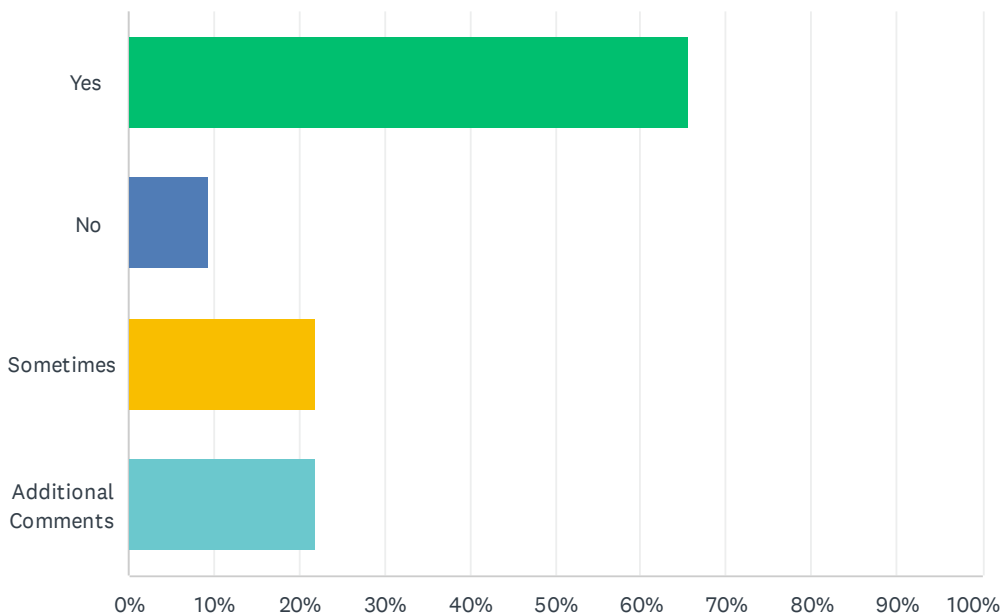


Q1 We Learned: That requiring 55% of the ground floor to be commercial in mixed-use developments can create undesirable configurations and sizes of space depending on the type of lot. We also learned that with the commercial requirement, ground floor residential units and additional on-site parking cannot be built.
We Are Considering: A reduction in the amount of commercial required on the ground floor to provide more flexibility.
Question: Do you believe the city should provide more flexibility of layout of the ground floor to accommodate residential and parking?

Answered: 32 Skipped: 1



ANSWER CHOICES	RESPONSES
Yes	65.63% 21
No	9.38% 3
Sometimes	21.88% 7
Additional Comments	21.88% 7
Total Respondents: 32	

#	ADDITIONAL COMMENTS	DATE
1	Parking is already limited so it should be provided in new buildings. Residential unit could also be allowed, especially if its affordable housing	7/19/2023 11:28 AM
2	More flexibility in transitional zones, less in the heart of commercial zones/downtown	7/17/2023 10:13 AM
3	NO - we keep adding more and more low income housing and have not yet seen how this will be filled (hoping it gets filled but seems like we have planned for an excessive amount of	7/16/2023 12:49 PM

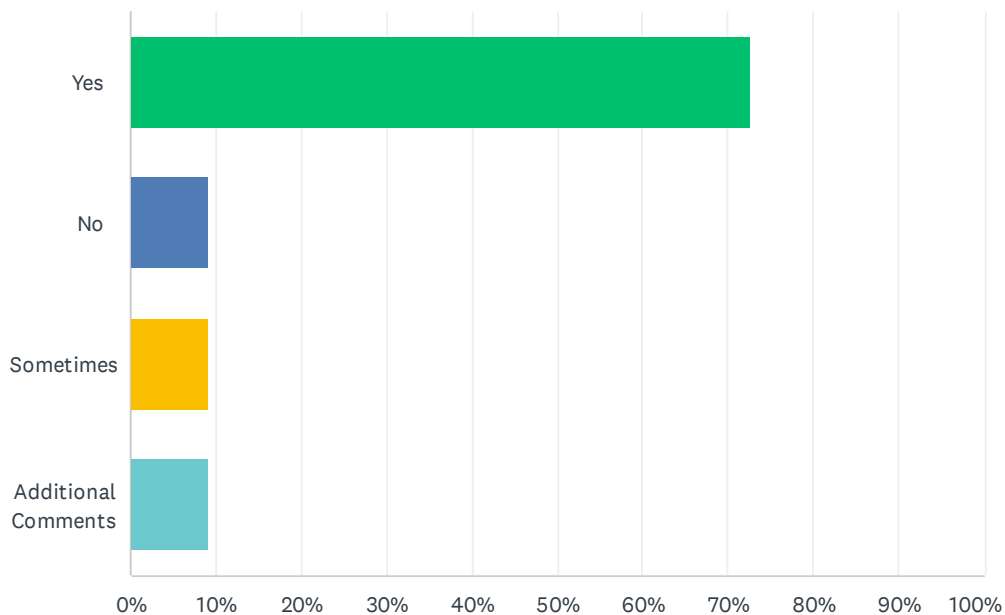
Community Conversations: Vibrancy & Housing

worker housing). Where are all these workers?? And now we are moving the Service Forest Park Museums. It should remain a beautiful park - not more housing. Too much!!

4	I think we should also be mindful that residents of mixed use developments may have a harder time obtaining a mortgage and we should also take into account the percentage of businesses to residences.	7/15/2023 12:33 PM
5	It snows here. People need places to park in winter.	7/14/2023 3:03 PM
6	The commercial core should provide for a vibrant restaurant business area. Waivers for parking and residential should only be considered to improve workforce rental housing and public parking.	7/14/2023 12:39 PM
7	there should be no ground floor residential in the commercial core	7/14/2023 11:42 AM

Q2 We learned: The cost of leasing newly constructed commercial space is unattainable for many small businesses and entrepreneurs due to land cost and cost of construction. Currently, when a new business moves into an existing building, additional parking may be required. **We Are Considering:** Parking exemptions for personal service uses (example: hair salons) to allow those types of businesses to locate in existing buildings where on-site parking may not be available and cannot be added. This would provide more options for displaced businesses or new businesses to locate. **Question:** Do you support parking exemptions for personal service uses downtown?

Answered: 33 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	72.73% 24
No	9.09% 3
Sometimes	9.09% 3
Additional Comments	9.09% 3
TOTAL	33

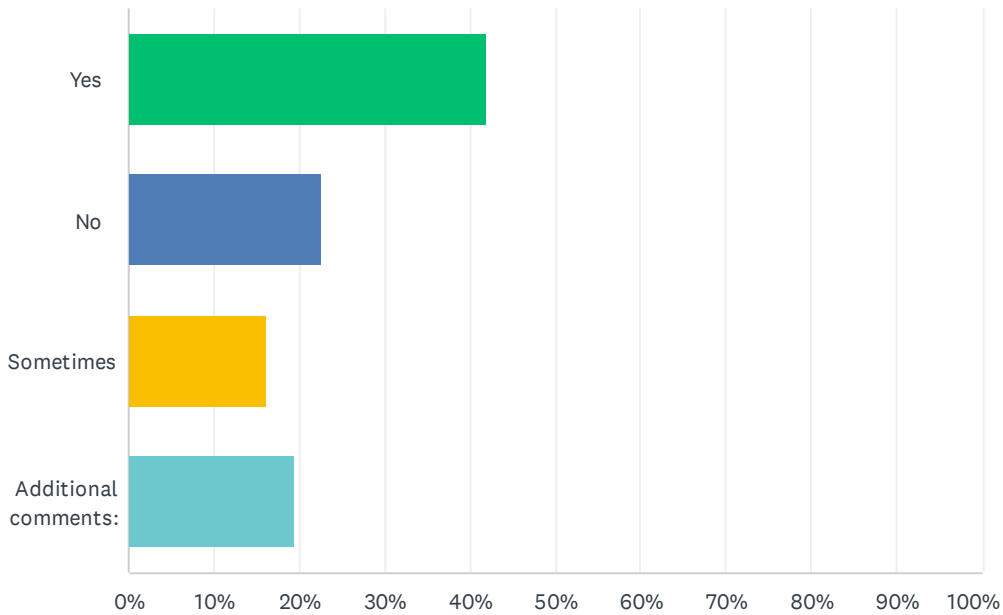
#	ADDITIONAL COMMENTS	DATE
1	No parking, no shopping. Customers don't stop if they can't park.	7/14/2023 3:03 PM
2	New developments need to be required to provide underground parking	7/14/2023 1:50 PM

3 I would answer no to this but you can't do both an answer and a comment the way you set up this survey. You are increasing density and removing parking. When do you hit the tipping point?

7/14/2023 11:43 AM

Q3 We Learned: The City of Ketchum has the highest number of parking spaces, per capita, when compared to other peer resort cities. We also learned that we have sufficient inventory to support existing and future parking uses downtown with better parking management strategies. The interim ordinance prohibits developments from providing more parking than is required.
We Are Considering: We are considering removing the restriction so that developments can construct as much parking as desired provided that all other requirements are met.
Question: Do you support removal of the restriction on building excess parking?

Answered: 31 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	41.94%	13
No	22.58%	7
Sometimes	16.13%	5
Additional comments:	19.35%	6
TOTAL		31

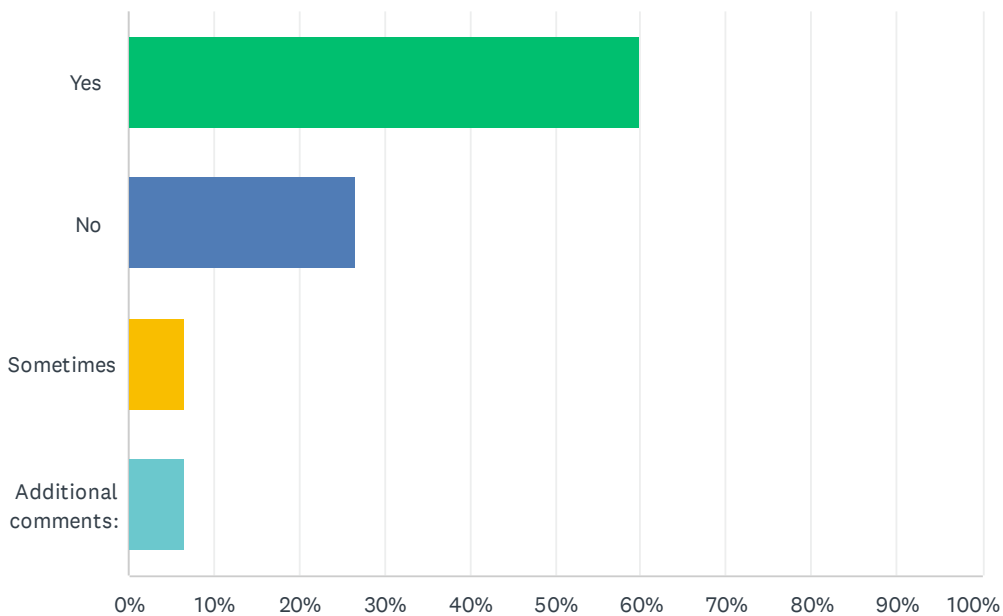
#	ADDITIONAL COMMENTS:	DATE
1	I don't support this. When you add residential components to the downtown core you create a different kind of need. Tenants need overnight parking (especially in the winter). They are also more likely to leave their cars parked in available spaces for longer durations throughout the day.	7/17/2023 8:48 AM

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2	New construction is already overloading parking needs around town, even before residents move in and flood business parking due to lack of residential parking.	7/14/2023 3:05 PM
3	AND we have sufficient parking while the Washington Ave. parking lot exists. When this is taken away we not have sufficient parking.	7/14/2023 2:30 PM
4	As long as it is placed below ground. This will allow for a larger structure	7/14/2023 1:51 PM
5	I mean--this is apples to oranges, as you have the "capita" number wrong. My answer is NO.	7/14/2023 11:44 AM
6	Comparing our ratios to other resorts seems to be a simplistic way to manage parking and may not take into consideration unique factors to our market (e.g., the KETCH projects where the city now is providing parking for a private development).	7/14/2023 11:37 AM

Q4 We Learned: Penthouses (2,500 SF or greater) pay for the cost of development including the creation of community housing and commercial space. The number of residential units required for 100% residential projects is not feasible on most lots due to the limited size of the units and the challenge of including a high value penthouse. We are Considering: Reducing the number of residential units required for 100% residential developments. Question: Do you support a reduction in the minimum number of units required?

Answered: 30 Skipped: 3

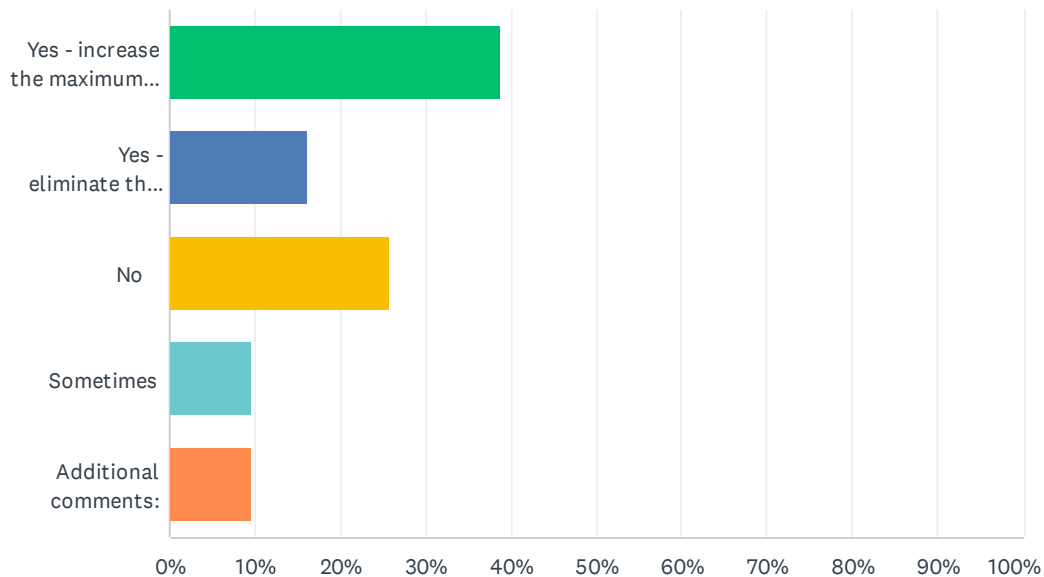


ANSWER CHOICES	RESPONSES	COUNT
Yes	60.00%	18
No	26.67%	8
Sometimes	6.67%	2
Additional comments:	6.67%	2
TOTAL		30

#	ADDITIONAL COMMENTS:	DATE
1	Seems like this could be a slippery slope to luxury only residential ential	7/15/2023 7:49 PM
2	I want our town to be vibrant and prosperous. But - right now, I am not super concerned with ensuring that what developers want to do will "pencil out". Construction is booming to the point where HOAs can't get anyone to help with repairs for current homeowners. I am also concerned with how everything is now focused on maximizing height.	7/15/2023 12:43 PM

Q5 We Learned: Limiting the overall size of residential units can negatively impact the financial feasibility of a development. Currently, residential units cannot exceed 3,000 SF. We Are Considering: Increasing or eliminating the maximum size allowed for individual residential units to provide more flexibility. Question: Do you support an increase in the maximum size of residential units?

Answered: 31 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes - increase the maximum size	38.71%	12
Yes - eliminate the cap altogether	16.13%	5
No	25.81%	8
Sometimes	9.68%	3
Additional comments:	9.68%	3
TOTAL		31

#	ADDITIONAL COMMENTS:	DATE
1	Eliminate the cap in zones that are further away from mixed and commercial uses; increase the maximum near the downtown core modestly	7/17/2023 10:19 AM
2	All for eliminating the cap if you require a real number of deed restricted obtainable units to go along with each building.	7/17/2023 8:51 AM
3	I would support an increase in residential size if: the waiver included a public benefit (public parking or workforce housing) and the height of the building did not exceed 42' with a set back for the penthouse floor.	7/15/2023 12:45 PM

Q6 Thank you for taking time to complete the survey. If you would like to receive email updates on this initiative, please put your name and email below. The city will post survey results and next steps on this initiative to the project website under “Planning Initiatives” at www.projectketchum.org.

Answered: 11 Skipped: 22

ANSWER CHOICES	RESPONSES	
Name	100.00%	11
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%	11
Phone Number	0.00%	0

#	NAME	DATE
1	Kendall	7/18/2023 2:56 PM
2	Cindy Theobald	7/17/2023 11:06 PM
3	Layne Thompson	7/17/2023 9:39 PM
4	Bernard Francois	7/17/2023 3:39 AM
5	Karen Gilhuly	7/16/2023 10:02 PM
6	Julie Johnson	7/14/2023 2:39 PM
7	Jimmy Terra	7/14/2023 2:12 PM
8	Liz Roquet	7/14/2023 12:36 PM
9	Mike Wade	7/14/2023 12:20 PM
10	Thomas Monge	7/14/2023 11:53 AM
11	Patti	7/14/2023 11:38 AM

#	COMPANY	DATE
	There are no responses.	

#	ADDRESS	DATE
	There are no responses.	

#	ADDRESS 2	DATE
	There are no responses.	

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#	CITY/TOWN	DATE
	There are no responses.	
#	STATE/PROVINCE	DATE
	There are no responses.	
#	ZIP/POSTAL CODE	DATE
	There are no responses.	
#	COUNTRY	DATE
	There are no responses.	
#	EMAIL ADDRESS	DATE
1	kendall@visitsunvalley.com	7/18/2023 2:56 PM
2	cltheobald@gmail.com	7/17/2023 11:06 PM
3	layne@mtnorigins.com	7/17/2023 9:39 PM
4	serenaventures@mac.com	7/17/2023 3:39 AM
5	gilgang376@gmail.com	7/16/2023 10:02 PM
6	jjnourishme@gmail.com	7/14/2023 2:39 PM
7	jt13business@gmail.com	7/14/2023 2:12 PM
8	lroquet@lizzysfreshcoffee.com	7/14/2023 12:36 PM
9	majorwade0@gmail.com	7/14/2023 12:20 PM
10	tom@mongeinvestments.com	7/14/2023 11:53 AM
11	patti@lentzappraisal.com	7/14/2023 11:38 AM
#	PHONE NUMBER	DATE
	There are no responses.	