CIP funding gap will continue to grow; and
2. major city infrastructure projects and maintenance will need to be deferred.



HOUSING AND LOT SOLUTIONS

PRIORITY #3

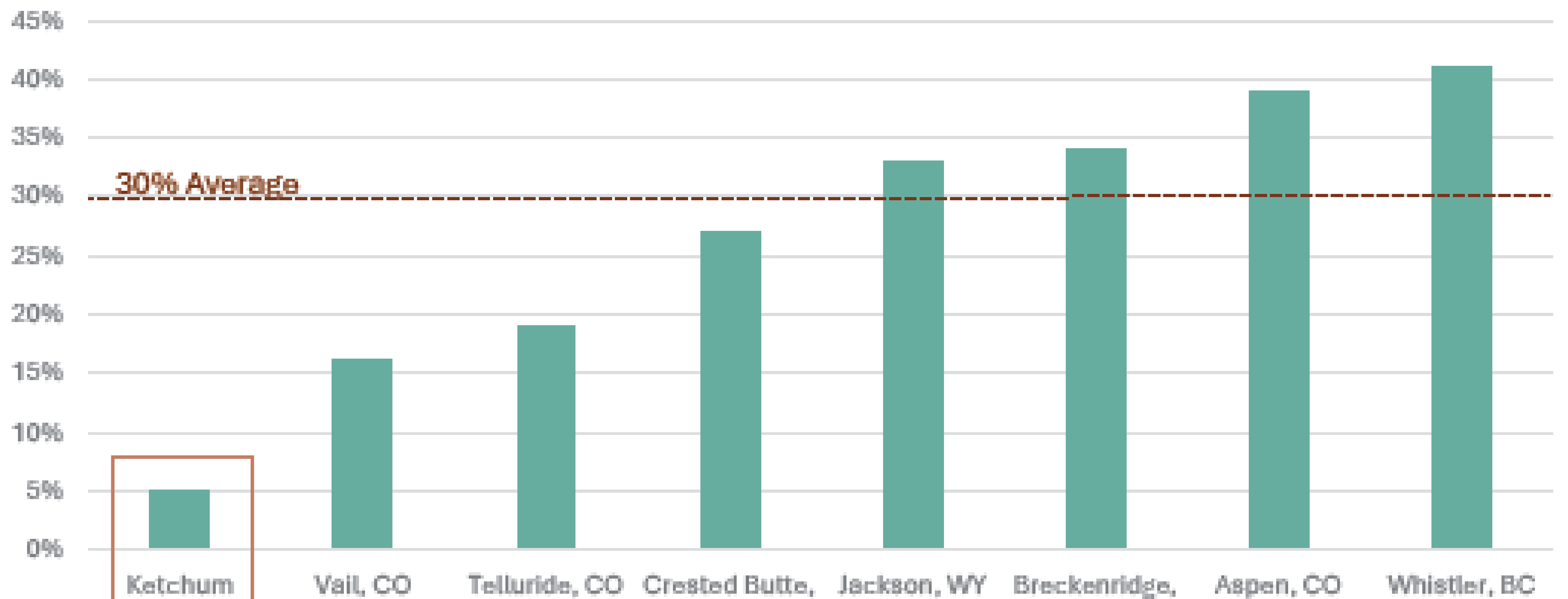
ADJUST ORIGINAL LOT TO FIX HOUSING FUNDING GAPS

Housing affordability is increasingly out of reach for local workers. Ketchum has the fewest number of Community Housing units to compensate for this amongst peer cities.

About 2% of Ketchum's total residential inventory is comprised of Community Housing units. (The average for comparable towns is 32%.)

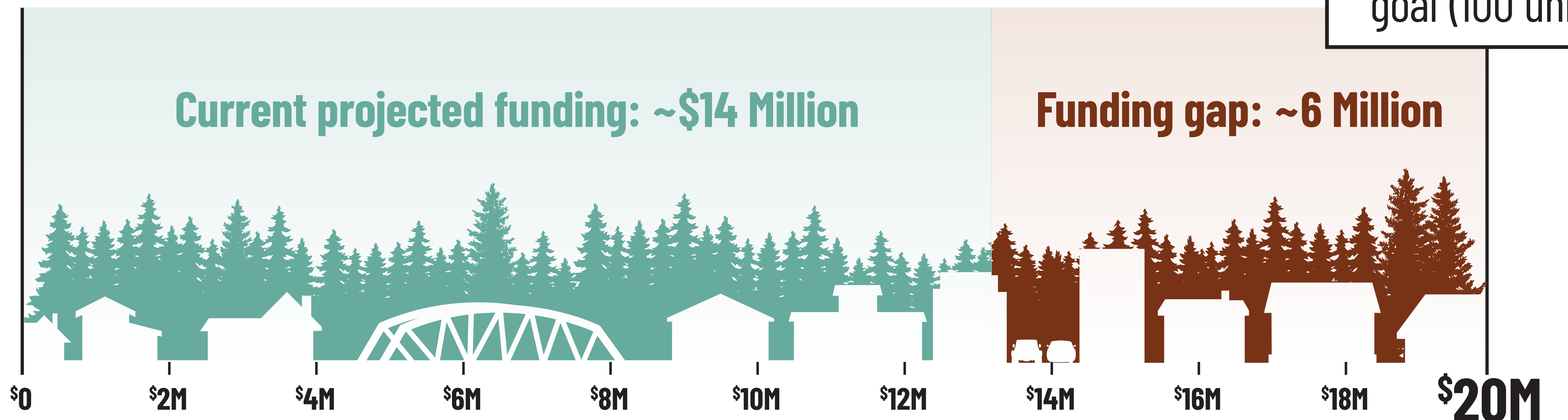
WE ARE HERE

Percent of Housing Inventory Comprised of Community Housing Units



5-Year Housing Plan Funding

The city's goal to meet demand is to develop or convert ~100 Community Housing units in the next 5 years. About \$6 million of additional funding will be required to achieve this.



Funding needed for 5-year housing goal (100 units)



ORIGINAL LOT RENEWAL AND PROPOSED CHANGES

POTENTIAL ORIGINAL LOT CHANGES

In addition to asking voters to renew the Original LOT this fall, the City Council is considering adding the following LOT adjustments to the ballot to fix the CIP and housing funding gaps.

PROPOSED CHANGE #1

Increasing the lodging LOT percent to 8%

This is a 5% increase from the current 3% (2% Original Lot + 1% additional LOT).

Estimated annual funding generated: \$1.64 Million

Lodging Tax Comparables	State	LOT	Total
Cascade	8	1	9
Ketchum (current)	8	3	11
Sun Valley	8	4	12
Lava Hot Springs	8	5	13
Hailey	8	6	14
McCall	8	7	15
Ketchum (proposed)	8	8	16
Driggs	8	8	16
Victor	8	8	16
Sandpoint	8	14	22

PROPOSED CHANGE #2

Adding a 1% LOT tax to services in addition to current state sales tax

Examples of services include guided excursions or instruction for recreational activities, including ski lessons or guided fishing trips.

Estimated annual funding generated: TBD

PROVIDE INPUT

Answer the following questions, along with all others at the open house, in the online survey at survey.ketchumidaho.org or by scanning the QR code.



1 Would you support renewing the current Original Local Option Tax (1% on retail, 2% on lodging, 2% on liquor, and 1% on building materials)?

2 Would you support increasing the current Local Option Tax percentage for Lodging by 5% for a total Original LOT on Lodging of 8%?

3 Would you support adding a 1% LOT to services, which include recreation guide services or instruction sales (i.e., ski lessons or guided fishing trips)?

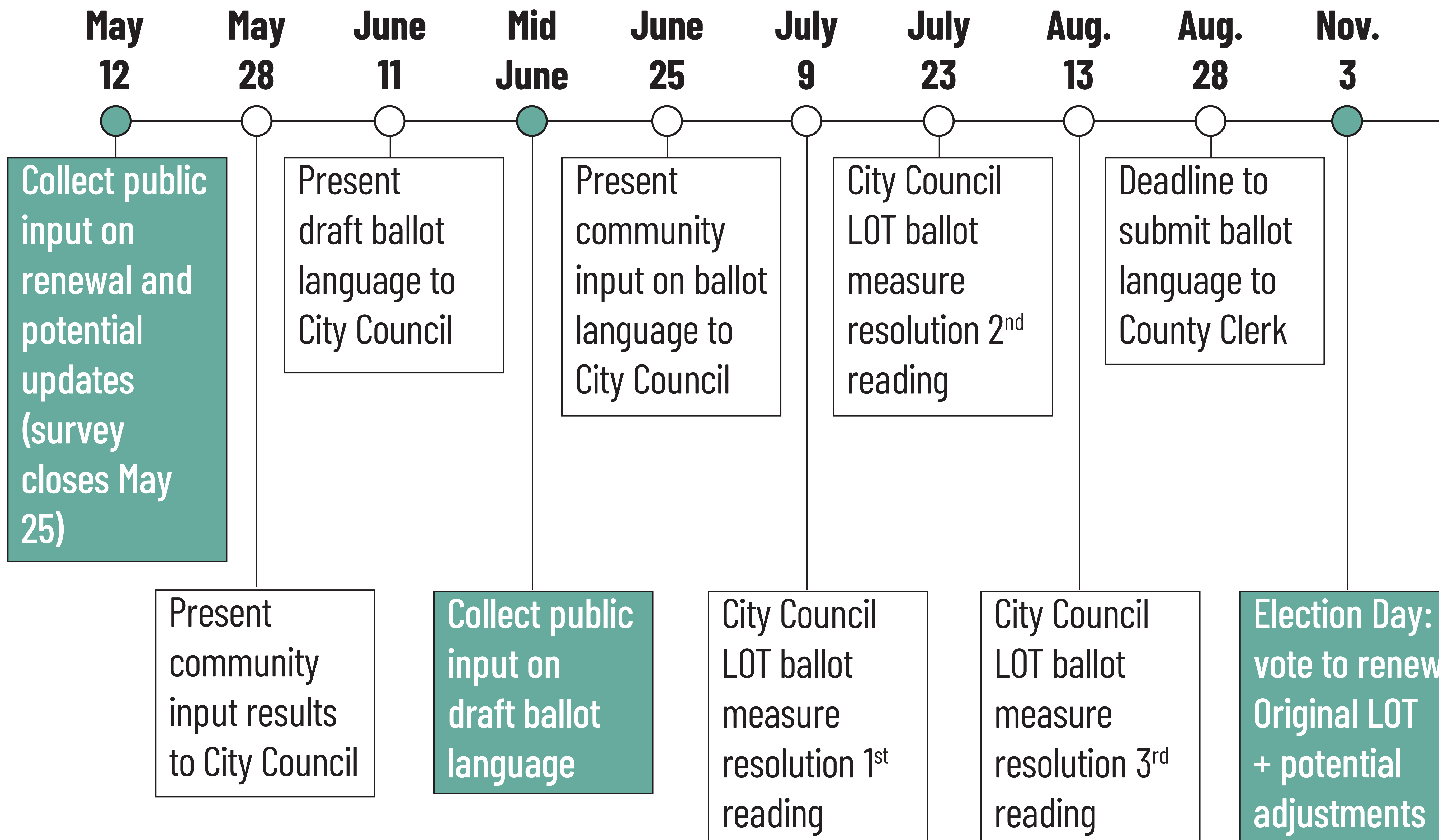


LOT RENEWAL/POTENTIAL UPDATES TIMELINE

2026

KEY ORIGINAL LOT DATES

(Original LOT expires Dec. 31, 2027)

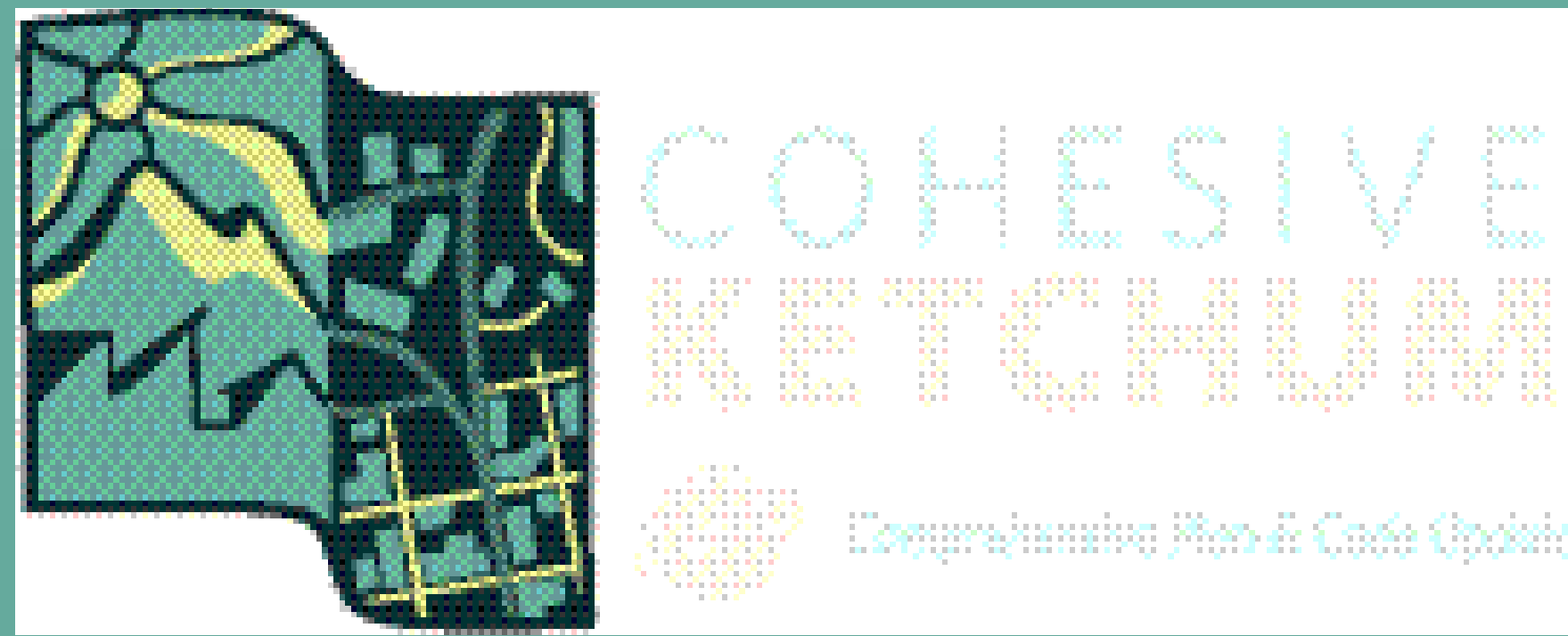


2027

KEY ADDITIONAL 1% LOT DATES

(Additional LOT expires July 1, 2028)



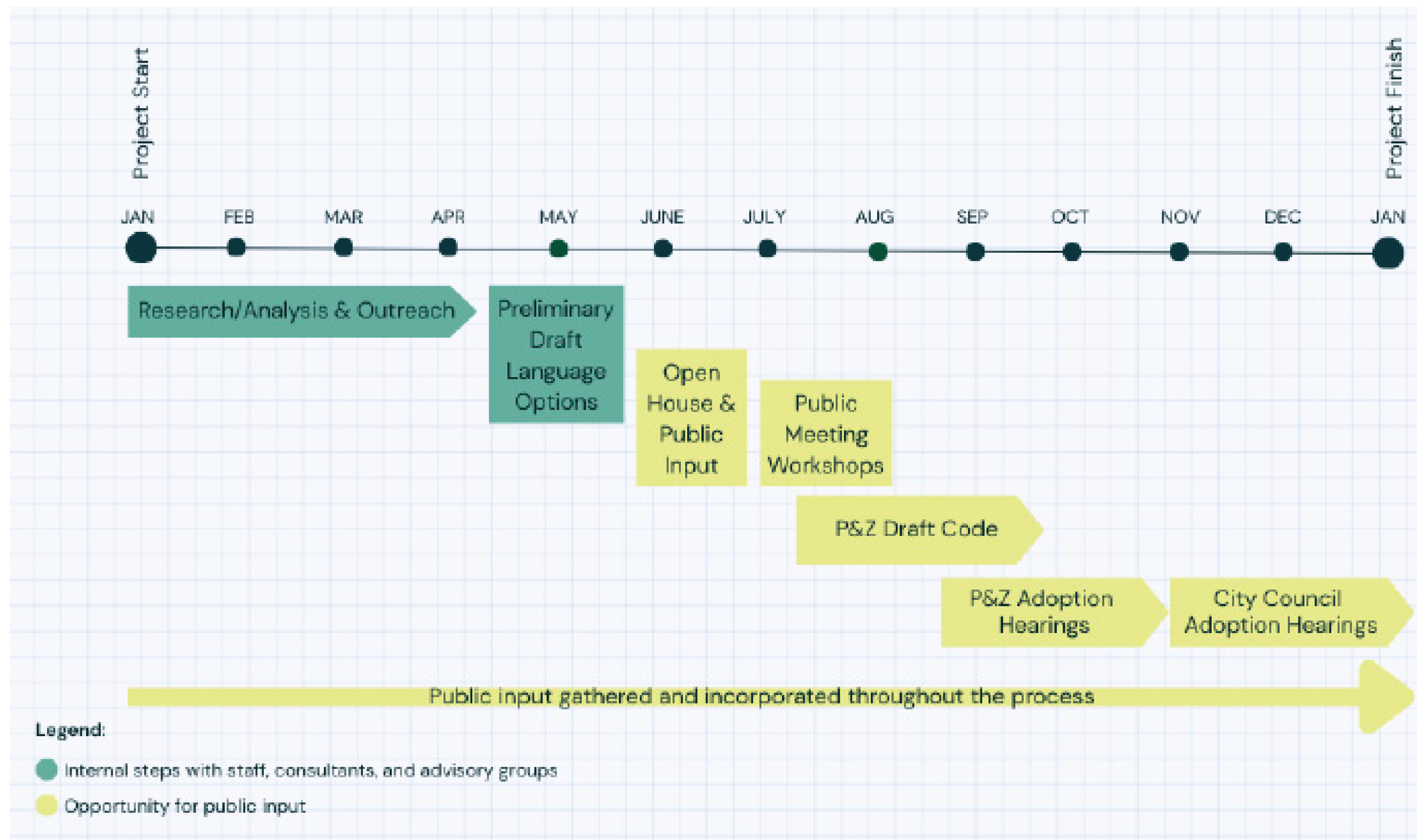


LAND USE CODE UPDATE PROJECT

PROJECT INTRO

Following adoption of the 2025 Comprehensive Plan, the city launched an update to some of the city's zoning regulations to align future development with the city's vision. The current update is focused on the downtown, city-wide parking, Mountain Overlay District, and nonconforming buildings and uses. Future updates will include changes to residential areas, environmentally sensitive areas, and our base areas.

PROJECT TIMELINE



WHAT ARE WE WORKING ON?

Downtown

- Lot and building standards (height, setbacks, etc.)
- FAR Bonus Program (community benefit incentive program)
- Design standards (building mass and form, materials and character, and ground floor activation)

Parking

- Commercial parking (Downtown and Light Industrial Area)
- Residential parking (number of spaces by unit size)
- Parking exemptions

Mountain Overlay

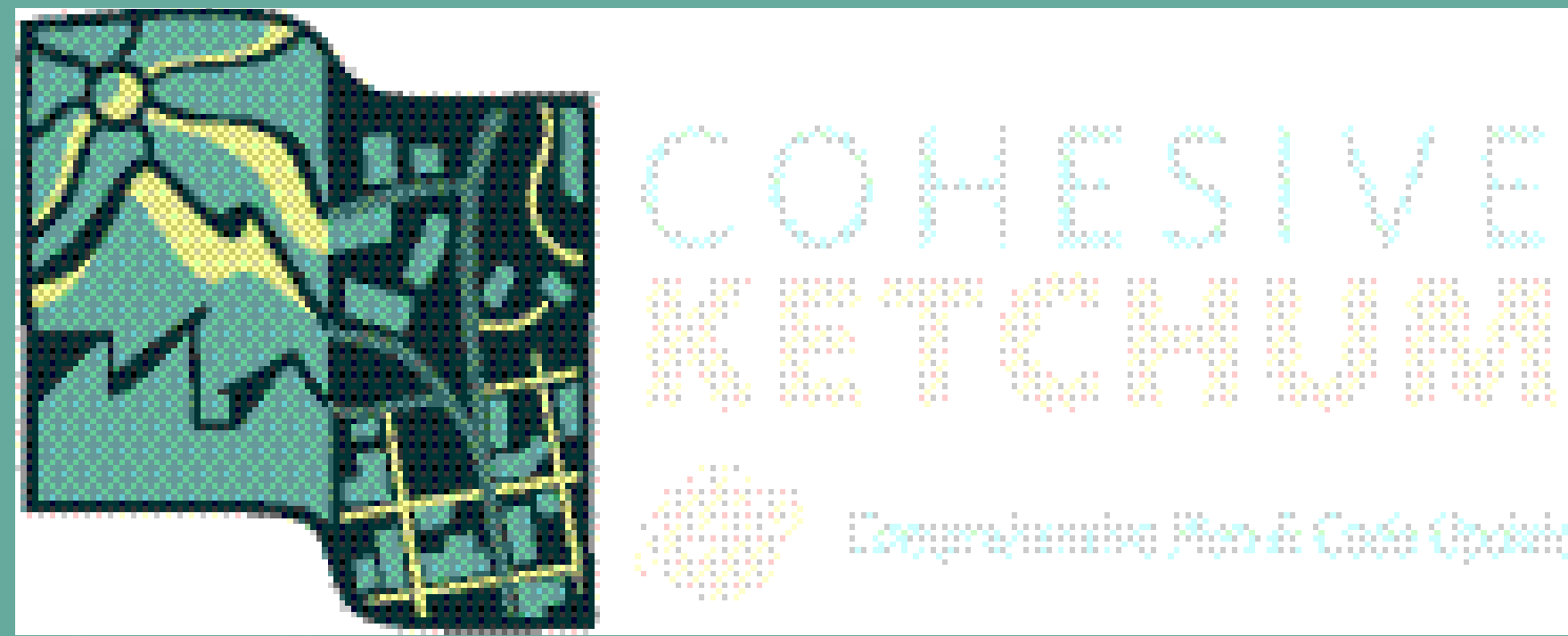
- Building height
- Lot coverage
- Site disturbance

Nonconformities

- Nonconforming buildings
- Low vs high impact nonconformities

General Cleanup

- Clerical errors and formatting
- Clarifications of required standards
- Removal of contradictions or other errors

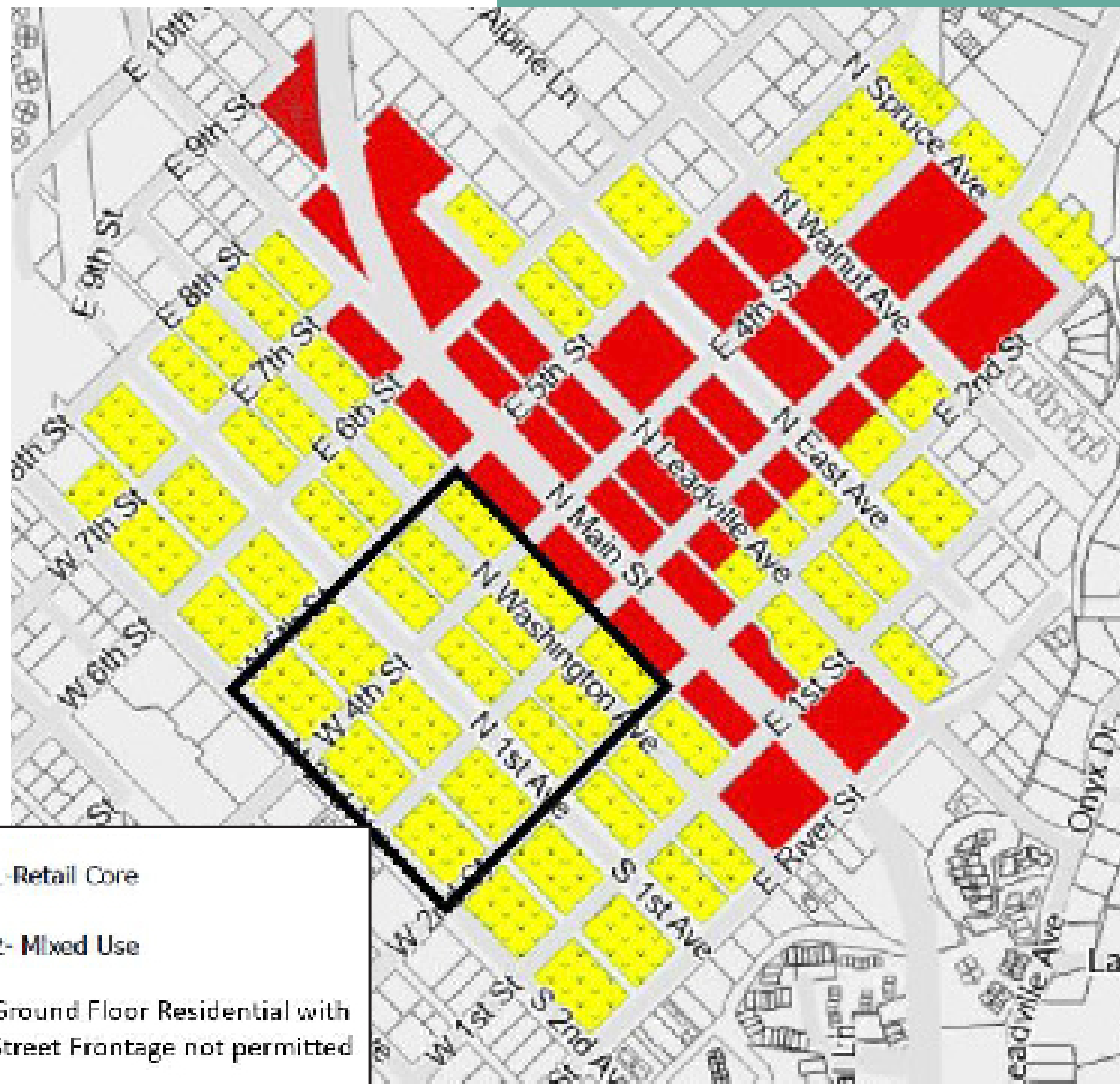


DOWNTOWN/PARKING

The city is considering many land use changes to address community preferences. Review the red and yellow areas on the map below and consider how much you support the following proposed regulations for these areas.

PROVIDE INPUT

Rate how much you support each proposed change in the online survey, available at survey.ketchumidaho.org or by scanning the QR code.



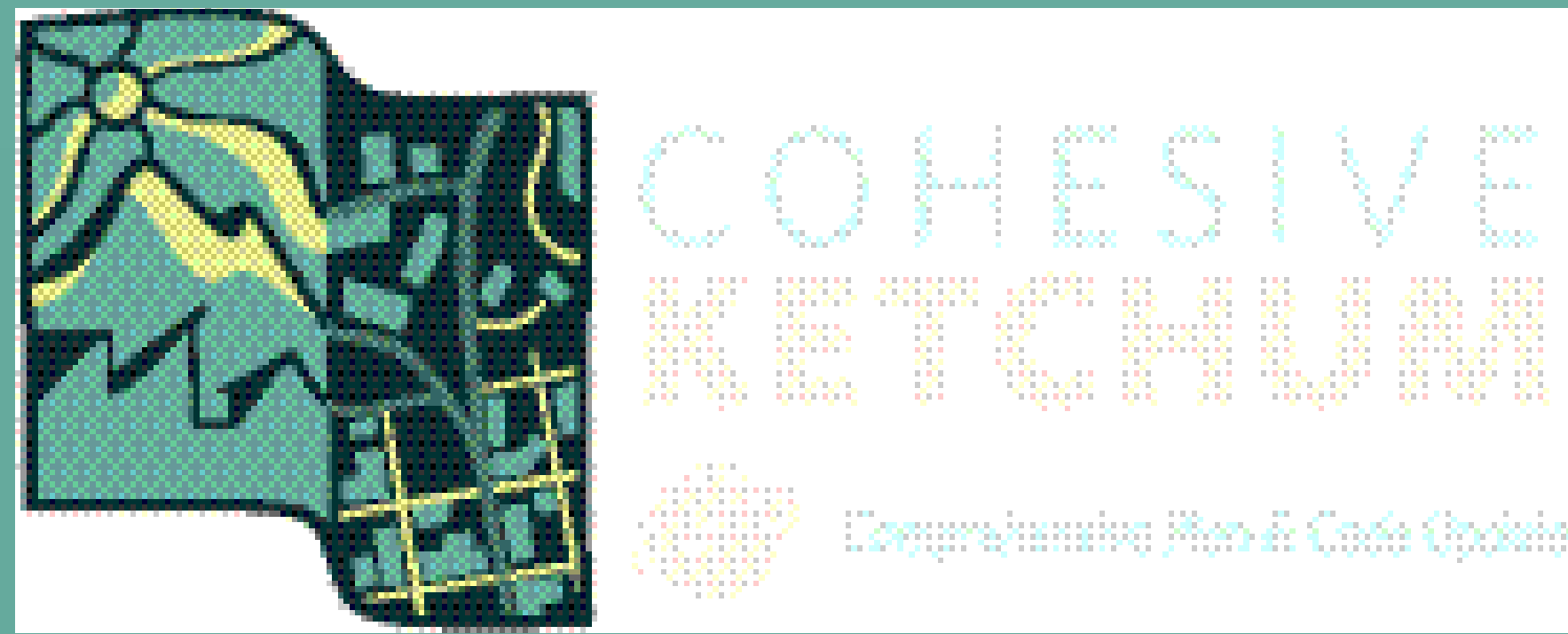
	1- Retail Core
	2- Mixed Use
	Ground Floor Residential with Street Frontage not permitted

DOWNTOWN

- 1 Reduce building max sq. ft. permitted on a lot in the Retail Core (Red).
- 2 Increase community housing amount on consolidated lots in the Mixed Use (yellow).
- 3 Reduce required # of residential units in exchange for affordable commercial, STR prohibition, restaurant, or community housing (red/yellow).
- 4 Requiring a 3rd floor stepback for all new buildings (see handout).
- 5 Maximum unit size of 3,000 sq. ft.

PARKING

- 6 Minimum of one space per residential unit in the Retail Core (red).
- 7 For buildings with more than a certain number of residential units, only exempt a portion of the units from parking requirements (see handout).
- 8 Exempt all commercial space from parking requirements downtown.
- 9 Reduce exempt unit size to 500 sq. ft. from 750 sq. ft.

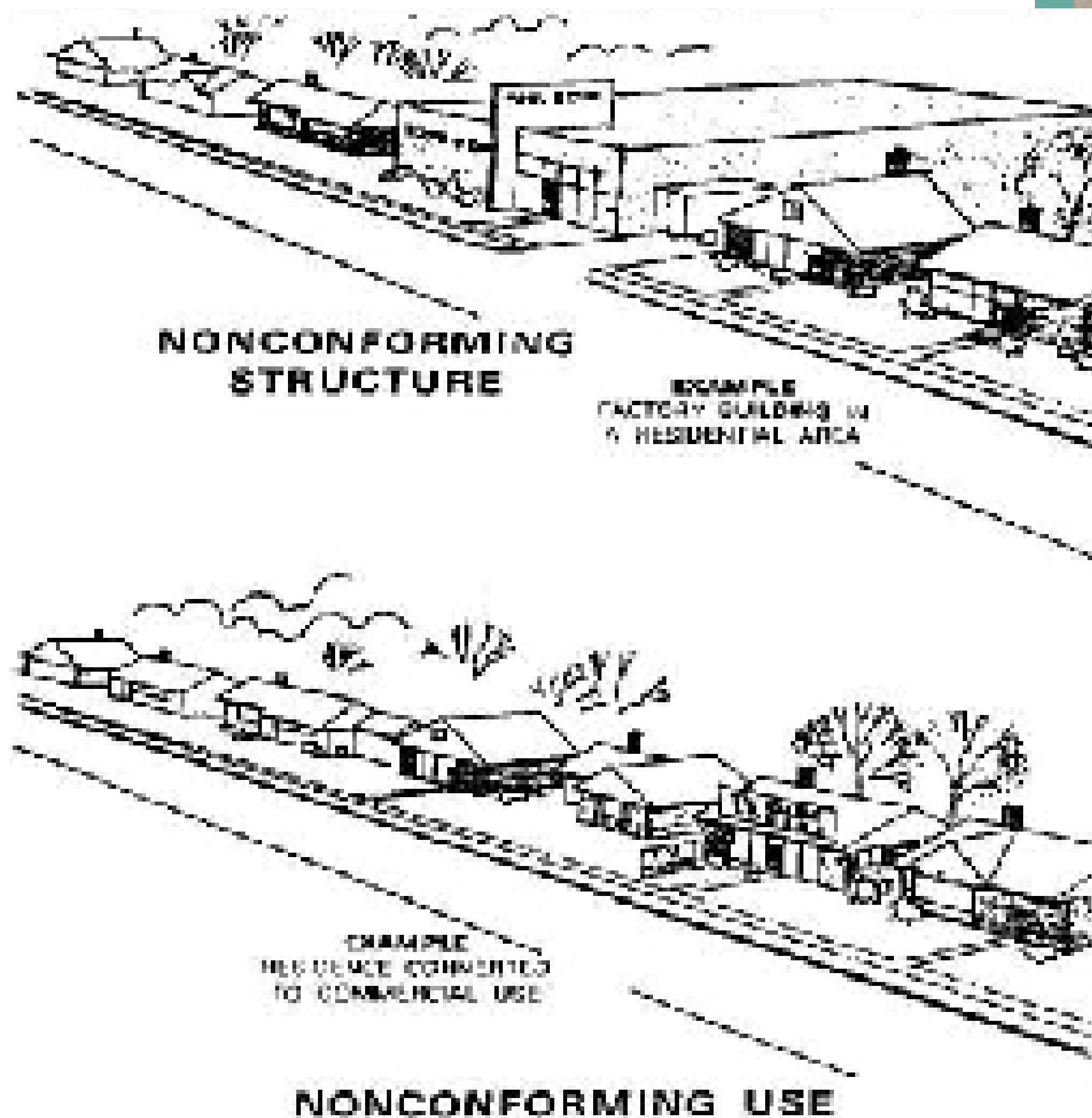
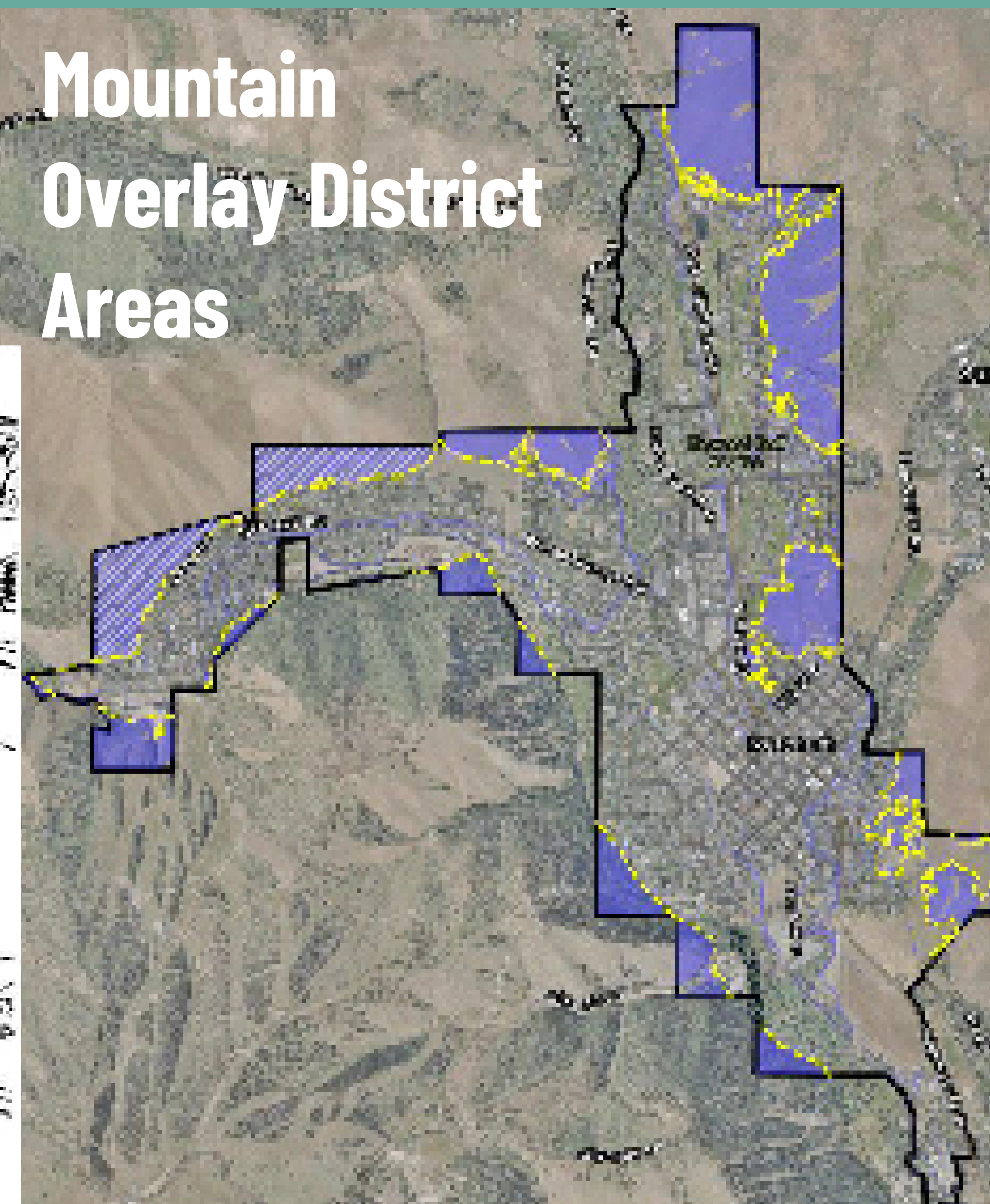


MOUNTAIN OVERLAY AND NONCONFORMITIES

The city is considering many land use changes to address community preferences. Review the Mountain Overlay map and nonconformities examples below and consider how much you support the following proposed regulations for these topics.

PROVIDE INPUT

Rate how much you support each proposed change in the online survey, available at survey.ketchumidaho.org or by scanning the QR code.



MOUNTAIN OVERLAY DISTRICT

- 1 Reducing maximum building height from 35 ft to 27 ft.
- 2 Only allowing development on slopes less than 25%.
- 3 Allow minimal development on lots with only 25% slopes.
- 4 Maximum unit size of residential structures.

NONCONFORMING BUILDINGS AND USES

- 5 Allowing nonconforming decks to be repaired or rebuilt due to structural issues and general maintenance requirements.
- 6 Prohibit reconstruction of nonconforming structures in riparian areas.
- 7 A nonconforming business cannot be replaced by another similar nonconforming business in the same location.



NEW KETCHUM POLICE DEPARTMENT

In April, the City Council canceled its contract for police services with the Blaine County Sheriff. Besides the city regaining oversight of policing in Ketchum, the change aims to introduce more community policing initiatives. These include bike/foot patrols and listening to and building better relationships with citizens to prevent crime and increase public safety and trust.

TIMELINE

A 120-day transition to the new Ketchum Police Department is underway. The city already owned the police equipment, vehicles, and infrastructure, so the transition mostly entails recruiting staff and changing graphics and uniforms.

Ketchum recruits and selects new officers and interim Police Chief

April-May

Officer training is conducted and department priorities, inspired by community feedback, are established. New Ketchum Police Department uniforms are produced and software/IT connections are established

June-July

Ketchum Police Department is launched; no public safety services will be interrupted

August 3

Nation recruiting of permanent Ketchum Police Chief is complete and a new Chief is confirmed by City Council

Late summer/early fall

PROVIDE INPUT

Answer the following questions, along with all others posed at the open house, in the online survey available at survey.ketchumidaho.org or by scanning the QR code.



- 1 Give an example of how the police department can positively engage with our community outside of emergency situations.
- 2 What three words best describe the police department you want for Ketchum?
- 3 How does the department build trust and transparency in the community?

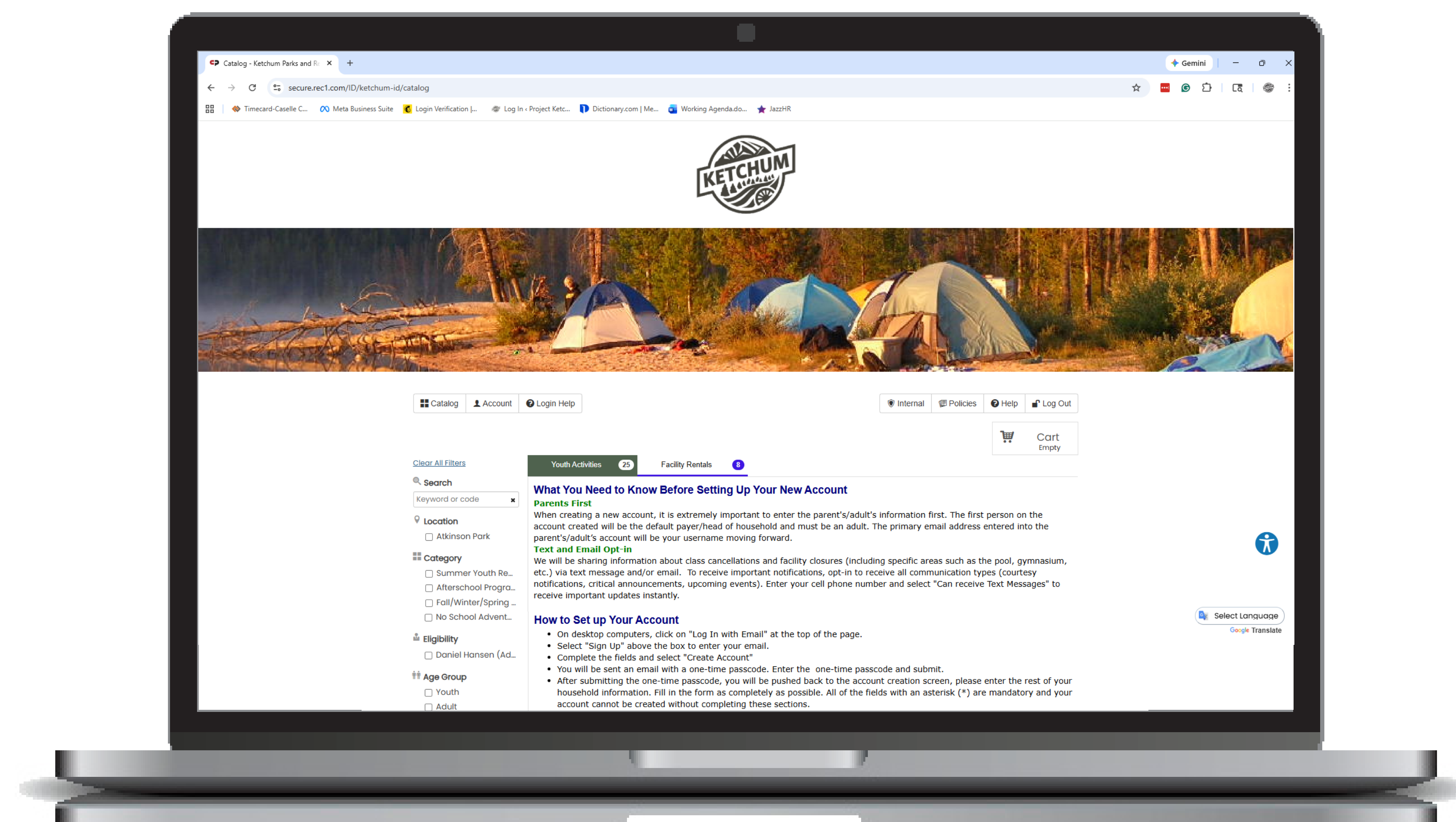
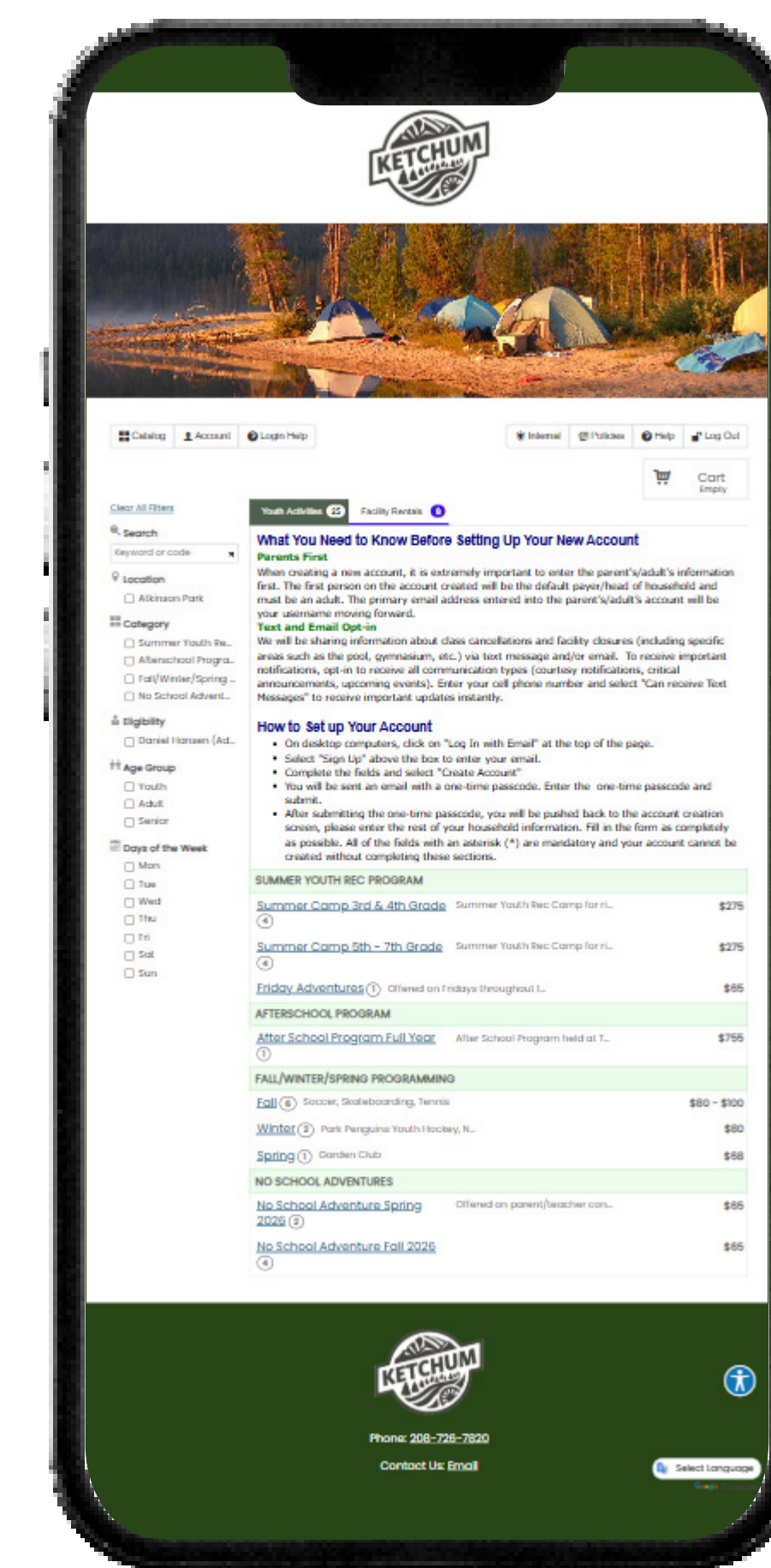




RECREATION PROGRAMS AND PARK RESERVATIONS

New software to make program and park reservations more accessible!

- Mobile and desktop friendly
- Browse classes and camps and register online
- Summer program registration now open!
- Create household accounts
- Reserve parks
- Make payments online
- Receive updates



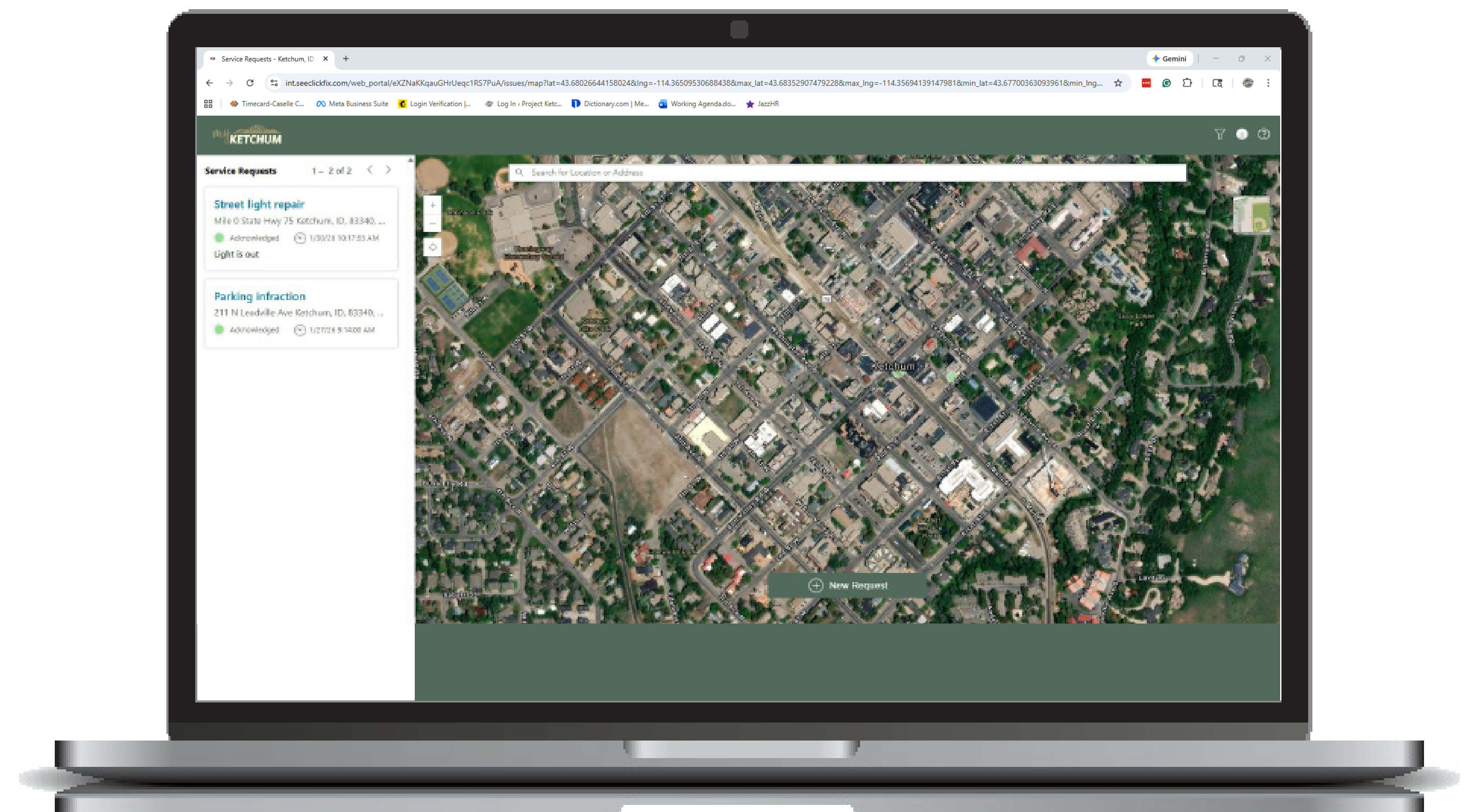
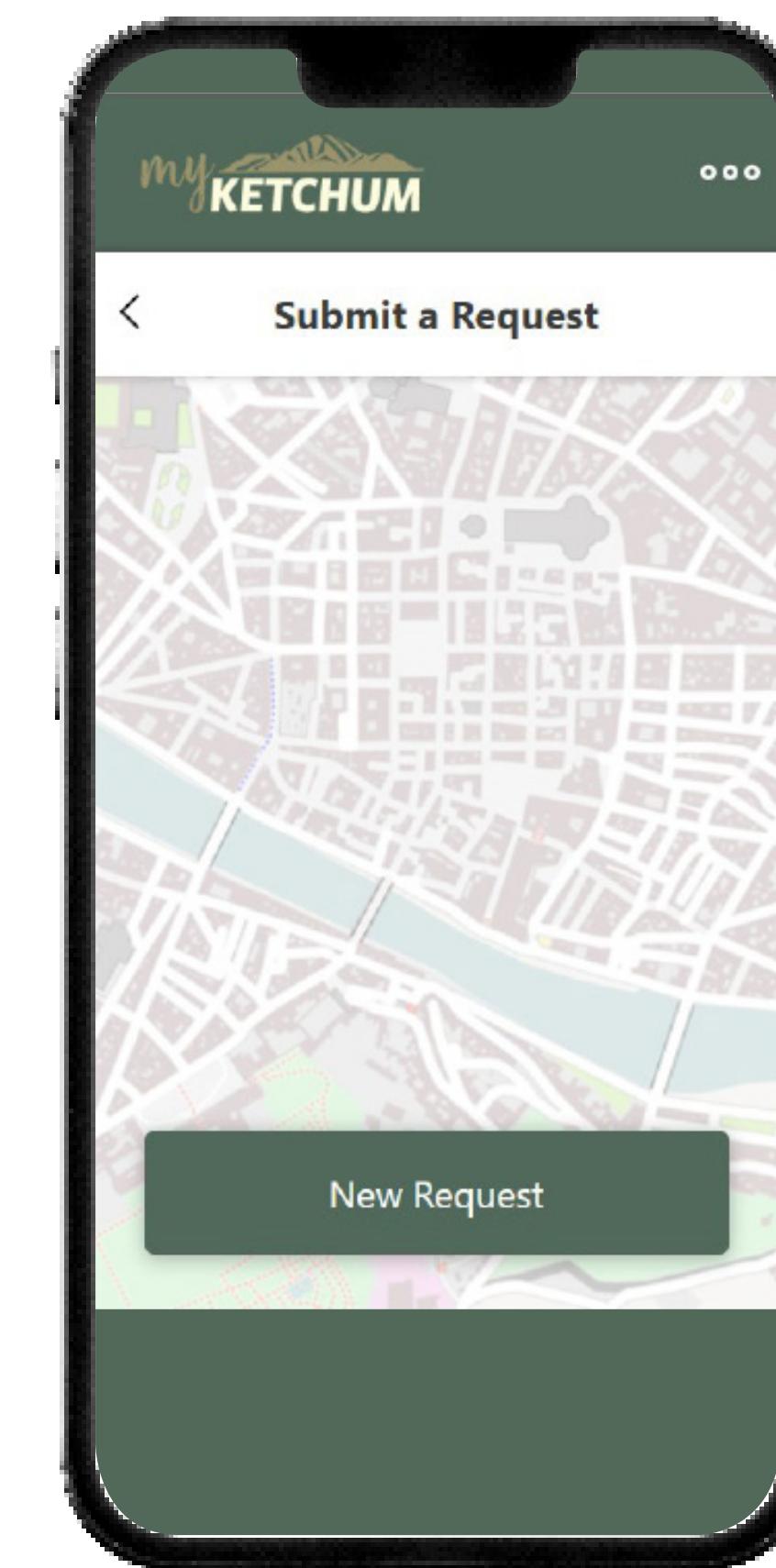
Available online at ketchumidaho.org/recreation



SUBMIT REQUESTS

New, free software to improve service request submission and tracking!

- Available via mobile app and mobile/desktop-friendly online version
- Report non-emergency issues (potholes, sidewalk repairs, streetlight outages, snow removal concerns, etc.)
- Upload photos
- Pinpoint locations
- Track progress in real time
- Receive status updates



Make a request at myKetchum.ketchumidaho.org



on





myALERTS

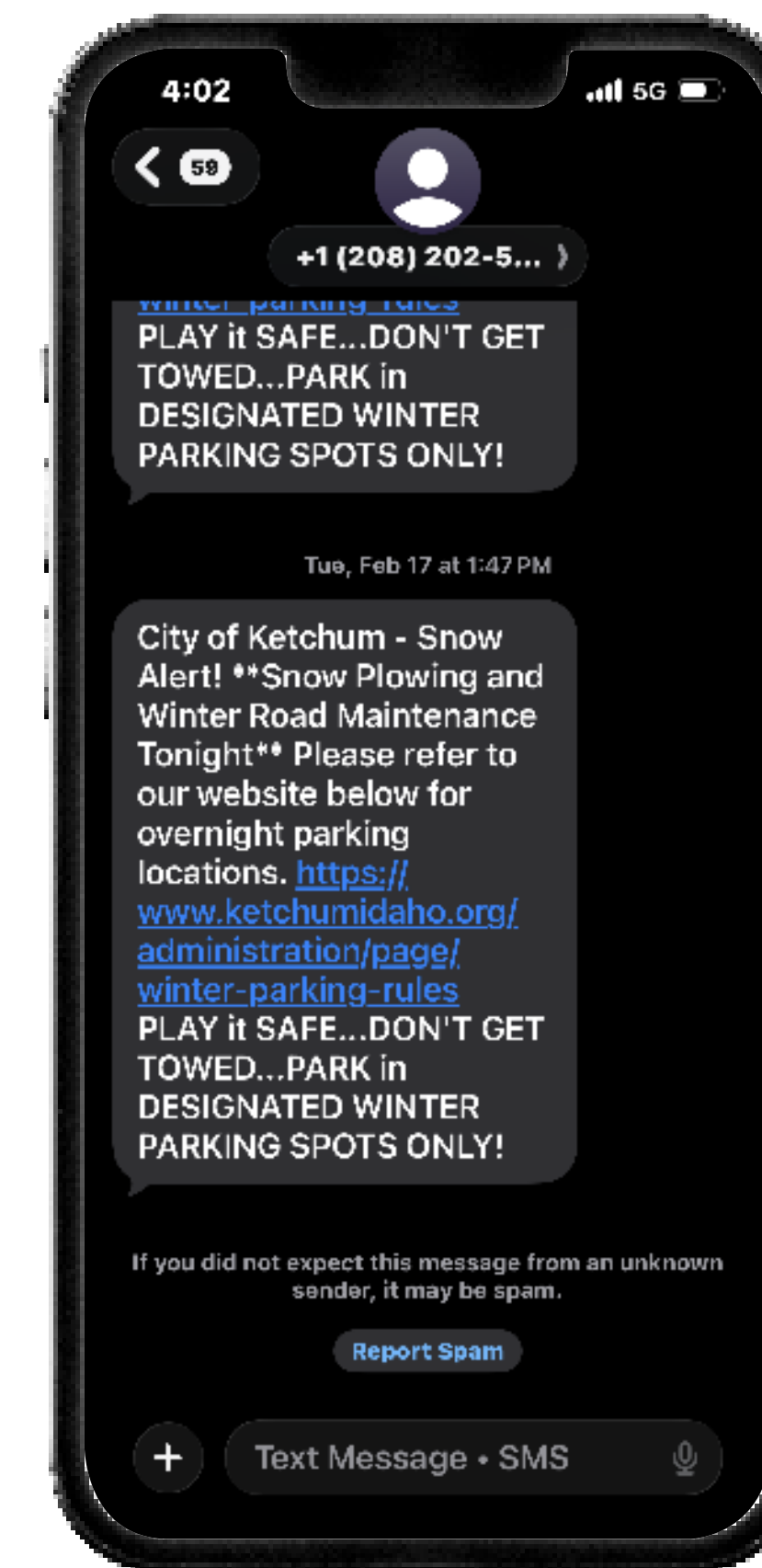
New software to more easily get updates from the city!

Receive updates and notices on road closures, upcoming events, service disruptions, and more via your preferred delivery methods.

- Settings are customizable, so you can control what you receive and how

DELIVERY METHODS

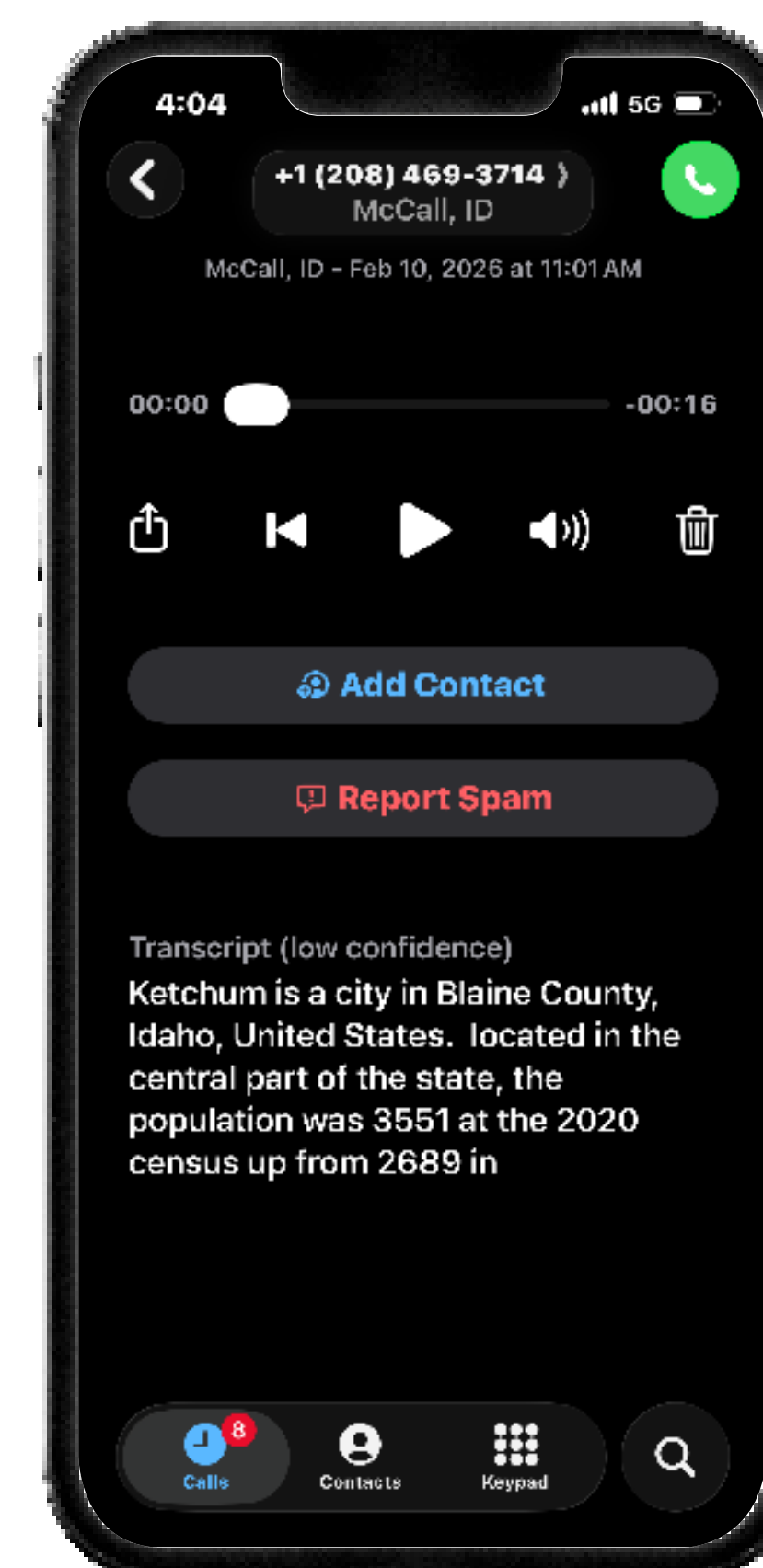
Text



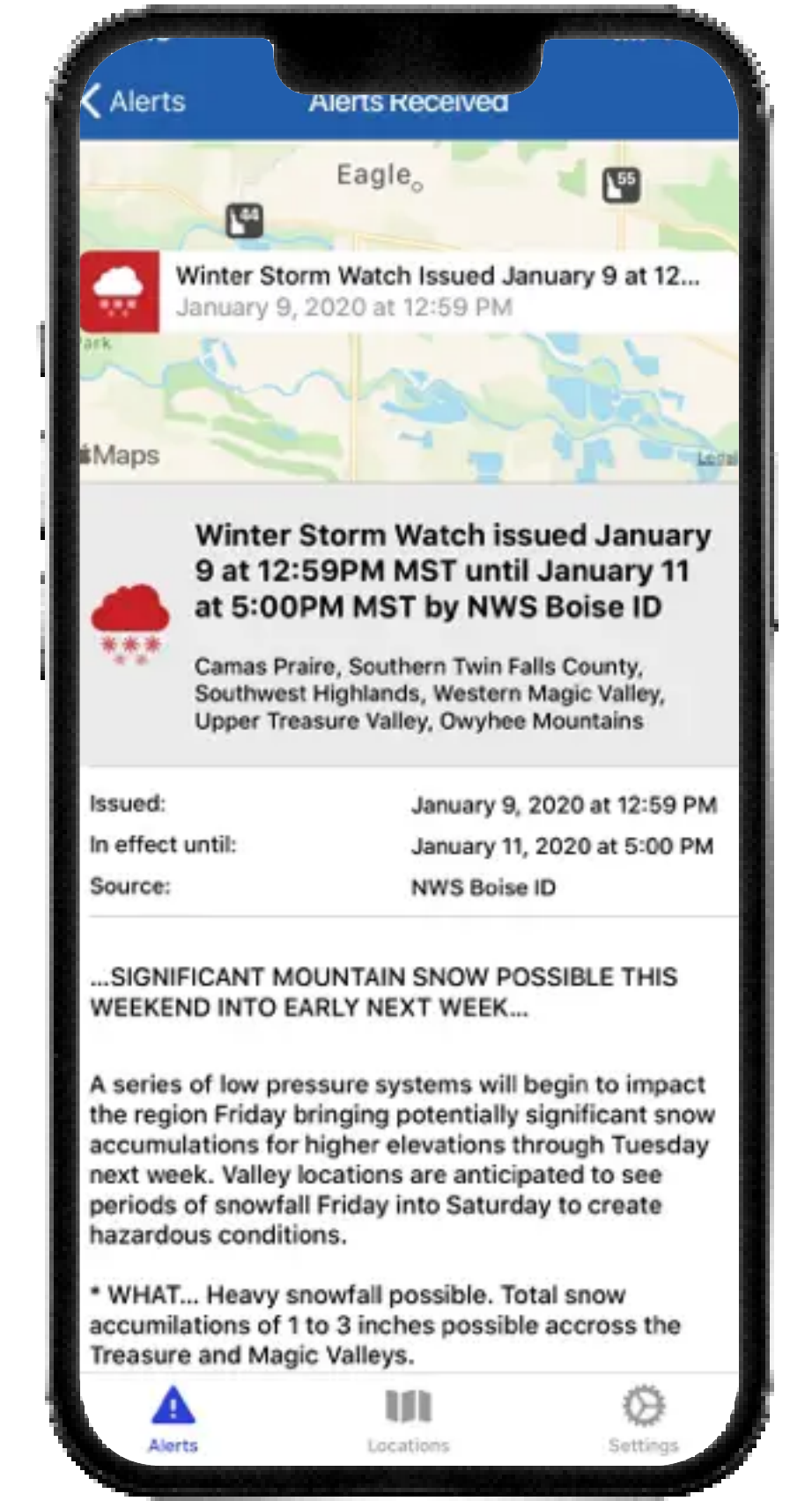
Email



Phone



Mobile app



Available in the app store or sign up online at myAlerts.ketchumidaho.org



on





LEARN HOW TO USE NEW ONLINE SERVICES HERE

SUBMIT REQUESTS WITH myKETCHUM

Online

1. Visit myKetchum.ketchumidaho.org or scan the QR code
2. Submit your request
3. You can create an account when submitting the request for better status tracking and faster submission of future requests



Mobile app

1. Download the myKetchum App



2. Create an account

myALERTS

Online

1. Visit myAlerts.ketchumidaho.org or scan the QR code
2. Click "Create an Account" to set up login credentials
3. Select "Alerts and Notifications" and switch on all the alert types you'd like to receive



Text message

1. Text **KetchumID** to **38276**

Mobile app

1. Download the myAlerts App

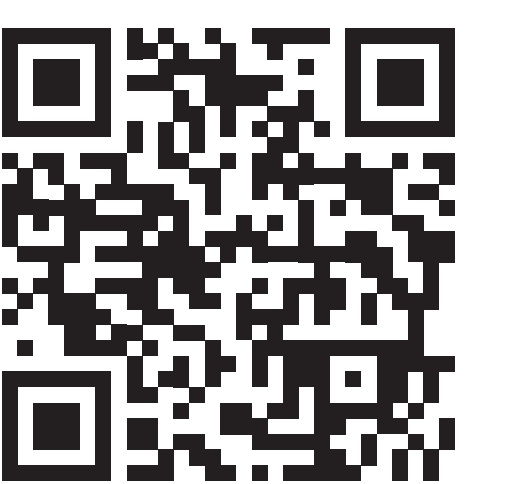


2. Search for a "location" under "Add Location," type in and select "Ketchum," and save the location
3. Open the location settings and turn on "Community Notifications"

RECREATION PROGRAMS AND PARK REGISTRATION

Online

1. Visit ketchumidaho.org/recreation or scan the QR code
2. Select "Park and program reservations"
3. Enter your email and select "Sign up" to save your login information



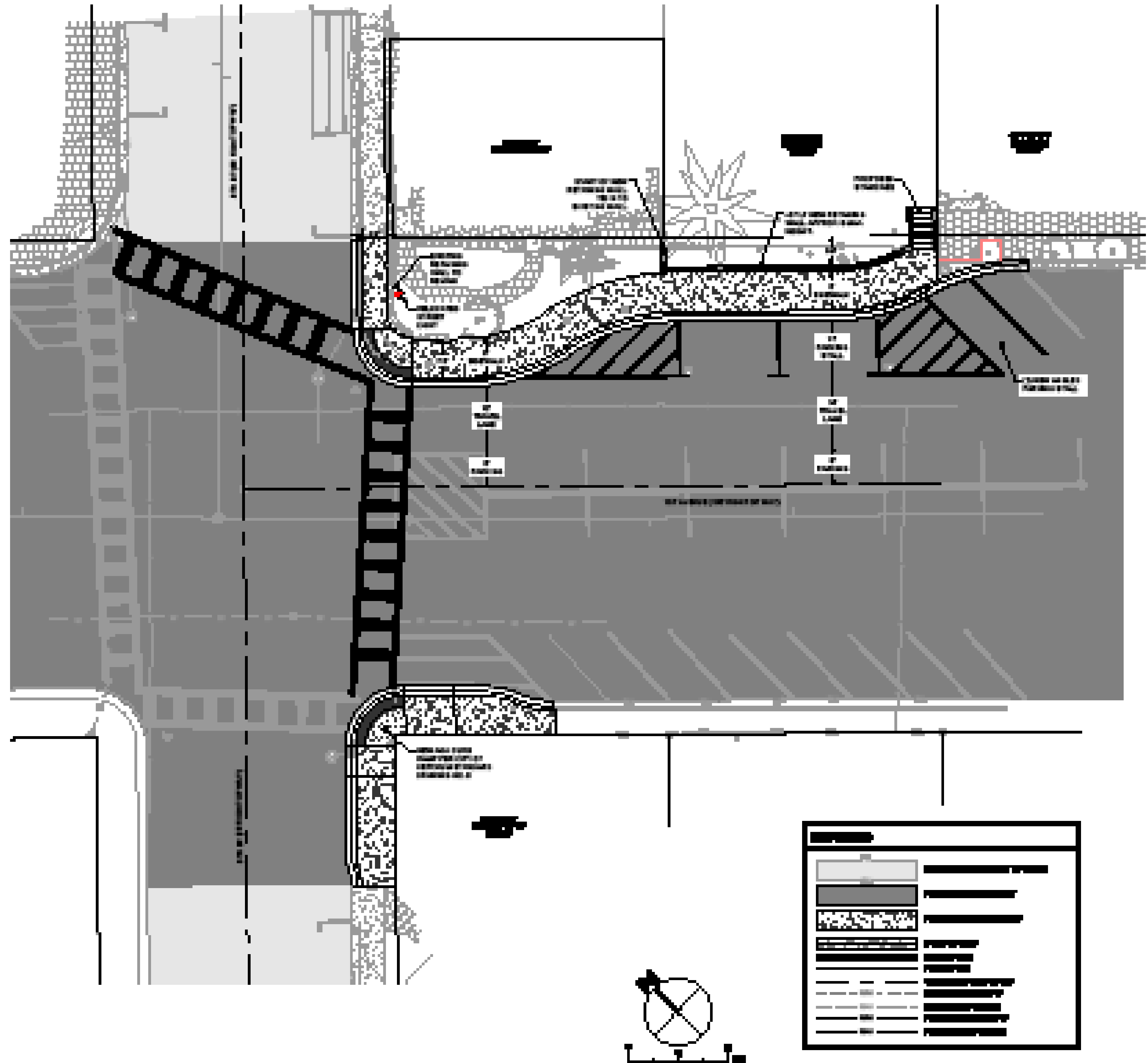


2026 SIDEWALK PROJECTS

1ST STREET AND 5TH AVENUE

Purpose: Sidewalk infill, pedestrian improvements, and ADA compliance

Schedule: Under construction now; estimated completion in mid-May





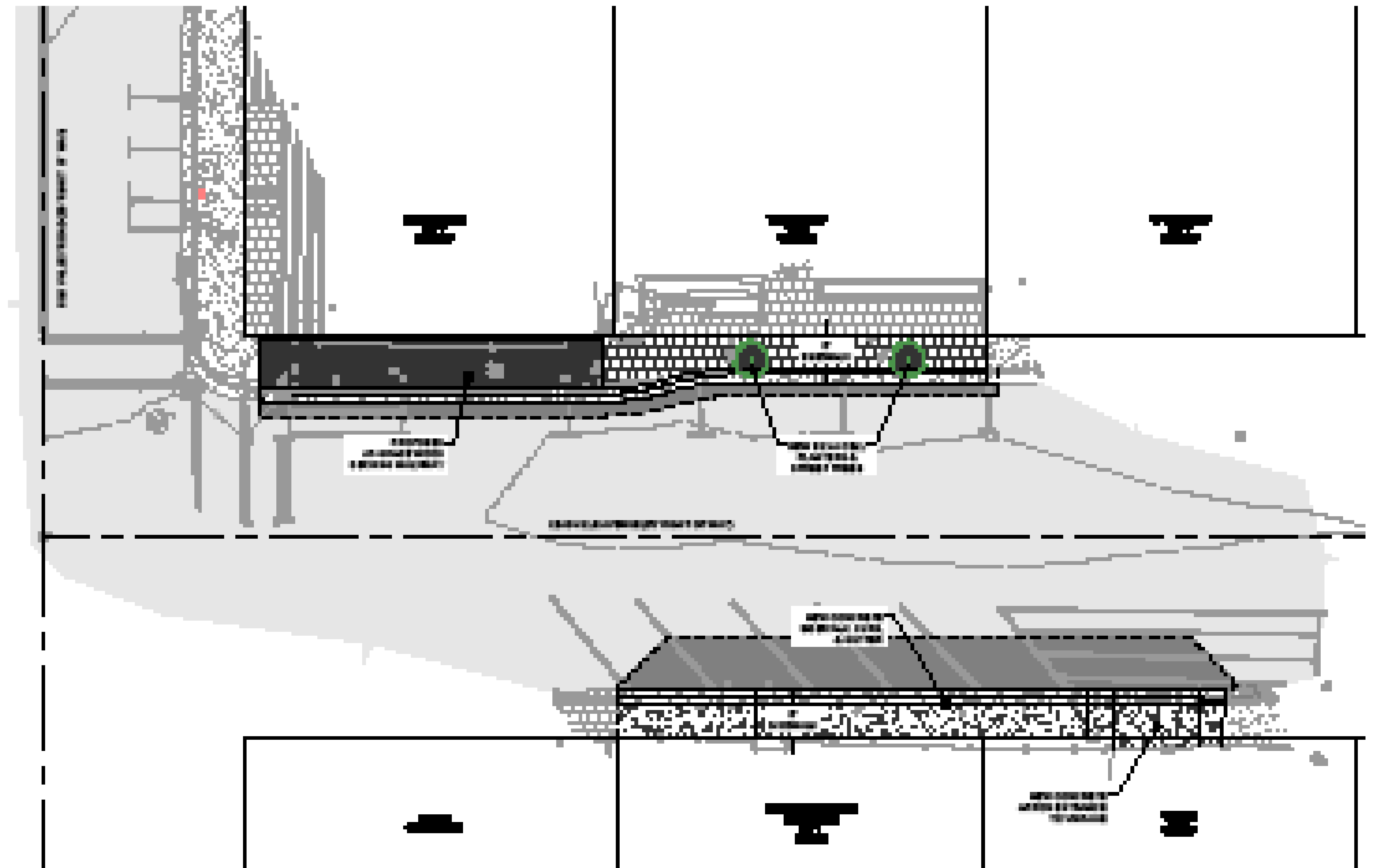
2026 SIDEWALK PROJECTS

LEADVILLE AVENUE AND SUN VALLEY ROAD (HUCK & PADDLE)

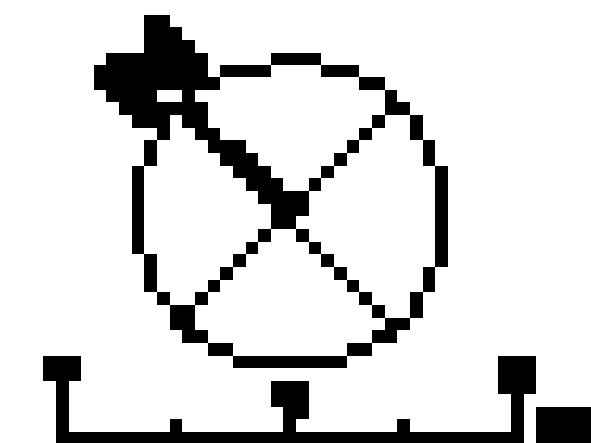
Purpose: Sidewalk regrading, drainage/gutter improvements, and pedestrian improvements

- Boardwalk will be rebuilt to be ADA accessible with a wood finish similar to the Enoteca boardwalk rebuild
- Tree in the roadway/sidewalk across from the boardwalk was removed

Schedule: Under construction now; estimated completion in mid-May



Symbol	Description
[Solid Grey Box]	Proposed Boardwalk
[Dotted Pattern Box]	Proposed Boardwalk
[Horizontal Line Pattern Box]	Proposed Boardwalk
[Vertical Line Pattern Box]	Proposed Boardwalk
[Diagonal Line Pattern Box]	Proposed Boardwalk
[Cross-hatch Pattern Box]	Proposed Boardwalk
[Dashed Line Box]	Proposed Boardwalk
[Solid Black Box]	Proposed Boardwalk
[Horizontal Dashed Line Box]	Proposed Boardwalk
[Vertical Dashed Line Box]	Proposed Boardwalk
[Diagonal Dashed Line Box]	Proposed Boardwalk
[Cross-hatch Dashed Line Box]	Proposed Boardwalk

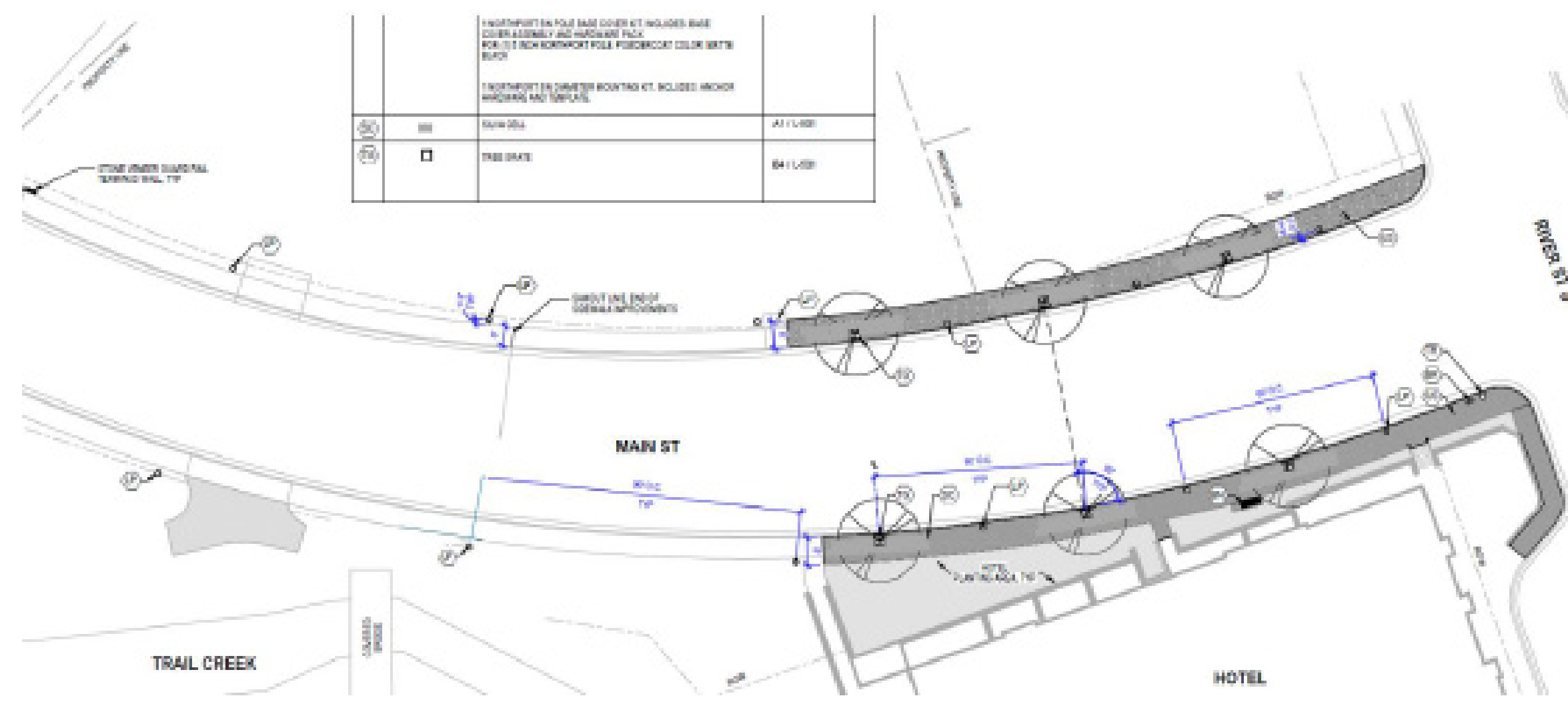




2026 SIDEWALK PROJECTS

MISCELLANEOUS SMALLER PROJECTS

Main Street sidewalk improvements between Trail Creek Bridge and River Street



Scope:

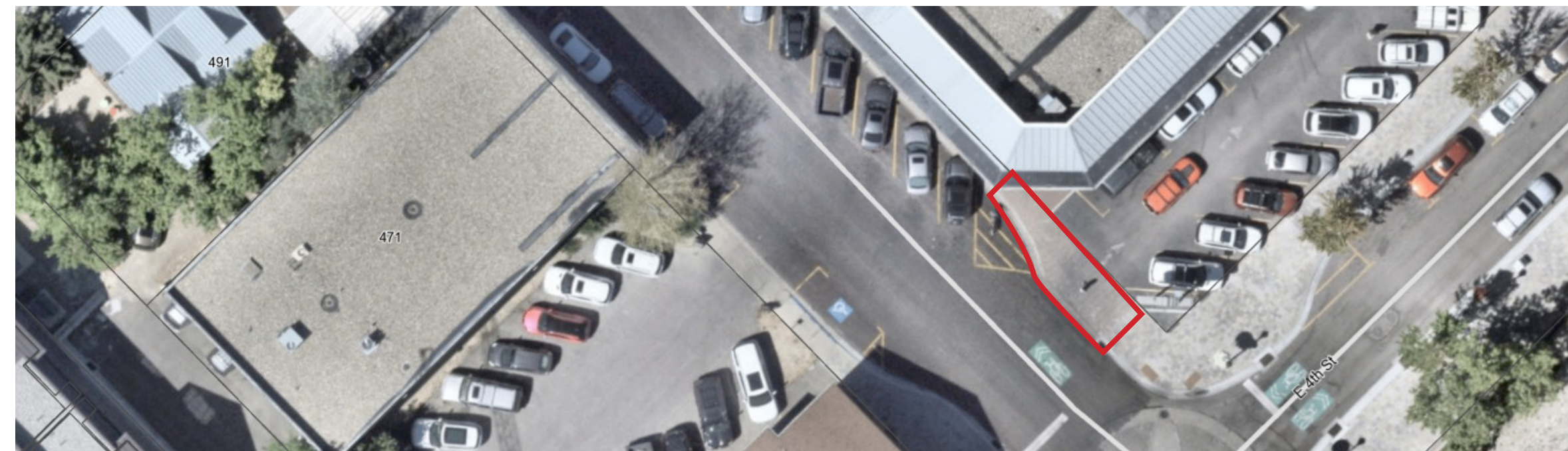
- The city will install pedestrian lights and street tree infrastructure
- Adjacent hotels under construction will be covering sidewalk paving
- ITD will install curb and gutters

Purpose:

- Better/safer pedestrian access into town
- Aesthetic improvements at the city entrance
- Better water drainage

Schedule: June (about two weeks)

Sidewalk entrance to Atkinson's parking lot on the west side (off Leadville Avenue)



Purpose: Drainage, snow melt, and paver improvements

Schedule: Late spring (about a week)

2nd Avenue, between Main Street and Washington Avenue (along the north side of the 1st and Washington parking lot)



Purpose:

- Planter removal, sidewalk grading, and pedestrian improvements
- Added 1 additional parking space

Schedule: Completed in March

Northwest 5th Street and Leadville Avenue intersection



Purpose: Planter removal, sidewalk grading, and pedestrian improvements

Schedule: Spring (about a week)

Southwest corner of Washington Avenue and 6th Street



Purpose: Sight line improvement

Schedule: Sometime this summer

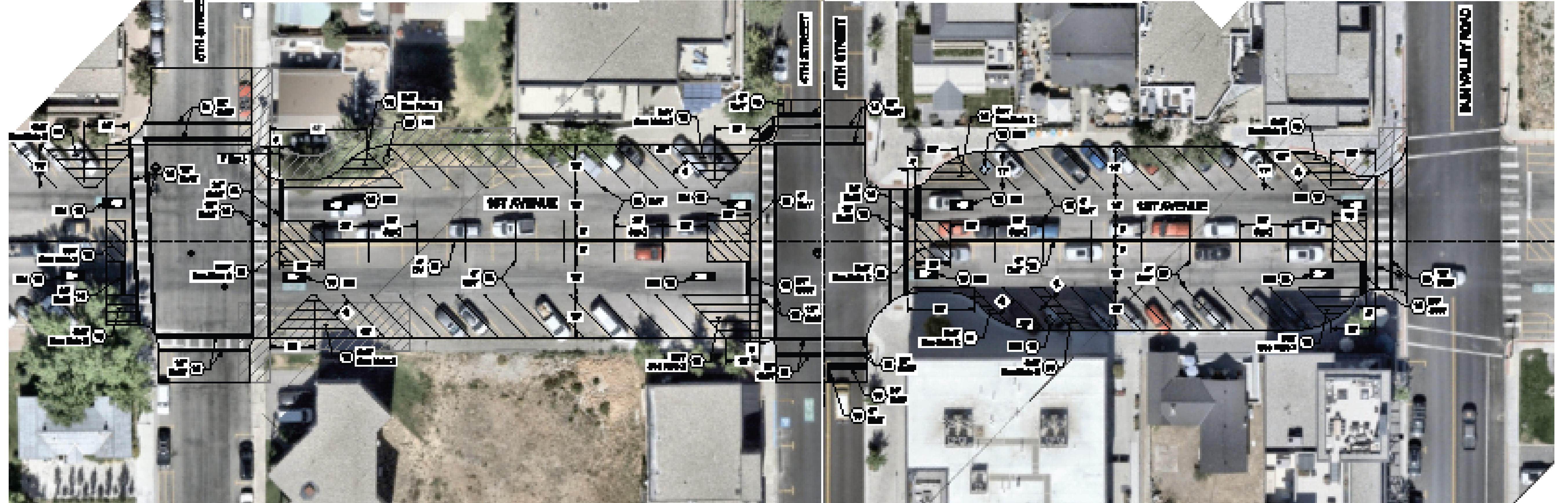


2026 ROADWAY PROJECTS

1ST AVENUE ROADWAY REHABILITATION (SUN VALLEY ROAD TO 5TH STREET)

Scope: Mill and overlay

Schedule: Late May through mid-June



DOWNTOWN CHIP AND FOG SEALING

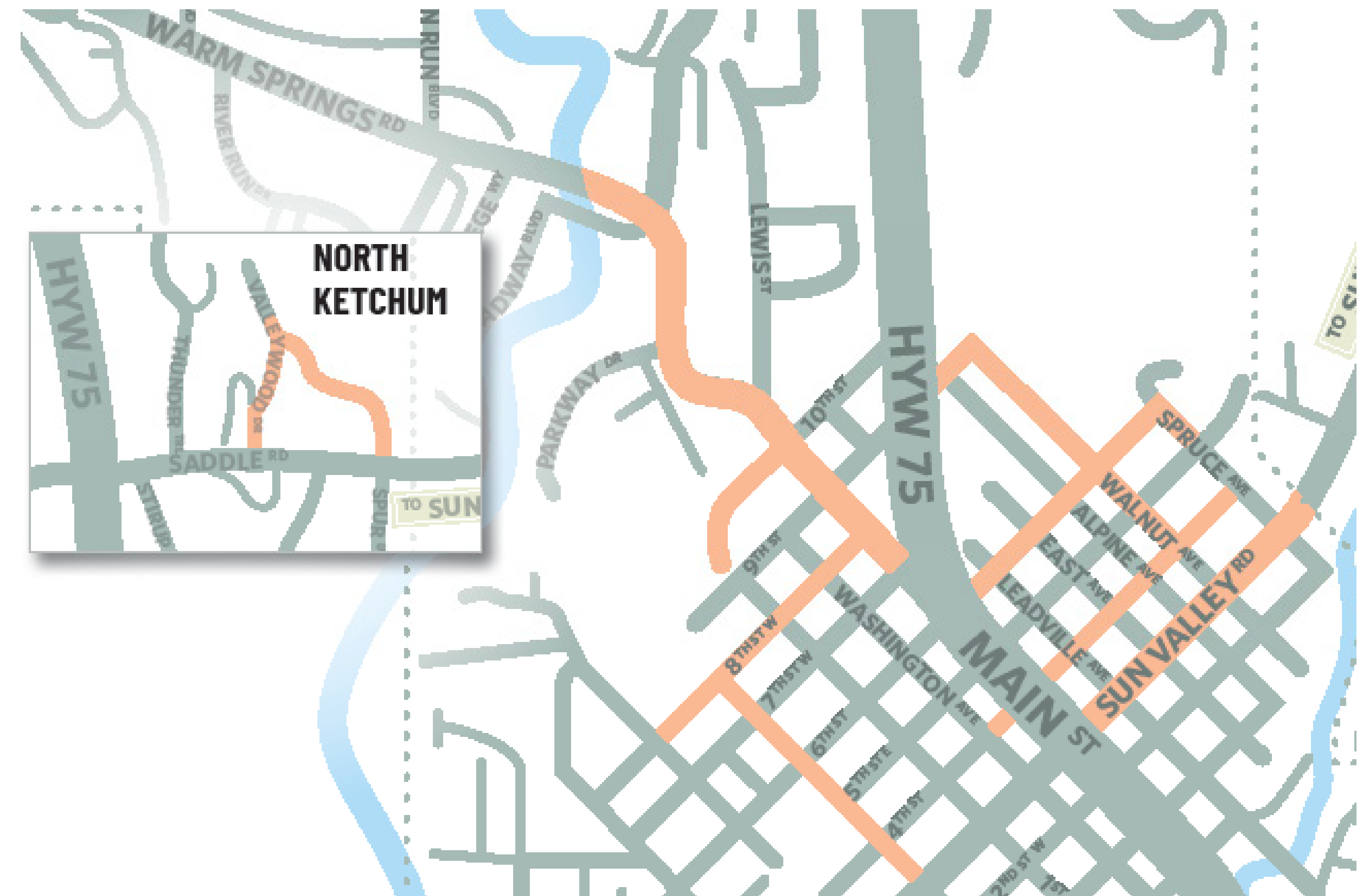
Scope:

- East Sun Valley Road
- North Walnut Avenue
- East 6th Street
- East 4th Street
- Portion of Warm Springs Road closest to Downtown
- West 8th Street
- North 2nd Avenue

Schedule: June 15-19

To prepare:

- Turn off sprinklers the day before to ensure no parts of the road are wet
- Clear the street, including vehicles, by 6 AM





STOP SIGN ASSESSMENT AND PLAN IMPLEMENTATION

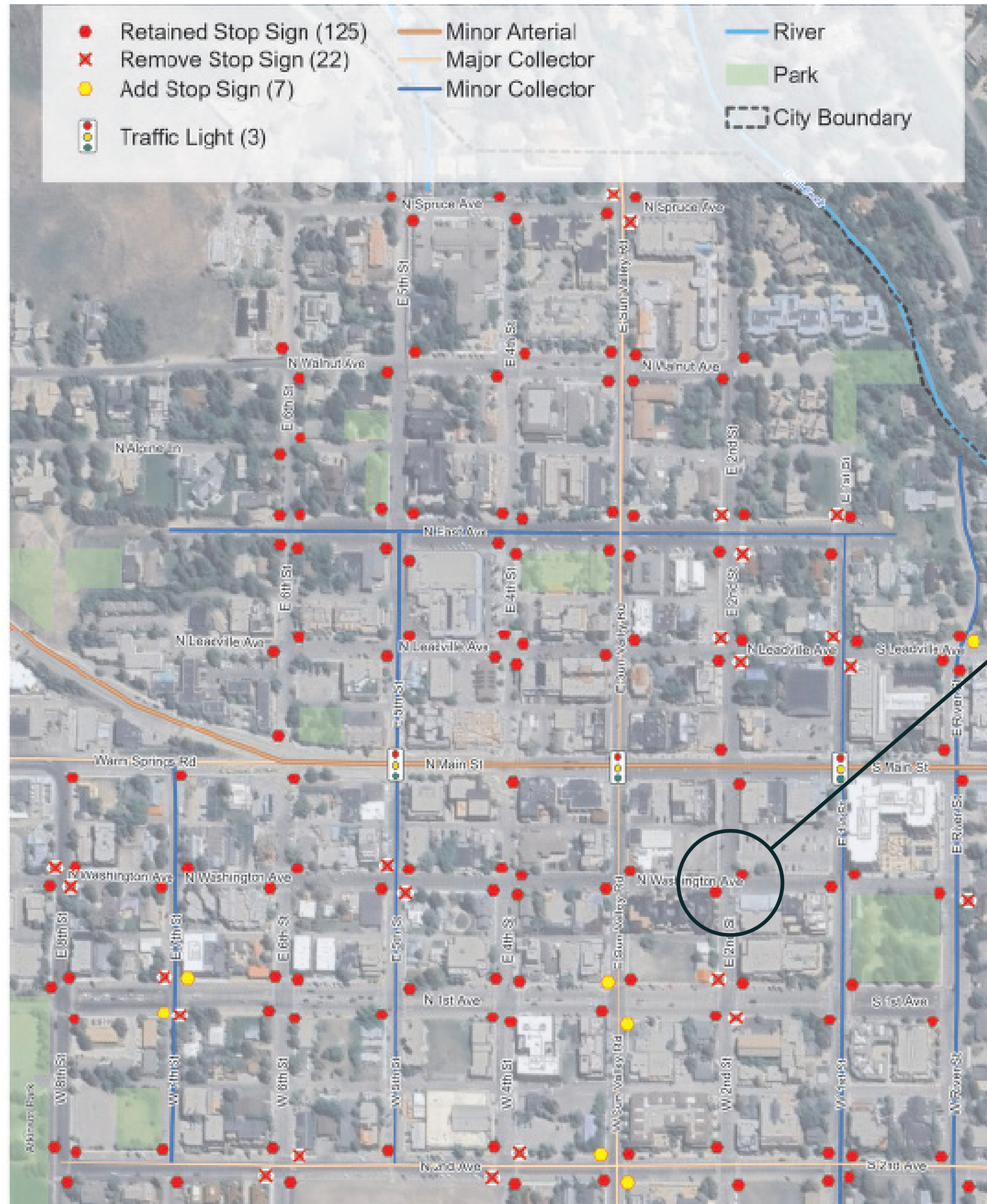
OVERVIEW

A stop sign analysis was done last fall because there is no consistent pattern or method to current stop sign placement in downtown. They've been installed as one-off requests from community members over the years.

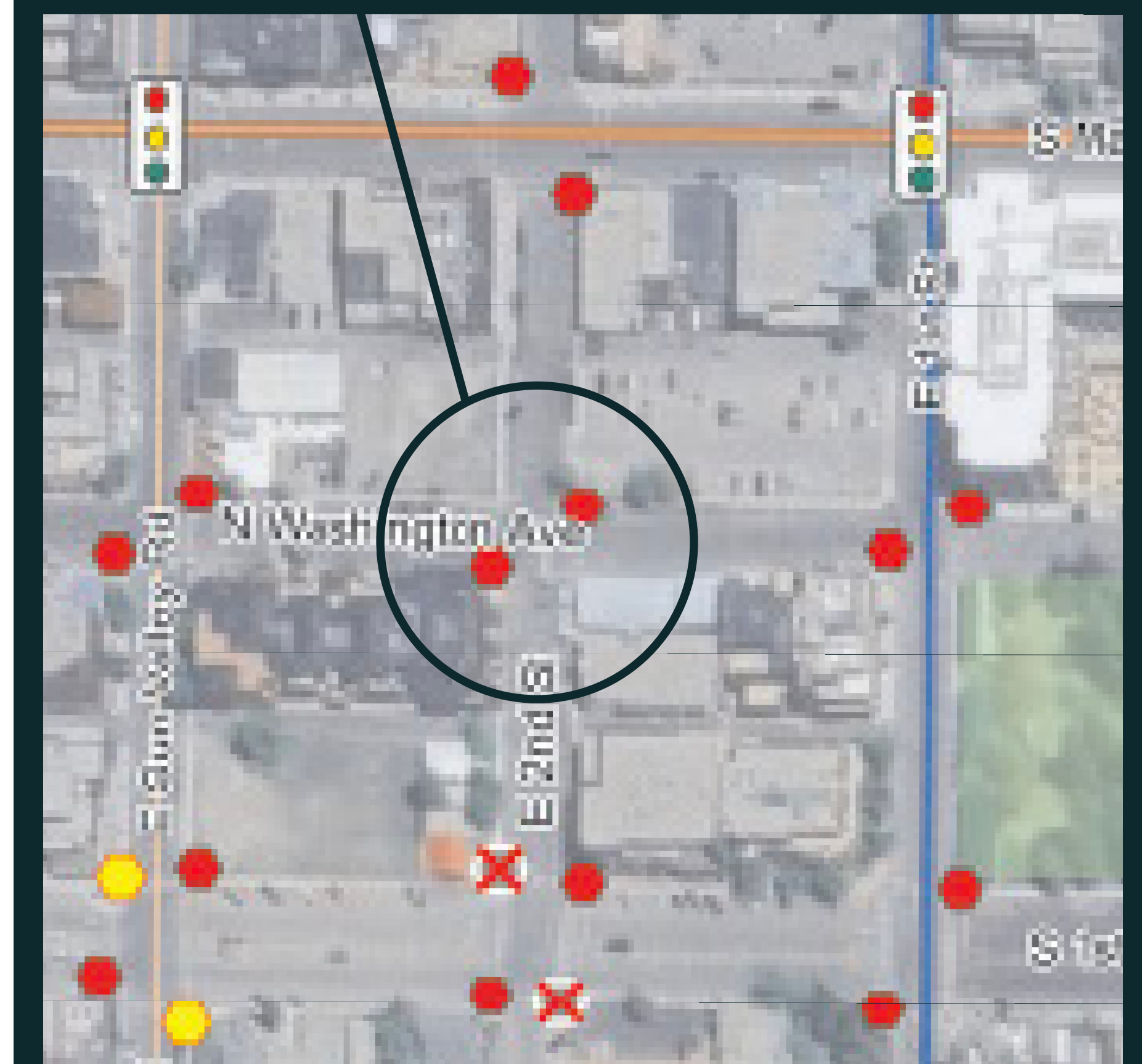
Schedule:

- City Council will decide between the two plans shown to the right
- Implementation will take place mid-June and throughout the summer

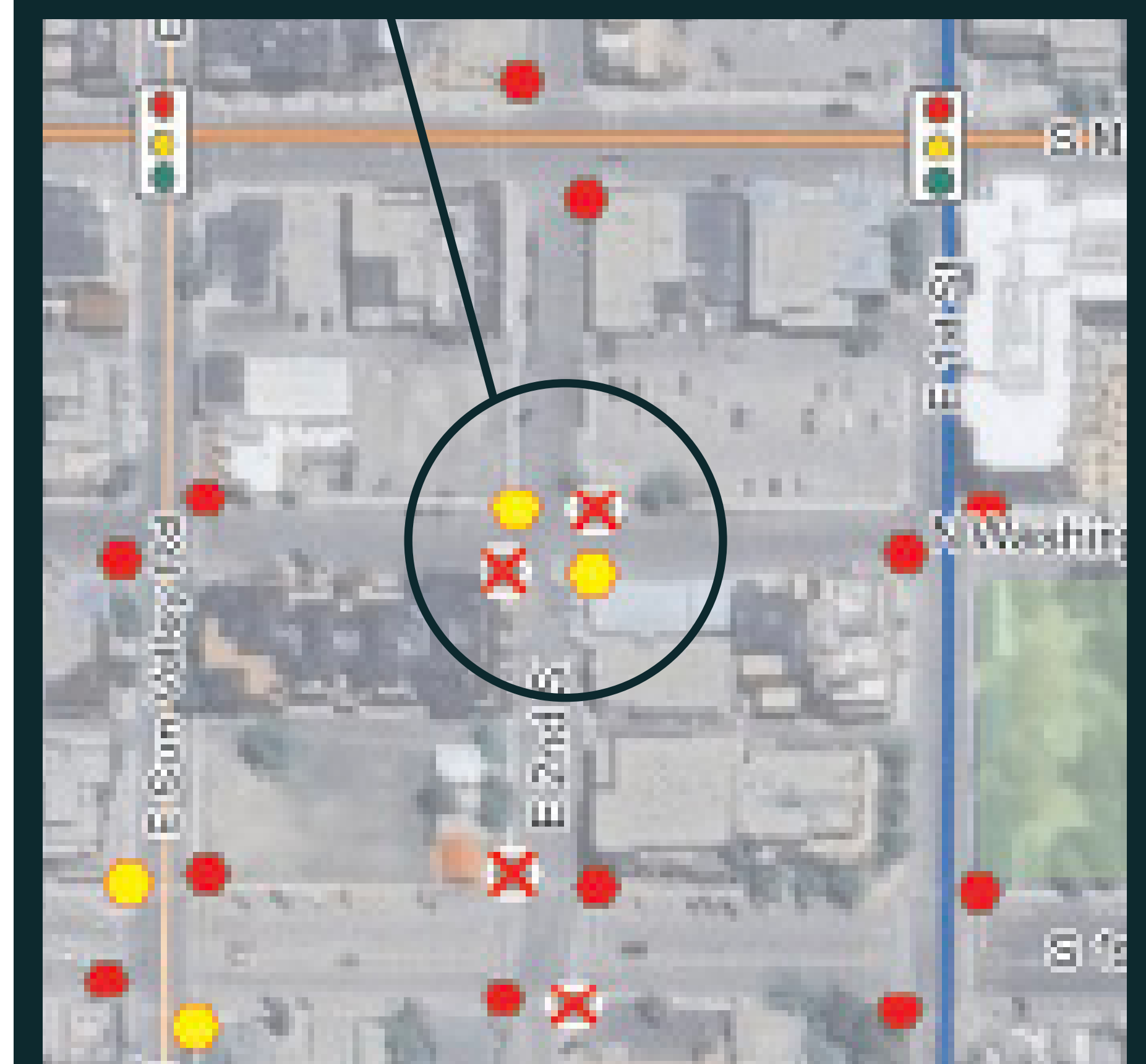
There are two plans under consideration. Both are the same, except for the differences at the 2nd Street and Washington Avenue intersection shown below and to the right.



OPTION #1



OPTION #2





WARM SPRINGS PRESERVE

REMAINING WORK TO BE COMPLETED

Scope: Completing work that began last year:

- Utility building and restrooms
- Activating side channels and restored floodplain
- Spreading topsoil
- Planting

Improvement funding: About 99% of the project was funded with private donations and grants, with only about \$300,000 of city and KURA funds used to connect utilities and the roadway.

Schedule: Early spring through early summer

2025 Construction photos



Project Master Plan





FOREST SERVICE PARK UPDATES AND PROGRAMMING

In 2025, staff researched what community needs existed regarding public spaces. The results suggested a need for more gathering spaces to accommodate events, children’s activities, teen and senior citizen groups, and social services. Many of these needs will be fulfilled at the Recreation Department building or other city facilities. The proposed uses below were determined to be the best programmatic fit for the Forest Service Park buildings.

WESTERNMOST BUILDING

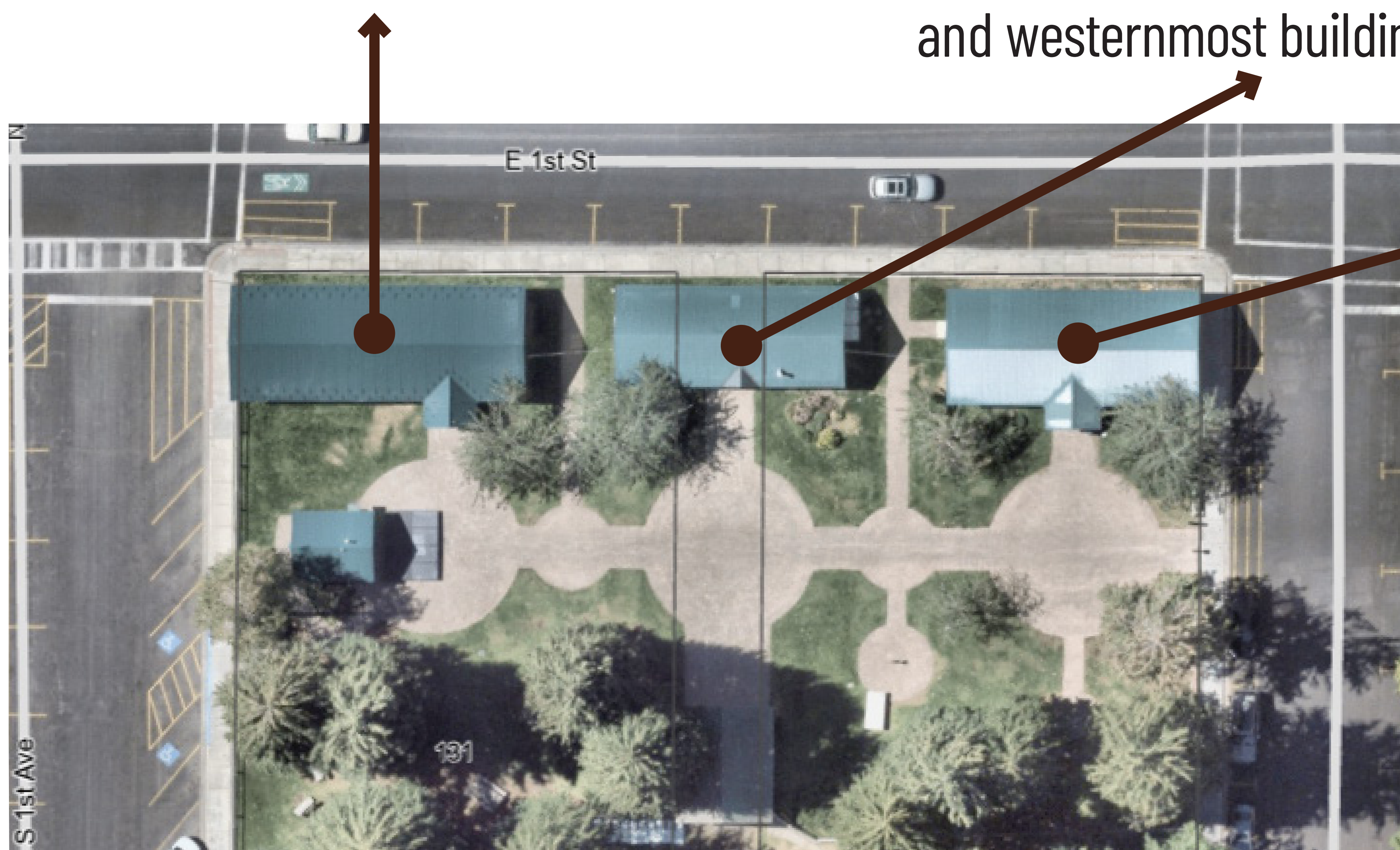
Ketchum Clubhouse is interested in activating this building as satellite operation of the Senior Connection in Hailey. There will also be potential for additional partners to create programming in the space so it is utilized full time.

CENTER BUILDING

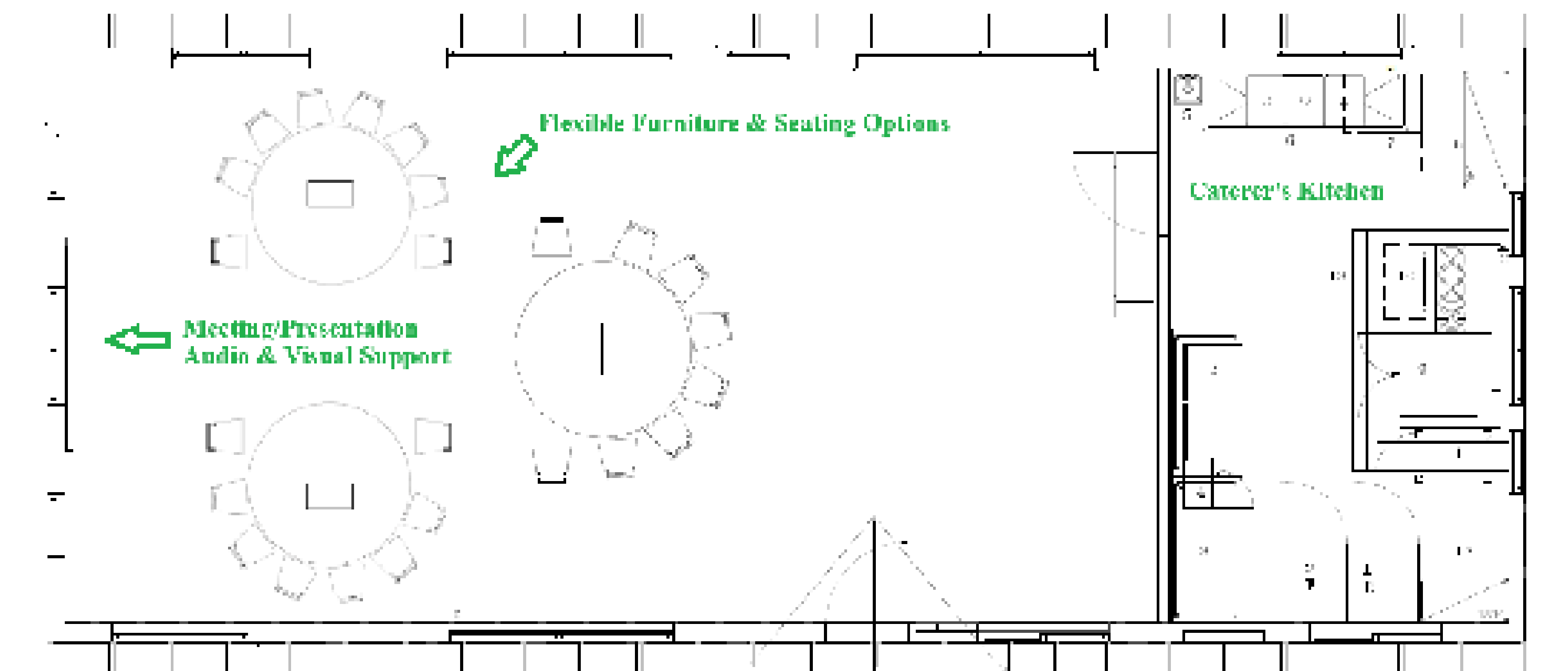
Renovations are planned for this building to serve as an adaptable space for public rental. It would be ideal for meetings, as a gathering hall, or for events. Plans include chairs and tables, audio/video equipment, and a catering kitchen. It will also serve as an additional gathering space for the eastern and westernmost building tenants.

EASTERNMOST BUILDING

Environmental Resource Center (ERC) has shown a high level of interest in activating this building to run their operations and has committed to assisting the city with an impactful amount of on-site operations at Forest Service Park, including park maintenance. They plan to move into the space this summer



Center building plans



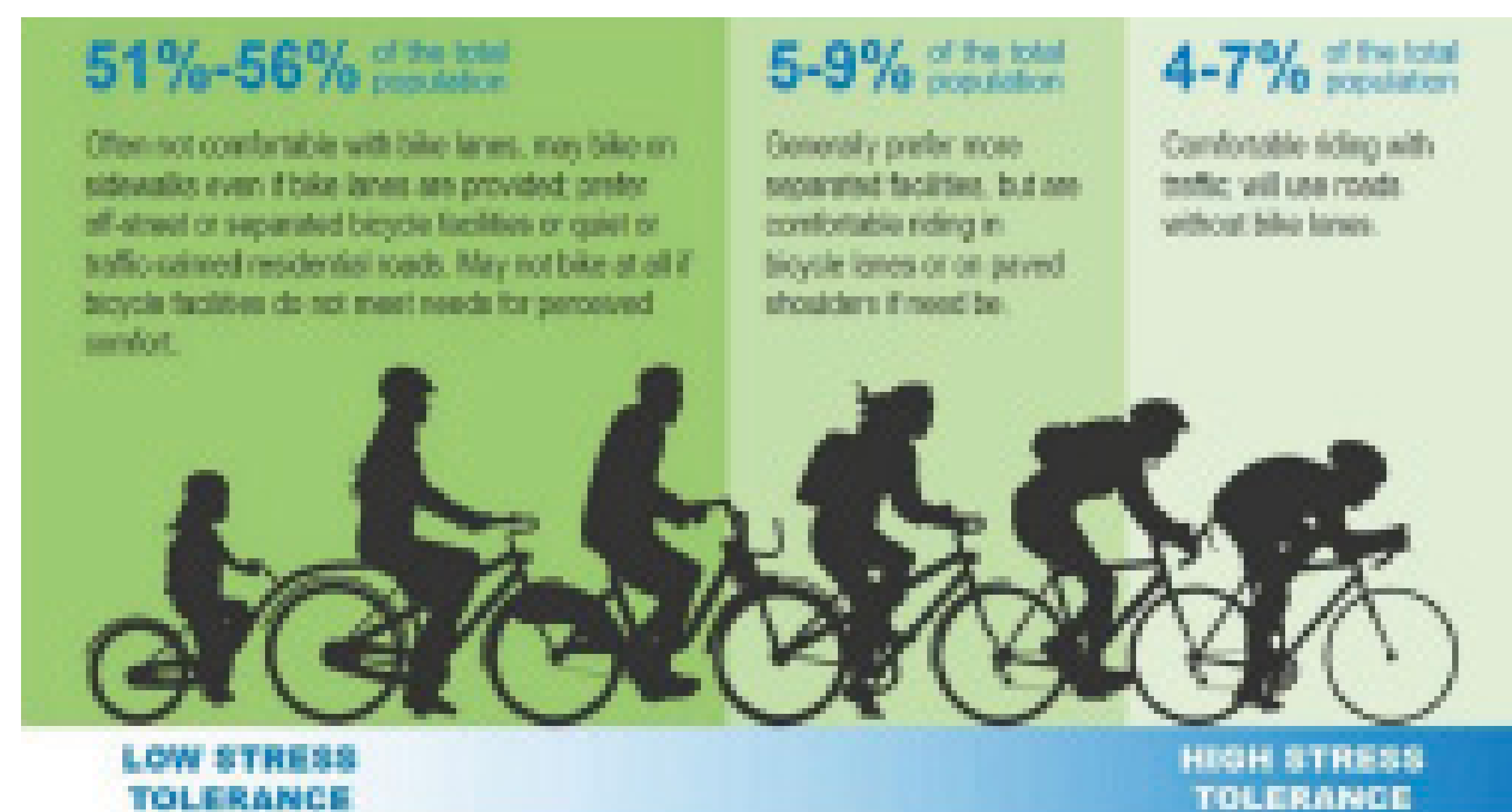


BIKE NETWORK NEEDS

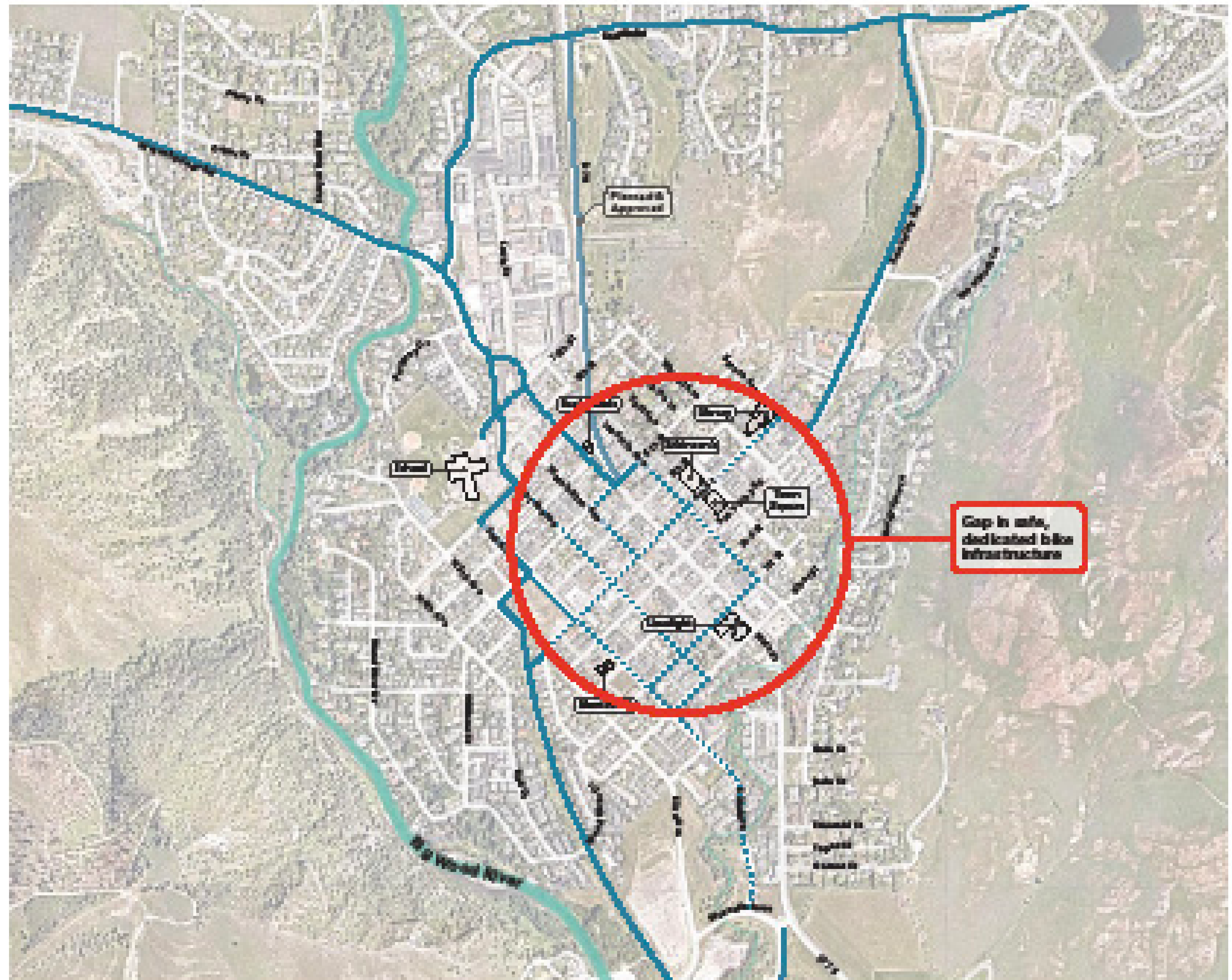
THE CURRENT STATE OF OUR BIKE NETWORK

The city has been evaluating its bike network needs over the last several years. A primary challenge is connectivity. Current multi-use paths are heavily used, including the Wood River Trail and the Warm Springs, North Ketchum, and Sun Valley paths. However, they lack connectivity with each other and downtown Ketchum, unless a rider is willing to travel with motor vehicles.

RIDER TYPES NEED TO BE MET TO AVOID CONFLICTS



Most cyclists won't ride in roadways with cars. (That's the only option in downtown Ketchum now). And the ones that do often cause conflicts with traffic. The city has seen an uptick in vehicle and bike/e-bikes conflicts and complaints of cyclists using sidewalks in downtown.



This is especially true during busy commuter times or summer tourism months when bike rentals increase. Connecting multi-use trails with a downtown bike network would help resolve this.

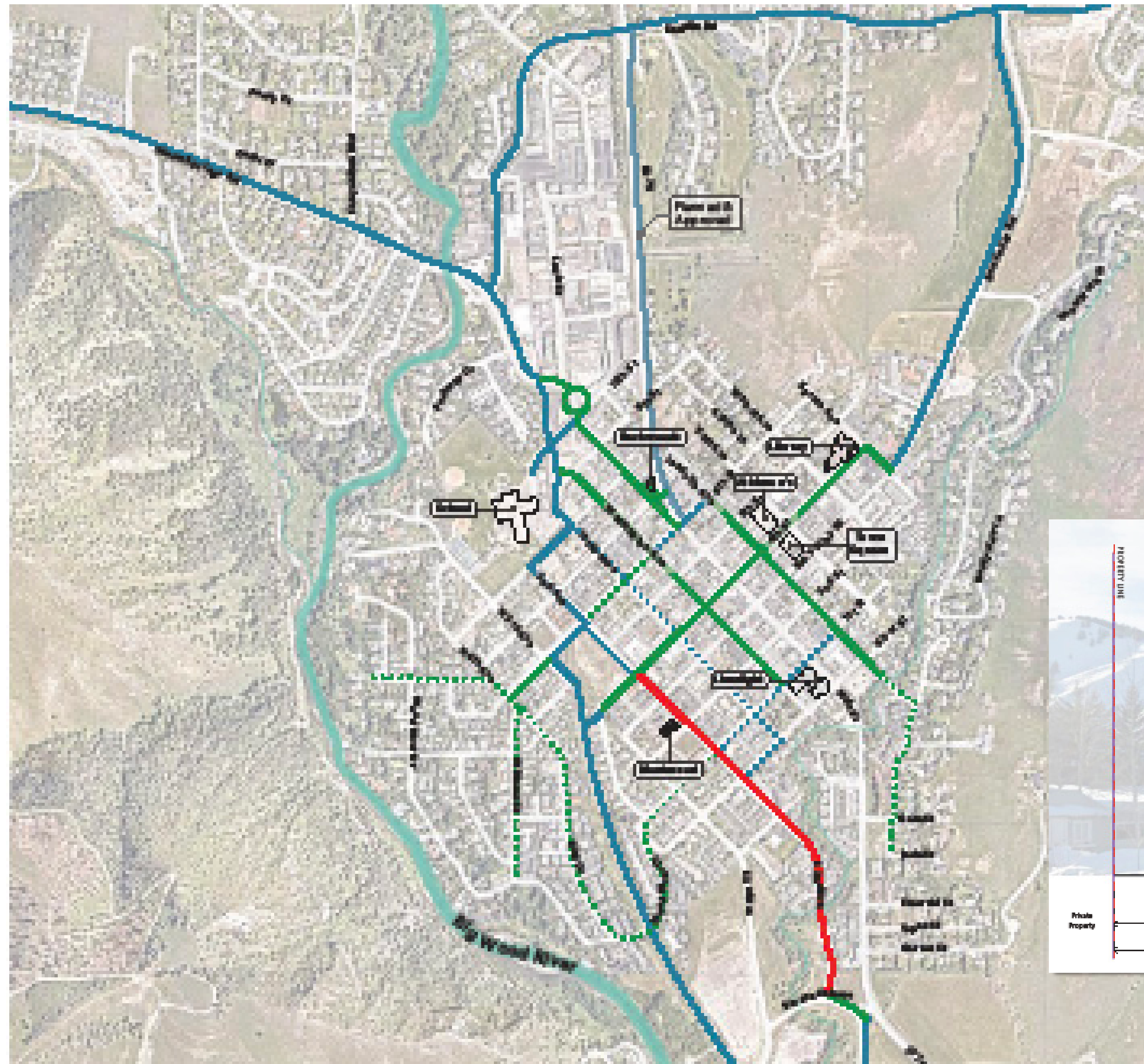
- Protected Bike Path
- Separated Bike Lane
- Shared Roadway (Bike Lane)



2ND AVENUE BIKE PATH

Work to start connecting Ketchum's downtown to the surrounding multi-use paths will begin with a multi-use path along 2nd Avenue. (See the section of roadway highlighted in red on the draft bike network plan below.)

Schedule: Project to start at Serenade Lane and progress toward 4th Street (approximately 2-3 years for full completion)

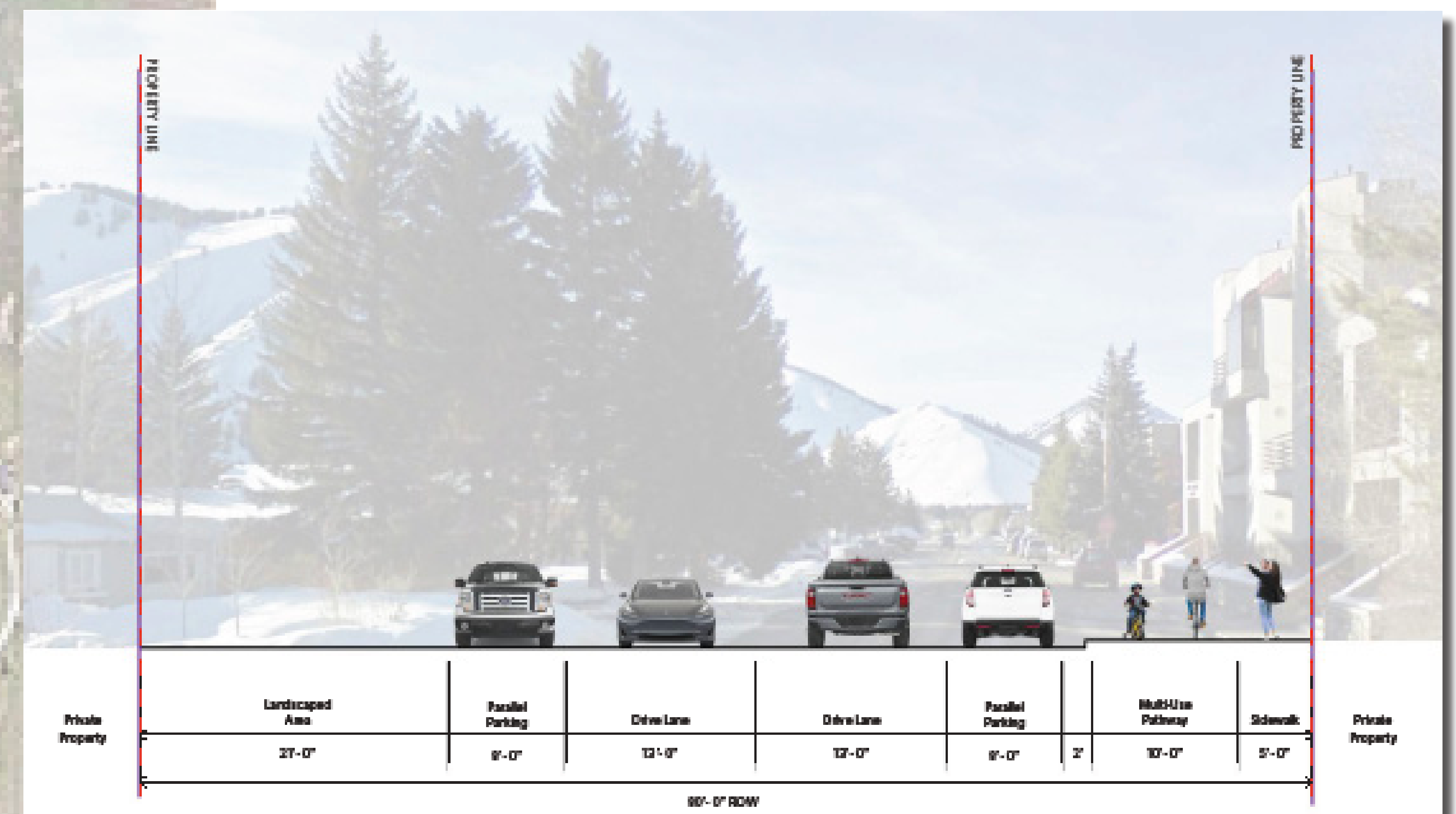


EXISTING

- █ Proposed Bike Path
- █ Proposed Bike Lane
- █ Shared Travel Lane

PROPOSED

- █ Proposed Bike Path
- █ Proposed Bike Lane
- █ Shared Travel Lane
- █ 2nd Ave. Proposed Bike Path Project



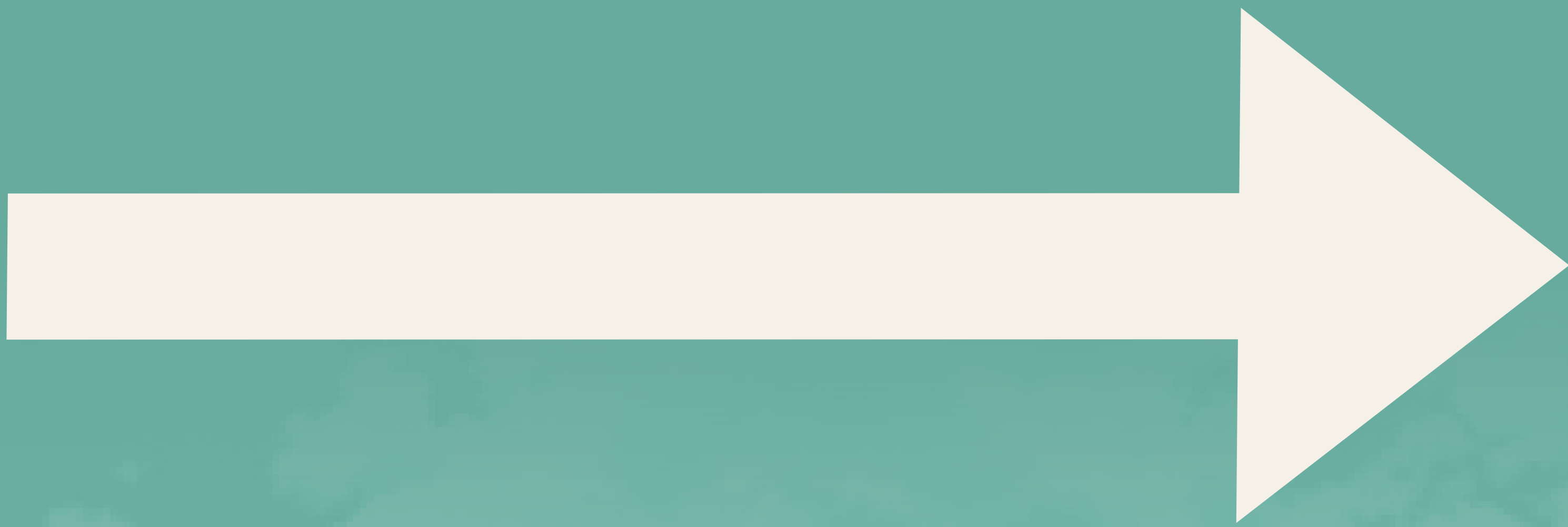


5-YEAR CAPITAL IMPROVEMENT PLANS

Project	2028	2029	2030	2031	2032
Downtown Sidewalk Infill and Repair (various locations)	X	X	X	X	X
Pavement Improvements, Maintenance, and Chip Sealing (various locations)	X	X	X	X	X
Power Line undergrounding (various locations)	X	X	X	X	X
Technology Upgrades (various projects)	X	X	X	X	X
Sustainability Infrastructure (various projects)	X	X	X	X	X
Vac Truck Sweeper	X				
Mini Sweeper (Facilities)	X				
Replacement Dump Truck (Streets)	X			X	
Flatbed Replacement (Streets)	X				
Hot Patcher Replacement	X				
Bike/Pedestrian Network Phased Implementation	X	X	X	X	X
YMCA Parking Phase 2		X			
Replace City Trash Cans		X			
Tasers		X		X	
Police Vehicle Replacement (FY 2026 Savings)		X		X	
Housing Property Acquisition		X			
Saddle & SH-75 Underground Multi-Use Pathway		X			
Loader Replacement (Streets)		X			X
Warm Springs/Lewis Roundabout (Grant Assumption)		TBD	TBD	TBD	TBD
Vehicle Replacement (Streets)		X	X		
Plow Replacement (Streets)				X	
Rifle Replacement					X
TOTAL	\$4.6M	\$10M	\$3.6M	\$4.6M	\$4M



STATIONS FOR THE OPEN HOUSE

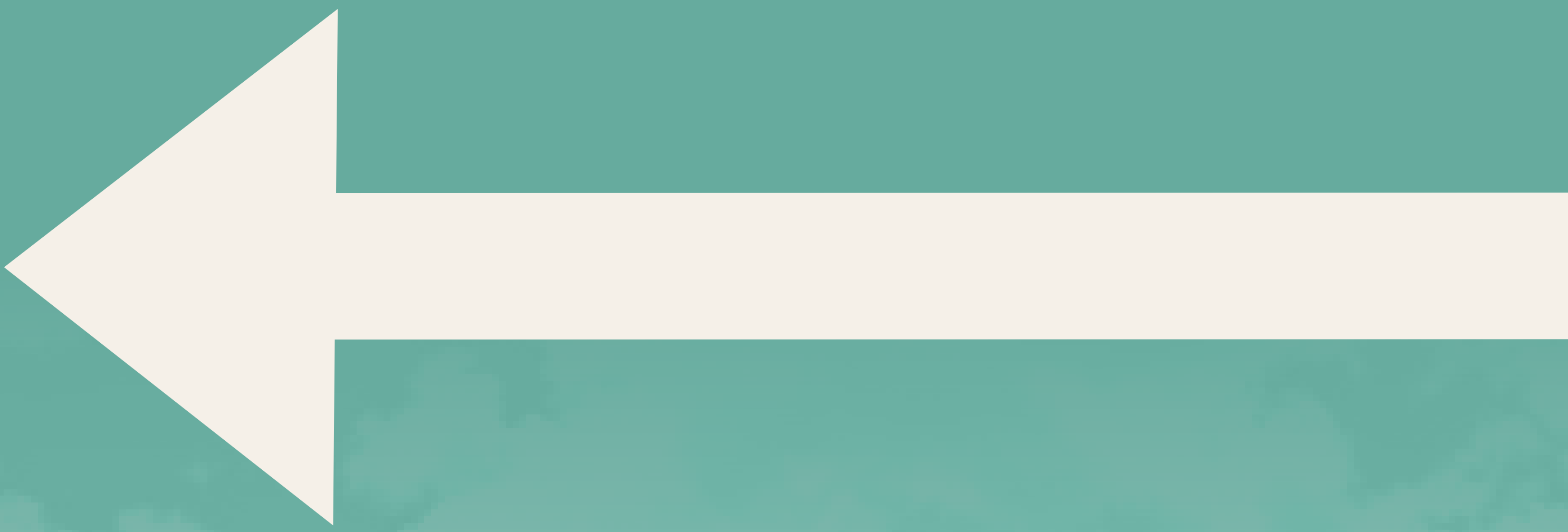


Take the online survey on all topics presented at survey.ketchumidaho.org or scan the QR code





STATIONS FOR THE OPEN HOUSE



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