



City of Ketchum Planning & Building

COMMUNITY OUTREACH OVERVIEW Community Conversations: Vibrancy & Housing *July 27, 2022*

Following direction from the City of Ketchum City Council to obtain additional public input on the proposed interim ordinance, the city conducted additional community outreach. An interactive community workshop and online survey were conducted to ensure feedback from a broad range of community members.

The general community feedback indicated that development trends in Ketchum are not positive for the future vibrancy of the downtown and housing production in the city. Overall, participants at the workshop and in the survey were generally supportive of the proposed changes in the interim ordinance. The following summarizes the results of the workshop, and the survey results are attached for review.

COMMUNITY WORKSHOP

A community workshop was held on June 28, 2022, Community Conversations: Vibrancy & Housing. The purpose of the workshop was to discuss the future vibrancy of Ketchum, the role of housing, and proposed changes to the city's development regulations. 23 members of the community joined members of the City Council, Planning and Zoning Commission, and staff.

The workshop was two hours, including a brief presentation of introductions and background information focused on elements of the Ketchum Comprehensive Plan and current trends that the city is seeing. This presentation was followed by a round table discussion format where attendees were asked two questions:

- If the trends continue, what do you believe the City of Ketchum will look like in 10 years?
- What should a vibrant downtown Ketchum look and feel like?

Following discussion of the questions above, participants were provided an overview of the proposed regulations in the interim ordinance. Attendees were asked to reflect on the proposed changes and discuss which changes support their vision of a vibrant downtown Ketchum and help to increase housing production. Each table included one City of Ketchum staff member, acting as a table facilitator and note-taker. At the conclusion of the workshop, one community member from each table reported out the top three takeaways from the discussion that stood out the most. Below is an overview of what we heard.

Workshop Feedback.

The following highlights the most common responses provided by participants:

If the trends continue, what do you believe the City of Ketchum will look like in 10 years?

1. Increased shortage of housing
2. Loss of local full-time residents and younger people
3. Increased price of goods and services
4. Loss of vibrancy, retail, and nightlife in the downtown area

5. More remote workers or people commuting long distances
6. Bigger buildings with less variety
7. Shorter “Slack” period leading to burnout of employees

What should a vibrant downtown Ketchum look and feel like?

1. More pedestrians and people riding bikes, less cars
2. Diversity of age and ethnicity in our town
3. More outdoor gathering areas
4. More local businesses that are open longer hours
5. More year-round attractions and events for younger people
6. More residential housing available for all income levels
7. Climate friendly community (EV charging, solar, etc.)

Which pieces of the proposed ordinance support your vision of a vibrant downtown Ketchum? What are we missing?

Most of the tables supported all proposed code changes. The workshop attendees supported the changes to related to “no net loss of units” and “limitations on consolidation of lots”, acknowledging Ketchum should not lose any existing housing or future opportunities for housing in exchange for larger single-family homes. The parking exemptions were also supported, with discussion focused on a parking management plan for the downtown and the importance of safe walking and biking infrastructure that promotes alternative transportation options into the downtown. Participants generally supported the idea of minimum residential densities in new developments, however, some participants noted that incentives should be used to achieve this goal rather than regulatory restrictions. Other participants acknowledged that the minimum requirements would increase the amount of housing in the downtown but were unsure how much of an impact it would have on affordability of housing.

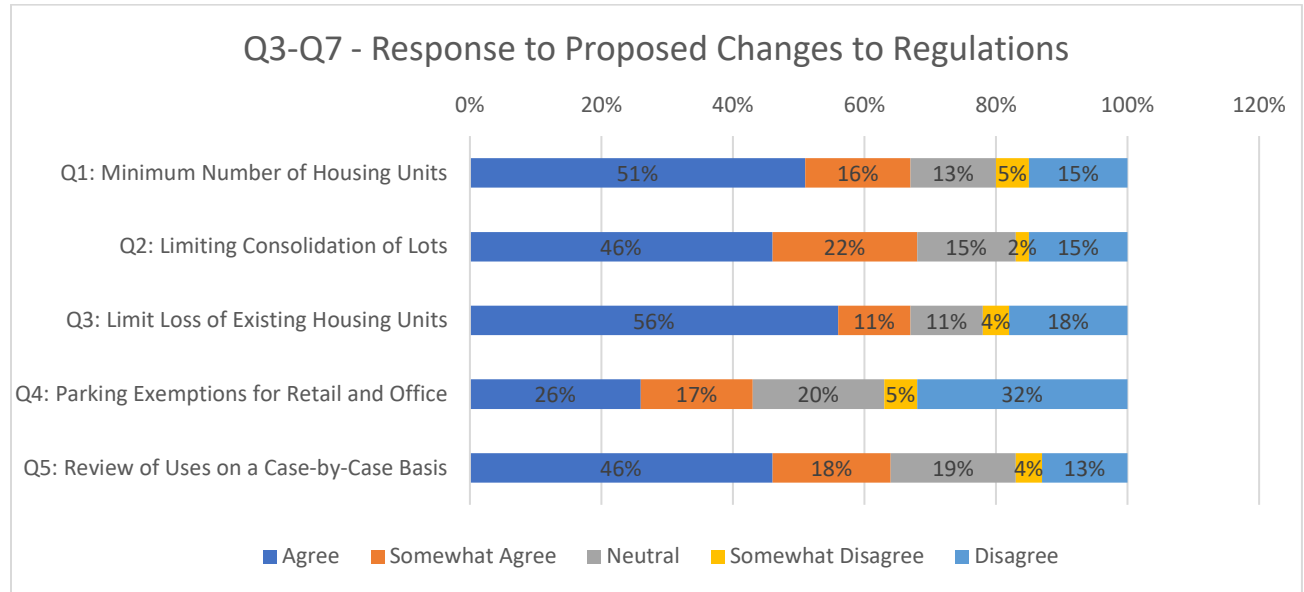
The final change reviewed by the groups was related to the discretionary review of uses during the design review process. Participants from two of the four tables generally agreed that we should prioritize active commercial uses and public space on the ground floor of developments but reiterated that it should be predictable and objective to reduce the uncertainty on the development community.

ONLINE SURVEY

The online survey was designed to be an extension of the workshop to ensure that the survey could be used by workshop participants with additional comments, or community members not able to attend the workshop. The city received 158 responses to the online survey. To view the contents of the full survey including information provided and full text of the questions, please see Attachment A. For the full data set of responses, please see Attachment B. In Attachment B, Question 3 through Question 7 reports results in a numerical value that relates to the scale provided in the survey, which may be confusing. The scale was from 0-4 indicating the following response:

- Agree – 0
- Somewhat Agree – 1
- Neutral – 2
- Somewhat Disagree – 3
- Disagree – 4

For ease of use, below is a chart showing the percentage of all responses for Questions 3 through 7. The number of the question and topic is listed on the left side of the chart.



For additional information on this project and next steps, please visit www.projectketchum.org/vibrancy-housing.



City of Ketchum

ATTACHMENT A:

Vibrancy and Housing Online Survey



Community Conversations: Vibrancy & Housing

Welcome

Thank you for taking the time to give us your thoughts. This survey is a follow up to the community work shop on June 28, 2022 – **Community Conversations: Vibrancy & Housing**. The workshop was hosted by members of the Ketchum City Council and Planning and Zoning Commission, where community members discussed the future vibrancy of Ketchum, the role of housing, and proposed changes to the city's development regulations.

If you couldn't attend the workshop, not a problem! This survey includes information to get you up to speed.

If you attended the workshop and have additional thoughts, great!

We know your time is valuable and we appreciate you spending approximately 15 minutes to complete this survey. Time well spent to ensure a vibrant future for our community!

For information and updates on this and other projects within the City of Ketchum, go to www.projectketchum.org.



Community Conversations: Vibrancy & Housing

Did you know?

The City of Ketchum conducted an extensive community conversation to update our comprehensive plan in 2014. That plan identified “A Strong and Diverse Economy” and a “Vibrant Downtown” as the top two community values for the City of Ketchum. The plan provides guidance on priorities we should have and actions we should take to make sure we align with our values and achieve our goals.

Ketchum tracks trends in our community to see if we are on the right track. Some of what we are seeing is not in line with what the plan says we should prioritize to achieve our values and goals.



Community Conversations: Vibrancy & Housing

What we are seeing

Below are statements from our comprehensive plan, and observations we have seen over the past few years within Ketchum.

Please take a couple minutes to review this information before moving on to our first survey question at the bottom of the page.

Our Plan Says...



"Our downtown core is critical to the **health and well-being** of Ketchum."

"Ketchum will work to **retain and help expand** existing independent small local business and corporations."

"We will preserve this vibrant commercial area as a place where **local businesses can thrive** and where people can congregate."

What we see...



Businesses are...

Closing

Reducing hours

Struggling to hire

Lack of space in the downtown

Our Plan Says...



"We will continue to reinforce the downtown as the **city's primary business district, retail core, and key gathering place** for residents and visitors."

What we see...



Prime ground floor commercial space primarily features residential amenities

Upper floors include large penthouse units, rather than office or other commercial uses

Our Plan Says...

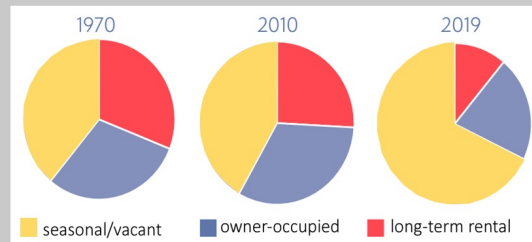


“We value a **thriving year-round population** of people who can work, live and engage in a dynamic Ketchum community”

What we see...



Highly profitable market for luxury second homes **vacant most of the year** or short-term rental properties for visitors



Our Plan Says...



“Ketchum will have a **mix of housing types** and styles.”

“The city will promote the siting of **higher density** housing near public transportation, ski base areas, shopping, and designated neighborhoods and districts.”

What we see...



In 2021, **2 out of 3 building permits** were for low density single family detached homes or detached townhomes

Those homes are in areas designated for more housing

Our Plan Says...

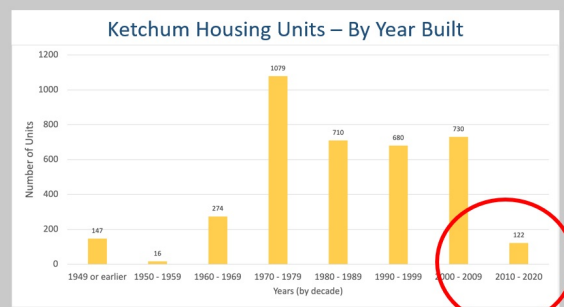


“Ketchum will **increase its supply of homes**, including rental and special-needs housing for low, moderate, and median-income households.”

What we see...



Residential construction has slowed



Our Plan Says...



“Ketchum will **increase its supply of homes**, including rental and special-needs housing for low, moderate, and median-income households.”

What we see...



Loss of existing housing and potential new housing

Redevelopment of Property

Wood River Racquet Club:
26 units to 11

Bavarian Village:
26 units to 16

Consolidation of land

Two lots into one

Consolidation of units
Duplex into single family

Loss of **475** long term rental units
(short term rentals and property sales)

Our Plan Says...



“With housing and land prices expected to increase, and wages expected to remain relatively constant, the community must **explore ways to ensure that citizens have a reasonable choice of housing.**”

What we see...



Ketchum will need **66 to 98** housing units annually for the next 10 years – for workforce housing alone

Additional housing needed for people moving here

1. At our workshop, after an overview of the current development trends as identified in the previous information, community members were asked “If the trend continues, what do you believe the City of Ketchum will look like in 10 years?”

Below are some of the most common responses on how Ketchum might look in 10 years. Please tell us whether you agree, disagree, or are unsure with what we heard:

	Strongly agree	Agree	Unsure	Disagree	Strongly disagree
Increased shortage of housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Loss of local full-time residents and younger people	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increased price of goods and services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Loss of vibrancy, retail, and nightlife in the downtown area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bigger buildings with less variety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shorter 'slack' periods leading to burnout of employees	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Anything you want to add?

2. Community members were also asked “What should a vibrant downtown Ketchum look and feel like?”

Please tell use if you agree, disagree, or are unsure with what we heard:

	Strongly agree	Agree	Unsure	Disagree	Strongly disagree
More pedestrians and people riding bikes, less cars	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Diversity of age and ethnicity in our town	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More outdoor gathering areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More local businesses that are open longer hours	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More year-round attractions and events for younger people	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More residential housing available for all income levels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Climate friendly community (EV charging, solar, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Anything you want to add?



Community Conversations: Vibrancy & Housing

The Planning and Zoning Commission and Planning and Building Department staff have been evaluating potential changes to the city's development regulations to address some of the trends we are seeing. Please take a look at the following proposed changes and tell us whether you think these changes support your vision of a vibrant downtown Ketchum!

[Click here](#) for the executive summary of the proposed changes for more detail.



Community Conversations: Vibrancy & Housing

Proposed Changes - Units

To increase the number of housing units built, the city could require a minimum number of housing units in new developments, without increasing the height or size of buildings:



For Example:



Require 4 housing units instead of 2 in the downtown (5,500 SF lot)



Require 4 housing units instead of 2 in ski base areas (10,000 SF lot)

3. The city should consider requiring a minimum number of housing units in new developments of a certain size.

Agree

Neutral

Disagree



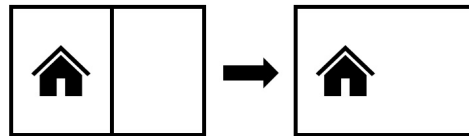
Community Conversations: Vibrancy & Housing

Proposed Changes - Lots

To preserve land for new housing, the city could limit areas where consolidation of lots could occur:



For Example:



Not encouraged for low density residential neighborhoods to preserve neighborhood character

Encouraged in the downtown and ski base areas to promote high density

4. The city should consider limiting where consolidation of lots can occur.

Agree Neutral Disagree



Community Conversations: Vibrancy & Housing

Proposed Changes - Housing Loss

To preserve our existing housing, the city could put regulations in place to make sure we don't lose the housing we already have:



For Example:

Require new developments to replace any existing housing units



Duplexes could not be converted into single-family homes



5. The city should consider regulations that limit the loss of existing housing units.

Agree

Neutral

Disagree



Community Conversations: Vibrancy & Housing

Proposed Changes - Parking

The city could incentivize the construction of new retail and office space:



For Example: Parking Exemptions

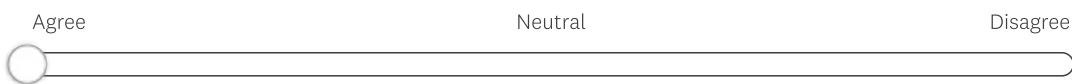


No parking required for retail spaces less than a certain size



No parking required for a certain amount of office space

6. The city should consider additional parking exemptions for retail and office space.





Community Conversations: Vibrancy & Housing

Proposed Changes - Review

The city could review the proposed uses and location of uses in new developments to ensure new developments contribute to a vibrant community:



Review of
Proposed Uses

For Example:

For larger projects, types and location of uses
could be reviewed during approval process



7. The city should consider reviewing the type and location of uses in each project on a case-by-case basis.

Agree

Neutral

Disagree



Community Conversations: Vibrancy & Housing Conclusion

Thank you for taking time to complete the survey. The city will post survey results and next steps on this initiative to the project website under “Planning Initiatives” at www.projectketchum.org.

8. If you have additional thoughts, comments or questions, please note them here:

9. If you would like to receive email updates on this initiative, please enter the following information:

Name

Email Address



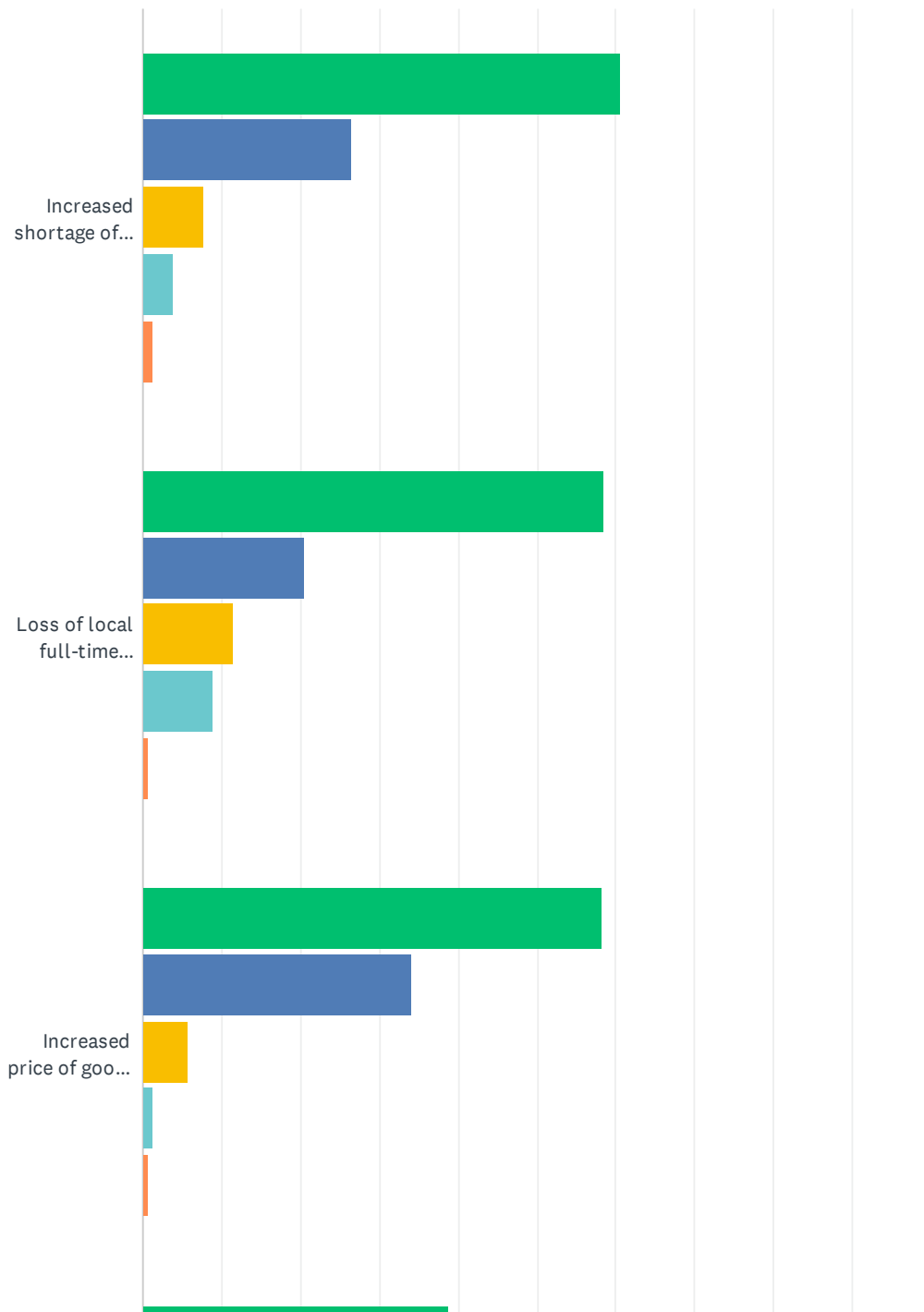
City of Ketchum

ATTACHMENT B:

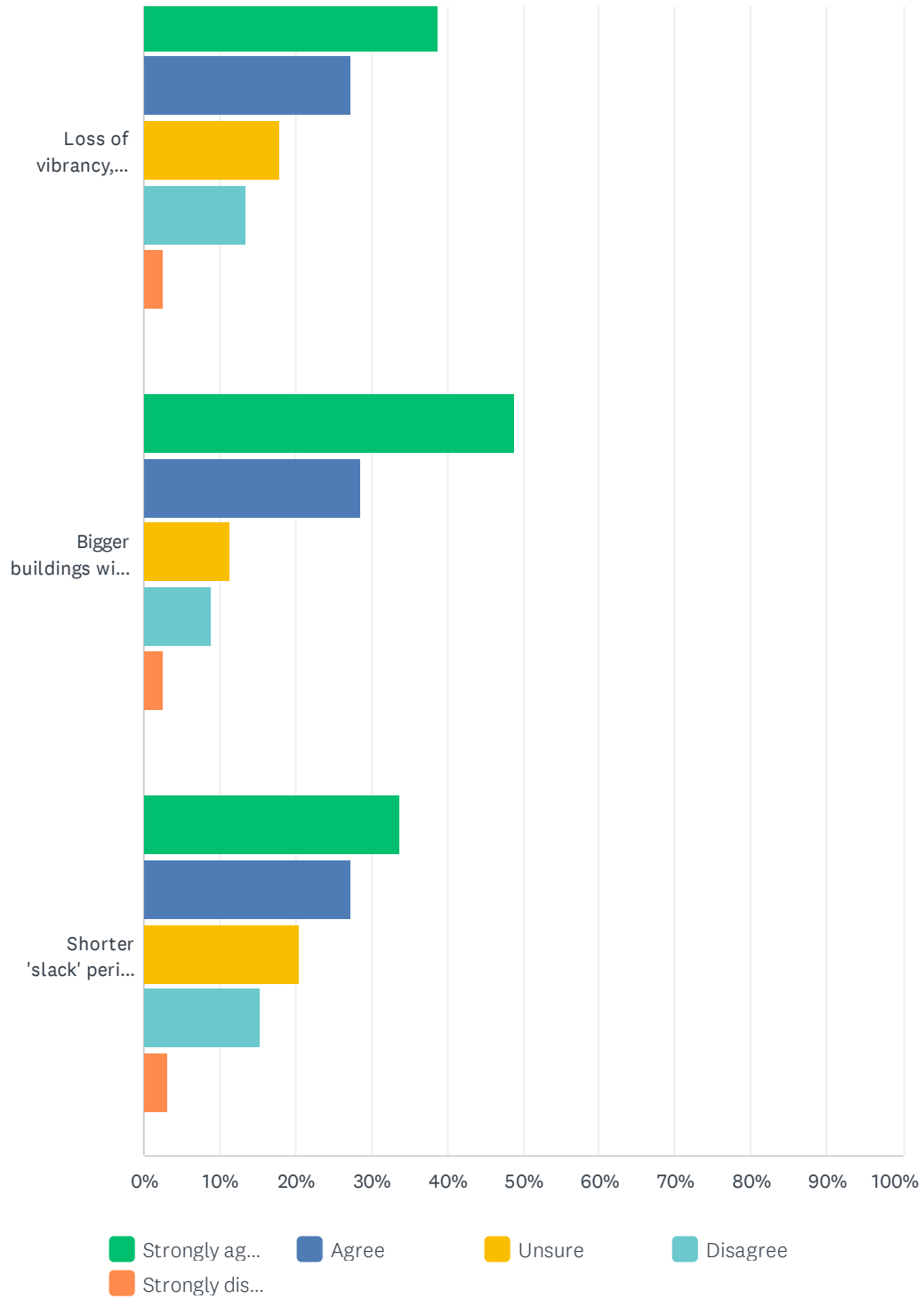
Vibrancy and Housing Online Survey – Full Summary Results

Q1 At our workshop, after an overview of the current development trends as identified in the previous information, community members were asked “If the trend continues, what do you believe the City of Ketchum will look like in 10 years?” Below are some of the most common responses on how Ketchum might look in 10 years. Please tell us whether you agree, disagree, or are unsure with what we heard:

Answered: 158 Skipped: 4



Community Conversations: Vibrancy & Housing



Community Conversations: Vibrancy & Housing

	STRONGLY AGREE	AGREE	UNSURE	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
Increased shortage of housing	60.65% 94	26.45% 41	7.74% 12	3.87% 6	1.29% 2	155	1.43
Loss of local full-time residents and younger people	58.33% 91	20.51% 32	11.54% 18	8.97% 14	0.64% 1	156	1.37
Increased price of goods and services	58.23% 92	34.18% 54	5.70% 9	1.27% 2	0.63% 1	158	1.47
Loss of vibrancy, retail, and nightlife in the downtown area	38.85% 61	27.39% 43	17.83% 28	13.38% 21	2.55% 4	157	1.60
Bigger buildings with less variety	48.73% 77	28.48% 45	11.39% 18	8.86% 14	2.53% 4	158	1.53
Shorter 'slack' periods leading to burnout of employees	33.76% 53	27.39% 43	20.38% 32	15.29% 24	3.18% 5	157	1.66

#	ANYTHING YOU WANT TO ADD?	DATE
1	The fifth question contradicts the precedent questions. Is the Ketchum council try to stay stuck in time with social engineering?	7/20/2022 11:15 PM
2	Spot on!	7/20/2022 10:13 AM
3	How did those lots get the permitting to be able to combine two lots into one?	7/20/2022 7:41 AM
4	Regarding burnout, this relates to housing insecurity as well as affordability. it's a mental health emergency as the 400 displaced household each faced economic stress and for many relocation.	7/20/2022 2:10 AM
5	Certainly access to affordable housing and qualified employees is important for both professional (e.g. teachers, nurses) and service (e.g. retail, hospitality, maintenance) aspects of the economy. In addition, the vibrancy of the community can be enhanced by attracting and developing attractive employment opportunities that align with our unique assets. For example, Sustainability and applied technology; Recreational goods and services (remember Scott?). Consistent air service is also important to the vibrancy and continuity of activity in our community.	7/20/2022 1:38 AM
6	As ketchum is "growing up" to a desired "city" and "on the map", slack may get shorter but burnout shouldn't be a concern for employers. Most employees in our Country work all year and have no slack. Also, we have a fantastic transit system for our small town Which is now becoming a city. In most cities across the country, all workers do not live in the city in which they work due to housing costs. They commute into the city each day to work. Many cities do not have sufficient mass transient and people have to drive up to an hour each way. Ketchum is way ahead of this....mtn express travels to twin, bellvue, Hailey. We're ahead of the curve!	7/19/2022 9:34 PM
7	Young people who are here to ski will live in small apartments in town near where they work because they are working or playing and not spending time at home. But for the person or family that wishes to dwell in their home will not want to live in a small city type apartment building. Be creative with the buildings you are looking to build and their location. Will they offer a healthy lifestyle. If you want young and middle age people to stay and make this their home. The city needs to advocate for business to relocate or start-ups to come here not just short term workers. Ketchum needs more then small apartments in box type buildings that only offer a place to sleep. I truly do not think that the City is not being creative in the types of complexes and where to build . I understand that we are behind the eight-ball We are playing catch-up BUT not crossing the T's or dotting the I's. The city is allowing building to be build with out enough parking. The P&Z is also too busy and pushing buildings through. Building being allowed with out adequate parking and from looking at the Barrato building that is going up on fourth street and the rendering of his building at the entrance of our town....Well... they are not even going by the information that was collected at the open house at the Or-Wagon Museum on what we (the Ketchum residence) want our town to look like! Very Frustrating and scary the direction that our town is going!Why can't the city work with Blaine County on the property at the hospital light on hwy 75 . I know that there are issues but something could be	7/19/2022 5:00 PM

Community Conversations: Vibrancy & Housing

done along with the property that the Lift Tower Inn is located (it could be knocked down and built on instead of taking the parking lot away and putting housing there. I will end because I bought that these concerns will not be considered because they have been stated before in conversation etc.

8	These survey questions are designed to give the City the answers it wants, not designed to accomplish an open exchange of views and ideas. A waste of time	7/19/2022 4:25 PM
9	Shorter slack isn't the issue, lack of employees is. Many of these businesses need to step up and not rely on public to do so. Ketchum is an expensive tourist town full of part timers and visitors. That is our most recent history. Not a lot of sheep farmers anymore. Go with the flow, not against it.	7/19/2022 3:49 PM
10	The issue caters around the lack of available land and the extremely high prices of land that has become available in a high demand market spurred on by the pandemic. Mixed use is the best way to solve this problem with penthouse residential paying a premium on the upper floors to subsidize ground floor commercial. No one understands that there is no bank construction debt available to build on a speculative basis. Banks are restricted by the Federal regulators from doing so. Therefore anyone wanting to develop in town property must find the money to do so from private debt and equity sources. That's the principal reason no mixed use buildings are being built that can contain affordable housing units.	7/19/2022 3:17 PM
11	Don't try to stick everything in the CC zone - allow for restaurants or other pocket areas to be vibrant as well.	7/19/2022 2:22 PM
12	For many, less slack is a good thing!	7/19/2022 2:13 PM
13	Increased remote workforce	7/18/2022 5:17 PM
14	1) decrease in workers...leading to deterioration of breadth in available businesses/services on which full-time residents rely. 2) lack of ability for Ketchum, as a whole community, to continue to provide a quality experience to our visitors. 3) although Ketchum is geographically/aesthetically special, it is people that make the community. loss of full time residents and reduction in the diversity of the full time resident population will dim the fabric of the community; I want to have neighbors with whom I can share life all 12 months of each year.	7/18/2022 4:41 PM
15	Overcrowding of schools, childcare, camps	7/18/2022 1:32 PM
16	Burnout of employees is based on not enough employees, rather than shorter slack	7/16/2022 6:11 PM
17	I too face housing insecurity, I have lived here for 30+ years	7/16/2022 3:37 PM
18	Lack of connection to the community with short-term residents/visitors	7/16/2022 11:27 AM
19	Shorter slack should give more stable employment.	7/16/2022 9:05 AM
20	Continued shortage of housing might be more accurate. Housing supply in Hailey, Bellevue and the County from already approved and planned projects will provide for families seeking a home/yard configuration nearer to where their kids will go to school. There won't be fewer locals but there could be different locals as older term locals cash out to take advantage of their increased property values and are replaced by new residents, as we have experienced over the past couple of years. A long term local isn't any more special than a new local; we were all new locals once. Vibrancy means different things to different people. There is no reason why a stable or increasing population should be any less vibrant than "before". Burnout is a function of number of employees, not shorter slack periods. Subsidized or philanthropically financed housing (ex. Bluebird, new ARCH programs) are the only solution to matching housing costs IN KETCHUM to wage rates of service workers under present rules. Building and land costs are too high for any housing type to allow profitable private sector development that matches service worker wage rates. Increased regulations increase costs and make this issue worse, unless such regulation includes sufficient density and higher margin product that make the overall development equation financially feasible, including a reasonable profit as is allowed for affordable housing developers (tax credit, ARCH, etc.). Bigger buildings have more margin and scope to consider working in housing solutions. Smaller buildings cannot for reasons previously mentioned.	7/15/2022 5:16 PM
21	I have lived here since 1986, have an amazing job teaching at WRHS and have given myself one more year to try and stay here. I am currently renting a KETCH apartment which takes over 90% of my paycheck for rent each month. I have lived through some ups and downs with	7/15/2022 4:22 PM

Community Conversations: Vibrancy & Housing

housing in this town and in Hailey but it has never been this bad. I cannot afford to stay if there aren't more housing options at realistic purchase or rent levels. I am a special ed teacher and we already are short in our department across the district. Something has to change. Rezone whatever you can. Why can't townhomes with work areas be built in old lumberyard on Warm Springs Rd? Bozeman has some different housing options that could easily work here. If people protest about not wanting more houses or density in their back yard you have to ignore it now. There are staffing issues everywhere. It is affecting the vibrancy factor you are working so hard to uphold.

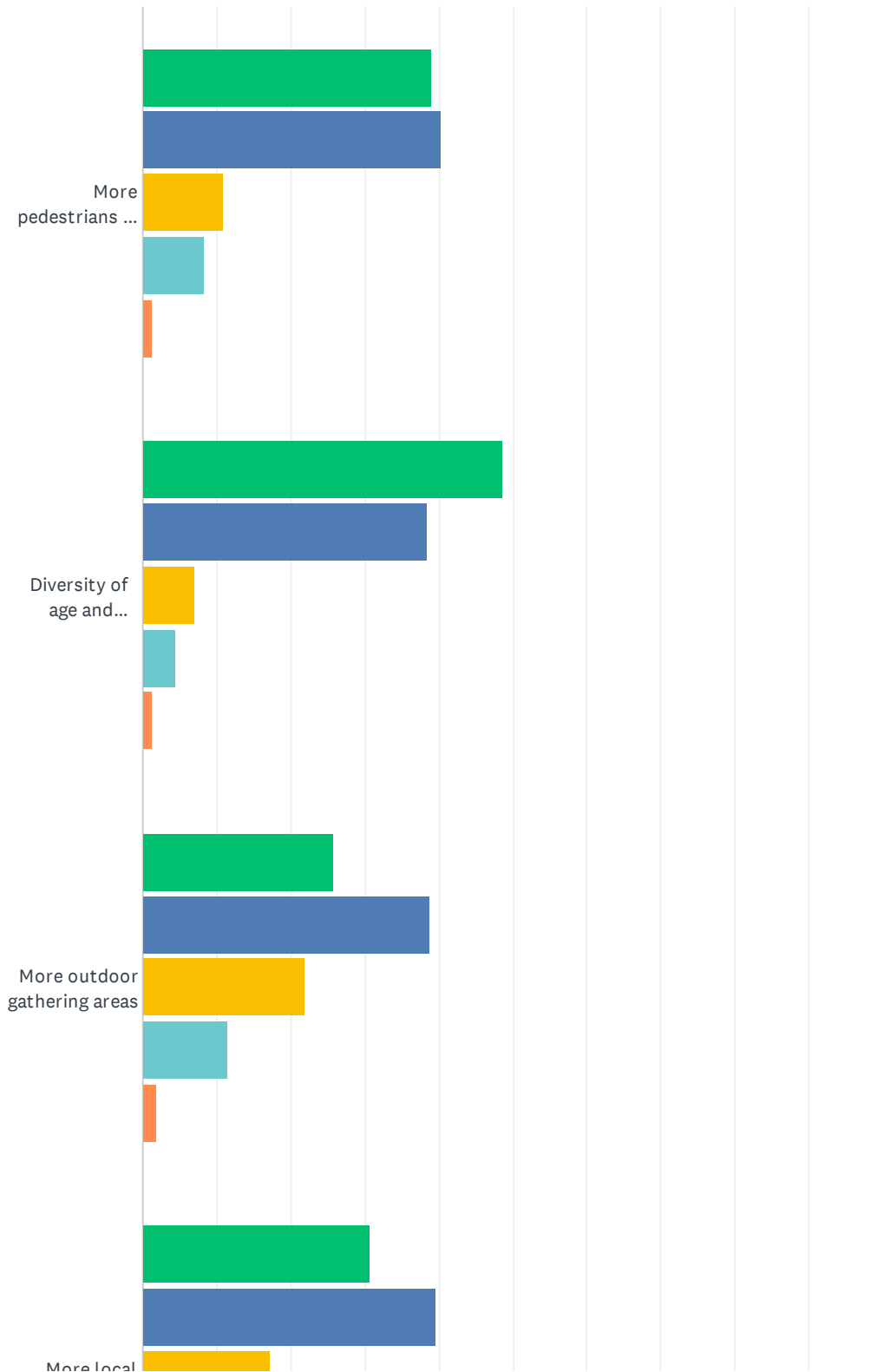
22	Housing is a county wide issue/ why do we try to put so much on the most expensive property of Ketchum rather than down valley where more units can be built with the same money. Tie all reduced rate housing to Full time employment and annual requalification. There is so much abuse right now it is infuriating!	7/15/2022 4:02 PM
23	Loss of the soul of Ketchum...Strongly agree!	7/15/2022 3:55 PM
24	More housing! Density seems best in downtown core to me. Thanks for all the hard work! Go Bluebird!	7/13/2022 8:25 AM
25	many new residents will move in & make ketchum much different.	7/11/2022 8:30 PM
26	This is not just a Ketchum problem - it's happening in many cities nationwide.	7/11/2022 3:48 PM
27	Market forces lead to more full time residents and vibrancy	7/11/2022 2:58 PM
28	Bigger buildings is not necessarily the problem	7/11/2022 10:20 AM
29	The current economy is strongly influenced by the COVID19 pandemic. IT is hard to predict the future, but likely we will have a serious recession. We should be careful not to plan for things to continue as they have the past 3+ years.	7/10/2022 9:09 PM
30	shorter slack has nothing to do with burnout in a normal labor market	7/10/2022 5:19 PM
31	The loss of trees in Ketchum in the last two years due to development is staggering. Tree care costs money and trees on lots take up space that can be used to make money- so many new developments are not keeping or planting trees. This makes me worry Ketchum will begin to feel like NY city in the summer. (hot and gross)	7/10/2022 11:57 AM
32	I think that Ketchum may evolve into more of a tourist vacation town, and local full time residents will move to Hailey & Bellevue, where housing is cheaper and there is more of a year round community.	7/9/2022 11:35 PM
33	We simply need a comprehensive plan for our city to grow strategically and with quality projects, as well as identifying ways to integrate nearby cities as sources for housing. There are a lot of underdeveloped properties within our city with can easily be identified and a future plan for these areas created. We also have ways of solving the affordable housing issue by thinking outside the box. We have to stop pointing fingers at one homeowner type (Short term rentals) as the culprit - ALL homeowners in our area contribute to issues and opportunities.	7/9/2022 12:32 PM
34	if most of the housing units are second home owners our town is doomed... I am having a hard time finding help in my store and have had to reduce my hours....second home owners keep the lights out most of the time...the huge penthouse being built should have been multiple smaller units that would provide housing for locals who live here full time....thank you for this update.	7/9/2022 10:21 AM
35	It will become a more dangerous place to live because of the lack of community safety employees (EMTs, firefighters, cops, doctors and nurses) being able to afford housing and cost of living - happening to Tahoe right now.	7/9/2022 10:16 AM
36	Hailey is providing workforce housing AND increasing retail and nightlife. Ketchum will continue to lose as long as it continues with the same focus as now.	7/9/2022 9:36 AM
37	P and Z needs to be much more judicious in approving buildings that do not provide parking. Such decisions have negatively impacted every community where developers were allowed the "it's too expensive" relief.	7/9/2022 8:51 AM
38	The line of cars in and out of Ketchum each morning and evening should show that the workforce that services the community does not in fact live here. Help wanted signs for retail and restaurant are in windows for months. It's time to zone out inner city or near inner city mega mansions and have higher density affordable housing.	7/9/2022 8:42 AM

Community Conversations: Vibrancy & Housing

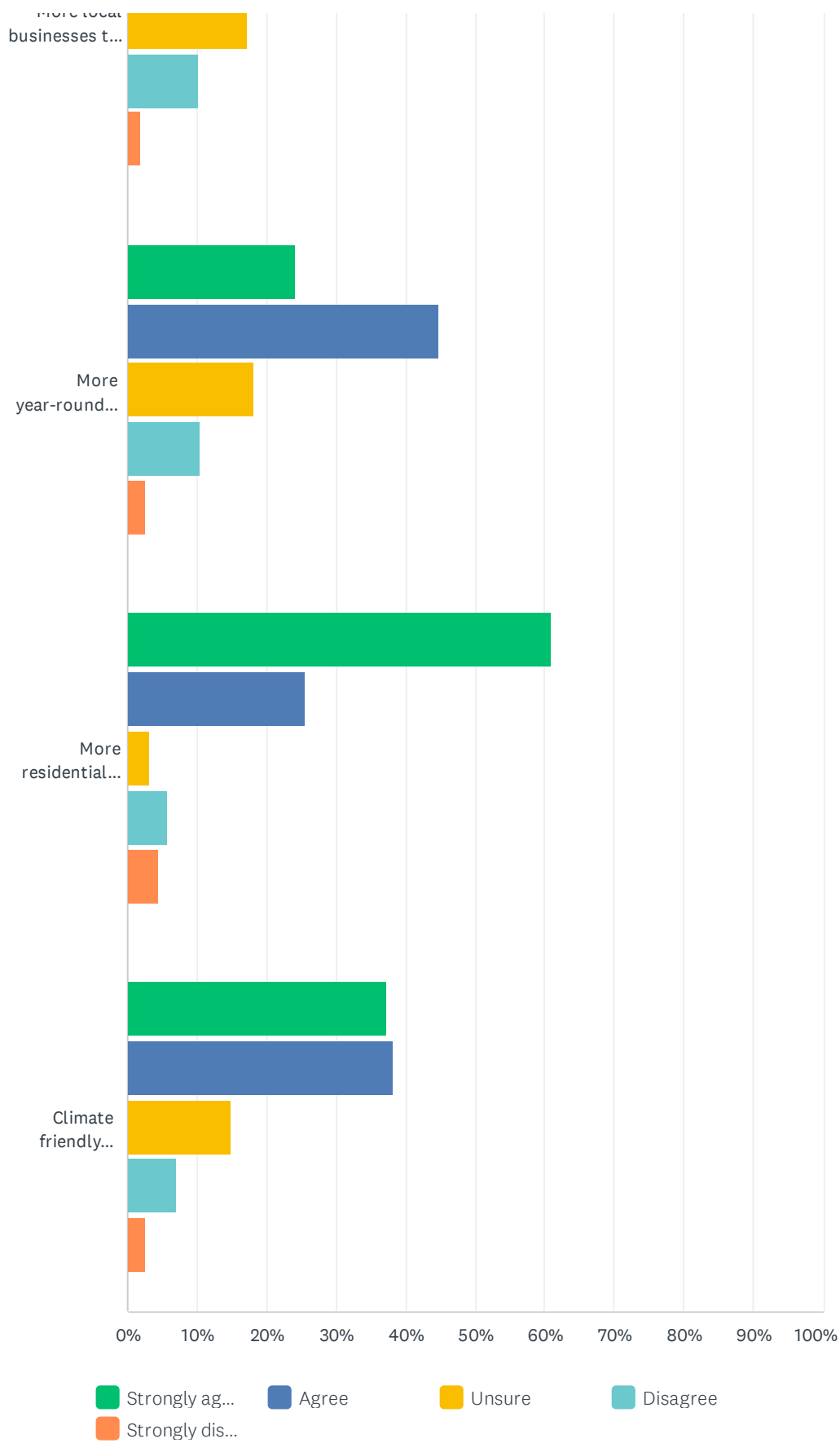
39	Higher cost of housing leads to higher cost of labor force and higher cost for services	7/9/2022 8:26 AM
40	Drop the vibrancy and focus on housing!!!	7/9/2022 7:59 AM
41	Nothing about what is currently going on is sustainable	7/9/2022 7:31 AM
42	I am an aging worker and my landlord has been fair, but needs to keep raising my rent. It is approaching over half my income. Was interested in Northwood, but the cap is \$33,900 which is really low. I can't qualify at my current yearly income around 42,000. I can just hang on if no emergencies occur. Just had almost \$3000 worth of financial problems which is wiping me out.	7/8/2022 9:30 PM
43	Promoting tourism at any cost has ruined this community. To late now. God save the sewer plant.	7/8/2022 6:00 PM
44	Zero attainably priced Long term housing	7/8/2022 3:35 PM
45	Loss of character and what makes Ketchum, Ketchum.	7/8/2022 3:14 PM
46	Congestion on Rte 75 as workers drive long distances for day jobs	7/8/2022 2:23 PM
47	We need housing for the local working community yesterday!!! Stop wasting time!	7/8/2022 2:11 PM
48	My impression that planned new buildings are big, boxy, with big residences on top....Not like small town feel Ketchum had a few years ago.Not sure if that is the goal....	7/8/2022 2:08 PM
49	Loss of a Ketchum identity. Cost of doing business is a lot for small businesses in town.	7/8/2022 2:01 PM
50	The city is making parking the next big problem. How do you not have the visions for this? Look to other resort communities.	7/8/2022 1:52 PM
51	Recall Neil.... get him out of the pocket of builders . Doesn't matter what the people want he does what he wants and has some how wrangled in some of the city council. I have been here 45 years and haver never seen before such a corrupt mayor and some council members	7/8/2022 1:36 PM
52	Too much inequality.	7/8/2022 1:19 PM
53	Wealthy homeowners will not be able to procure the services they desire, get table service at a dwindling number of restaurants, etc.	7/8/2022 1:14 PM
54	The verbiage and structure of this surveys section is a bit confusing and unclear. I find it difficult to retrieve visible data for the city in this section.	7/8/2022 1:11 PM
55	I'm one of working professional that is thinking about relocating. Having strong opposition to housing, but no opposition to 3,000+ foot homes/condos is making me rethink what this town is about. My growing family is outgrowing our 900 sq foot apartment.	7/8/2022 12:58 PM
56	WE are losing our diversity & therefore the vibrancy	7/8/2022 12:57 PM
57	I believe slack will actually get longer and worse with tourists and second home owners only coming for 2 weeks and xmas and 4th of july to labor day	7/8/2022 12:29 PM
58	My wife and I are young professionals. If things don't change, we will have no choice but to leave.	7/8/2022 12:28 PM
59	Towns need "pocket" areas for people to enjoy a moment on a bench under a tree. Too many four to five story buildings will create "canyons" without a welcomingpersonality.	7/8/2022 12:24 PM
60	The philanthropic community would donate to affordable housing like they did with the Argyros Center if you come up with a comprehensive plan that places houses somewhere other than the center of Ketchum.	7/8/2022 12:16 PM

Q2 Community members were also asked “What should a vibrant downtown Ketchum look and feel like?” Please tell us if you agree, disagree, or are unsure with what we heard:

Answered: 156 Skipped: 6



Community Conversations: Vibrancy & Housing



Community Conversations: Vibrancy & Housing

	STRONGLY AGREE	AGREE	UNSURE	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
More pedestrians and people riding bikes, less cars	39.10% 61	40.38% 63	10.90% 17	8.33% 13	1.28% 2	156	1.92
Diversity of age and ethnicity in our town	48.72% 76	38.46% 60	7.05% 11	4.49% 7	1.28% 2	156	1.71
More outdoor gathering areas	25.81% 40	38.71% 60	21.94% 34	11.61% 18	1.94% 3	155	2.25
More local businesses that are open longer hours	30.77% 48	39.74% 62	17.31% 27	10.26% 16	1.92% 3	156	2.13
More year-round attractions and events for younger people	24.03% 37	44.81% 69	18.18% 28	10.39% 16	2.60% 4	154	2.23
More residential housing available for all income levels	60.90% 95	25.64% 40	3.21% 5	5.77% 9	4.49% 7	156	1.67
Climate friendly community (EV charging, solar, etc.)	37.42% 58	38.06% 59	14.84% 23	7.10% 11	2.58% 4	155	1.99

#	ANYTHING YOU WANT TO ADD?	DATE
1	Socialist	7/20/2022 11:15 PM
2	The beer fests and slick social media won't house people. We need to direct more resources to the housing emergency.	7/20/2022 2:10 AM
3	Architecture that aligns with our community vibe...friendly, appropriate scale/not showy, celebrates nature. No more 'cookie-cutter' brick and glass faux western 'BLOCKS'. Expanded and accessible public transportation...not just seasonal. Delivery services to reduce traffic.	7/20/2022 1:38 AM
4	Since we have a grocery store in the down town core you cannot take parking away!!! There are many Workers that shop for their clients. There are many elderly that need to park close to stores esp. grocery and drug stores!	7/19/2022 5:00 PM
5	Again, The questions are resigned to get the answers you want not the answers you should be hearing. Ketchum can you be a private city without subsidizing housing for all income groups.	7/19/2022 4:25 PM
6	The EV Revolution is going to take decades to be viable and unless we build and promote nuclear there is not way to rebuild a viable electric infrastructure in this country.	7/19/2022 3:17 PM
7	downtown Ketchum should have the density in terms of businesses and full-time resident deed-restricted housing units that precipitates a busy, full downtown that can offer a range of events and activities for all ages; Ketchum should also recognize that many people are here for what surrounds, so going whole-hog on attractions/events may be overkill. new events/attractions should build on the strengths the upper Wood River valley naturally features.	7/18/2022 4:41 PM
8	Get the banks and realstate offices off of the main streets-- they close at 5pm & kill the town vibrancy	7/16/2022 11:27 AM
9	Cars might be a necessary evil to our outdoor lifestyle so we have to plan for them. Less cars and more bikes/walking would be nice in the core but how does our aging population access goods and services if it is difficult for them to drive to them? All businesses located here are local businesses - many choose not to be open longer hours which choices cannot be regulated but such choices do affect the economy and probably vibrancy, depending on your definition of it. There should be more events suited to ALL ages - young people can figure out how to have fun without old people doing it for them, or can sponsor age specific events as needed. More housing would be great but it requires more density or you get more of the same - houses that most people can't afford whether they cost \$2 million or you have twice as many that cost \$1 million. More housing also means more population growth which increases any perceived strain on infrastructure / staffing, etc. Climate friendly is definitely a worthy goal as long as we recognize that ICEs will dominate transportation for decades and plan accordingly.	7/15/2022 5:16 PM
10	You need to stop doing surveys and paying consultants and start taking action or you are going to lose more valuable employees and businesses.	7/15/2022 4:22 PM

Community Conversations: Vibrancy & Housing

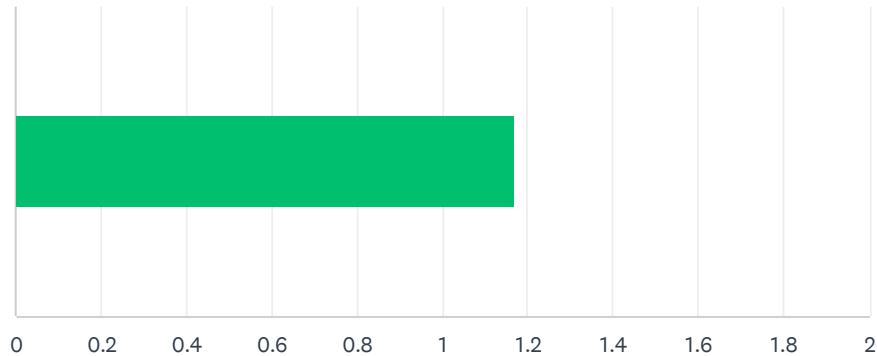
11	Mid to low income family able to live downtown..strongly agree!	7/15/2022 3:55 PM
12	Emphasis on local businesses that locals shop at. I believe we have too many "hobby businesses" that only appeal to tourists, and rent for retail space is far too high for young and interesting entrepreneurs to try out ideas.	7/15/2022 2:14 PM
13	Lower income housing should be primarily out of downtown	7/11/2022 2:58 PM
14	We should plan for and subsidize quicker migration away from fossil fuels to be replaced by renewable ones and by better insulation of buildings.	7/10/2022 9:09 PM
15	I think building condos and a lot of multi unit housing in Ketchum would be a mistake. I would not want Sun Valley to evolve into a Keystone or Park city which are like a condo city. If we want more of a local community living in Ketchum, I think the answer is not to build more housing, but rather to manage the amount of housing in the community that can be used for short term rentals.	7/9/2022 11:35 PM
16	We need to plan for growth and more people living/visiting here. Let's be a leader in small town living and creating innovative and quality experiences. Being proactive and having a long-term plan matters.	7/9/2022 12:32 PM
17	Less aggression, people driving slowly, more pedestrian friendly areas, less big ugly empty buildings	7/9/2022 10:16 AM
18	Vibrant businesses and availability for easy access with parking cars still needed for customers and staff.	7/9/2022 9:36 AM
19	Very few residential developments that were "developed" by public agencies succeed long term. History proves this point. The role of the local government should be to facilitate workforce housing but then seek out professional developers to complete the buildings. Bluebird would not be as it is were skilled, professional developers involved.	7/9/2022 8:51 AM
20	Perhaps Ketchum should work with Bellevue to develop affordable housing. It is clear Ketchum is not going to enforce development of affordable places for the workforce to live.	7/9/2022 8:26 AM
21	HOUSING is #1 priority!	7/9/2022 7:59 AM
22	NO.	7/8/2022 9:30 PM
23	People own and use cars. Parking spaces are needed.	7/8/2022 4:11 PM
24	I'm young (I think)(ish?) and think there are lots of events for young people, we just don't seem to know about them.	7/8/2022 3:39 PM
25	I think pedestrians are key--bikers, not so much--bicycles are going somewhere, not shopping. We need covered parking, free. Charge for on street parking	7/8/2022 3:36 PM
26	Enough with the events.	7/8/2022 3:14 PM
27	We need housing for young family's who work and live in our community and it needs to be affordable	7/8/2022 2:11 PM
28	I don't think we need more residential housing for ALL income levels. That means the wealthy just keep buying up housing and properties. What we need is a focus on ESSENTIAL housing	7/8/2022 2:01 PM
29	Too little too late. Everyone I know under the age of 45 that actually works, no trust fund, has a back up plan to leave the valley. I do as well. There may be a few more years left before this area is completely ruined like Vail, Park City, Jackson, etc.	7/8/2022 1:52 PM
30	Stores can't have longer hours with out enough employees. Yes on residential housing, but that doesn't mean they have to live in the core of town in in buildings that are too big and tall for space providedthat doesn't mean it h	7/8/2022 1:36 PM
31	Hailey and Bellevue are good for affordable housing, people commute all of this country; no need to live in Ketchum.	7/8/2022 1:13 PM
32	It seems that ketchum already has a majority of the amenities listed. I suppose the city can try and shape vibrancy, however, outside factors tend to be the determinate for vibrancy. Local ordinances should on a basic level set the stage for these interactions, but should let the character and town energy develop organically.	7/8/2022 1:11 PM

Community Conversations: Vibrancy & Housing

33	Ask Elon Musk to bury Main Street and Sun Valley Road for car traffic. He might go for it. In Europe small towns with heavy traffic direct the thru traffic around town. This is not possible here, but tunnel under let's do it.	7/8/2022 12:58 PM
34	Stop electing eople who can be bought.	7/8/2022 12:36 PM
35	More local businesses would be nice but longer hours aren't necessary.	7/8/2022 12:24 PM
36	We want to keep Ketchum vibrant, diverse and youthful without it becoming crowded, load & less clean.	7/8/2022 12:16 PM

Q3 The city should consider requiring a minimum number of housing units in new developments of a certain size.

Answered: 135 Skipped: 27



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	1	158	135
Total Respondents: 135			

#		DATE
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4	4	7/20/2022 11:16 PM
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6	0	7/20/2022 10:14 AM
7	2	7/20/2022 9:57 AM
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Community Conversations: Vibrancy & Housing

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57	0	7/11/2022 8:31 PM

Community Conversations: Vibrancy & Housing

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Community Conversations: Vibrancy & Housing

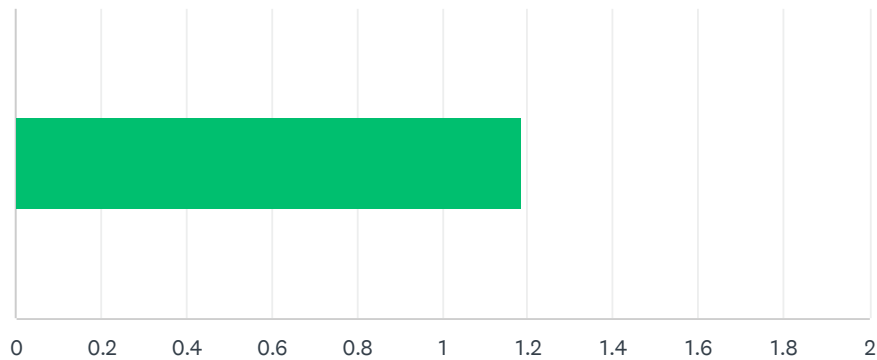
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Community Conversations: Vibrancy & Housing

134	0	7/8/2022 12:18 PM
135	0	7/8/2022 12:14 PM

Q4 The city should consider limiting where consolidation of lots can occur.

Answered: 130 Skipped: 32



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	1	154	130
Total Respondents: 130			

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Community Conversations: Vibrancy & Housing

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Community Conversations: Vibrancy & Housing

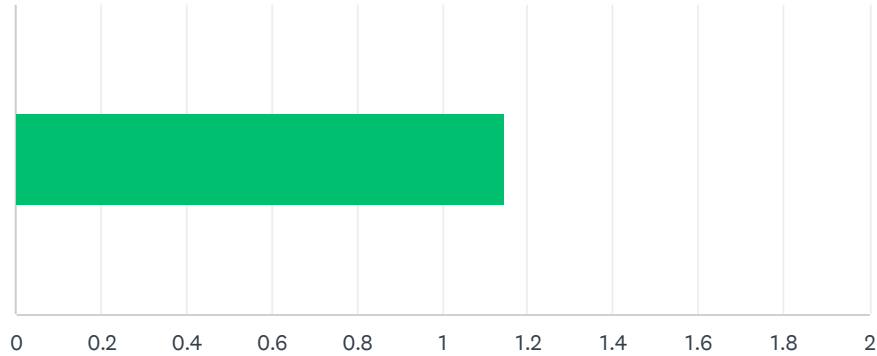
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Community Conversations: Vibrancy & Housing

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Q5 The city should consider regulations that limit the loss of existing housing units.

Answered: 114 Skipped: 48



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	1	131	114
Total Respondents: 114			

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Community Conversations: Vibrancy & Housing

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Community Conversations: Vibrancy & Housing

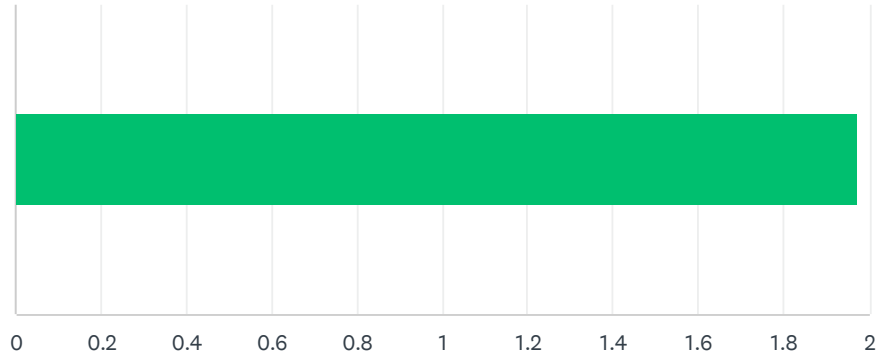
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Community Conversations: Vibrancy & Housing

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Q6 The city should consider additional parking exemptions for retail and office space.

Answered: 121 Skipped: 41



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	2	239	121
Total Respondents: 121			

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Community Conversations: Vibrancy & Housing

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Community Conversations: Vibrancy & Housing

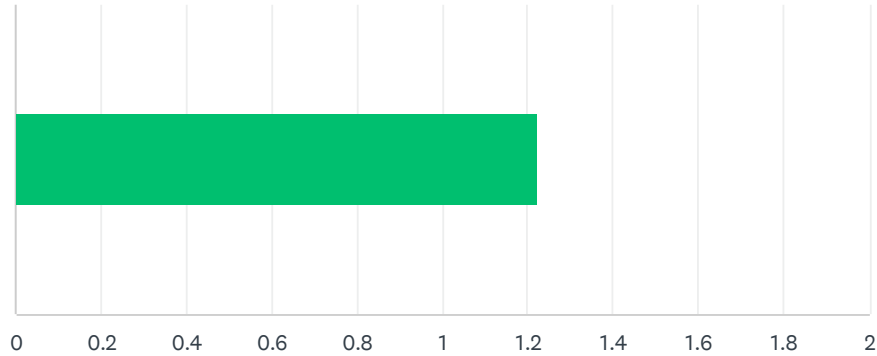
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Community Conversations: Vibrancy & Housing

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121	2	7/8/2022 12:22 PM

Q7 The city should consider reviewing the type and location of uses in each project on a case-by-case basis.

Answered: 112 Skipped: 50



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	1	137	112
Total Respondents: 112			

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Community Conversations: Vibrancy & Housing

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Community Conversations: Vibrancy & Housing

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Community Conversations: Vibrancy & Housing

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112	2	7/8/2022 12:16 PM

Q8 If you have additional thoughts, comments or questions, please note them here:

Answered: 59 Skipped: 103

#	RESPONSES	DATE
1	The planing department is a heavy handed arm of the mayor that is mandating code at it's own will, not by ordinance. Acting as a cowboy regents	7/20/2022 11:27 PM
2	I hate the removal of old buildings that are part of what makes Ketchum unique. Stop the demolition of old buildings!!!!	7/20/2022 10:00 AM
3	Tax short term rentals @ 25% and make it easier to bike than drive in the downtown core. Why are we wasting space for free parking when that land is insanely valuable	7/20/2022 7:44 AM
4	Stay away from apartment blocks. No one wants to live there! Limit square footage on new houses. Ketchum looks like the playground of the rich and vulgar!	7/20/2022 6:59 AM
5	Parking — A destination place needs it. I favor a paid multi-level parking structure somewhere in the core. By 511 bldg or where the Idaho Power bldg is now? It's a mistake to issue variances and count on the Church or busing folks in, imho. Make the exemption only where it meets multiple community goals. Lastly, rethink Lewis Street and gain housing there.	7/20/2022 2:20 AM
6	1. I applaud the City for taking a proactive and progressive approach to this issue. We need to plan now for our future. 2. The approach aspires to promote the densification of housing in areas that are attractive to tourists (e.g. ski bases) as a solution to workforce/moderate income housing. I feel that this is misguided and will only result in the purchase of additional 2nd home for vacation/rental purposes. Rather, the city should rather identify other areas/property that can be developed for housing that is accessible for professional and service workforce. 3. If densification is an objective of the housing plan, it should be accompanied by strict requirements for adequate parking and infrastructure development. I did not see either in the summary. We can't have more people living in the city center vying for street parking. We also have a water resource limitation....This needs to be considered. 4. Vibrancy. How can the city attract dynamic companies to the area?	7/20/2022 1:51 AM
7	Limit short-term rentals. Fight it out in court. It's a root cause and the city is not addressing it.	7/19/2022 9:11 PM
8	WRV has kicked the can down the road for almost 50 years, regarding parking and housing. It's way past time to take the bull by the horns immediately with drastic action. I am in favor of seizing open land through eminent domain and using that land for affordable housing & underground parking!	7/19/2022 7:01 PM
9	On the questions for density..I had a hard time answering the questions because....it wasn't clear on if there is high density is that for high rent buildings? Is it for the working people. The last thing I think this town should look like is a high density ski resort with tight over built areas. It would also push out the parking for the local person who for various reasons cannot rely on the bus service.	7/19/2022 5:10 PM
10	Please do not encourage developments in the core downtown area like BlueBird village. We need more restaurants, shops and vitality in the downtown core. We have Mountain Rides so 'affordable' housing can be placed in less expensive places than the core. Workers do not have to walk to work! We could have sold that piece of property for tons of money and used theC money to make many more affordable units if not placed in the down town core.	7/19/2022 5:08 PM
11	I love Ketchum and appreciate the City is trying to help with the housing crisis but let's be real. Increased zoning regs and restrictions on STR don't make it more affordable to live here. We need to relax regulations not tighten them and fight NIMBYSM. Support more projects like Bluebird. And break out the earplugs for wealthy second homeowners and wealthy businesses that fight large workforce projects. The businesses should step in and take ownership, plenty of affordable condos on the market in the South Valley to purchase. Ketchum wasted in lieu of funds on town plaza, hires consultants instead of purchasing existing units and hamstrings middle class STR owners. None of this increases community housing or supports locals. How	7/19/2022 4:25 PM

Community Conversations: Vibrancy & Housing

many long term retiring locals will loose revenue from lots they've owned for years if more regulations are enacted?

12	The time line to process applications for the best kind of projects that fit within the community takes far too long o be effective. It discourages anyone taking the "risk" to develop what is most needed. Subsidy of retail and office space can only take place with the development of higher end penthouse residences on the the upper floors and with adequate parking. The City is losing sight of the essential nature of public parking by taking parking way from the commercial core. Those projects that are architecturally strong and that recognize that Ketchum needs to modernize the "built" environment as authentic while accepting modern interpretations should be encouraged.	7/19/2022 3:29 PM
13	Please act before it's too late.	7/19/2022 3:17 PM
14	If you try to regulate everything in the CC zone too much, you will end up with nothing. If you really want density and vibrancy, you have to allow for taller buildings - which some locals will fight tooth and nail. IF you actually ran a pro forma on these properties, and strategically looked at how the lot could be developed / costs, you would see what is and isn't feasible. Some of your wishlist items are not feasible - pass the new code and you will get nothing instead of something. Build up higher, and eliminate parking if you want vibrancy. Sorry it's the truth. Build a parking garage on each side of main street.	7/19/2022 2:26 PM
15	There is no reason to put low income housing in the center of town, which is controversial. Low income housing should be located near the hospital, which is easily accessible, close by, but not in the center of town.	7/19/2022 2:16 PM
16	4 market rate units a \$2M each are not more likely to have full time use than 2 units a \$4M or \$5M. Market rate units will not attract full time residents in this market. We need more higher density workforce housing specific development like Bluebird.	7/19/2022 2:14 PM
17	It makes the most sense to encourage people to create ADU on private property and develop housing in the light industrial area. The old lumber yard where the blue line meets the valley route, a YMCA, a skate park and a preschool seems like a great location.	7/19/2022 2:13 PM
18	Require parking to be included in building footprints if they are increasing the size of the building capacity. Don't let another Ketch building incident happen. Move the Ketchum street department to the proper industrial center. Partner with all Valley stakeholders for assessment of more affordable land to be swapped for housing with the available higher priced land Ketchum city limits. Allow more mixed use that includes housing for the industrial center. Having a 10-year long gaping hole at the entrance of the city doesn't help to build vibrancy. Your Hawk crosswalks and SV Rd/Main Street traffic signals are a disaster that deter people from wanting to be or move through downtown. Encourage events that shut down streets in downtown for opportunities to have businesses stay open later for walking traffic. Offer tax incentives for additional dwelling units and affordable housing projects. Restrict the bank density... Charge higher fees for the demolition of long-term/historic buildings that are replaced by mixed-use, highly priced retail and residential/condo projects. Ex: Perry's, Taste of Thai, Antique Ally, etc.	7/19/2022 11:40 AM
19	item #7, the last question to answer in this survey: the idea that reviewing each project on a case by case basis for location of uses...this leaves a lot of room for interpretation on the part of P&Z in how the project is imagined/implemented/approved - it's a really big "grey" area that makes things more challenging for everyone involved as "interpretation" or personal opinions come into the decision making process. this "interpretation" has the potential to significantly slow down a proposed development's progress to approval and leaves the developer wondering if their project is going to get hung-up in the final approvals due to "interpretation" on the part of appointed officials on P&Z. if the City has concrete ideas of what they would like to stipulate in terms of use locations within projects, residents, developers, and City staff would be better served with a set of guidelines/adjustments to the code that all developments could reference in the beginning stages of the their development plans to meet the City's intended "use location" requirements. this also has the potential to reduce the amount of back and forth between a developer and City staff on a given project submission, which is also a more efficient use of the taxpayer dollars that fund the City's operations. I'm all for having the conversations about use and building layout where appropriate, but when things like this can be more concrete than a case by case review/interpretation, that more streamlined approach should at least be considered as a solution to concerns about building use location/layout.	7/18/2022 5:01 PM
20	Can you limit Air B&B? to get back more of the long term rental availability?	7/16/2022 3:41 PM

Community Conversations: Vibrancy & Housing

21	Limit the mega homes, encourage aht's, give breaks to people to who rent to locals at a reasonable cost (below market value); tax the hell out of AirB&B type homes.	7/16/2022 11:31 AM
22	Parking incentives are fine for retail and office however forcing retail and office uses in the absence of data proving there is a shortage only increases the cost of development and reduces the likelihood of more affordable housing being included since it is unlikely that office and retail space will pay for itself, meaning residential margins must increase to create overall project feasibility.	7/15/2022 5:29 PM
23	If you keep allowing any kind of building to have a parking variance then let the mayor and city council members approving this pay for the parking structure that will eventually be required. You have city planning and codes. STICK to them every time. There are more variances granted for everyone except the smaller homeowner. NO ONE, subsidized housing included, should ever be excepted from meeting the standards agreed to.	7/15/2022 4:12 PM
24	We need parking spots for residents and visitors to our downtown core.	7/15/2022 4:11 PM
25	No more waivers for large hotels!	7/15/2022 3:59 PM
26	Try to get the message out to the new people to be humble and try to fit in and help the community rather than be a big part of the problem.	7/14/2022 4:17 PM
27	Thanks for the hard work!	7/13/2022 8:28 AM
28	The City of Ketchum should increase the FAR in the Community Core immediately in order to achieve their objectives. There are both Planning and Zoning and City Council members who believe that a 1.0 FAR is not only appropriate, but the only way to keep the town from being 'ruined' by development. This demonstrates a general lack of knowledge with respect to town planning. As the people charged with enabling our City's future success, they should be confident in asserting smart growth incentives in lieu of catering to the noisy minority who want to see Ketchum preserved in its current state. Also, local Architecture, Design and Construction Industry professionals tend to avoid participation in city processes [such as commenting on ordinances, or taking this survey] for fear of retaliation from the Planning and Building Director Suzanne Frick. While most would like to play a role in shaping the City's policies, anecdotal stories of projects being delayed as punishment for taking a stance that differs from the Department are rampant within social circles. Given the choice between providing for their families by enabling their client's success, or taking a stand against tyranny, most choose to remain silent. The City can choose to turn a blind eye to this constructive criticism and chalk it up to a disgruntled citizen, or get the right staff in place to help ensure that we have a successful, vibrant, and economically viable town in the future.	7/12/2022 10:00 AM
29	I would love to see more affordable plots of land in Ketchum for locals, rather than being forced to move south to build due to high cost of land.	7/12/2022 8:14 AM
30	ketchum needs to encourage visitor who want to come here for hiking, xc skiing, biking. the bike path needs to be connected to the harriman trail. one should be able to walk, ski or bike from downtown to the SNRA without needing a vehicle. we need to encourage visitors who want to come here & not need a car.	7/11/2022 8:36 PM
31	To effectively add density; the height must increase in the entire downtown. There is no other way to do it fairly for everyone.	7/11/2022 5:13 PM
32	Not a good idea to give the city too much discretion to review location, size, type of building. This should be in the Code, not a discretionary decision by the planning department.	7/11/2022 3:50 PM
33	Minimum residential density should not be increased by regulation, but rather by market forces and individual lot location and physical features, eg. corner lots vs interior lots	7/11/2022 3:04 PM
34	Worker housing is number one. If not, the city will die.	7/11/2022 12:15 PM
35	The amount of growth the Wood River Valley has experienced these two past years has been... wild. I do believe we must act quickly to preserve the unique aspects of Ketchum that make it such a great place to live. The recent large developments in the cities core, loss of plants and trees, I believe, paints a bleak future for normal people of average income to live in and enjoy the town. The rental I used to live in was just demolished for a million dollar home to be built. I understand that money can buy what money can buy, but I hope Ketchum and the other BC cities can implement protections/regulations to help us keep our home - our home.	7/10/2022 12:04 PM
36	It would be worthwhile for the City decision makers to both consider responses to this survey,	7/10/2022 10:09 AM

Community Conversations: Vibrancy & Housing

yet still gain insight from industry professionals. The consideration sets I've heard at meetings have had a very limited perspective and don't reflect a well informed critical thinking. It's great that surveys like this are being utilized AND gaining insights from professionals without agendas is a great opportunity for our city.

37	Thanks for your efforts!	7/9/2022 4:53 PM
38	The city of Ketchum has two obvious focuses: Less parking and car traffic and increasing affordable housing for the work force. It is blinding the city to what it should be addressing, making business easier to operate with better parking solutions and less rules and requirements for operations. Employees may want to live where they can park and raise a family. Not in a large complex with more requirements and less personal space. Hailey is achieving what Ketchum thinks it can achieve with it's mandatory and ever changing rules and requirements. How much did the city pay for the parking lots to collect fees and they are rarely used. Now you want more funding for housing there. What is next?? Really what is next?	7/9/2022 9:48 AM
39	AFFORDABLE housing should be the city's top priority. Housing without parking is NOT is transitional at best. It doesn't have to be in the city. Housing needs parking to be permanent.	7/9/2022 9:25 AM
40	Real estate developer has many requirements but one necessity is that parking is required to be successful. Many cities has built public parking structures that provide semi-convenient parking to retail and office uses. Believing that people won't have cars is simply erroneous. And, nearly all workforce housing projects require parking far greater than typical zoning because each residential unit is typically occupied by more people than market rate developments. Successful workforce developments are often parked by the bed as opposed to on a per bedroom basis similar to student housing. Professional developers would have known this fact.	7/9/2022 8:58 AM
41	The downtown core of is in jeopardy if you do not consider parking. There is already a requirement of 2 hour parking limitations in most of downtown. Where are people in businesses and retail supposed to park if they have to commute from outside? Who wants a job if you have to move your car every two hours? The final consideration not even mentioned here in the survey is Hailey and Bellevue. Each town relies on each other and the master plan for all three cities needs to be tied together. We need to STOP the reliance on affordable housing in neighboring communities as the workforce savior for Ketchum. Just sit in a lawn chair on any given weekday morning from 7 to 9 am each day and look at the crazy line of cars coming into town to work. Stop the focus on Kethum and look at Blaine county as a whole and how we live and work as one.	7/9/2022 8:54 AM
42	Until the housing situation of the workforce is addressed nothing is going to change. If the workforce can't afford to live here it doesn't matter how much retail space is created. If the only housing being created is for non-working, part time residents the issues with the people that support the community are not being addressed. If I were the city of Ketchum I would be working with the city of Bellevue to create housing for the workforce of Sun Valley, Ketchum and Hailey.	7/9/2022 8:43 AM
43	Thank you!	7/9/2022 7:06 AM
44	I walk lots and there are so many places with the shades down and empty. I am hoping for BlueBird, but it is yrs away and as a Sr. I have cars and the parking for BlueBird is crazy. Just because people are financially challenged doesn't mean they can do without a car or live in a small windowless space as some of the Community housing units.	7/8/2022 9:42 PM
45	Any new commercial and mixed use development should be required to build underground employee, residential and customer parking. It is unconscionable that this has not been required previously.	7/8/2022 8:12 PM
46	If your so concerned about the core WHY are you digging up the road during the peak tourist and business season? It should be done BEFORE Memorial Day or AFTER Labor Day. It ruins your credibility!	7/8/2022 6:56 PM
47	Thank you	7/8/2022 4:13 PM
48	Back to parking; underground, covered parking must be a requirement. Public parking garages can be substituted, by charging each new development an initial fee and then yearly fee in conisderation of relief from parking in development.	7/8/2022 3:42 PM
49	ELIMINATE or CAP short term housing. Do literally 1% of effort. stop doing NOTHING and do	7/8/2022 3:40 PM

Community Conversations: Vibrancy & Housing

ANYTHING. The zoning has been sitting idly by letting our community die. The lack of affordable housing and EMPTY units in this town is 100% on your hands. DO SOMETHING. It's Embarrassing.

50	Restrictions work both ways. In the end it's up to the owner and developer to do what is best for this community. There are creative ways around a restriction. What good is housing density if it's empty homes or selling at an unattainable price point. We need more concepts like Blue Bird to preserve the little diversity we have left.	7/8/2022 2:09 PM
51	Where did the "in lieu" parking fees developers paid instead of providing parking go? The general City fund?! How much has been collected over the last 30 years?	7/8/2022 2:04 PM
52	The city is so far behind the ball on this and there is no public trust in local government. This is why the tax proposal failed. Bluebird is not the answer. Why not fix the design so that you gain local support. Reduce the quantity of units, increase the parking, and restrict units for locals only. With those left in the valley moving to Hailey and Bellevue, the traffic and parking is going to be horrific. How can you not see this?? My time is better spend researching new areas to move to.	7/8/2022 1:59 PM
53	Most of the damage has already been done and the majority of my friends and co-workers have already been "washed down stream" or washed right out of the valley. It's sad to say but on the current path we are taking Ketchum and Hailey will soon have no workers for the small businesses that make the wood river valley so peaceful and fun. That being said I really don't have any positive suggestions as to how to fix it. Affordable housing will help but it actually needs to be affordable. Most people can not afford \$1,500-3,000 a month on low salary's.	7/8/2022 1:39 PM
54	Please work expediently to turn some short-term rentals into long term rentals for our workers. Getting deed restrictions and the First and Washington site developed within the next 2 years would help. Using philanthropy to fund housing is needed.	7/8/2022 1:25 PM
55	Trends in the building and development environment change, sometimes rapidly, sometimes over longer periods of time. The local market will dictate the needs and thus respond in kind. It appears the actions being made are short sided and reactionary. The city should be a participant in these actions however, in a limited manner. Creating more review processed and governmental intervention only adds to the problem. The. It city's roll should be to set the table and let the individual or groups who can solve these issues, solve these issues.	7/8/2022 1:21 PM
56	The city should promote mixed uses in areas zoned industrial and should allow higher density residential use in those aeas. The development of tiny houses, etc. should be incentivized in those areas.	7/8/2022 1:19 PM
57	Working people are not looking for a handout, but reasonable accommodation to live here. Short Term rental market needs to be dealt with, working with other communities to resolve this at state level, reduce the influence of realtors. City must be willing to fight NIMBYS and call them out.	7/8/2022 1:02 PM
58	Thanks for the survey. I hope big changes happen. I would love to stay here.	7/8/2022 12:32 PM
59	The city should consider raising property taxes on vacant/investment properties, by simultaneously raising the home owners exemption and overall property tax. Additionally, it should consider adding a "Rental" exemption to encourage property owners to fill vacant units. The extra money could then be used to fund more affordable housing initiatives.	7/8/2022 12:23 PM

Q9 If you would like to receive email updates on this initiative, please enter the following information:

Answered: 42 Skipped: 120

ANSWER CHOICES	RESPONSES
Name	97.62% 41
Company	0.00% 0
Address	0.00% 0
Address 2	0.00% 0
City/Town	0.00% 0
State/Province	0.00% 0
ZIP/Postal Code	0.00% 0
Country	0.00% 0
Email Address	100.00% 42
Phone Number	0.00% 0

#	NAME	DATE
1	Rob O'Neill	7/21/2022 12:50 PM
2	Roger Godfrey	7/20/2022 11:27 PM
3	Lynne Hanson	7/20/2022 10:00 AM
4	Larissa DeHaas	7/20/2022 7:44 AM
5	Carolyn parker	7/20/2022 6:59 AM
6	Michael Cohen	7/20/2022 1:51 AM
7	Chelsea Goodrich	7/19/2022 6:30 PM
8	susan neaman	7/19/2022 5:10 PM
9	Travis McDaniel	7/19/2022 3:17 PM
10	Christine	7/19/2022 2:16 PM
11	Laura Crist	7/18/2022 1:34 PM
12	Carolyn Coiner	7/16/2022 6:16 PM
13	Keith	7/16/2022 9:17 AM
14	Wilson Julie	7/15/2022 4:11 PM
15	Caleb Spangenberger	7/12/2022 10:00 AM
16	Megan	7/12/2022 8:14 AM
17	Mike Goitiandia	7/11/2022 5:13 PM
18	Tom Drougas	7/11/2022 3:04 PM
19	Paige Lethbridge	7/11/2022 12:15 PM

Community Conversations: Vibrancy & Housing

20	Edward Jacobs	7/11/2022 8:46 AM
21	mary	7/10/2022 4:46 PM
22	Ingrid Whittaker	7/9/2022 7:37 PM
23	Josh Johnson	7/9/2022 4:53 PM
24	Percy Hermoza	7/9/2022 1:34 PM
25	John B. Heinrich	7/9/2022 9:25 AM
26	Rick Emsiek	7/9/2022 8:58 AM
27	Todd Seibel	7/9/2022 8:54 AM
28	Joe Goodfield	7/9/2022 8:43 AM
29	Alex Babalis	7/9/2022 7:06 AM
30	Robert C Freeman	7/8/2022 10:14 PM
31	Michele Monnier	7/8/2022 9:42 PM
32	GG Luke	7/8/2022 8:12 PM
33	Hayden Seder	7/8/2022 6:26 PM
34	Victor Bernstein	7/8/2022 3:42 PM
35	Roger Roland	7/8/2022 2:04 PM
36	Angie Benton	7/8/2022 1:58 PM
37	James	7/8/2022 1:19 PM
38	Matthias Fostvedt	7/8/2022 12:32 PM
39	Gwen Ceccanti	7/8/2022 12:23 PM
40	Ryan Gallagher	7/8/2022 12:23 PM
41	Kyle Robertson	7/8/2022 12:20 PM
#	COMPANY	DATE

There are no responses.

#	ADDRESS	DATE
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There are no responses.

#	ADDRESS 2	DATE
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There are no responses.

#	CITY/TOWN	DATE
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There are no responses.

#	STATE/PROVINCE	DATE
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There are no responses.

#	ZIP/POSTAL CODE	DATE
---	-----------------	------

There are no responses.

#	COUNTRY	DATE
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There are no responses.

#	EMAIL ADDRESS	DATE
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1	robert@southgatecorporation.com	7/21/2022 12:50 PM
2	200birddrive@gmail.com	7/20/2022 11:27 PM

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3	lynneshanson@gmail.com	7/20/2022 10:00 AM
4	larissaddehaas@gmail.com	7/20/2022 7:44 AM
5	Carolynparker2@gmail.com	7/20/2022 6:59 AM
6	mhcohen.mail@icloud.com	7/20/2022 1:51 AM
7	taxibug@gmail.com	7/19/2022 7:01 PM
8	chelseagoodrich1@gmail.com	7/19/2022 6:30 PM
9	susancneaman@gmail.com	7/19/2022 5:10 PM
10	travismcdmusic@gmail.com	7/19/2022 3:17 PM
11	cbsdecor@gmail.com	7/19/2022 2:16 PM
12	lolamitch@hotmail.com	7/18/2022 1:34 PM
13	cbcoiner@gmail.com	7/16/2022 6:16 PM
14	perrys@sunvalleynet.com	7/16/2022 9:17 AM
15	wilsonbay@mac.com	7/15/2022 4:11 PM
16	calebspang@gmail.com	7/12/2022 10:00 AM
17	megeorge22@gmail.com	7/12/2022 8:14 AM
18	mike@ccd disposal.com	7/11/2022 5:13 PM
19	tdrougas@gmail.com	7/11/2022 3:04 PM
20	paigelethbridge@me.com	7/11/2022 12:15 PM
21	Edwardrjacobs@gmail.com	7/11/2022 8:46 AM
22	mmalex.ma@gmail.com	7/10/2022 4:46 PM
23	ingrid.whittaker11@gmail.com	7/9/2022 7:37 PM
24	joshua.johnson34@gmail.com	7/9/2022 4:53 PM
25	chinapandasv@outlook.com	7/9/2022 1:34 PM
26	jbh@svbroker.net	7/9/2022 9:25 AM
27	greyhawk1959@icloud.com	7/9/2022 8:58 AM
28	toddseibel@yahoo.com	7/9/2022 8:54 AM
29	joe@makingspaceswork.com	7/9/2022 8:43 AM
30	alexandrababalis@gmail.com	7/9/2022 7:06 AM
31	robsfitnesstraining@gmail.com	7/8/2022 10:14 PM
32	stashaspanky@gmail.com	7/8/2022 9:42 PM
33	luke.gina@yahoo.com	7/8/2022 8:12 PM
34	haydenseder@gmail.com	7/8/2022 6:26 PM
35	bernsteinrv@gmail.com	7/8/2022 3:42 PM
36	sushionsecond@q.com	7/8/2022 2:04 PM
37	abenton@thetugboatgroup.com	7/8/2022 1:58 PM
38	jbourret2@icloud.com	7/8/2022 1:19 PM
39	fostvedtm@gmail.com	7/8/2022 12:32 PM
40	gwenceccanti@gmail.com	7/8/2022 12:23 PM

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41	ryangall7@gmail.com	7/8/2022 12:23 PM
42	kyle.robertson@comcast.net	7/8/2022 12:20 PM
#	PHONE NUMBER	DATE
There are no responses.		