



2026 City Projects and Initiatives Survey Results

To be presented on May 28, 2026

Data as of 9 AM on May 22, 2026



PURPOSE AND DISTRIBUTION

PURPOSE

City staff conducted public outreach during the May 12 open house at Forest Service Parking and through other publications and presentations during the month. Topics covered included:

- formation of the new Ketchum Police Department;
- potential land use updates affecting parking, non-conforming buildings, and the Downtown and Mountain Overlay areas; and
- Local Option Tax (LOT) renewal, future funding, and potential adjustments.

SURVEY

A survey was published so those participating in outreach efforts could provide feedback on topics presented.

When?

- May 12-28

Where?

- On the city's website

Access was provided through:

- emails to subscribers;
- paid social media in Ketchum City Limits;
- newspaper articles;
- public presentations; and
- printed materials.



RESULTS

Data as of May 22, 2026

SURVEY RESPONDENTS

- 176 people participated

DATA MEASURE

For each question, participants were asked for either:

1. their level of support on a scale from 1 to 10 (1 being no support, 5 neutral, and 10 being strong support); or
2. answers to open-ended questions.



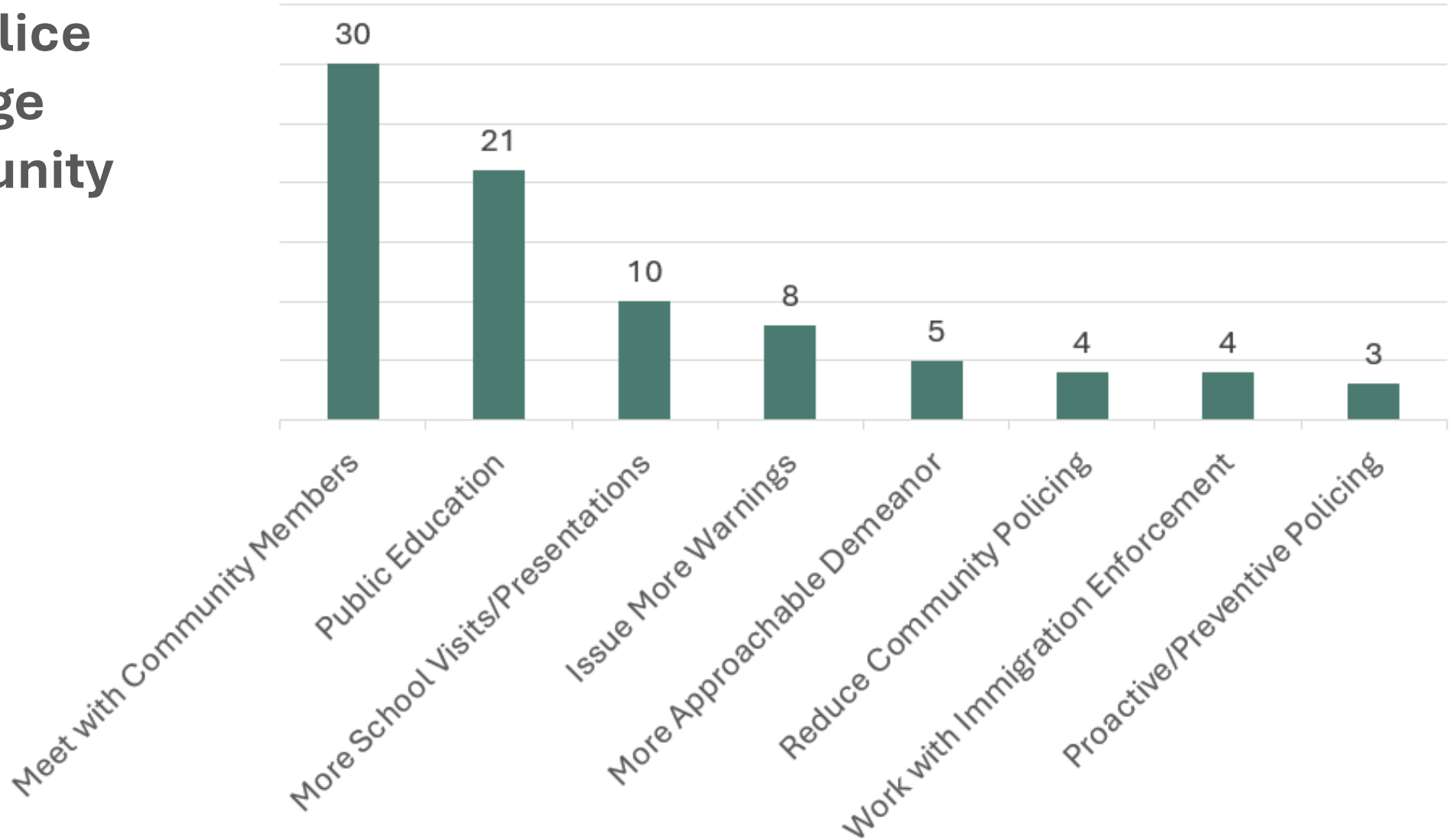
Forming the New Ketchum Police Department



KETCHUM POLICE DEPARTMENT

Data as of May 22, 2026

How can the police positively engage with the community outside of emergencies?

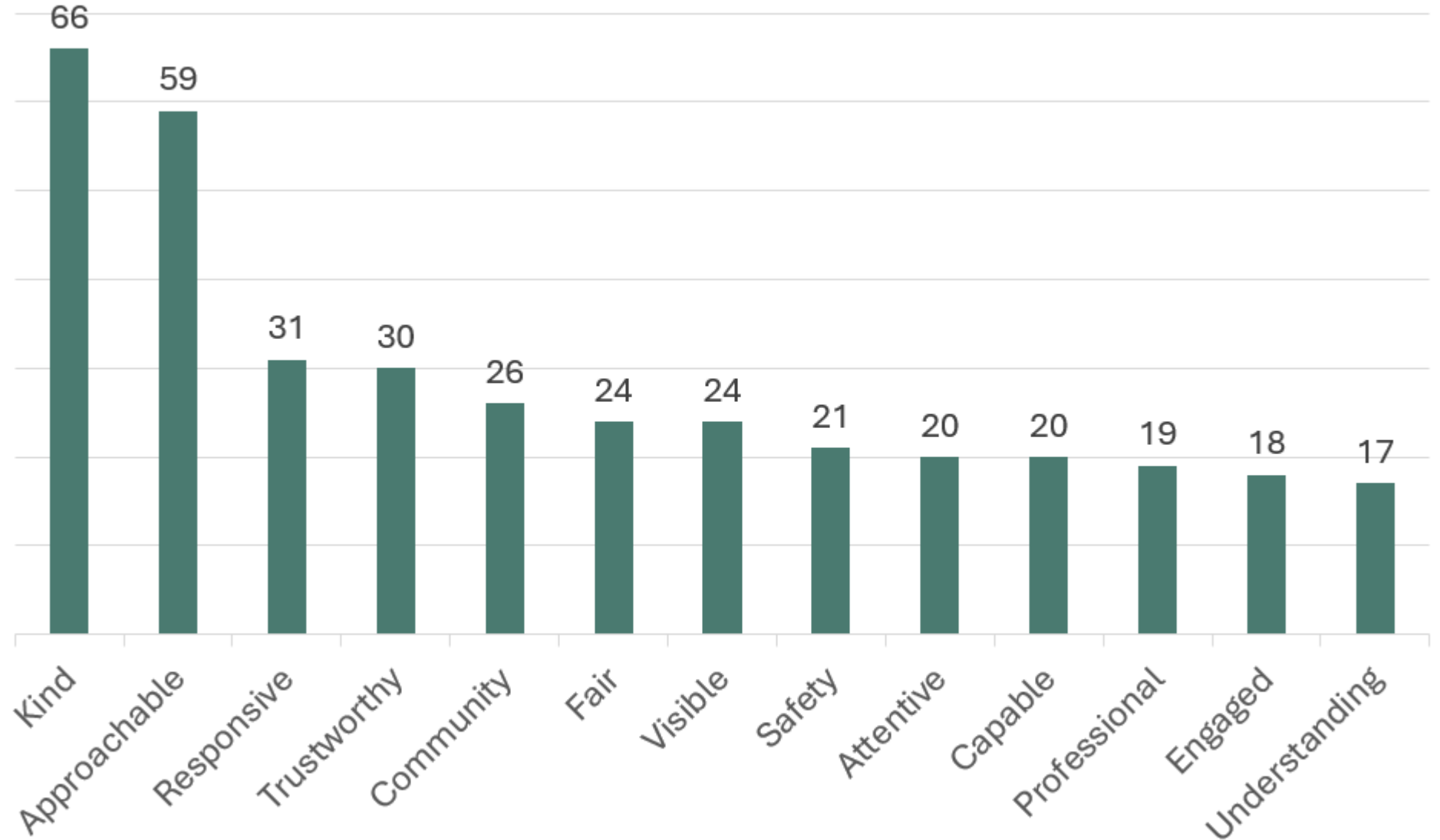




KETCHUM POLICE DEPARTMENT

Data as of May 22, 2026

What three words best describe the police department you want for Ketchum?

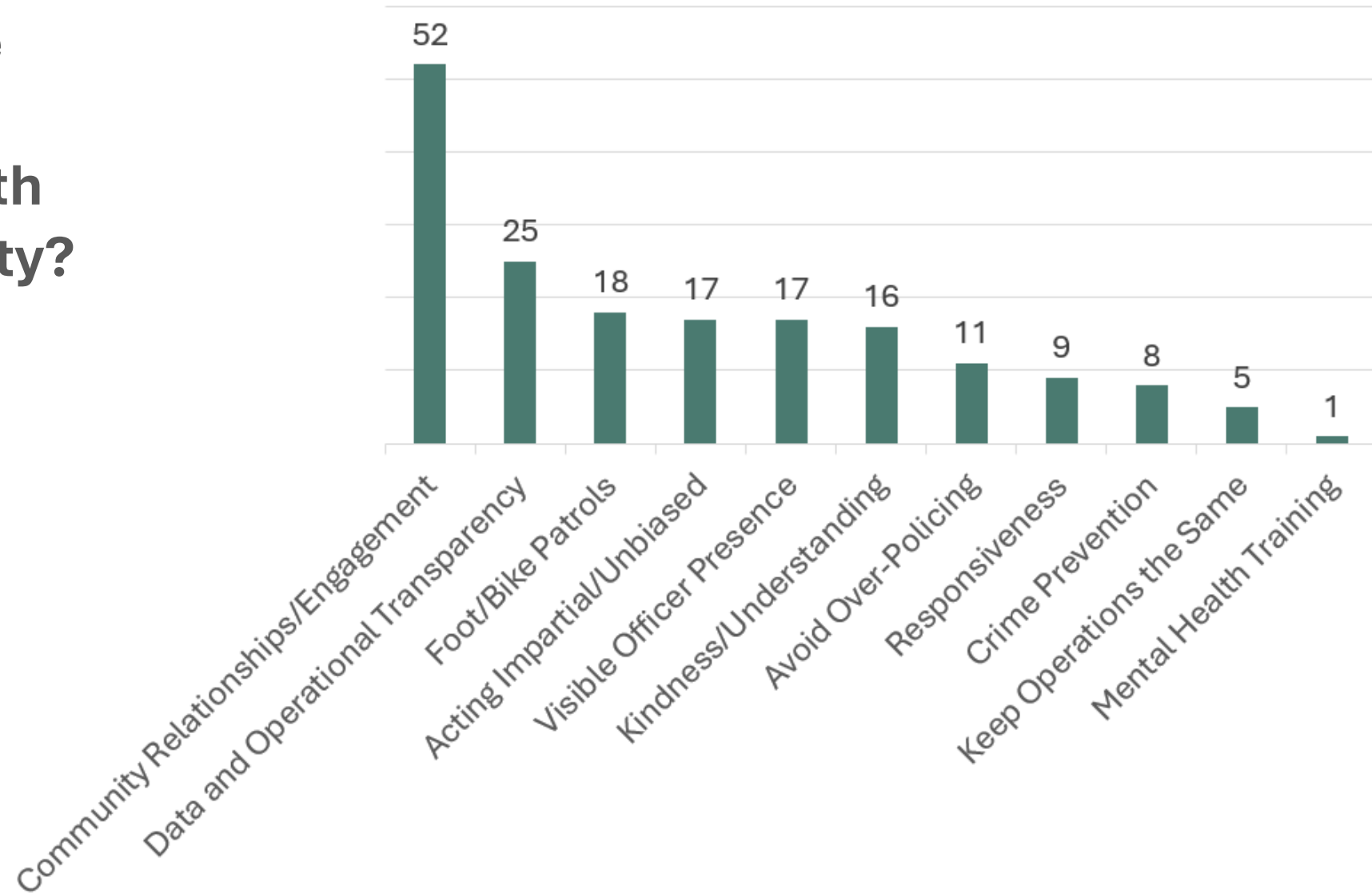




KETCHUM POLICE DEPARTMENT

Data as of May 22, 2026

How does the department build trust with the community?





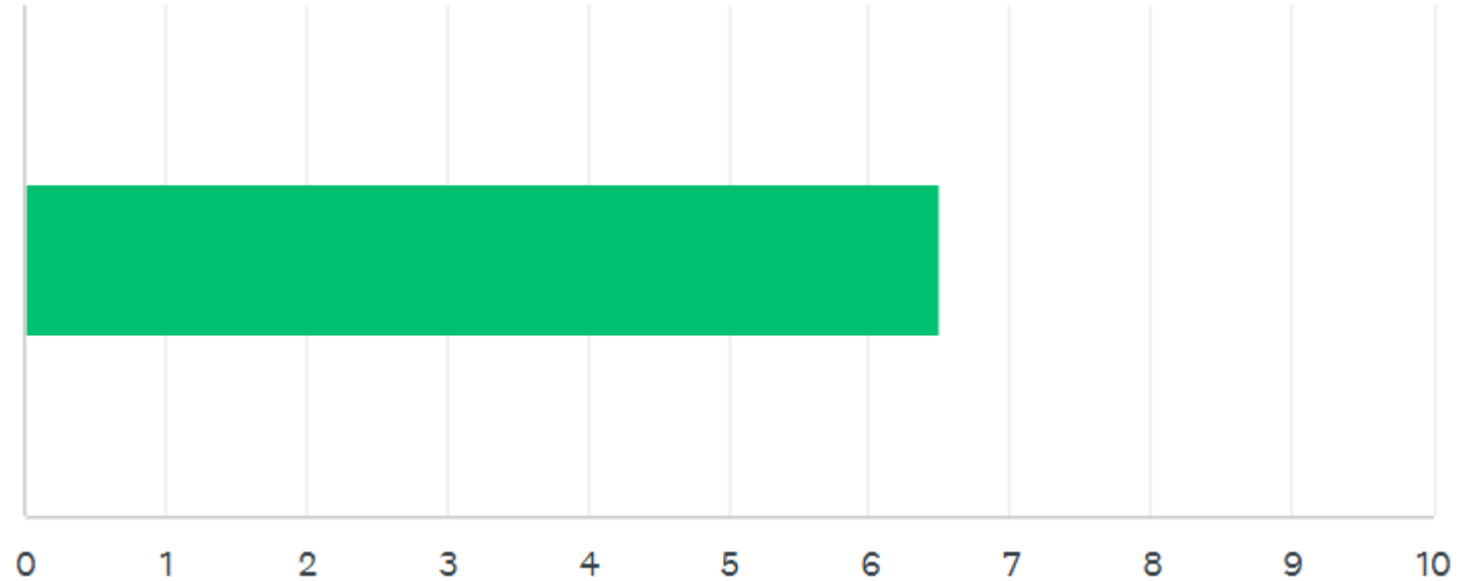
Original Local Option Tax Renewal and Potential Adjustments



ORIGINAL LOT RENEWAL/ADJUSTMENTS

Data as of May 22, 2026

Would you support renewing the current Original Local Option Tax



KETCHUM'S ORIGINAL LOT

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

TOP REASONS FOR LACK OF SUPPORT

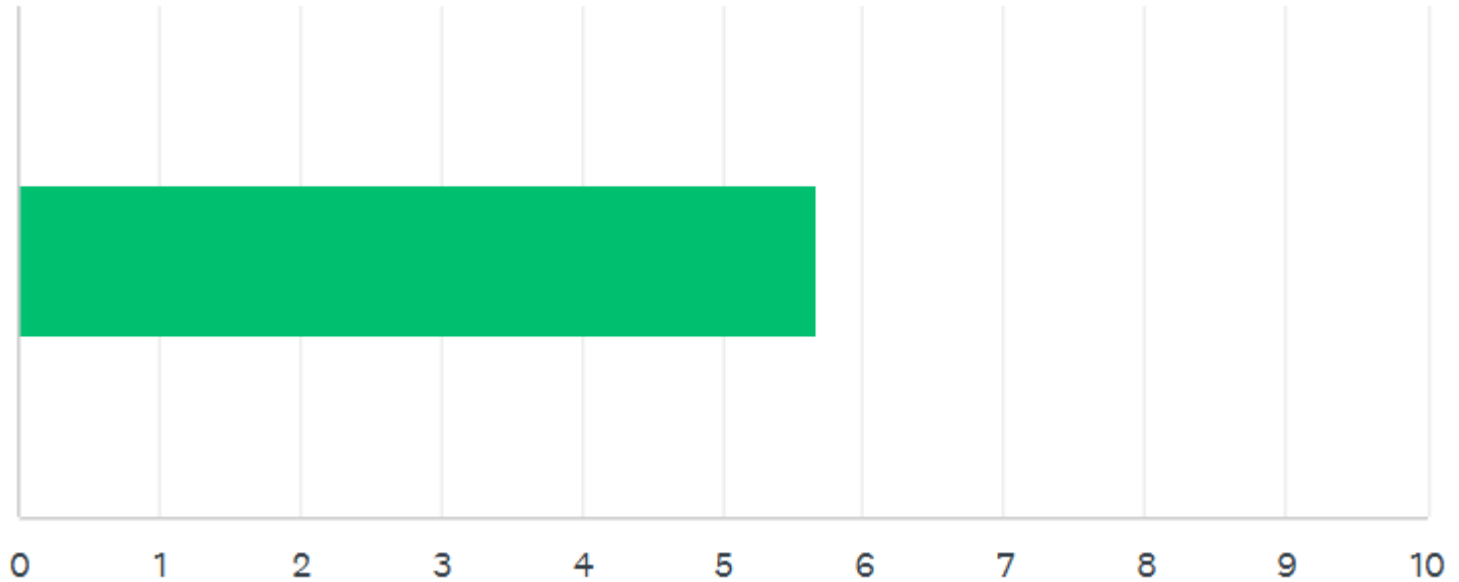
1. Tax should only be paid by tourists
2. Locals are taxed too much
3. Don't agree with or don't understand where the money is being spent



ORIGINAL LOT RENEWAL/ADJUSTMENTS

Data as of May 22, 2026

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



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

TOP REASONS FOR LACK OF SUPPORT

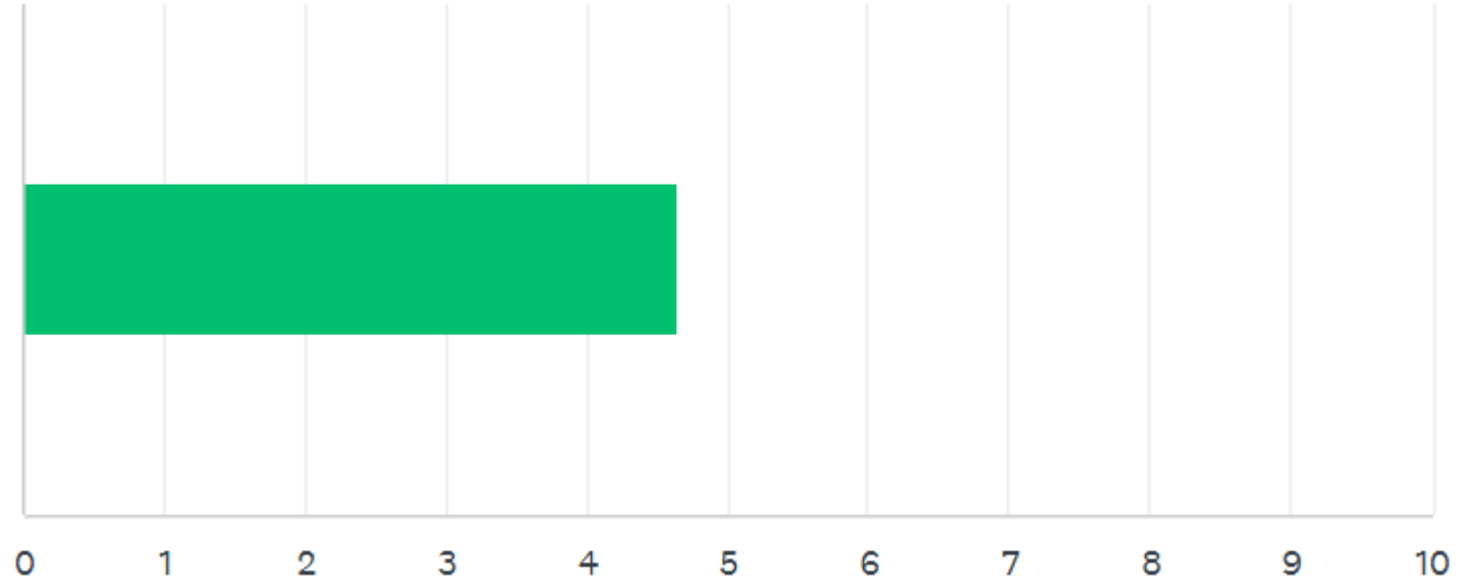
1. Tax increase is too high
2. An increase would make lodging too expensive
3. It would make it hard for local businesses to be competitive



ORIGINAL LOT RENEWAL/ADJUSTMENTS

Data as of May 22, 2026

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)?



TOP REASONS FOR LACK OF SUPPORT

1. Burden would be too much for the businesses
2. Increase would make these services unaffordable
3. To much of the increased tax would be paid by locals



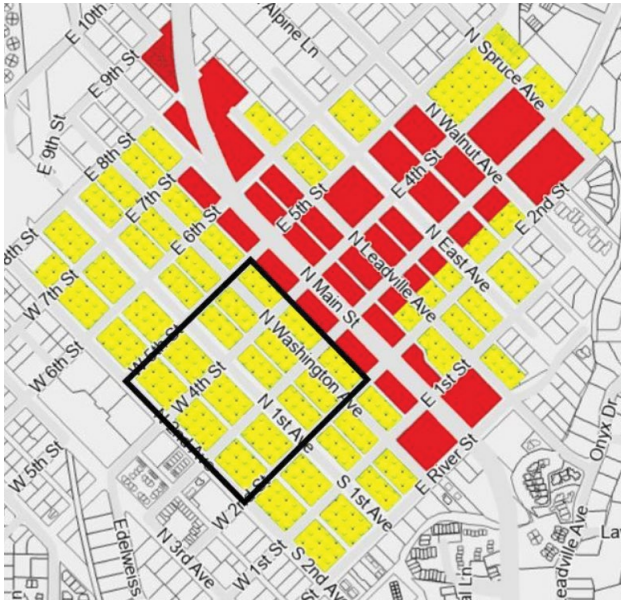
Potential Land Use Code Updates



POTENTIAL LAND USE CODE UPDATES

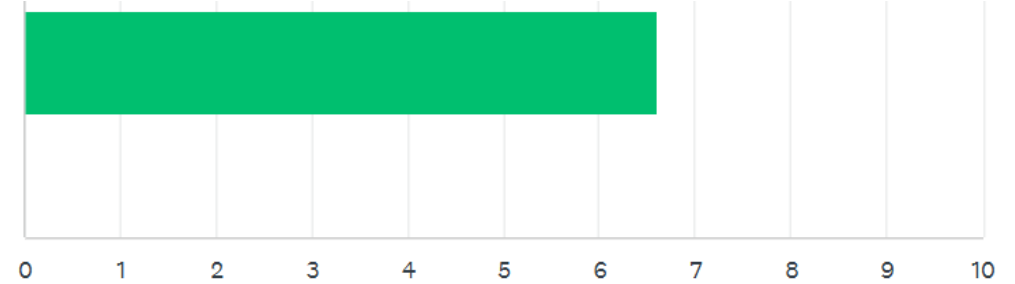
Data as of May 22, 2026

DOWNTOWN

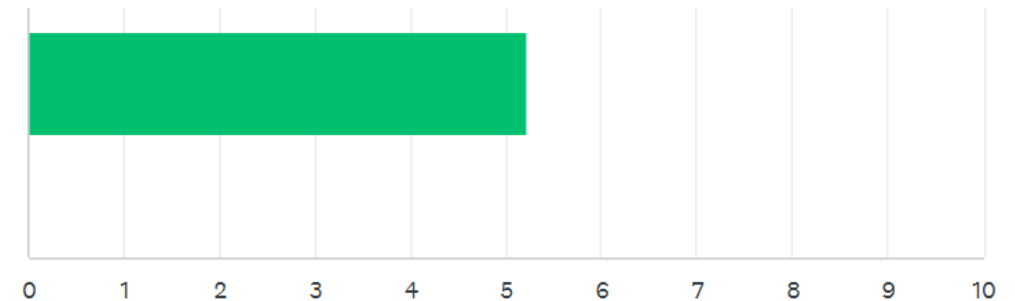


How much would you support...

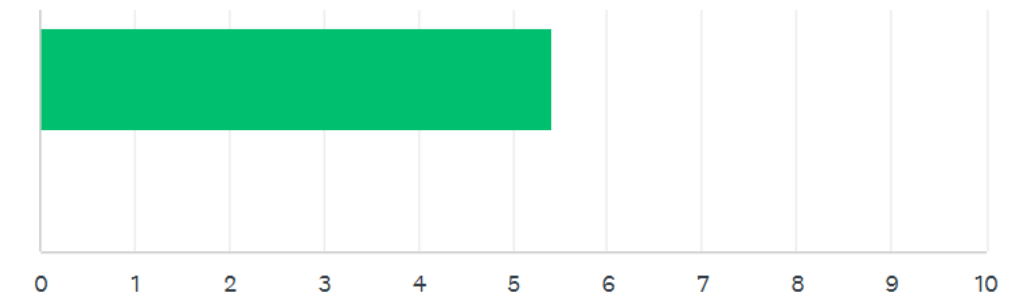
Reducing the building max sq. ft. permitted on a lot in the Retail Core (Red).



Increasing community housing amount on consolidated lots in the Mixed Use (yellow).



Reducing required # of residential units in exchange for affordable commercial, STR prohibition, restaurant, or community housing (red/yellow).



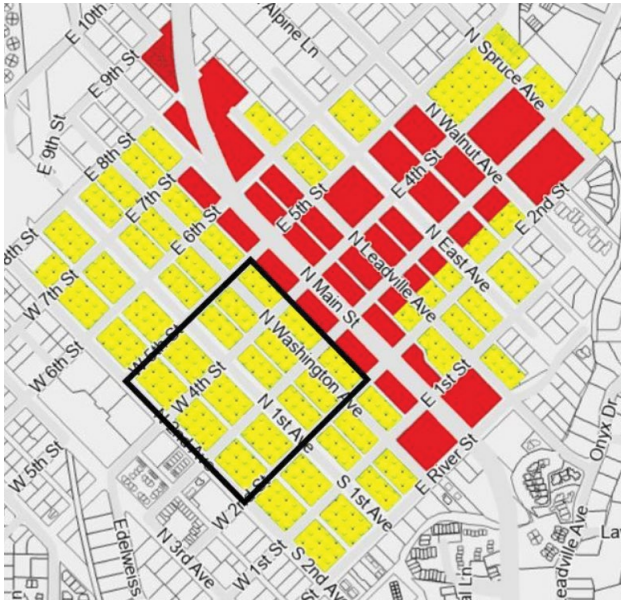
- 1-Retail Core
- 2- Mixed Use
- Ground Floor Residential with Street Frontage not permitted



POTENTIAL LAND USE CODE UPDATES

Data as of May 22, 2026

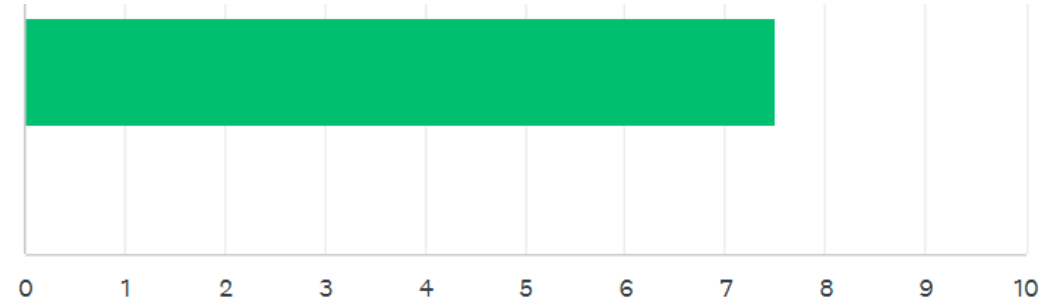
DOWNTOWN (cont.)



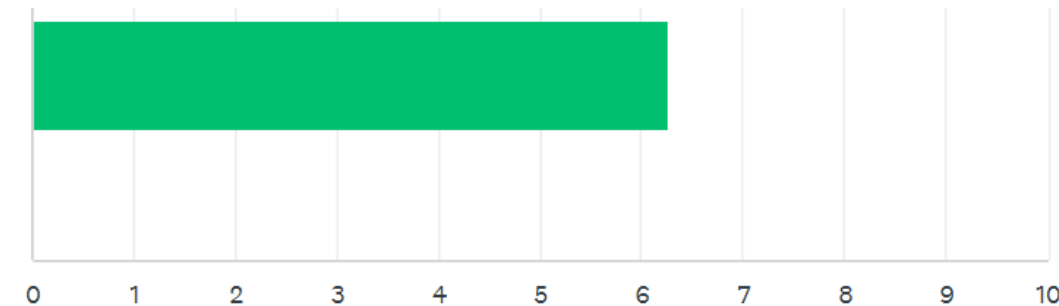
-  1-Retail Core
-  2- Mixed Use
-  Ground Floor Residential with Street Frontage not permitted

How much would you support...

Requiring a 3rd-floor stepback for all new buildings.



A maximum unit size of 3,000 square feet?

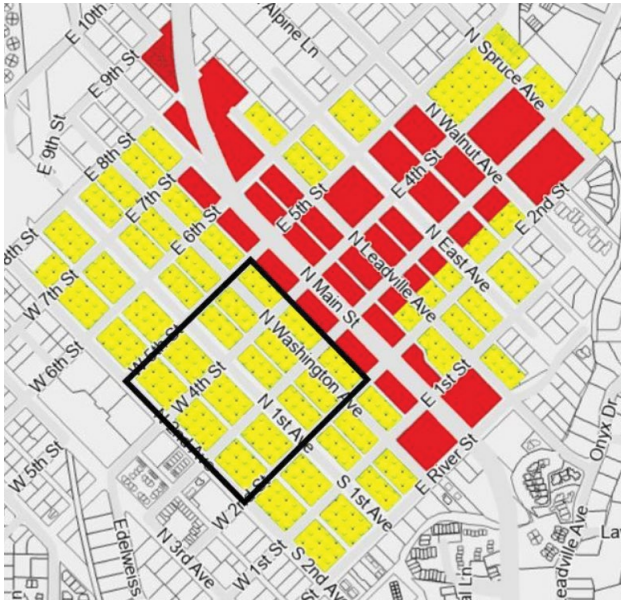




POTENTIAL LAND USE CODE UPDATES

Data as of May 22, 2026

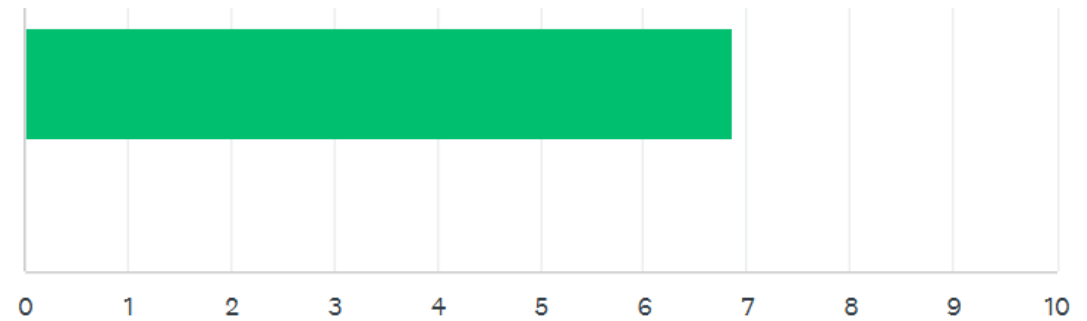
PARKING



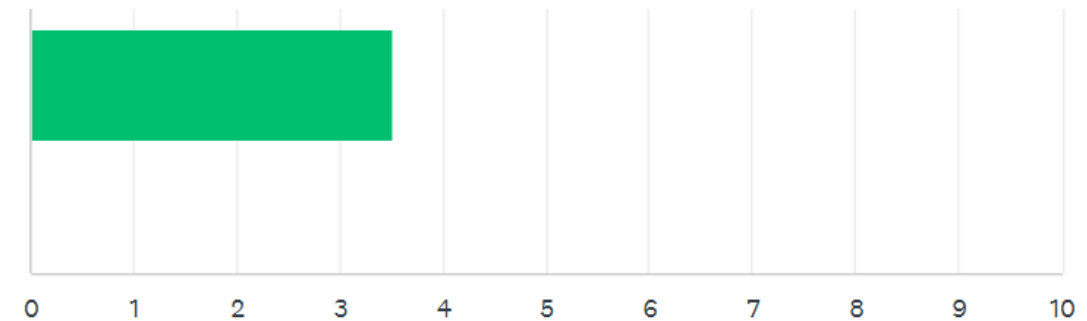
- 1-Retail Core
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- Ground Floor Residential with Street Frontage not permitted

How much would you support...

A minimum of one space per residential unit in the Retail Core (red).



For buildings with more than a certain number of residential units, only exempt a portion of the units from parking requirements.

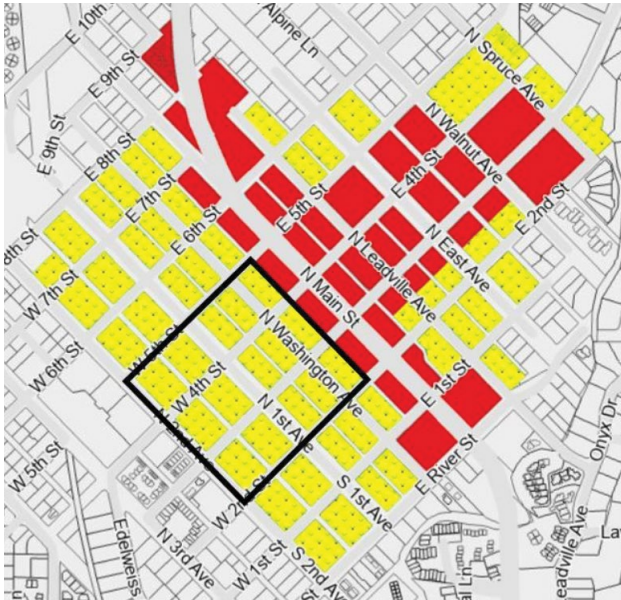




POTENTIAL LAND USE CODE UPDATES

Data as of May 22, 2026

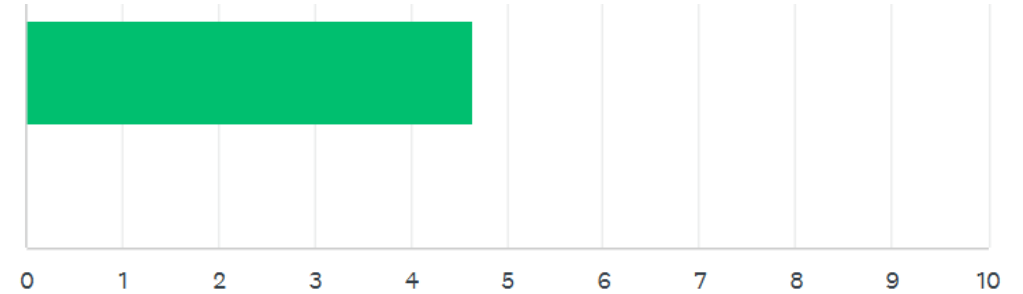
PARKING (cont.)



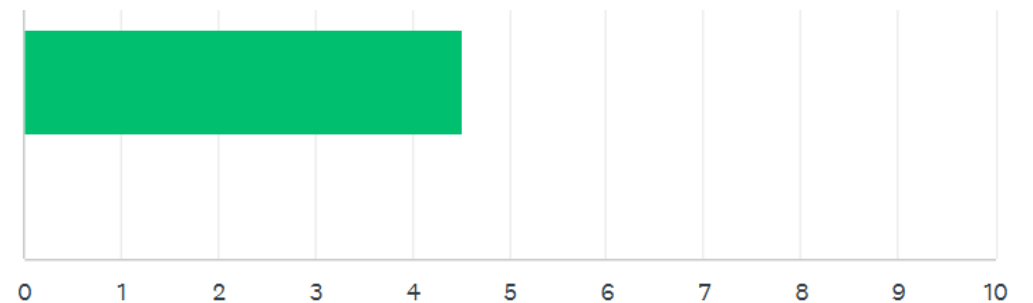
-  1-Retail Core
-  2- Mixed Use
-  Ground Floor Residential with Street Frontage not permitted

How much would you support...

Exempting all commercial space from parking requirements downtown.



Reducing exempt unit size to 500 sq. ft. from 750 sq. ft

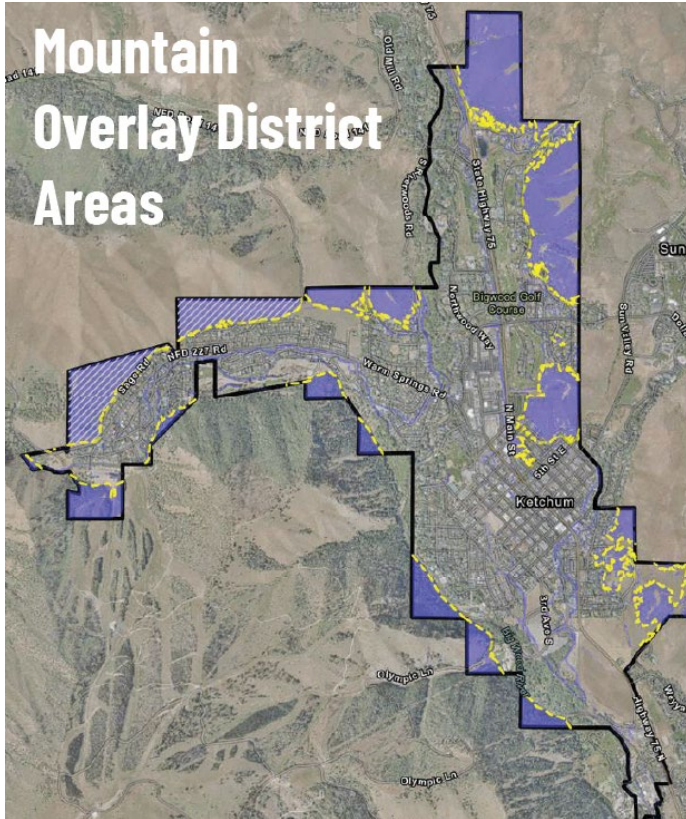




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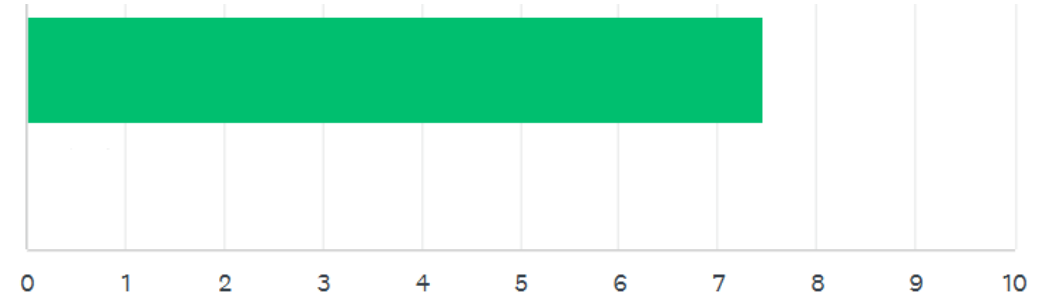
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MOUNTAIN OVERLAY DISTRICT

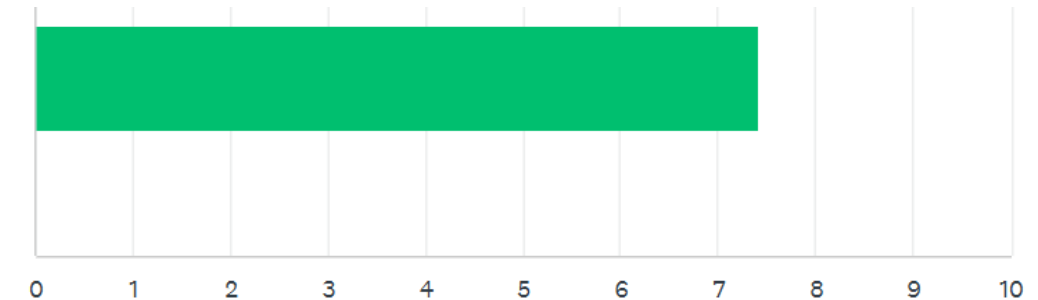


How much would you support...

Reducing maximum building height from 35 ft to 27 ft.



Only allowing development on slopes less than 25%.

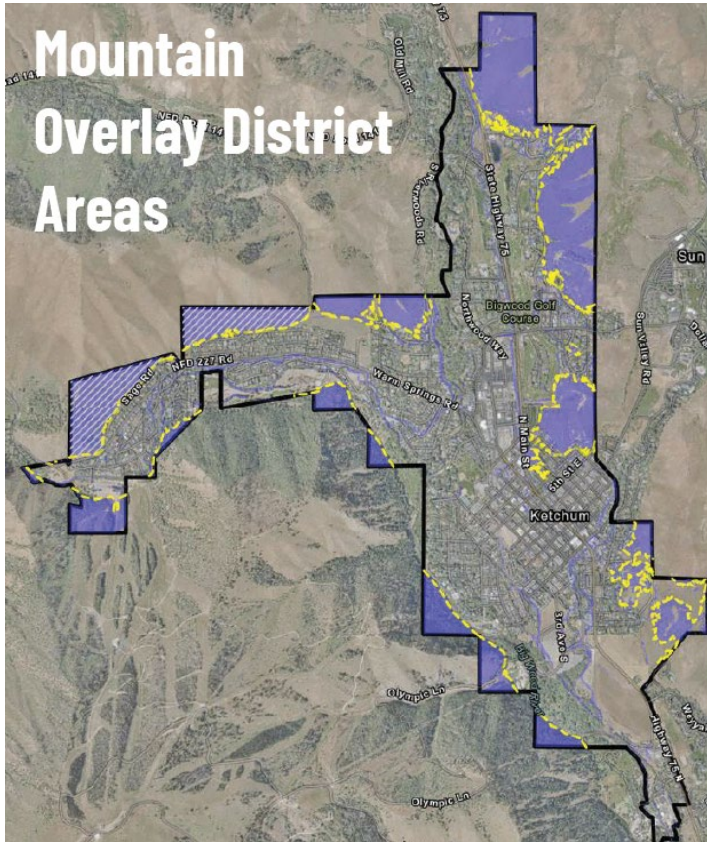




POTENTIAL LAND USE CODE UPDATES

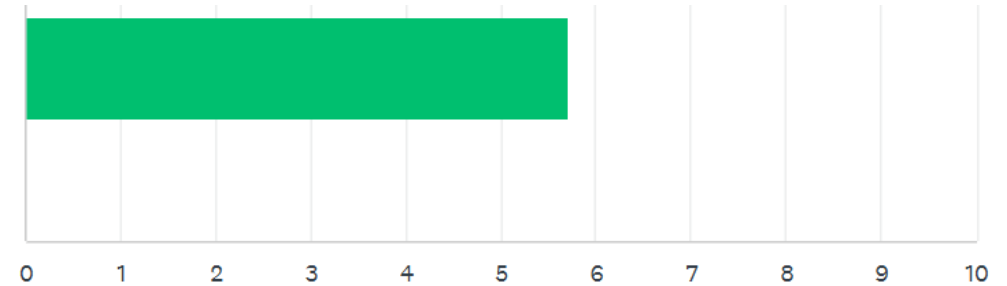
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MOUNTAIN OVERLAY DISTRICT (cont.)

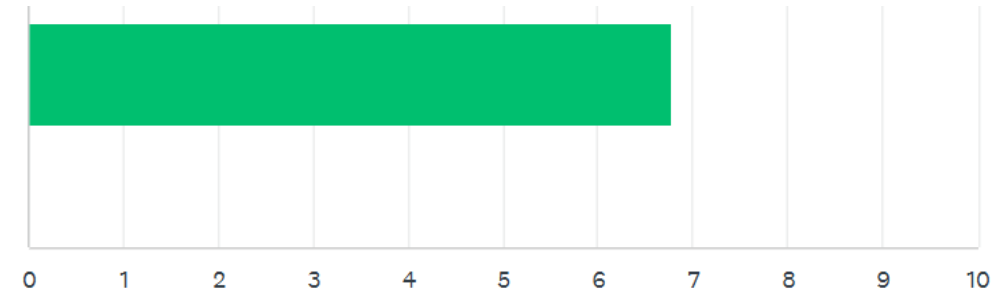


How much would you support...

Allowing minimal development on lots with only 25% slopes.



A maximum unit size of residential structures?

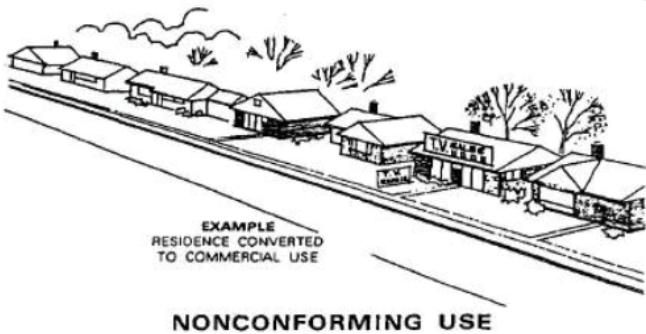
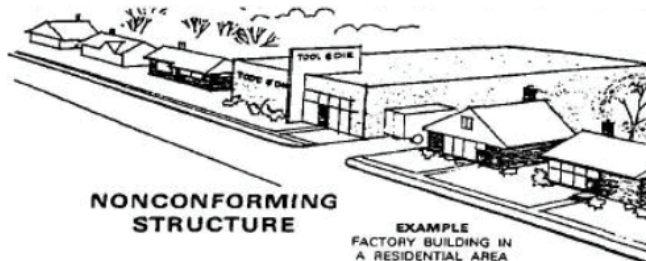




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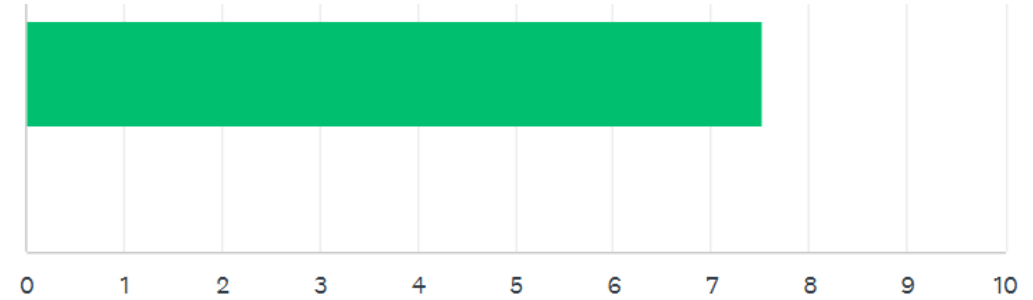
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NONCONFORMING BUILDINGS AND USES

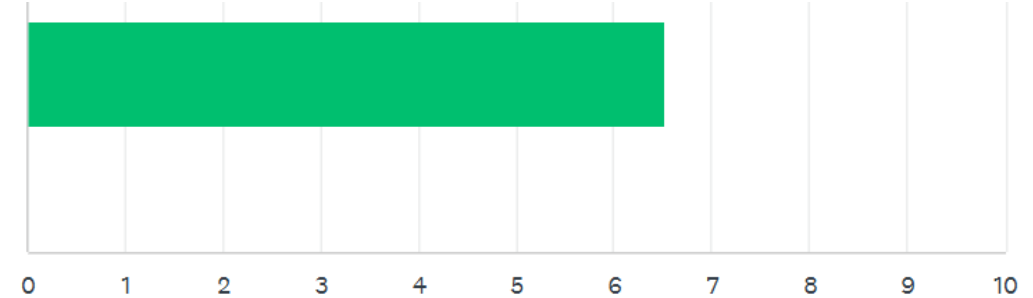


How much would you support...

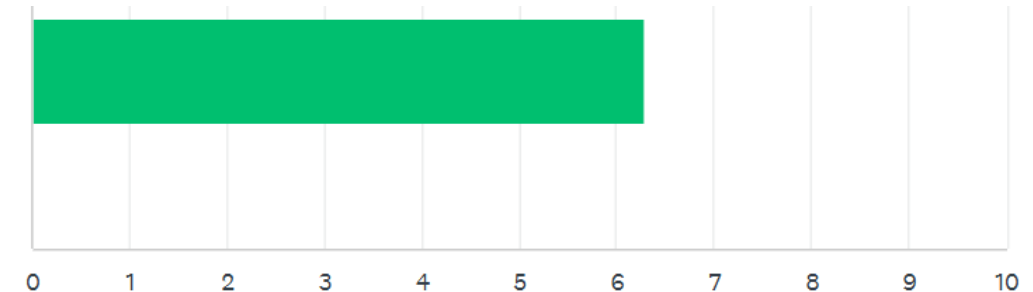
Allowing nonconforming decks to be repaired or rebuilt due to structural issues and general maintenance requirements.



Prohibiting reconstruction of nonconforming structures in riparian areas.



A nonconforming business cannot be replaced by another similar nonconforming business in the same location.





Questions?