

Cyndy King

From: Pat higgins <pathiggins@cox.net>
Sent: Thursday, January 2, 2025 8:43 AM
To: Participate
Subject: 2024 Comprehensive Plan draft - public comment

For public records

I appreciate all the hard work that has gone into the 151 page 2024 comprehensive draft plan. Although the timing which it was presented during the month of December and the difficulty to comment seems deliberate that you really don't want people to participate .

Hope you all had the chance to read the editorial in the Mt.Express ?
link below.

https://www.mtexpress.com/opinion/editorials/ketchum-is-zinging-comp-plan-past-the-public/article_cbc7a4c4-be35-11ef-acff-5b34df3d1454.html

Most people I talked to are completely discouraged with the city and the plan for overgrowth. Very little mention of Public Parking , which is badly needed because you are proposing to remove parking especially for the BIKE routes through town.

Which in my opinion only is 6 months of the year , it will suit the bike population which is not the majority. No one will be using this in the winter months with snow on the ground.

Did anyone on the committee drive around Ketchum during Christmas and New Years and notice the tourists walking in the streets , in their street shoes carrying skis or people having difficulty finding parking places??? Did you see many people riding bikes?

Please do not rush this process because you have a time line.

This is a very important issue that needs to be thoroughly investigated by all.

Sincerely,

Pat Higgins
Sent from my iPhone

Cyndy King

From: torycan@aol.com
Sent: Tuesday, January 14, 2025 10:45 AM
To: Participate; Neil Morrow; spassavoy@ketchumidaho.org; Bmoczy; Tim Carter; Matthew McGraw; Abby Rivin
Subject: Letter to P&Z Commissioners Re: Comp Plan Update for their Jan. 13th meeting

Dear Planning and Zoning Commissioners,

Thank you for all of your hard work and diligence in the comprehensive plan update. I know you each take your role seriously and have the benefit of the public as your driving goal. As someone who has lived and worked in Ketchum for the past 32 years, I'm aware of how lucky I am to call this town home. Before I took a full-time position with the Ketchum Fire Department as a firefighter/paramedic in 2001, I was a senior city planner for the City of Ketchum. With the boom of the mid- to late- '90's being very similar to what we are experiencing today, I can relate to the challenges of balancing the desires of property owners, residents, employees, visitors, business owners, families and developers with the long-term vision of a sustainable community – one where the quality of life makes it appealing for visitors and second homeowners to spend their vacations, and more so, where the quality of life makes it worth eking out a living for the individuals who love this town and keep it running.

I urge you to **extend the public comment period** to allow the public to read, consider and provide important feedback on the draft plan. With the busiest time of the year smack in the middle of the draft plan release, giving the public from December 3rd until January 17th is not adequate for people to read it and provide thoughtful, constructive feedback. To limit public comment to this time period and say the plan accurately reflects public opinion would be disingenuous. Today, we as a community, and especially you as integral decision members of the plan update, have the opportunity and burden to decide how to shape the future of our community. Take the time needed to make sure you don't get it wrong. As you know, it is very hard to take things back – especially if it involves increasing densities or allowing development that will destroy the fabric and characteristics that make Ketchum a community.

Which leads me to my second request. **Do not upzone the residential land use designations**, especially in neighborhoods that are already predominantly home to workers and full-time residents and function to serve our community's goals on housing. Doing so will result in pushing out those long-term residents and replacing them with short term rentals. Instead, keep the land use designations the same and provide density incentives for deed-restricted workforce and long-term occupancy housing (market rate or otherwise). Increasing density across the board threatens to overload the city's capacity to provide infrastructure and services and to degrade the quality of life and small town feel of Ketchum. If density is given without restriction, it will be impossible to ever reclaim that back. What will town be like if all of the changed land use designations meet build-out? If we truly want a circular economy as it is referenced in the plan, why does it feel like we are catering to the demand for an ever-increasing growth economy that has no way of regenerating to balance our needs.

Take a look at the goals and **reconsider how to achieve those goals** without ramifications. If the community is concerned about big homes being built or prevent large houses from being built on even larger lots, the plan could direct a process of limiting the combination of lots and setting a maximum building size for residential zones. This would also support the sustainability of community full-time residential zones without prohibiting smaller single-family houses.

Ensure the plan **supports residents and local businesses over tourists**. To best support tourism, the local community needs to stay intact. Do not focus on giving visitors equal importance to residents in this plan - the plan is first and foremost to support the people who live and work here. Give them the priority and the visitors will be supported; giving equal priority will tip the balance and have unintended consequences. Prior Ketchum comp plan have always supported residents and local businesses first and foremost. If quality of life and sustainability goals are met, visitors will continue to want to come here. Increasing tourism can be the demise of our sustainability goals. The impacts during the covid pandemic gave us a good view of how that balance point can tip in the wrong direction.

To summarize please consider these 4 suggestions:

1. **Extend the comment period** for a minimum of four weeks and then allow public comment to occur at public hearings when the you and the council review the final draft.
2. **Keep all land use designation residential densities as they are today**. Do not increase density throughout the city without mechanisms to ensure resident housing is provided and neighborhood scale, safety and quality are maintained. Provide language that supports the qualities of existing full-time neighborhoods and encourages more by providing incentives to increased density only if it provides either affordable and/or long-term occupancy deed-restricted housing*. (*long-term occupancy was enforceable by zoning prior to the State's more recent determination in favor of "Airbnb's" and short term rentals, it can be enforceable again with a deed-restriction bonus use).
3. **Look to other techniques** to achieve the same goal – increase density by limiting overall lot and building sizes.
4. **Focus on maintaining and sustaining** Ketchum's economy and attributes. Find the right balance and question which things we really want to increase. Prioritize balance and residents' ability to stay, don't strive to increase tourism from what it is today.

Thank you again for all of your hard work, deliberation and care that you are putting into this extremely important process. The decision you make in the next few weeks will determine the health of our community for the next few decades.

With much respect,

Tory

Tory Canfield
178 Bordeaux Street
torycan@aol.com

From: [Sean Kovich](#)
To: [Abby Rivin](#)
Subject: W. Ketchum Master Plan - Zoning
Date: Tuesday, January 14, 2025 11:35:00 AM

My Wife and I own a condo and live full time on Bordeaux St in west Ketchum. I also own a business/condo on 2nd Ave in the 120 building. We are writing this to convey some of our thoughts and concerns regarding the Ketchum master plan:

- We would like to request an extension to the deadline for public comment. With the Holidays, 4 weeks does not seem like enough time to get input from the community.
- We live in the Bobdeaux Condos (171 Bordeaux St), which is the highest density build on our street. We believe what makes it fit so well with the community are the large setbacks that we have from the street. These significant setbacks make a big difference in how the community feels. This is VERY noticeable when comparing to other locations like Bird Drive where the houses come almost to the street. As such, **we believe that larger setbacks must be included with denser housing.** These larger setbacks will help keep the small community feel and make it more likely that the owners are full time residents. This is evident in Bordeaux having almost all its owners living as full time residents. **During the summer community walk with the city planners, there was overwhelming agreement that Bordeaux St. represents what W. Ketchum should strive for.**
- The comp plan gives equal status to visitors as it does to residents. In order for our "small town, big life" motto to be sustained, the quality of life and culture of our mountain needs to be prioritized. That is why visitors like to come here. To give the tourist population equal footing actually takes away from the tourist experience, the community's character and, subsequently and ironically, the tourist economy.

We understand the need to more/denser housing and with the right rules in place (mainly large setbacks), don't see a problem with more communities like ours in Ketchum. If communities like those on Bird Dr. are allowed/encouraged, the quality of life in our community will slide significantly.

Sean & Heather Kovich

Cyndy King

From: elizabbuck@gmail.com
Sent: Tuesday, January 14, 2025 10:15 AM
To: Participate
Subject: Letter Regarding Proposed Comp Plan

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing this letter with a few requests and comments.

Please extend the deadline for public comment to allow city residents to have sufficient time to review the comp plan.

Reconsider designating our neighborhood (Bordeaux and Sabala) to be in the lower density land use. Transitioning to unregulated higher densities could ultimately push out full time residents working in the community. We live on Bordeaux St in West Ketchum. We are full time residents, and both work full time in Ketchum. Our kids bike and walk to Hemingway school. The increased traffic that comes with more housing and construction is dangerous. We thank you for the West Ketchum traffic studies, and while the feedback varied, I think the overall consensus was the increased traffic is dangerous for the highly pedestrian- orientated neighborhoods. The comp plan should prioritize community character and culture, and consider how over developing will affect local residents and natural resources.

If all of the proposed land use designations are built out to the newly proposed densities, this could create negatively impacts to the community character, quality of life, access to professional services and sustainability of public infrastructure including water, wastewater treatment, waste management, parking, transportation, emergency services, affordable housing, to name a few. Please consider changing the language of the medium density, low density and high density designations so that it does not increase densities beyond what is currently allowed by the 2014 plan. Please consider zoning code language to the residential zones to be in scale with the neighborhood, to ultimately promote safe mobility in the neighborhood for all users and protect natural vegetation and features as well.

Our neighborhood is an excellent example of community, local workforce, and long-term housing that epitomizes exactly what I think the community and city officials are hoping to accomplish with the comp plan. This is true of some of the other Warm Springs neighborhoods that are slated to get a density bonus as well. Please ensure changes to the plan do not destroy this existing resource, but instead to preserve the existing neighborhoods that already function to enrich the sense of community.

Thank you for your time and consideration,

Eliza & Jason Buck

Cyndy King

From: City of Ketchum Idaho <participate@ketchumidaho.org>
Sent: Wednesday, December 18, 2024 12:27 PM
To: Participate
Subject: Form submission from: Contact Us

Submitted on Wednesday, December 18, 2024 - 12:27pm

Submitted by anonymous user: 108.184.91.40

Submitted values are:

First Name Julie

Last Name Wilson

Email wilsonbay@mac.com

Question/Comment

We support a parking structure for both residents and visitors to the businesses that hope to thrive in the downtown core.

We do NOT support any more dense housing in the downtown core.

The results of this submission may be viewed at:

<https://www.ketchumura.org/node/38080/submission/12552>

Cyndy King

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Thursday, January 9, 2025 7:39 AM
To: Participate
Subject: Comprehensive Plan

Several comments on the draft of the Comprehensive Plan:

In the interest of transparency, the public should be provided with a before/after analysis of the plan. It is unrealistic to expect the public to dig through the many pages of the update, assimilate the material, and proffer productive comments.

Many members of the public participated in the process leading up to the draft of the plan. Resoundingly, the public sentiment was against the tall and massive (out-of-scale) buildings that Mayor Bradshaw and his proxies have ushered into the Ketchum streetscape, forever defacing the character and charm of Ketchum. The present draft plan shows no deference to the public sentiment. The public's participation was a waste of time, and council's inclusion of the public was apparently for optics. In November, I sincerely hope there will be a severe whiplash as a result of this process.
Sent from my iPhone

Cyndy King

From: Marjie Mickelson <marjiemickelson@gmail.com>
Sent: Monday, January 13, 2025 6:26 AM
To: Spencer Cordovano; Tripp Hutchinson; Participate; Amanda Breen; Neil Morrow; Brenda Moczygemba; Tim Carter; Matthew McGraw; Susan Passovoy
Subject: Comprehensive Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

I have not had adequate time to review the draft of the comprehensive plan that has information that affects the neighborhood in which I live. I would like to request an extension of public comment to a later date.

I am extremely concerned that the wording in the present draft is counter productive to preservation of a neighborhood that currently houses full-time residents by designating bigger structures with more units without restriction. Your goal of keeping Ketchum a great place to live and work could result in negative influences such as large buildings with short term rentals, and second home condos which could destroy what people love about living and working here.

I sincerely believe that a better way to grow is to maintain and protect the stable low density single family residential designations and encourage densification projects for the benefit of the people who live here. Density should be increased with caution and an understanding of its impact on neighborhoods. We need to manage the growth we have before compounding it.

I would request that Sabala and Bordeaux Streets do not have their land use changed and that single family homes be allowed. We need long term housing and single family homes to sustain our quality of life and ski town culture.

Thank you for your consideration,
Marjorie Mickelson

Cyndy King

From: Duncan Morton <3dmorton@gmail.com>
Sent: Monday, January 13, 2025 8:29 AM
To: Participate; Spencer Cordovano; Tripp Hutchinson; Amanda Breen
Cc: Neil Bradshaw
Subject: REQUEST: EXTENSION OF THE COMPREHENSIVE PLAN COMMENT PERIOD

Councilors:

The comment period for the Comprehensive Plan needs to be extended due the overlap of the comment period with the very busy holiday season.

Personally, I was traveling for a significant part of the comment period in early December, and upon my return had family arriving for an extended period. Only late last week has my time be freed from family commitments.

Please consider extending the comment period for an additional 30 days.

Thank you for your consideration

Duncan Morton
208-720-1299
174 Bordeaux St.
Ketchum, ID 83340

Cyndy King

From: Gina P <ginapoole10@gmail.com>
Sent: Monday, January 13, 2025 12:48 PM
To: Tripp Hutchinson; Spencer Cordovano; Amanda Breen; Courtney Hamilton; Participate
Cc: Bob Poole
Subject: Draft Comprehensive Plan Comments

January 13, 2025

Draft Comprehensive Plan

Please enter this into the Public Record

To: Ketchum City Council Members

We want to thank you for your service to the City of Ketchum. We appreciate the time and effort that's gone into creating a new Comprehensive Plan.

Given the comment period began in December, with everyone busy with the holidays, and ends this coming Friday, **please extend the deadline for public comment**. Although there's been a big effort to inform people, we believe most residents do not know about the Plan.

Our neighbors in West Ketchum who live on Bordeaux, Sabala and Wood River Dr. got together yesterday, as we are concerned about some aspects in the Draft Comp Plan.

Bob and I have lived for almost three decades on Bordeaux Street, and it is a very special neighborhood. It's a unique residential street; it's short in length from one stop sign to the other where the homes are mostly two stories and the people who live here are teachers, first responders, small business owners, retired long-time residents, realtors, carpenters, waitresses, financial planners, ski coaches, photographers, and county employees. We have kids here, and cats and dogs, and a neighbor's child reminded me "there's one hamster." We are one of the last neighborhoods that truly represents community housing. Our neighbors want Bordeaux Street, along with Sabala Street to be in the Lower Density land use and not the Medium given the proposed changes that would adversely affect the character of our neighborhood. Given one of the Plan's stated themes is to preserve the Character of Ketchum, allowing unregulated higher densities will have the opposite effect, incentivizing market rate, short term rentals and occupancies pushing out full-time residents/community members.

Please change the language of the medium density, low density and high density designations so that it does not increase densities beyond what is currently allowed by the 2014 plan, except as a bonus if deed restricted long-term or community housing is proposed. Language should also be added to support that zoning code language should guide development in the residential zones to be in scale with the neighborhood, promote safe mobility for all users, maintain adequate fire protection, water and waste management service, and protect natural vegetation.

Regarding large out of scale, single family residences, the City can implement restrictions that work, and not be considered a taking of property rights. Allow for single-family homes, including detached townhomes, in the medium density range use designation, but consider prohibiting the combination of lots to keep multiple lots from being turned into one big lot with one oversized house on it. Finally, consider a maximum residential building size.

Thank you for your time and consideration.

Best,

Gina and Bob Poole

Gina Poole
US Mobile 208.720.2019
Kenya Mobile 0715476504
WhatsApp: 208-720-2019
Skype gcpoole

Cyndy King

From: Anthony Frank <afrankoc@comcast.net>
Sent: Monday, January 13, 2025 1:25 PM
To: Participate
Subject: Comp Plan

I have been a developer for a good portion of my career and, as such, am surprised to find that the proposed comp plan as written, might present opportunities for developers to buy up Ketchum properties, tear them down and build multi-unit properties. Existing low density residential areas are the heart and soul of any community. Introducing larger multi-family structures into that mix would encourage the development of seasonally occupied second homes that would be used for only a few weeks or months each year.

As a property owner on Sabala, who was hoping to build a modest single-family house for myself and my wife, I find it distressing that the City might propose changing a perfectly functioning neighborhood, including Sabala, Bordeaux, and Williams streets, with families that live and work in the valley. In my opinion, the City should want to encourage more families who work in the area, to move into the area, and those current residents, to stay. The proposed changes might encourage current families to sell for a "great profit", most likely to a developer, and move elsewhere.

Maybe the City could pass an ordinance that restricts these properties from being rented on a short-term basis, and continues to allow the building of single-family residence. Please keep the low-density residential designation on these neighborhoods. The addition of large multi-unit structures in this residential neighborhood would change the atmosphere enough to eventually drive out its current residents.

Thank you for your consideration in this matter.

Sincerely,

Anthony J. Frank

PS. I might also suggest restricting the size of structures permitted on any lot.

Cyndy King

From: meme205@aol.com
Sent: Saturday, January 11, 2025 8:55 AM
To: Participate
Subject: Comprehensive Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Councilors and Planning and Zoning
Commissioners,

We are aware that you have spent an amazing amount of thought and time on creating a new Comprehensive Plan to better the future of Ketchum and we really appreciate your hard work. I am writing this letter in a plea for you to word the Plan carefully so that our lot at 300 Sabala and the surrounding properties are classified in low density residential.

My husband and I bought the lot on Sabala a few years ago with the intention of building a single family home for ourselves in our older years. The neighborhood is perfect for me as it is home to long term community members with modest homes as ours would be. Our lot is a narrow, corner lot, making it challenging to build anything more than a single residence. PLEASE do not change the land use designation in the new plan reading it to prohibit single family dwellings.

The current language of the Comp Plan draft might cause the wrong interpretation so the words must be totally clear in order not to allow over-crowding, rental properties, and a general change to this peaceful neighborhood. Through your word crafting, please allow 300 Sabala and the rest of the neighborhood to be officially classified as Low Density Residential. Thank you for all you do for our town.

Sincerely,
Carol
Frank

303
83340

P.O. Box
Ketchum, Idaho

Cyndy King

From: susiemichael <susiemichael@cox.net>
Sent: Monday, January 13, 2025 2:56 PM
To: Participate
Subject: Comp Plan comment period

I request that the comment period for the Comprehensive Plan and Code Update be extended at least 30 days beyond the 17 January comment end date for more Ketchum residents to have the opportunity to read the document and make informed comment. Not enough people are aware of the end date or the Plan itself in its entirety or the implication and repercussions therein. This period of 2 December to 17 January encompassed the busiest time of the year for most, with their focus on friends and families, many were out of town. One can not make an informed comment on missing portions of the document. The 'placeholders' for maps and such need to be visible for review longer than the few hours of the 15 January open house. This is a wonderful opportunity for the council and Mayor to be transparent, demonstrate that they will do everything in their power to ensure this Comprehensive Plan is aligned with the majority of Ketchum full time residents who call this place home, and clearly show these residents their voice, opinions, and ideas matters especially when it involves their daily lives, livelihoods and lifestyle and those of their children who are the future of Ketchum. Sincerely,
Susie Michael , Ketchum

Cyndy King

From: Neil Bradshaw
Sent: Monday, January 13, 2025 6:28 PM
To: Stu Ryan
Cc: Participate; Morgan Landers
Subject: Re: Comments on Ketchum's Public Draft | November 2024 Future Land Use Plan

Thanks Sarah and Stu

I appreciate your input and have put your letter into the public record for council deliberation

Please come to the open house at the limelight hotel on Wednesday at 4.30pm to share your thoughts. I do hope you can make it

Cheers

Neil

NEIL BRADSHAW | CITY OF KETCHUM

Mayor

P.O. Box 2315 | 191 5th Street, W | Ketchum, ID 83340

o: 208.727.5087 | m: 208.721.2162

nbradshaw@ketchumidaho.org | www.ketchumidaho.org

On Jan 13, 2025, at 4:28 PM, Stu Ryan <Stu.Ryan@rydout.com> wrote:

Dear

Neil:

13 January 2025

We purchased our West Ketchum home at 301 Sabala St. in late 2020. It only took a couple of dog walks around the neighborhood, populated primarily with single family residences and duplexes, to get to know many of the wonderful residents and their pets. It's a great and happy mix of kids, young and old adults, workers and retirees, and part time and primary residents. It's a vibrant neighborhood we love, and it's completely consistent with many of the Future Land Use Plan's goals for Ketchum.

Our home, like much of West Ketchum, is included in the Medium Density Residential (MDR) designation under Ketchum's most current (2014) Land Use Plan. That plan states that the primary land uses for the MDR designation are "... a broader [than LDR] variety of residential types, including single family residences, duplexes, and other attached-unit types" (page 63).

However, under Ketchum's November 2024 Draft Future Land Use Plan, the primary land uses for the MDR designation are proposed to be "Townhomes and smaller multi-family residential buildings" (page 92).

So, in simple terms, our home would go from being in a neighborhood designated primarily for single family homes and duplexes, to a neighborhood designated for townhomes and small apartment buildings. That would be a drastic and unwelcome change, not only for West Ketchum, but for all of Ketchum.

For these reasons, we believe it's in the City of Ketchum's best interest to designate all of West Ketchum as LDR, rather than MDR in the 2024 Future Land Use Plan. Or, in the alternative, designate that portion of West Ketchum **West of Williams St/N 4th Ave/Rocking Horse Rd** as LDR, rather than MDR.

Thanks for all your hard work on this matter and for considering our input.

Sarah & Stu Ryan

301 Sabala St.
Ketchum, ID

Cyndy King

From: kim green dreyer <kdg1161@live.com>
Sent: Monday, January 13, 2025 9:53 PM
To: Participate
Subject: Comment/Question

Hello,
I've read the Vision statement of the comprehensive plan.

I like the concept of developing our community in a way that fosters a small town feel for future generations.

I've read the existing comprehensive plan and despite its need for updating and clarity, many of the items have kept a small town feel without (obviously) preventing it from having a world class draw..

One of those items is not allowing chain stores from doing business in Ketchum. My question is, when was this ban eliminated? Obviously it no longer stands as we have 2 brand new chain stores, right on Main Street. So, how did that happen? My local friends and I have always felt this one little rule in our comprehensive plan made a difference. Stood for something. It means we support local businesses. We have a town that's unique to us, not a rubber stamp of every other ski town.

Please let me know when, how and why this happened even before a new plan was put in place.

Thank you,
Kim

Kim Green
kdg1161@live.com
336 899 5505

Cyndy King

From: duffy witmer <duffwitmer@yahoo.com>
Sent: Monday, January 13, 2025 10:45 PM
To: Participate
Subject: Ketchum's future

Follow Up Flag: Follow up
Flag Status: Flagged

City council.

Please slow down the development of downtown Ketchum. Please respect the opinions of the people who live and work in Ketchum. We need quality, well thought out plans for the future of Ketchum. A simple thought is " nothing of quality happens quickly ". The future of Ketchum is in the current government's important hands. Please go slowly. What you decide in the near future will be ever lasting in the town we all so dearly love.

Good luck.

Duffy Witmer

Sent from my iPad

Cyndy King

From: Leigh Barer <Leigh@barercom.com>
Sent: Monday, January 13, 2025 11:03 PM
To: barer@lakepartners.com; Participate
Cc: Leigh Barer; Jonathan Fitzgerald
Subject: Comment: 1/14 Planning & Zoning Meeting, Draft Comprehensive Plan Update

Dear Mayor Bradshaw, Morgan Landers, AICP, Director of Planning and Building; and Ketchum City Council Planning & Zoning:

I am writing regarding the Draft Comprehensive Plan Update, as noted on the Updates Chapter IV Map (<https://www.projectketchum.org/cohesive-ketchum/>):

With specific regard to the 25-acre SCHERNTHANNER ACRES SUB
LOT 2 BLK 1
RPK05170000020:

I am strongly opposed to the plan's suggestion to update this land to high-density residential and believe it should remain as low-density residential. Updating it to high-density would dramatically, negatively impact Warm Springs character and property values, wildlife, traffic, and pollution. The land is designated as low-density for several reasons and should remain low-density residential. As noted on the map comment by Luann, "This is consistent with all of the residential properties on the north side of Warm Springs Road. The purpose of the LR Low Residential District is to identify and preserve residential properties, to prevent overcrowding of land in order to preserve natural features and openness. The new Comp Plan Future Land Use proposes to change the zoning to High Density residential (18-30 residential units per acre), three stories or less. This would be detrimental to the value and character of Warm Springs residential properties. Traffic, noise and light pollution would affect the entire area. The property has been preserved as a wildlife reserve for many years. Deer, elk and an occasional moose live on the property and travel to Warm Springs Creek and the Big Wood River. High density development would have negative impacts on wildlife."

This comment also can be found on the map here: <https://www.projectketchum.org/cohesive-ketchum/>

Thank you,

Leigh

Leigh K. Barer
The Fields at Warm Springs Condominium Owner
E: leigh@barercom.com

Cyndy King

From: Alex Margolin <vitalityfitness@yahoo.com>
Sent: Monday, January 13, 2025 11:03 PM
To: Participate
Subject: Request to move Bordeaux street from MDR to LDR

Dear City Planning Commission,

My name is Alex Margolin. I reside at 141 Bordeaux Street. I have recently been made aware of a revision to the 2014 comp plan that seems to be a poor choice of action to fix the problem of developing more housing for Ketchum. Bordeaux street is a neighborhood that would be severely impacted by multi unit dwellings. We have a one lane road in Winter and no place for the influx of cars and traffic that would come with expansion described in the new comp plan.

Our neighborhood is a perfect example of community housing gone right. We currently have single family homes, condos, and town houses. Allowing unregulated higher density housing will incentivize market rate prices, short term rentals. As a result, some full time residents and community members may end up getting pushed out as we saw during covid.

Would the commission please consider keeping Bordeaux street at a density that is currently described by the 2014 plan. Are there better locations for multi unit housing in Ketchum? For instance, the city center, the lots across from the post office, the entrance into Ketchum on HWY 75, the lots that at the entrance of River Run, to name a few locations. The idea of supplying more housing opportunities to people that work in Ketchum is a good one. The idea of putting structures that house a lot of people into a neighborhood that has narrow streets, limited parking and is mainly comprised of single family homes will be destructive to that neighborhood.

I would like to see Bordeaux Street be moved from MDR to LDR to protect what has always been a great neighborhood and have the HDR areas be developed in areas that can handle the increase of auto mobile and foot traffic, preferably in town or close to peoples jobs so they don't have to drive to go to work.

In addition, It may be a good idea to add language to support the zoning code language to guide future development in residential zones to be in scale with the neighborhood. There are some very large residential projects being built right now and that could become the new norm if there are no restrictions to lot line removals and the combination of lots which would result in one huge house or a massive multi unit structure among the existing homes on Bordeaux. Please consider the maximum residential building size and maximum lot size.

I am aware of the deadline of January 17th and I would like to see an extension for public comment.

Thank you for adding this to the public record.

Sincerely,

Alex Margolin

Alex Margolin
Sun Valley Fitness
CSCS, ART, NKT, AIS, FSM
Mobil: 415-860-2515
vitalityfitness@yahoo.com

Cyndy King

From: Shell Seibel <shell.seibel@gmail.com>
Sent: Monday, January 13, 2025 11:30 PM
To: Participate
Subject: Request Bordeaux St move to LDR from MDR

January 13th, 2025

Planning & Zoning Commission

Dear Commissioners,

I request to extend the deadline for public comment for the Comprehensive Plan one more month.

I am writing as a concerned resident living on 141 Bordeaux street.

I would like to request our neighborhood be in the lower density land use and not the medium. Our neighborhood is a great example of workforce, long-term housing that I believe the city is hoping to preserve. Unregulated higher densities will have the opposite effect. It will incentivize short term rentals and occupancies that will push out full-time residents.

The prospect of additional high density housing in an area that would struggle with the additional traffic congestion and lack of adequate public services would only exacerbate these issues. Especially in the winter. There is little room to accommodate the increased traffic and demand for services that high-density zoning would bring. We worry that this change could promise the quality of life for current residents and create safety hazards, particularly for children.

A proposal was made to change the language of the medium density, low density and high density designations so that it does not increase densities beyond what is currently allowed by the 2014 plan, except if deed restricted long-term or community housing is proposed. A suggestion would also be that zoning code language guide development in the residential zones to keep in scale with the neighborhood and promote safe mobility in the neighborhood for all users.

We respectfully ask that you consider our neighborhood to be in the lower density land use and not the medium. Our community thrives on its current balance and further densification would not only strain our infrastructure but also undermine the character and livability of the area.

Thank you for your time and consideration of our concerns. We appreciate the tremendous amount of effort all councilors, commissioners and staff members have put into the plan. We look forward to working together to ensure that our community and neighborhoods remain a safe and vibrant place for all residents.

Sincerely,

Shelley Seibel
141 Bordeaux Street

Cyndy King

From: Amanda Breen
Sent: Friday, December 27, 2024 1:45 PM
To: Jae Hill; Neil Bradshaw; Courtney Hamilton; Tripp Hutchinson
Cc: Participate
Subject: Re: Comprehensive Plan Update

Hi Jae,

I asked the Planning Department to give me a status on this, but have not yet heard back. The Comp Plan itself won't update any zoning, but it does include a proposed Land Use map that may lead to later re-zoning. I will keep this on my radar. Happy New Year! Hope you and the family are well.

Regards,

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

From: Jae Hill <jae@evermost.us>
Sent: Tuesday, December 24, 2024 10:34 AM
To: Amanda Breen <ABreen@ketchumidaho.org>; Neil Bradshaw <NBradshaw@ketchumidaho.org>; Courtney Hamilton <CHamilton@ketchumidaho.org>; Tripp Hutchinson <thutchinson@ketchumidaho.org>
Cc: Participate <participate@ketchumidaho.org>
Subject: Comprehensive Plan Update

Hello all,

My name is Jae Hill. I'm a former resident of Ketchum, former KURA board member, and former Community Development Director in Sun Valley. I still own a few properties in the area, including one on Warm Springs Road inside the City of Ketchum.

3312 Warm Springs was the millsite for my property in Imperial Gulch, a few miles south of Ketchum. The patent was cancelled by the Government Land Office in 1886, but through a series of federal errors, remained on the Government Land Office maps and actually traded hands multiple times—including twice via sale for nonpayment of taxes. I came into ownership of the property a few years ago, and though the County records inaccurately show the Federal Government as having ownership, we're working on legal means of redress. Attached are a survey of the site and the deed of sale. You'll note that the City of Ketchum's corporate boundary was actually drawn around our parcel to include it!

I've requested multiple times at the staff level—via emails and even an in-person meeting—to upzone the property from "Agriculture Forestry" (it has no trees!) to an appropriate residential zoning classification, but our request has not been incorporated into the draft plan. Our intent is to develop a multifamily project on the site.

Please ensure that the zoning for the attached remnant parcel is enhanced so that we can positively contribute to the production of housing in the community. Feel free to contact me with any questions.

Thank you,

Jae Hill AICP, CFM

Principal at [Evermost Planning & Consulting](#)

jae@evermost.us | 801-520-0585

Instrument # 699831

HAILEY, BLAINE, IDAHO
04-24-2023 4:15:44 PM No. of Pages: 2
Recorded for: ALTURAS LAW GROUP, PLLC
STEPHEN MCDUGALL GRAHAM Fee: \$15.00
Ex-Officio Recorder Deputy: JG
Electronically Recorded by Simplifile

**RECORDING REQUESTED BY AND
AFTER RECORDING RETURN TO:**

Samuel L. Linnet, Esq.
ALTURAS LAW GROUP, PLLC
101 E. Bullion Street, Unit 2H
Hailey, ID 83333

(Space above this line for Recorder's use only)

QUITCLAIM DEED

FOR VALUE RECEIVED, I, BRIAN SAKSA, a single man ("Grantor"), do hereby convey, release, remise, and forever quitclaim unto JEFFREY "JAE" HILL of 417 Nine Bark Street NW, Olympia, Washington 98502 ("Grantee") any and all interest Grantor may have in the following described premises, situated in Blaine County, Idaho, to wit:

IMPERIAL LODGE Mill Site, Blaine County, Idaho

See Exhibit A attached for legal description.

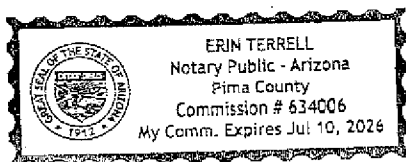
Together with appurtenances.

By Brian Saksa
Brian Saksa

April 18, 2023
Dated

State of Arizona
County of Pima

This record was acknowledged before me on April 18th, 2023 by BRIAN SAKSA.

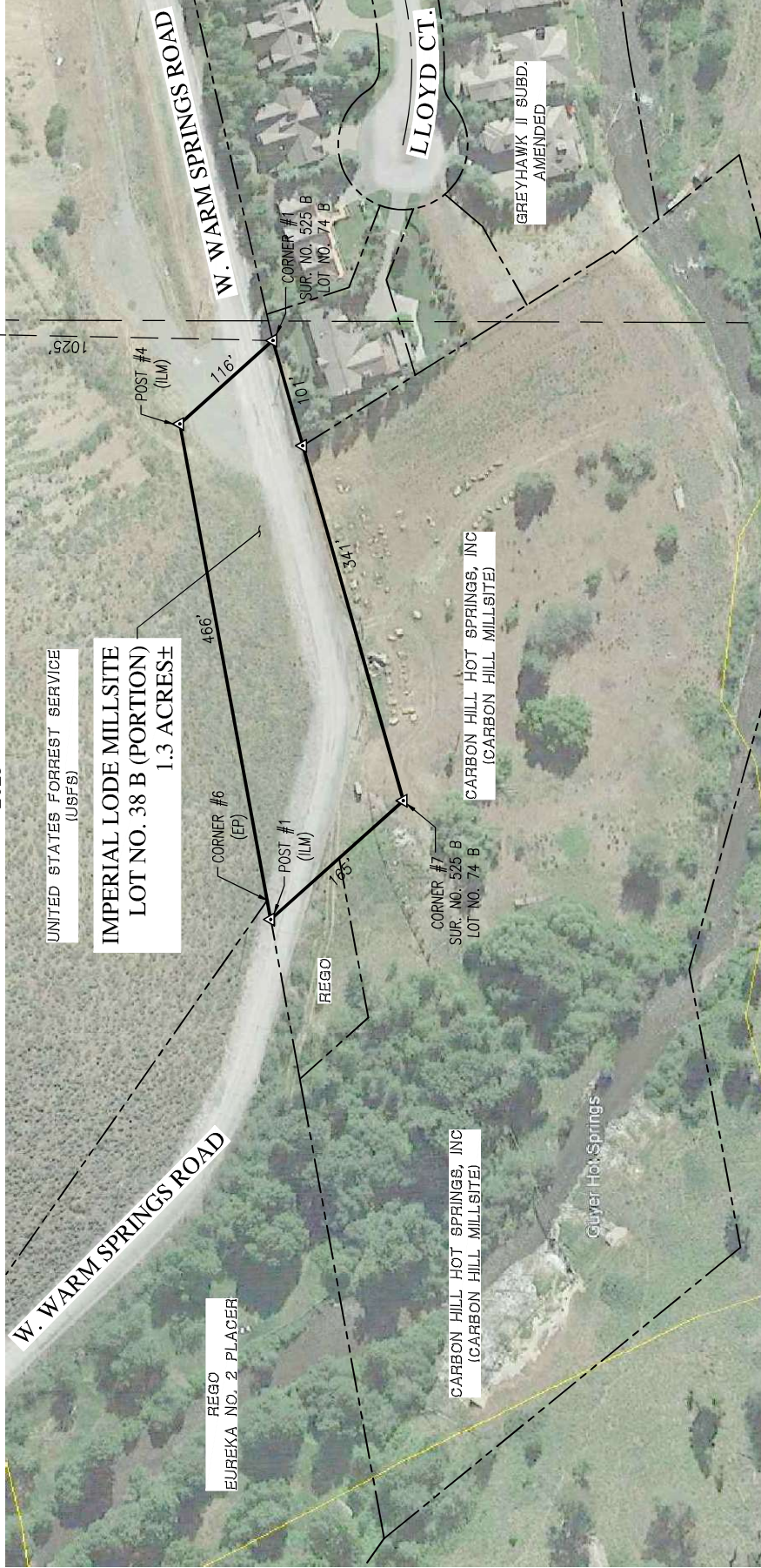
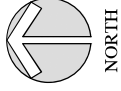


Erin Terrell
Signature of notary public
My commission expires: 07/10/2026

EXHIBIT A

T4N R17E Sec 15 (Boise Meridian) Lot 38B, Blaine County, Idaho; Imperial Millsite, formerly Mineral Survey 2B

Located In
A Portion of
Gov't Lot 1, Section 15
Township 4 North, Range 17 East
Boise Meridian
Blaine County, Idaho
2023



PRELIMINARY



Cyndy King

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Thursday, January 9, 2025 7:39 AM
To: Participate
Subject: Comprehensive Plan

Several comments on the draft of the Comprehensive Plan:

In the interest of transparency, the public should be provided with a before/after analysis of the plan. It is unrealistic to expect the public to dig through the many pages of the update, assimilate the material, and proffer productive comments.

Many members of the public participated in the process leading up to the draft of the plan. Resoundingly, the public sentiment was against the tall and massive (out-of-scale) buildings that Mayor Bradshaw and his proxies have ushered into the Ketchum streetscape, forever defacing the character and charm of Ketchum. The present draft plan shows no deference to the public sentiment. The public's participation was a waste of time, and council's inclusion of the public was apparently for optics. In November, I sincerely hope there will be a severe whiplash as a result of this process.
Sent from my iPhone

Cyndy King

From: Duncan Morton <3dmorton@gmail.com>
Sent: Monday, January 13, 2025 8:29 AM
To: Participate; Spencer Cordovano; Tripp Hutchinson; Amanda Breen
Cc: Neil Bradshaw
Subject: REQUEST: EXTENSION OF THE COMPREHENSIVE PLAN COMMENT PERIOD

Councilors:

The comment period for the Comprehensive Plan needs to be extended due the overlap of the comment period with the very busy holiday season.

Personally, I was traveling for a significant part of the comment period in early December, and upon my return had family arriving for an extended period. Only late last week has my time be freed from family commitments.

Please consider extending the comment period for an additional 30 days.

Thank you for your consideration

Duncan Morton
208-720-1299
174 Bordeaux St.
Ketchum, ID 83340

Cyndy King

From: Gina P <ginapoole10@gmail.com>
Sent: Monday, January 13, 2025 12:48 PM
To: Tripp Hutchinson; Spencer Cordovano; Amanda Breen; Courtney Hamilton; Participate
Cc: Bob Poole
Subject: Draft Comprehensive Plan Comments

January 13, 2025

Draft Comprehensive Plan

Please enter this into the Public Record

To: Ketchum City Council Members

We want to thank you for your service to the City of Ketchum. We appreciate the time and effort that's gone into creating a new Comprehensive Plan.

Given the comment period began in December, with everyone busy with the holidays, and ends this coming Friday, **please extend the deadline for public comment**. Although there's been a big effort to inform people, we believe most residents do not know about the Plan.

Our neighbors in West Ketchum who live on Bordeaux, Sabala and Wood River Dr. got together yesterday, as we are concerned about some aspects in the Draft Comp Plan.

Bob and I have lived for almost three decades on Bordeaux Street, and it is a very special neighborhood. It's a unique residential street; it's short in length from one stop sign to the other where the homes are mostly two stories and the people who live here are teachers, first responders, small business owners, retired long-time residents, realtors, carpenters, waitresses, financial planners, ski coaches, photographers, and county employees. We have kids here, and cats and dogs, and a neighbor's child reminded me "there's one hamster." We are one of the last neighborhoods that truly represents community housing. Our neighbors want Bordeaux Street, along with Sabala Street to be in the Lower Density land use and not the Medium given the proposed changes that would adversely affect the character of our neighborhood. Given one of the Plan's stated themes is to preserve the Character of Ketchum, allowing unregulated higher densities will have the opposite effect, incentivizing market rate, short term rentals and occupancies pushing out full-time residents/community members.

Please change the language of the medium density, low density and high density designations so that it does not increase densities beyond what is currently allowed by the 2014 plan, except as a bonus if deed restricted long-term or community housing is proposed. Language should also be added to support that zoning code language should guide development in the residential zones to be in scale with the neighborhood, promote safe mobility for all users, maintain adequate fire protection, water and waste management service, and protect natural vegetation.

Regarding large out of scale, single family residences, the City can implement restrictions that work, and not be considered a taking of property rights. Allow for single-family homes, including detached townhomes, in the medium density range use designation, but consider prohibiting the combination of lots to keep multiple lots from being turned into one big lot with one oversized house on it. Finally, consider a maximum residential building size.

Thank you for your time and consideration.

Best,

Gina and Bob Poole

Gina Poole
US Mobile 208.720.2019
Kenya Mobile 0715476504
WhatsApp: 208-720-2019
Skype gcpoole

Cyndy King

From: Anthony Frank <afrankoc@comcast.net>
Sent: Monday, January 13, 2025 1:25 PM
To: Participate
Subject: Comp Plan

I have been a developer for a good portion of my career and, as such, am surprised to find that the proposed comp plan as written, might present opportunities for developers to buy up Ketchum properties, tear them down and build multi-unit properties. Existing low density residential areas are the heart and soul of any community. Introducing larger multi-family structures into that mix would encourage the development of seasonally occupied second homes that would be used for only a few weeks or months each year.

As a property owner on Sabala, who was hoping to build a modest single-family house for myself and my wife, I find it distressing that the City might propose changing a perfectly functioning neighborhood, including Sabala, Bordeaux, and Williams streets, with families that live and work in the valley. In my opinion, the City should want to encourage more families who work in the area, to move into the area, and those current residents, to stay. The proposed changes might encourage current families to sell for a "great profit", most likely to a developer, and move elsewhere.

Maybe the City could pass an ordinance that restricts these properties from being rented on a short-term basis, and continues to allow the building of single-family residence. Please keep the low-density residential designation on these neighborhoods. The addition of large multi-unit structures in this residential neighborhood would change the atmosphere enough to eventually drive out its current residents.

Thank you for your consideration in this matter.

Sincerely,

Anthony J. Frank

PS. I might also suggest restricting the size of structures permitted on any lot.

Cyndy King

From: meme205@aol.com
Sent: Saturday, January 11, 2025 8:55 AM
To: Participate
Subject: Comprehensive Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Councilors and Planning and Zoning
Commissioners,

We are aware that you have spent an amazing amount of thought and time on creating a new Comprehensive Plan to better the future of Ketchum and we really appreciate your hard work. I am writing this letter in a plea for you to word the Plan carefully so that our lot at 300 Sabala and the surrounding properties are classified in low density residential.

My husband and I bought the lot on Sabala a few years ago with the intention of building a single family home for ourselves in our older years. The neighborhood is perfect for me as it is home to long term community members with modest homes as ours would be. Our lot is a narrow, corner lot, making it challenging to build anything more than a single residence. PLEASE do not change the land use designation in the new plan reading it to prohibit single family dwellings.

The current language of the Comp Plan draft might cause the wrong interpretation so the words must be totally clear in order not to allow over-crowding, rental properties, and a general change to this peaceful neighborhood. Through your word crafting, please allow 300 Sabala and the rest of the neighborhood to be officially classified as Low Density Residential. Thank you for all you do for our town.

Sincerely,
Carol
Frank

303
83340

P.O. Box
Ketchum, Idaho

Cyndy King

From: duffy witmer <duffwitmer@yahoo.com>
Sent: Monday, January 13, 2025 10:45 PM
To: Participate
Subject: Ketchum's future

Follow Up Flag: Follow up
Flag Status: Flagged

City council.

Please slow down the development of downtown Ketchum. Please respect the opinions of the people who live and work in Ketchum. We need quality, well thought out plans for the future of Ketchum. A simple thought is " nothing of quality happens quickly ". The future of Ketchum is in the current government's important hands. Please go slowly. What you decide in the near future will be ever lasting in the town we all so dearly love.

Good luck.

Duffy Witmer

Sent from my iPad

Cyndy King

From: Leigh Barer <Leigh@barercom.com>
Sent: Monday, January 13, 2025 11:03 PM
To: barer@lakepartners.com; Participate
Cc: Leigh Barer; Jonathan Fitzgerald
Subject: Comment: 1/14 Planning & Zoning Meeting, Draft Comprehensive Plan Update

Dear Mayor Bradshaw, Morgan Landers, AICP, Director of Planning and Building; and Ketchum City Council Planning & Zoning:

I am writing regarding the Draft Comprehensive Plan Update, as noted on the Updates Chapter IV Map (<https://www.projectketchum.org/cohesive-ketchum/>):

With specific regard to the 25-acre SCHERNTHANNER ACRES SUB
LOT 2 BLK 1
RPK05170000020:

I am strongly opposed to the plan's suggestion to update this land to high-density residential and believe it should remain as low-density residential. Updating it to high-density would dramatically, negatively impact Warm Springs character and property values, wildlife, traffic, and pollution. The land is designated as low-density for several reasons and should remain low-density residential. As noted on the map comment by Luann, "This is consistent with all of the residential properties on the north side of Warm Springs Road. The purpose of the LR Low Residential District is to identify and preserve residential properties, to prevent overcrowding of land in order to preserve natural features and openness. The new Comp Plan Future Land Use proposes to change the zoning to High Density residential (18-30 residential units per acre), three stories or less. This would be detrimental to the value and character of Warm Springs residential properties. Traffic, noise and light pollution would affect the entire area. The property has been preserved as a wildlife reserve for many years. Deer, elk and an occasional moose live on the property and travel to Warm Springs Creek and the Big Wood River. High density development would have negative impacts on wildlife."

This comment also can be found on the map here: <https://www.projectketchum.org/cohesive-ketchum/>

Thank you,

Leigh

Leigh K. Barer
The Fields at Warm Springs Condominium Owner
E: leigh@barercom.com

Cyndy King

From: Tiffani LaMonica <personalessistant@me.com>
Sent: Tuesday, January 14, 2025 11:36 AM
To: Participate
Subject: Zoning Commissioners and Council Members Comprehensive Plan

Tiffani Black

Sabala

Ketchum, ID 83340

Dear Planning & Zoning Commissioners and Council Members,

I am writing as a concerned homeowner and Ketchum citizen and community member regarding the proposed changes to zoning and land use designations in the comprehensive plan update. While I appreciate the city's effort to address housing and land use challenges, I have several concerns about the potential impacts of the changes outlined for our West Ketchum neighborhood (Sabala Street) and the broader community.

First, I respectfully request that the city extend the public comment period by at least another month.. The comment period, running through the busy holiday season, has limited many residents' ability to engage fully and provide meaningful feedback especially given the complexity and significance of the draft.

Second, I strongly urge you to designate our neighborhood as a lower-density land use area rather than medium-density. *Our neighborhood exemplifies community housing, with full-time residents contributing to Ketchum's sense of place and culture.* Allowing unregulated higher densities will incentivize market-rate developments and short-term rentals, displacing long-term residents and undermining community stability.

Additionally, I ask that the comprehensive plan language for medium, low, and high-density designations be clarified to ensure densities do not exceed those allowed under the 2014 plan. Any increases in density should only be permitted as a bonus for deed-restricted long-term or community housing projects. Further, zoning code language should emphasize maintaining neighborhood scale, promoting safe mobility, and preserving natural vegetation and features.

To address the trend of oversized single-family residences, the city should consider prohibiting lot combinations that enable large-scale development and implement maximum building and lot sizes to keep projects in proportion to neighborhood character. This aligns with sustainable growth principles and reduces the workforce demand associated with larger, market-rate homes.

I am also deeply concerned about the long-term impacts of the proposed density increases. Specifically:

- **Infrastructure Strain:** Increased densities will place significant pressure on water, wastewater, waste management, transportation, and emergency services, among others.
- **Community Character:** Ketchum's appeal lies in its small-town charm and culture. Prioritizing unregulated growth will erode these qualities and diminish the visitor experience.
- **Affordable Housing Imbalance:** For every new market-rate unit, there is a corresponding increase in workforce demand and affordable housing needs. Without a calculated plan to address this, the imbalance will only worsen.

Finally, our neighborhood already functions as a model for workforce and long-term housing. It meets many of the goals outlined in the comprehensive plan, such as minimizing traffic impacts and supporting emergency services.

I urge the city to preserve and protect neighborhoods like ours as invaluable community assets.

Thank you for considering these concerns. I hope the city will extend the comment period, address the issues raised here, and ensure the comprehensive plan reflects the values of Ketchum's residents while supporting thoughtful and sustainable growth.

Sincerely,

Tiffani Black

Cyndy King

From: Britta Hubbard <brittahubbard@gmail.com>
Sent: Tuesday, January 14, 2025 2:07 PM
To: Neil Bradshaw; Participate
Subject: Project Ketchum Comment

Hello,

I am in strong opposition to the neighborhood in Mid-Warm Springs from being zoned High Density for either of Scherthanner Family owned properties. High density on 32 acres of land in that area would be a vehicle, snow removal/storage, dog poop, and Warm Springs road maintenance nightmare. Furthermore, high density for all 32 acres doesn't fit into the dynamic or culture of that part of the Warm Springs Community at all.

Should that land ever be sold and developed, it would make more sense to do a graduated density development with low density near the houses on West Canyon Run moving to Medium density once you're at Flower Drive and north of the current Four Seasons condo area, and then putting some High Density in the acre or two of land directly behind the Field's Condos and adjacent to the Four Seasons as well as along Warm Springs road east of Flower Drive.

Has the city considered doing a varied zoning of that nature? It is much better suited to the neighborhood dynamic than the current plan.

Sincerely,
Britta Hubbard

Cyndy King

From: Neil Bradshaw
Sent: Tuesday, January 14, 2025 4:19 PM
To: pater vondiesel
Cc: Participate; Morgan Landers; Jade Riley
Subject: Re: Scherthanner acers

Thanks Pater

Your comments will be forwarded to the planning department and the council for deliberation

Yes, I have received comments from Britta too

Thanks for your participation- I am happy to meet at your convenience when you are back in town

Cheers

Neil

NEIL BRADSHAW | CITY OF KETCHUM

Mayor

P.O. Box 2315 | 191 5th Street, W | Ketchum, ID 83340

o: 208.727.5087 | m: 208.721.2162

nbradshaw@ketchumidaho.org | www.ketchumidaho.org

On Jan 14, 2025, at 3:27 PM, pater vondiesel <a1pater@gmail.com> wrote:

Greetings,

I'm not in town right now so I'm unable to make it to any meetings tomorrow night.

It was just brought to light about the city working to make some of our property high density.

Some of that is a great idea!

The area to the west of Flower Drive that should be high density most of it already is.

There are some areas that are yellow that look like low density on the map that looks like it's going to stay the same that's fine.

The Seven Acres that are to the east of Flower Drive cannot be high density.

The houses on W. Canton Run Boulevard are 5 to 10 million dollar houses they will fight tooth and nail to make sure the property behind their houses is not high density. We've already gone in a whole roundabout with them about it.

So please consider removing those seven acres from your map saying it is going to be high density that's probably not going to happen. Perhaps some of that 7 acre could be zoned medium

Besides the fact that property is not for sale it probably won't be for sale for a very very long time and also has our water well out there so we're not doing anything with that piece of property.

Where as the area behind the Fields, again that's west of Flower dr, definitely needs to be high density. That area is something that me and a couple of my siblings are very much interested in working towards it getting developed.

I'm not actually sure if any of my other siblings have emailed you about this I think my sister Britta may have. And I believe that we are pretty much on the same page Although our wording might be different on our emails.

Anyway like I said I've been out of town and was unaware of this comprehensive plan. I did not see that at the beginning of December when it was released.

Thanks for your time

Best regards,

Pater Schernthanner

**PREVENT
HIGH-DENSITY DEVELOPMENT
IN WARM SPRINGS**

The large open land owned by The Scherthanner's...

Your Backyard... is currently zoned for

Low Density Development (single family homes).

There is a Ketchum Plan under review:

"Comprehensive Plan and Code Update"

This "Update" would change the zoning to allow for

High-Density development: 3-story structures

with up to 30 units per acre on the 25-acre plot.

ACT NOW TO PROTECT YOUR NEIGHBORHOOD

Make your voice heard. The City must know that we will not sit quietly while Developers push through this drastic zoning change as part of a bigger Plan.

Please comment at: ProjectKetchum.org

- Click **View Project** in the "Cohesive Ketchum: Comprehensive Plan & Code Update"
- Scroll down into the blue SUMMARY box and in the **Chapter IV** box click **Jump to Page**
- Scroll down to the map and click anywhere in the map
- Enter your information and your comment which may be as simple as: I am completely opposed to the High-Density zoning update. Or, let your real feelings be heard.
- In the Comment Type, click: Suggestion
- Click **Post Comment**

Other Things You Can Do to Help:

Spread the word and ask everyone you know in the 208 to Comment

Email people at the City such as the Mayor: nbradshaw@ketchumidaho.org

Email participate@ketchumidaho.org for comments to be placed on Public record

Attend the Open House at Limelight January 15th 5:30 – 7:30

The Mayor made it clear that it's crucial for the community to speak up for what they want, or measures like this will get passed.

Contact Info for questions/comments: InOpposition@gmail.com

Cyndy King

From: pater vondiesel <a1pater@gmail.com>
Sent: Wednesday, January 15, 2025 10:05 AM
To: Morgan Landers
Cc: Neil Bradshaw; Participate; Jade Riley
Subject: Re: Schernthanner acers

Yes,
I'm on my way back from California today.
I'm not sure if you are communicating with any of my other siblings at the moment.
I know Britta sent you an email I don't know if my sister Liesl did. Of course there's six of us to deal with.
Being that I will not be around for the meeting tonight at the Limelight. it would be advantageous for us all to get together next week.
Let me see what I can organize

On Wed, Jan 15, 2025, 08:32 Morgan Landers <MLanders@ketchumidaho.org> wrote:

Yes, you are right. We should have met sooner. Is there a time next week that would work for you all? I can be flexible and we can accommodate participation from anyone not in town remotely.

MORGAN LANDERS, AICP | CITY OF KETCHUM

DIRECTOR OF PLANNING AND BUILDING

o: 208.727.5085

****Please sign up for the NEW Planning and Building quarterly newsletter. Click [HERE](#) and select "Planning and Development"**

From: pater vondiesel <a1pater@gmail.com>
Sent: Wednesday, January 15, 2025 9:26 AM
To: Morgan Landers <MLanders@ketchumidaho.org>
Cc: Neil Bradshaw <NBradshaw@ketchumidaho.org>; Participate <participate@ketchumidaho.org>; Jade Riley <jriley@ketchumidaho.org>
Subject: Re: Schernthanner acers

Yes you're going to need to have a family meeting with me and my family especially since the city of Ketchum has never come to any of us about this.
Not only the fact that I know you guys had a meeting this Summer that you told a bunch of business owners that you had come and talk to us about low-income housing which is absolutely not true.
And you're making my family look very bad in this community.
The fact that open discussion on this is on the oven to the 17th and we are only brought to light of this

two days ago.

You have the Schernthanners and the surrounding people very upset

On Wed, Jan 15, 2025, 08:12 Morgan Landers <MLanders@ketchumidaho.org> wrote:

Hi Pater- Thank you for the additional clarity on your concerns. I would like to meet with you if you are open to that. What you describe below is not our intent and we are very open to discussion about how to strike a better balance. I think it would be great to sit down.

Would you be open to that this week or next?

Thanks,

MORGAN LANDERS, AICP | CITY OF KETCHUM

DIRECTOR OF PLANNING AND BUILDING

o: 208.727.5085

****Please sign up for the NEW Planning and Building quarterly newsletter. Click [HERE](#) and select "Planning and Development"**

From: pater vondiesel <a1pater@gmail.com>

Sent: Wednesday, January 15, 2025 9:05 AM

To: Morgan Landers <MLanders@ketchumidaho.org>

Cc: Neil Bradshaw <NBradshaw@ketchumidaho.org>; Participate <participate@ketchumidaho.org>; Jade Riley <jriley@ketchumidaho.org>

Subject: Re: Schernthanner acers

Essentially the way we see it as a family is you're trying to turn Warm Springs into Woodside and we are not pleased and you're making us the Schernthanners look like we are trying to do this.

You will force our hand into having to sell our properties to some scumbag developers something that we do not have for sale right now and had no plans of developing

On Wed, Jan 15, 2025, 07:54 Morgan Landers <MLanders@ketchumidaho.org> wrote:

Thank you Pater! This feedback is really helpful and we will take a look at that as we go through revisions. I will reach out in the next week or so to discuss further.

Thanks again!

MORGAN LANDERS, AICP | CITY OF KETCHUM

DIRECTOR OF PLANNING AND BUILDING

o: 208.727.5085

****Please sign up for the NEW Planning and Building quarterly newsletter. Click [HERE](#) and select “Planning and Development”**

From: Neil Bradshaw <NBradshaw@ketchumidaho.org>

Sent: Tuesday, January 14, 2025 4:19 PM

To: pater vondiesel <a1pater@gmail.com>

Cc: Participate <participate@ketchumidaho.org>; Morgan Landers <MLanders@ketchumidaho.org>; Jade Riley <jriley@ketchumidaho.org>

Subject: Re: Schernthanner acers

Thanks Pater

Your comments will be forwarded to the planning department and the council for deliberation

Yes, I have received comments from Britta too

Thanks for your participation- I am happy to meet at your convenience when you are back in town

Cheers

Neil

NEIL BRADSHAW | CITY OF KETCHUM

Mayor

P.O. Box 2315 | [191 5th Street, W | Ketchum, ID 83340](#)

o: 208.727.5087 | m: 208.721.2162

nbradshaw@ketchumidaho.org | www.ketchumidaho.org

On Jan 14, 2025, at 3:27 PM, pater vondiesel <a1pater@gmail.com> wrote:

Greetings,

I'm not in town right now so I'm unable to make it to any meetings tomorrow night.

It was just brought to light about the city working to make some of our property high density.

Some of that is a great idea!

The area to the west of Flower Drive that should be high density most of it already is.

There are some areas that are yellow that look like low density on the map that looks like it's going to stay the same that's fine.

The Seven Acres that are to the east of Flower Drive cannot be high density.

The houses on W. Canton Run Boulevard are 5 to 10 million dollar houses they will fight tooth and nail to make sure the property behind their houses is not high density. We've already gone in a whole roundabout with them about it.

So please consider removing those seven acres from your map saying it is going to be high density that's probably not going to happen. Perhaps some of that 7 acre could be zoned medium

Besides the fact that property is not for sale it probably won't be for sale for a very very long time and also has our water well out there so we're not doing anything with that piece of property.

Where as the area behind the Fields, again that's west of Flower dr, definitely needs to be high density. That area is something that me and a couple of my siblings are very much interested in working towards it getting developed.

I'm not actually sure if any of my other siblings have emailed you about this I think my sister Britta may have. And I believe that we are pretty much on the same page Although our wording might be different on our emails.

Anyway like I said I've been out of town and was unaware of this comprehensive plan. I did not see that at the beginning of December when it was released.

Thanks for your time

Best regards,

Pater Scherthanner

**PREVENT
HIGH-DENSITY DEVELOPMENT
IN WARM SPRINGS**

The large open land owned by The Scherthanner's...

Your Backyard... is currently zoned for

Low Density Development (single family homes).

There is a Ketchum Plan under review:

"Comprehensive Plan and Code Update"

This "Update" would change the zoning to allow for

High-Density development: 3-story structures

with up to 30 units per acre on the 25-acre plot.

ACT NOW TO PROTECT YOUR NEIGHBORHOOD

Make your voice heard. The City must know that we will not sit quietly while Developers push through this drastic zoning change as part of a bigger Plan.

Please comment at: ProjectKetchum.org

- Click **View Project** in the "Cohesive Ketchum: Comprehensive Plan & Code Update
- Scroll down into the blue SUMMARY box and in the **Chapter IV** box click **Jump to Page**
- Scroll down to the map and click anywhere in the map
- Enter your information and your comment which may be as simple as: I am completely opposed to the High-Density zoning update. Or, let your real feelings be heard.
- In the Comment Type, click: Suggestion
- Click **Post Comment**

Other Things You Can Do to Help:

Spread the word and ask everyone you know in the 208 to Comment

Email people at the City such as the Mayor: nbradshaw@ketchumidaho.org

Email participate@ketchumidaho.org for comments to be placed on Public record

Attend the Open House at Limelight January 15th 5:30 – 7:30

The Mayor made it clear that it's crucial for the community to speak up for what they want, or measures like this will get passed.

Contact Info for questions/comments: InOpposition@gmail.com

Cyndy King

From: Neil Bradshaw
Sent: Tuesday, January 14, 2025 1:58 PM
To: Thomas Beckwith
Cc: Courtney Hamilton; Amanda Breen; Tripp Hutchinson; Spencer Cordovano; Jody Beckwith; Participate; Morgan Landers; Jade Riley
Subject: Re: Beckwith input on the Comprehensive Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks Tom and Judy,
I appreciate your input
It will be put in the public record for council deliberation
I hope you can attend the open house on this subject that will be held tomorrow at 4.30pm at the limelight hotel (Wednesday)
Cheers
Neil

NEIL BRADSHAW | CITY OF KETCHUM

Mayor

P.O. Box 2315 | 191 5th Street, W | Ketchum, ID 83340
o: 208.727.5087 | m: 208.721.2162
nbradshaw@ketchumidaho.org | www.ketchumidaho.org

On Jan 14, 2025, at 1:37 PM, Thomas Beckwith <tgbeckwith@gmail.com> wrote:

Attention: Mayor and Council members January 14, 2025

My wife, Jody and I purchased our West Ketchum home at 931 Rocking Horse in 2000. While we've watched the neighborhood change over the years it hasn't lost its character. Single family homes and two-story duplexes are the backbone of the community. We know our neighbors and their dogs' names as we walk the neighborhood. The 2014 MDR designation captured the way West Ketchum looks today.

My wife and I have participated in the planning sessions and were well aware when city employees were "pushing" their agenda. We respectfully listened and were hopeful leadership would propose density options in the core and light industrial areas that can accommodate three story apartment buildings.

We would ask that the final plan reflect LDR requirements for West Ketchum. We are conscious of NIMBY attitudes and have watched large apartment projects creep towards our

neighborhood. We ask that you draw a line and prioritize density where it makes sense and not disrupt one of the few remaining low-density neighborhoods.

Please accept this as our input into your final recommendations. We've supported city leadership and appreciate the work you are doing. Please respect our request.

Thanks,
Tom and Jody Beckwith
931 Rocking Horse Road
--
Tom

Cyndy King

From: Neil Bradshaw
Sent: Tuesday, January 14, 2025 4:23 PM
To: susiemichael
Cc: Participate
Subject: Re: Comp Plan comment period

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks Susie
I have put your comments in the public record for council deliberation
Thanks for participating
Cheers
Neil

NEIL BRADSHAW | CITY OF KETCHUM

Mayor

P.O. Box 2315 | 191 5th Street, W | Ketchum, ID 83340

o: 208.727.5087 | m: 208.721.2162

nbradshaw@ketchumidaho.org | www.ketchumidaho.org

On Jan 13, 2025, at 3:02 PM, susiemichael <susiemichael@cox.net> wrote:

I request that the comment period for the Comprehensive Plan and Code Update be extended at least 30 days

beyond the 17 January comment end date for more Ketchum residents to have the opportunity to read the

document and make informed comment. Not enough people are aware of the end date or the Plan itself in its

entirety or the implication and repercussions therein. This

period of 2 December to 17
January encompassed the

busiest time of the year for most,
with their focus on friends and
families, many were out of town.
One can not make

an informed comment on missing
portions of the document. The
'placeholders' for maps and such
need to be

visible for review longer than the
few hours of the 15 January open
house. This is a wonderful
opportunity for the

council and Mayor to be
transparent, demonstrate that
they will do everything in their
power to ensure this

Comprehensive Plan is aligned
with the majority of Ketchum full
time residents who call this
place home, and

clearly show these residents their
voice, opinions, and ideas
matters especially when it
involves their daily

lives, livelihoods and lifestyle and
those of their children who are
the future of Ketchum.

Sincerely,

Susie Michael, Ketchum

Cyndy King

From: Laurie Leman <l.m.leman@gmail.com>
Sent: Monday, January 13, 2025 4:03 PM
To: Participate
Subject: Comments on the Update to the Ketchum Comp Plan

To whom it may concern,

Thank you for taking time to read my comments on the Updated Ketchum Comprehensive Plan. And thank you for working hard to make the City of Ketchum a great place to live.

Firstly, please extend the comment period for this plan. Another month for people to comment would be great.

I have lived at 162 Bordeaux Street since 1993. I love living in West Ketchum & on this street & believe that there is a great mix of single-family homes & condos & duplexes. There is also a great mix of working people, families & retirees. Our neighborhood is a perfect example of workforce, long-term housing that epitomizes exactly what I think the community and the city officials are hoping to accomplish with the comp plan. This is true of some of the other neighborhoods that are slated to get a density bonus (ie, Belmont Drive). Please ensure changes to the plan do not destroy this existing resource.

Do we really need higher density in these neighborhoods? Can our infrastructure support more people in these neighborhoods? Our roads are narrow, we have no sidewalks – if we have more cars driving on the roads it will become more dangerous for pedestrians & cyclists.

If all the proposed land use designations are built out to the newly proposed densities, what will be the impacts to the community character, quality of life, access to professional services and sustainability of public infrastructure including water, wastewater treatment, waste management, parking, transportation, emergency services, affordable housing, to name a few?

Why are we trying to build more instead of managing what we currently have? We should focus on getting ahead of the growth and managing it, instead of promoting more. Emphasis should be on shifting the use of our current housing stock to tip the balance to more long-term residential housing than short-term rentals.

The lack of housing that our community is acutely feeling since the pandemic is connected to the State's interpretation that local governments can't restrict short term rentals. Allowing more unrestricted housing as a right, will only worsen the imbalance.

The comp plan should focus on ways to reset the balance of short term rentals and long term residential occupancy. We should look at existing housing stock to increase density of long term, local housing.

Do not increase density without a calculated plan to handle increased housing needs and the impacts of more employees driving up the highway. Consider instead using density bonus only when it meets the needs of long-term housing and consider setting maximum building and lot sizes to be more in scale with the neighborhood unless long-term or workforce housing is part of the proposal.

Please write the plan to preserve the existing neighborhoods that already function to enrich the sense of community, support emergency services, minimize traffic impacts on the highway, meet the desired design and building scale and fill the need for community housing.

Thank you for your time,

Laurie Leman

162 Bordeaux Street

PO Box 3631

Ketchum, ID

83340

From: chipfisher1@gmail.com
To: [Abby Rivin](#); [Morgan Landers](#)
Subject: Block 87
Date: Monday, January 13, 2025 2:16:47 PM

Good Afternoon

Thank you for taking the time to meet with me and Michael on Friday, and I thank you for all the hard work you put into the creation of this 2025 comprehensive plan. Reading it and thinking of thousands of hours of consideration and input, gives comfort in the clarity and guidelines for future possible development.

However, and as it was pointed out in our conversation, the map in the current 2025 comprehensive planning document was lifted directly out of the prior plan. We discussed that the map should be re-studied given the collars and cuffs that are now being considered in the retail core designation. And I believe we all agreed that consistency and fairness along with the City's needs, should be exercised and addressed in the emerging plan.

As expressed in our meeting, as one of the members of the George B. Fisher LLCs of Block 87's lots 2a, 3 and 4 ownerships, I believe that a future development created on the Block could become a significant enhancement to Ketchum's character and operability. In addition, I feel it appropriate that the properties in the retail core along Sun Valley Road should have the same 55-foot core depth designation (from Sun Valley Road toward Second Street) thus allowing for "wedding cake" design and development opportunities. I use the 55-foot retail "setback" or retail core's width determination from Sun Valley Road to Second Street as an approximation of the other depths in the retail core 's map.

Block 87 does not have a retail core setback: the retail core designation covers the entire block! One person called it a bulb out. This "bulb out" limits the design opportunities and obviates any opportunity for underground parking or other City needs due to height and density limitations.

Block 87 (ex Les Saisons) is only block of land in the retail core under the same ownership that can make a difference in the town's operability and its attunement to the emerging consumer and resident. Hopefully, the City realizes that its planning guidelines in the Comp Plan set that stage for future collaborations such as a possible underground parking anchor for Ketchum's Northeast Quadrant.

On behalf of Ketchum's evolvment, I ask you reconsider Bock 87's entire retail core designation and replace it with the 55-foot retail "setback".

As in the past, I look forward to doing our part in helping Ketchum become all it can be.

Respectfully

Chip Fisher

Cyndy King

From: Laurie Leman <l.m.leman@gmail.com>
Sent: Monday, January 13, 2025 4:03 PM
To: Participate
Subject: Comments on the Update to the Ketchum Comp Plan

To whom it may concern,

Thank you for taking time to read my comments on the Updated Ketchum Comprehensive Plan. And thank you for working hard to make the City of Ketchum a great place to live.

Firstly, please extend the comment period for this plan. Another month for people to comment would be great.

I have lived at 162 Bordeaux Street since 1993. I love living in West Ketchum & on this street & believe that there is a great mix of single-family homes & condos & duplexes. There is also a great mix of working people, families & retirees. Our neighborhood is a perfect example of workforce, long-term housing that epitomizes exactly what I think the community and the city officials are hoping to accomplish with the comp plan. This is true of some of the other neighborhoods that are slated to get a density bonus (ie, Belmont Drive). Please ensure changes to the plan do not destroy this existing resource.

Do we really need higher density in these neighborhoods? Can our infrastructure support more people in these neighborhoods? Our roads are narrow, we have no sidewalks – if we have more cars driving on the roads it will become more dangerous for pedestrians & cyclists.

If all the proposed land use designations are built out to the newly proposed densities, what will be the impacts to the community character, quality of life, access to professional services and sustainability of public infrastructure including water, wastewater treatment, waste management, parking, transportation, emergency services, affordable housing, to name a few?

Why are we trying to build more instead of managing what we currently have? We should focus on getting ahead of the growth and managing it, instead of promoting more. Emphasis should be on shifting the use of our current housing stock to tip the balance to more long-term residential housing than short-term rentals.

The lack of housing that our community is acutely feeling since the pandemic is connected to the State's interpretation that local governments can't restrict short term rentals. Allowing more unrestricted housing as a right, will only worsen the imbalance.

The comp plan should focus on ways to reset the balance of short term rentals and long term residential occupancy. We should look at existing housing stock to increase density of long term, local housing.

Do not increase density without a calculated plan to handle increased housing needs and the impacts of more employees driving up the highway. Consider instead using density bonus only when it meets the needs of long-term housing and consider setting maximum building and lot sizes to be more in scale with the neighborhood unless long-term or workforce housing is part of the proposal.

Please write the plan to preserve the existing neighborhoods that already function to enrich the sense of community, support emergency services, minimize traffic impacts on the highway, meet the desired design and building scale and fill the need for community housing.

Thank you for your time,

Laurie Leman

162 Bordeaux Street

PO Box 3631

Ketchum, ID

83340

Cyndy King

From: bob@sunvalleyrealtors.org
Sent: Thursday, January 16, 2025 3:29 PM
To: Participate
Cc: Morgan Landers; Abby Rivin; Neil Bradshaw
Subject: PROPOSED CHANGES COULD DRIVE LOCALLY OWNED BUSINESSES OUT OF KETCHUM

Importance: High

Comments and Concerns regarding the Ketchum Comprehensive Plan.

Our comments and concerns focus on the Future Land Use Plan described within Chapter IV, beginning on page 83 of the draft Comprehensive Plan. To the degree these comments apply to the discussion of values, goals and policies in prior chapters, the authors of the draft comprehensive plan should apply them accordingly.

Specifically, we are focusing on the Future Land Use Map Retail Core ("RC") land use category and its description beginning on page 95.

Frequently mentioned planning desires for Ketchum's downtown area include:

1. Maintain or increase vitality downtown via active street front businesses utilized by a diverse downtown resident population
2. Incentivize more residential units
3. Incentivize more commercial spaces, especially for restaurants
4. Provide lower cost retail, office and restaurant space to offer more financially feasible alternatives for locals to house their businesses

From page 95 of the draft Comprehensive Plan:

Retail Core (RC) - Density/Intensity: "...however the Retail Core is intended to have a lower density/intensity that the surrounding Community Mixed-Use area."

While it is impossible to accurately evaluate the impact of the draft Comprehensive Plan on future development without being able to simultaneously reference the proposed rewritten zoning code, it appears from the draft comprehensive plan language that the Community Mixed-Use area height and density allowances will not be reduced from present code allowances, possibly save for hotels. Therefore, for the above excerpt from page 95 to be true, reductions in any or all of height, bulk, and/or density via reduced floor area ration ("FAR") will occur in the expanded Retail Core area.

We believe that such actions would be contradictory to the above-described planning desires for downtown Ketchum, and further, probable outcomes would contradict the plan itself and would likely, over time, drive locally owned small businesses out of Ketchum.

Two of the ***Growth Principles for a Sustainable and Resilient Ketchum*** (beginning on page 84) described in the draft comprehensive plan that support our concerns are:

1. Making Efficient Use of Available Land and Infrastructure (page 84) – downzoning does not, and
2. Protecting Community Character (page 85) – increased retail diversity does

Probable outcomes from reduced height, bulk and or FAR in the Retail Core:

1. The cost per square foot to develop in the RC will continue to increase at an even faster pace due to the reduced allowable density over which to spread development costs. The City knows from its own consultant's work that development in the RC and the Community Mixed-Use areas is already infeasible in virtually all scenarios, before

the effects of any downzoning. ***Outcome: Development feasibility is even more challenged; less building equals fewer new residential units contradicting the City's premise that more housing is beneficial, and less retail, commercial and office space which works against the needs of local business owners needing greater supply of both. Less building also results in less accelerated LOT increment to fund infrastructure and affordable housing, lower property tax revenue, fewer jobs, lower retail spend, less downtown vitality, etc.***

2. Increased costs require increased commercial and residential lease or sale prices for development projects to proceed, which has the ripple effect of raising prices throughout the marketplace, including for existing properties. As already indicated by new Main Street tenancies, larger national or international chain retailers with multiple outlets over which to average costs and performance are most able to afford higher retail rental rates. ***Outcome: Rents and prices increase for all use types in the RC, including upper floor residential units. Locally owned businesses cannot compete against multi market operators for prime retail spaces and leave the area. Ketchum loses its retail identity, diversity, and community character. Local restaurateurs cannot afford to open new restaurants, nor can existing restaurants continue to operate profitably once leases are up for renewal.***

Potential Solutions:

1. Address constituents' concerns with the visual bulk of new buildings in the RC with more creative design approaches, not FAR or height reductions. Utilize materials, upper floor setbacks, roof configurations, ground floor open space and seating, etc. to present a lower impression of bulk when viewed from street level. **Result: Project feasibility is not further challenged in the RC, keeping supply of all property types at least what it is presently. More residential units and more ground floor commercial space will be the result, constructed in forms more acceptable to those most concerned with present architecture. More supply should result in slower price increases, making new and existing space more affordable for local businesses.**
2. Incentivize smaller commercial spaces, in addition to restaurant spaces. Many local retail businesses do not need, and cannot afford, spaces over say, 750+- square feet. Larger spaces result in absolute dollar rent that their businesses cannot afford. **Result: Providing smaller retail spaces in new developments lets local businesses compete for prime locations that are crucial to the success of any retail enterprise. If the incentive to build small spaces offsets the additional cost of providing them developers will see the economic benefit of appealing to a broader range of users.**

As laid out above, we are concerned that the draft Comprehensive Plan language implies zoning changes to the RC zone that contradict both long-held and newly developed beliefs about how the downtown area should function, and even sections of the draft Comprehensive Plan itself. We request that staff and the City's Comprehensive Plan and Zoning Code consultants rework the appropriate sections of both documents to ensure that any likely outcomes work in concert with all stakeholders' needs (business owners and non-business owning residents alike). The outcomes embedded in a decision to effectively downzone the expanded Retail Core area could have material and long-term negative impacts on Ketchum's culture, community character, vitality, retail diversity, and ability to house local businesses, the cost of which, beyond financial terms, is impossible to calculate.

Thank you in advance for your time.

Bob Crosby
Government Affairs Director
Sun Valley Board of REALTORS
208-721-8353

Cyndy King

From: Kelly Martin <kellyjmartin@cox.net>
Sent: Friday, January 17, 2025 11:42 AM
To: Participate; Spencer Cordovano; thutchinson@Ketchumifsho.org; Amanda Breen
Subject: Proposed Comp Plan changes in Ketchum and specifically Sabala St. and Bordeaux Street.

To Members of Ketchum City Council,

Thank you for your service to our City. I appreciate your dedication and hard work that it takes to run our mountain town. All of you know who I am and that I have lived in West Ketchum on Sabala street for almost 32 years. We bought our home as our "forever home", have raised our family here and plan to remain here in our cherished neighborhood indefinitely.

I am writing to ask you all Why. Why would you want to increase density on our streets? What gain would that be to our neighborhood? Do you realize that this Comp Plan and it's contents is exactly what we and our neighbors do not want to see happen? We did not purchase here to have high density, hundreds more cars on our narrow streets, congestion, noise, and compact housing. This is not the area to focus on for density. Already we cannot get a firetruck down our streets with the single house remodel outside our front door. Already we are seeing less and less wildlife in our neighborhood.

I highly recommend the city reconsider this plan. This is the last of two neighborhoods left in the city that is remained somewhat intact. Please listen to your citizens and do not go forward with this idea. It is not what the city not your tax paying citizens want to see happen here.

Thank you for your time,

Kelly Martin
kellyjmartin@cox.net

Cyndy King

From: bruce brucemartininteriors.com <bruce@brucemartininteriors.com>
Sent: Friday, January 17, 2025 4:12 PM
To: Amanda Breen; Participate; Spencer Cordovano; Tripp Hutchinson; Neil Morrow; Tim Carter; Brenda Moczygemba; Matthew McGraw
Subject: Comp Plan, West Ketchum density

Dear Council members and Planning and Zoning Committee.

This week, the Comp Plan for West Ketchum has been front and center in our wonderful neighborhood. I moved to Ketchum in 1979 and lived most of my life in West Ketchum, all but 6 years. Over time, the WK neighborhood has developed into a family-friendly community where we raised our children, celebrated Halloween with toddlers, and listened to the snowplows each morning when the snow was falling.

The current Comp Plan designates areas in WK are LDR and MDR. This density has been working for what has been developed in the last number of years. The new version of the Comp Plan proposed seems totally out of line with the definition of neighborhood.

When I saw the number of units proposed per acre, I was flabbergasted. You're changing the face of one of the last charming street scrapes left in the community. What the hell? This is such an extreme measure. The density and demands of the city seem to be making it totally out of line with what currently exists. Taking lots and over maximizing the number of structures that can be built, financially benefits the developer who does not live or understand the mountain community. Then the existing neighbors just have to deal with it. Not how I pictured living in Ketchum ID

Would the council please delay the passing of the proposed plan to a later date to allow the residents of our WK neighborhood time to get further involved with the process? This is too big to ignore.

I understand and appreciate the time and effort you have all put into something of this scale. Thank you for all your support and service to the City of Ketchum. I hope we can come to some kind of resolution to this enormous issue.

With respect,

Bruce A Martin
211 Sabala St

Cyndy King

From: Neil Bradshaw
Sent: Friday, January 17, 2025 4:15 PM
To: Jason Lynch
Cc: Participate
Subject: Re: Warm Springs Re-zone

Thanks for your comment Jason
It will be put in the public domain for council deliberation.
Thanks for participating at the Open House and for sending in your written comment.
Cheers
Neil

NEIL BRADSHAW | CITY OF KETCHUM

Mayor

P.O. Box 2315 | 191 5th Street,W | Ketchum, ID 83340
o: 208.727.5087 | m: 208.721.2162
nbradshaw@ketchumidaho.org | www.ketchumidaho.org

On Jan 17, 2025, at 2:39 PM, Jason Lynch <svlynchie@gmail.com> wrote:

Mayor,

The proposed high density rezoning of many areas in Warm Springs will be a disaster for Ketchum.

1. The city denied high density in the case of Bob Brennan, which now just looks like the city extorted him into selling the golf course to the city on the cheap. This proposed high density rezone, barely a handful of years later and including land directly across the street from the Brennan property, clearly shows that high density was not the concern for the city. It was a bluff to get the park.

2. The rezone in total would create at least 2,000 new housing units in Warm Springs. This for a city of barely 6,000 residents today. That is obscene to those of us who live in Ketchum. People won't be thinking about "vibrance" when they are in congested traffic.

3. If we consider the traffic created by the rezone of only the Scherntanner property (30 units per acre on 25 acres, up from Single Family zoning currently) it's easy to imagine 600 units being built there. Call it 1,000 extra vehicles in Warm Springs every day, just for that property. And, since it is being billed as necessary housing to bring vibrance back to Ketchum, the argument that they won't all be occupied is ridiculous. Which is it? Is it housing for the people (congestion) or will it be lightly occupied condos owned by out of towners who will AirBnB them? It can't be both.

4. When asked at the Open House to describe the reasoning behind a swing from Single Family zoning all the way to High Density zoning on the Scherntanner property, the planning director said "We are picturing the same as the Four Seasons...three stories tall with parking underneath." She clearly has never been to the Four Seasons area of Warm Springs, which is decidedly NOT that. If she doesn't even have an intimate knowledge of existing housing, how in the world is she guiding this terrible proposal??

When asked about the Traffic Study the city must have done before proposing a change from low and medium density to high density in Warm Springs, she said that no Traffic Study has been done. It's like a bad joke.

5. At the Open House I did not meet a single person who favored this path for Warm Springs. Including people who would stand to benefit from the development...Tom Monge, Mike Murphy, Alex Higgins. Others including Annie Corrock, Josh Stanek, Nancy Buxton, Scott Curtis, were appalled at what you are proposing to do to Ketchum.

This change to High Density housing will kill any vibrance left in Ketchum, not restore it...it will certainly bury any charm that is left in Warm Springs. You will have earned many a cold shoulder if this goes ahead, so proceed cautiously. "Pariah" won't even begin to describe it.

Jason Lynch

24 year Ketchum resident

20 year Warm Springs resident

Cyndy King

From: City of Ketchum Idaho <participate@ketchumidaho.org>
Sent: Saturday, January 18, 2025 2:50 PM
To: Participate
Subject: Form submission from: Contact Us

Submitted on Saturday, January 18, 2025 - 2:49pm

Submitted by anonymous user: 184.177.141.196

Submitted values are:

First Name Susan
Last Name neaman
Email susancneaman@gmail.com
Question/Comment

There is a need to extend the comments on the Comp Plan for at least a month. If the city could have an additional meeting with a representative giving an overall view on the West Ketchum and Warm Springs areas zoning proposals. Then have the ability to ask questions so that there is a clearer view of what is being proposed so that you can have more feed back from the public!

This could also include the down town core and what the public can expect that the city can do to guide the builder so that this town can maintain a small town feel!

Remember they will come ! They will build!..... Don't be Bullied!!

The results of this submission may be viewed at:

<https://www.ketchumidaho.org/node/7/submission/12585>

Public Comment from Michelle Stennett (220 Sabala Street, Ketchum)

First, my thanks to everyone at the City of Ketchum, city council and planning & zoning, who work diligently to make city government function. Please know that I am grateful for your difficult work.

Second, it is paramount to protect our neighborhoods, keep them safe and functional, and remember that many local people and families are the workforce and the fabric, the quality, of our communities. Blended with these long-time locals and businesses are new homeowners in west Ketchum who have paid millions of dollars for homes, townhouses, duplexes, and condominiums. Our neighborhoods are already “mixed-use”. This has created diverse neighborhoods, but has diminished affordability already for the workforce. In addition, traffic has increased on narrow roads, first responders struggle to gain emergency access, water and sewer infrastructure has not been enhanced in decades, and excess parking will further exacerbate mobility. Has the city budgeted for improving water, sewer, and roads to support this proposed density? As an analogy, a faster, heavier, longer train on an old track is unsustainable and unsafe.

I have fought for workforce housing for years as a state senator, but I also can see when well-intended proposals need clearer sideboards, restrictions, and direction so as not to be misinterpreted now or by future administrations. No one wants to inadvertently miss an important concept or overlook a misguided piece that cannot be unwound.

The proposed comprehensive plan gives equal status to visitors as it does to residents. Residents pay the majority of taxes that provide emergency services, hard infrastructure, and run government. That formula includes second home owners, but not visitors. The proposed changes appear to allow for more units, bigger buildings, higher density, possibly increased heights all without solid restrictions. There is no mention of limiting these new developments for full-time residents or workforce.

Is there a cap on rentals that realistically consider workforce wages? If not, more Airbnbs and short-term rentals are likely which would diminish local property values, keep housing costs out of reach, increases pressure on infrastructure, encourages more traffic and street parking with renters and property managers. Once built, who will regularly enforce the requirements?

Some zones in the Comprehensive Plan propose more habitation in avalanche areas, with limited road access, and in wildlife corridors.

Bordeaux, Sabala, Williams Street, Busse Elle streets, as examples, should be in the lower density residential land use designation, not medium density because of the aging infrastructure.

The language of the medium density land use designation does not clearly include single family and duplex opportunities. Language should consider building heights of two stories and direct the city to consider prohibiting lot line removals to make bigger lots; make a maximum building size per unit to keep with the neighborhood scale and subsequently help keep the land/building costs lower. Are property line setback changes being addressed? If a single-family home with 10-foot setbacks from the lot line is butted up against by a tall apartment building, the quality of the neighborhood would change significantly.

Thank you for your attention to public comment.

Kind regards,

Michelle Stennett

Cyndy King

From: Pat Higgins <pathiggins@cox.net>
Sent: Sunday, January 19, 2025 4:54 PM
To: Participate
Subject: Comprehensive Plan Draft comment
Attachments: 65e63cec25ad7.pdf.pdf

Please add for Public Comment Proposed Draft Comprehensive plan :

Dear Members of Planning and Zoning and Ketchum City Council,

Below are some of my notes of important points I took from previous city council meetings over this past year :

* Idaho Transportation Department predicts cars will double in the next 10 years.

* Ketchum city leaders are removing parking, and increasing density.

*660-982 new units of Taxpayer Subsidized housing by 2030.

*Matt Prosser "Economic Consultant" predicts Ketchum to add 780-2860 NEW residents .

* The Draft Comprehensive Plan is proposing to change many Low Density Residential areas to High Density Residential areas.

In Warm Springs For example : Schernthanner property has approximately 25 acres where wildlife winter . Proposed 18-30 three story residential units per acre =450 to 750 residential 3 story units . How many more people (4 person family = 3,000 ppl plus 1,500 cars and or bikes) and how many cars on an already very busy Warm Springs Road or bike path that cannot be expanded.

This important road is the only egress out of Warm Springs Canyon. In case of evacuation for fire or avalanche danger makes a very fragile situation. Recent wildfires that have happened in California, Maui, etc....residents evacuating just left their cars on the roads and fled on foot, the fire department couldn't get to the fires. They were ill prepared as there was no water pressure in the hydrants .These catastrophic events should not be taken lightly. If this is where we are headed with proposed high density, the City Of Ketchum should be put on notice for negligence.

* Below is one just example of insufficient infrastructure in the valley. Not only is the Ketchum Post Office under prepared. This is with current population, Imagine what the future will be with more density, less parking and poor infrastructure....ie. schools, hospital ,etc...
What is the goal.... Managing growth or encouraging growth?

Mountain Express March 2024

https://www.mtexpress.com/news/recreation/valley-underserved-by-existing-sports-facilities-bcrd-says/article_efd2ca4a-da67-11ee-97e5-e38016439b46.html

Sincerely,
Pat Higgins
Sent from my iPad

Cyndy King

From: Michelle Stennett <stennett.michelle@gmail.com>
Sent: Sunday, January 19, 2025 6:23 PM
To: Participate
Subject: Stennett Public Comment Addition

Thank you for your patience, but another important consideration in the Comprehensive Plan is the danger of the inevitable flooding and wildfires that could/will impact structures in a probable diminishing insurance coverage. With more density, is there a strategic plan on how to manage these potential disasters when development is right against forest land and in a river corridor?

No one can plan for all scenarios, but when one allows for growth without a plan for managing crisis, the backlash will be on government, as we see in current time. Not fair, but planning before development should be a superior building design priority.

Thank you for listening.

Michelle Stennett

Cyndy King

From: Catherine Carley <catherinecarley20@gmail.com>
Sent: Monday, January 20, 2025 11:36 AM
To: Participate
Subject: Comprehensive Plan

I agree 100% with Michelle Stennett and her comments on the plan.

I have been a resident of 120 Bordeaux for 33 years. At this point it still retains the fabric of a family neighborhood in a mountain town.

This neighborhood needs to be in the lower density designation.

Catherine Carley
catherinecarley20@gmail.com
208-481-2221

Cyndy King

From: Mike Neary <mike@chums.com>
Sent: Monday, January 20, 2025 2:45 PM
To: Participate
Subject: Future of Ketchum

Dear Community,

I moved to Ketchum in the summer of 1987 after visiting in the summer and winter. Needless to say, I felt head over heels for the people, land, and sense of community. It was a slower time, slack was quiet and a lot of the challenges that we are having today were nonexistent.

As we move into 2025 I feel that we are at a turning point where we can salvage the town we once were or move on to a tourist resort that cares more about profit for large corporations more than the people that live and make the community special.

The cohesive Ketchum meeting I attended (Jan 15) was meant to make us feel good about the future. What happened was that it created more of a question to the direction we are headed. I saw no constriction or controls in place to limit the changes going on in the downtown core. What I saw was a presentation that was meant to placate the concerns of the community with. some feel good literature and warm fuzzy feelings.

We are making a huge mistake with building a “affordable housing” complex in the downtown core with limited parking available. After substantial public outcry It seems to have been a foregone conclusion. I would think that the old Stock building supply are or property south of town by the hospital seems like a much better fit.

Please STOP look around at what we had and where we are going, and make a choice for the community.

Sincerely,



MIKE NEARY
VP sales

210 E Sun Valley Road | Ketchum, ID 83340
cell [4352299655](tel:4352299655)

Please consider the environment before printing this email

Cyndy King

From: Debbie Bacca <debbiebacca@gmail.com>
Sent: Monday, January 20, 2025 8:41 PM
To: Participate
Subject: Comp Plan Comment

I would like my comment to be a matter of public record. More time is needed to comprehend the vast changes to Land Use, Zoning Changes and the definitions that have been put forth. This cannot be rushed into and it is imperative that that people who have made this a great community have the right to be heard and other options should be explored.

Regards
Debra Bacca

Cyndy King

From: Beth Chiodo <bajabethy@gmail.com>
Sent: Monday, January 20, 2025 10:21 PM
To: Participate
Subject: comp plan
Attachments: Comp Plan Draft.docx

Dear City Council and Mayor

I'm a member of KBAC and support KBAC's Comp Plan Draft - see the attachment.

Kind Regards
Beth Chiodo

Summary of Comp Plan

KBAC is a group of 100+ business owners, business professionals, and residents across Ketchum and Sun Valley. We are the voice of business owners, employees, customers and residents. We aim to provide a balanced view to preserve the uniqueness of Ketchum and the long term viability of the town we all call home.

Background & Overview

- Time Period: Plan extends through 2040
- Type: Public Draft from November 2024
- Purpose: Guide city development, growth, and policy decisions
- Location: Ketchum, Idaho - mountain resort town in Wood River Valley

Key Demographics & Current State

- Population (2023): 3,553 residents
- Median Age: 51.3 years (increased by 10 years since 2010)
- Employment: 5,000 jobs (34% of Blaine County jobs)
- Workforce Housing: Only 9% of workforce lives in Ketchum
- Tourism Impact: ~45% of jobs are tourism-related

CORE VALUES & PRIORITIES

Each core value has specific implementation strategies and metrics for success, with both short-term (1-2 years) and mid-term (3-4 years) actions identified in the plan. The success of these initiatives relies heavily on collaboration between city departments, regional partners, and community stakeholders.

1. CONNECTED TRANSPORTATION NETWORK

Key Elements:

- Multimodal transit system integrating vehicles, bikes, pedestrians, and public transit
- Regional collaboration with Mountain Rides Transportation Authority
- Focus on "last mile" connections between transit and destinations

Major Challenges:

- Only 9% of workforce lives in Ketchum, creating heavy commuter traffic
- Right-of-way constraints limiting infrastructure expansion
- Severe weather conditions affecting transportation 6 months per year
- Limited funding for improvements

Key Actions:

- Implement Vision Zero policy for safety
- Enhance bicycle/pedestrian facilities
- Expand electric vehicle infrastructure
- Improve regional transit connections
- Develop transportation demand management strategies

KBAC Comments:

Ketchum is a transient town, and residents, tourists, and workers come and go nearly always via car. There is support for a bicycle/pedestrian safety and access, but not at the expense of traffic flow, parking access, and convenient to local businesses.

2. DISTINCTIVE BUILT & NATURAL ENVIRONMENT

Key Elements:

- Protection of mountain vistas and scenic views
- Historic preservation efforts
- Mountain town character preservation
- Dark sky protection

Major Challenges:

- 20% of historic buildings lost in past decade
- Balancing development with character preservation
- Protecting community gateways
- Managing modern architectural trends

Key Actions:

- Strengthen historic preservation tools
- Develop design guidelines
- Protect hillsides and natural features
- Enhance community separators
- Underground utility lines where possible

KBAC Comments:

3. DIVERSE COMMUNITY HOUSING OPTIONS

Key Elements:

- Affordable housing initiatives
- Mix of housing types and sizes
- Community housing programs
- Housing preservation strategies

Major Challenges:

- Median home price over \$1.6 million
- Limited land availability
- High percentage of second homes
- Loss of long-term rental units

Key Actions:

- Expand community housing programs

- Preserve naturally occurring affordable housing
- Create housing incentives
- Develop new funding sources
- Partner with regional housing organizations

KBAC Comments:

KBAC understands that Ketchum has a workforce shortage due, in part, to has a housing market that has allowed the tourism industry to become the priority. The business and workforce community would benefit from a semi-annual basis about our employee needs, and what housing solutions would address worker shortage, as well as employee needs to create labor force resilience.

4. EXCEPTIONAL RECREATIONAL OPPORTUNITIES

Key Elements:

- Trail system maintenance and expansion
- Park and recreation facility improvements
- Access to public lands
- Year-round recreational programming

Major Challenges:

- Limited funding for facility maintenance
- High land costs for new facilities
- Access point preservation
- Programming limitations

Key Actions:

- Upgrade existing facilities
- Expand recreation programs
- Improve trail connectivity
- Enhance river access
- Develop new recreation amenities

KBAC Comments:

KBAC is supportive of funding for parks and recreational programming. Blaine County is lucky to have access to exceptional public lands and trails systems. Rather than put towards funding towards new recreation and trail amenities, KBAC suggest budget priorities focus on existing facilities and expanding program access to the community.

5. LIVELY ARTS & CULTURE SCENE

Key Elements:

- Public art initiatives
- Cultural events and festivals
- Performance venues

- Arts organization support

Major Challenges:

- Sustainable funding needs
- Marketing visibility
- Event space limitations
- Program coordination

Key Actions:

- Expand cultural facilities
- Increase arts funding
- Enhance marketing efforts
- Support public art installations
- Develop new event spaces

KBAC Comments

Ketchum has a world class art scene and community, and KBAC is supportive of arts initiatives, cultural events and festivals. KBAC would encourage the City to partner with existing art non-profits organizations rather than creating new events or cultural facilities in order to meet other budgetary priorities.

6. RESPONSIBLE STEWARDSHIP OF NATURAL RESOURCES

Key Elements:

- Environmental protection
- Water resource management
- Energy efficiency
- Waste reduction

Major Challenges:

- Development impacts on natural areas
- Limited recycling options
- Energy system vulnerability
- Cost of renewable technologies

Key Actions:

- Implement sustainability practices
- Promote renewable energy
- Enhance water conservation
- Expand recycling programs
- Protect wildlife habitat

KBAC Comments

We support and agree with these goals and objectives. The surrounding mountains and natural

resources are an integral component of the high quality of life Ketchum offers. Our community has opportunities to increase sustainable actions by partnering with existing organizations and other municipalities.

7. SAFE & HEALTHY COMMUNITY

Key Elements:

- Emergency services
- Natural hazard mitigation
- Public health initiatives
- Mental health support

Major Challenges:

- Emergency service capacity
- Natural disaster risks
- Healthcare access
- Childcare availability

Key Actions:

- Improve emergency response
- Develop evacuation plans
- Expand health services
- Enhance public safety
- Support mental health initiatives

KBAC Comments

8. STRONG & DIVERSE ECONOMY

Key Elements:

- Economic diversification
- Tourism management
- Local business support
- Workforce development

Major Challenges:

- Tourism dependence
- Workforce housing
- Geographic isolation
- Seasonal fluctuations

Key Actions:

- Support local businesses
- Attract diverse industries
- Enhance tourism management
- Develop workforce programs

- Improve air service

KBAC Comments

KBAC believes there needs to be a commitment from the City on supporting existing businesses as opposed to an emphasis on attracting new businesses. We don't see action items by the City on listed key elements.

9. TRANSPARENT & COLLABORATIVE GOVERNANCE

Key Elements:

- Public engagement
- Regional cooperation
- Clear communication
- Efficient services

Major Challenges:

- Technology adaptation
- Public participation barriers
- Budget constraints
- Regional coordination

Key Actions:

- Enhance communication methods
- Improve public participation
- Strengthen partnerships
- Update technology systems
- Streamline services

KBAC Comments

These elements are not in line with current City policies and practices. KBAC would like to see the City have consent and agreement with the public prior to conducting studies and engaging consultants on projects. Public meetings are held during the workday, prohibiting business owners or employees from engaging with the government process. Public comment is often not allowed during public meetings, and written public comment is rarely responded to. We would like to see a stronger partnership between the City and business community.

10. VIBRANT DOWNTOWN

Key Elements:

- Mixed-use development
- Historic preservation
- Public spaces
- Retail core preservation

Major Challenges:

- Parking management
- Development pressure
- Character preservation
- Housing integration

Key Actions:

- Implement parking solutions
- Enhance public spaces
- Preserve historic buildings
- Balance development
- Support local businesses

KBAC Comments:

Local businesses are a significant part of the “symbolic heart and soul of the City” and “economic engine”. Ketchum has an existing vibrant downtown with restaurants, bars, retail, performing arts spaces, events, parades, commerce, and residences. To keep that vibrancy, businesses need partnership from the City on convenient access, character/historical preservation, and clear development guidelines that recognize the impact this development has on existing businesses.

Cyndy King

From: Duncan Morton <3dmorton@gmail.com>
Sent: Tuesday, January 21, 2025 8:56 AM
To: Amanda Breen; Participate; Spencer Cordovano; Tripp Hutchinson; Tim Carter; Neil Morrow; Brenda Moczygemba; Matthew McGraw; Susan Passovoy
Cc: Neil Bradshaw
Subject: Comprehensive Plan - West Ketchum (Recommendation of Low Density Designation for Williams, Sabala, Buss Elle, and Bordeaux Streets)

Hello:

I am a 20+ year resident of West Ketchum, living on Bordeaux Street the entirety of those years. If West Ketchum were in the early stages of its development, I could understand the City's consideration of increasing density for certain areas of West Ketchum. However, West Ketchum is primarily built out at this point as a mixed-density neighborhood.

The considered redefining of low-density, mid-density, and high-density may increase opportunity for development of additional housing on lots with aging improvements, but the costs of that increased density will diminish the quality of West Ketchum while straining the aging infrastructure that supports current residents. Bordeaux, Sabala, Williams Street, Busse Elle streets, as examples, should be in the lower density residential land use designation, not medium density because of the aging infrastructure, current street widths, and the existing improvements that define West Ketchum as a mixed-density neighborhood.

The code already allows for duplex housing on many of the lots on these streets. Further, on Wood River Drive the lots are large enough such that accessory dwelling units (ADU's) could be added without straining infrastructure or current build out. The language of the medium density land use designation does not clearly include single family and duplex opportunities.

The language should also consider the following: building heights of two stories; prohibiting lot line removals to make bigger lots; make a maximum building size per unit to keep with the neighborhood scale. If a single-family home with 10-foot setbacks from the lot line is butted up against by a tall apartment building, the quality of the neighborhood would change significantly.

I suggest the Plan place Williams, Sabala, Buss Elle, and Bordeaux Streets in the proposed redefined low-density category as this will maintain the current allowable density already in place. In addition, consideration for higher density future buildout to replace aging improvements could be done through a conditional use permit on a case-by-case basis. For example, there is multi-family housing on various sites that could be considered for additional density at a future date.

The current proposed redefinition of medium density likely will have the adverse effect of limiting the rights of landowners to build single-family homes (and ADU's) and economically will incentivize development of higher density that exceeds duplexes and existing multifamily units throughout most of West Ketchum, which will materially impact the current balance of mixed-density that exists throughout West Ketchum.

Please consider designating the above streets as low-density per the contemplated revised definition of low density.

Thank you for your consideration and hard work assembling the comprehensive plan.

Duncan Morton
208-720-1299
174 Bordeaux St.
Ketchum

Cyndy King

From: Seneca1 <Seneca1@protonmail.com>
Sent: Tuesday, January 21, 2025 9:39 AM
To: Participate
Subject: destruction of ketchum

We zre strongly against the developer/bradshaw destruction of ketchum with AirBnB buildings more tourists, and obviously more money for corrupt officials and developers. Look in your hearts and decide to save Ketchum and the Valley from overcrowding, no parking a new Aspen. City officislWe are you going to move to,to get back the old way of life you're destroying?

Watt and Wendy Webb

Sent with [Proton Mail](#) secure email.

Cyndy King

From: HP Boyle <boylehp@yahoo.com>
Sent: Wednesday, January 22, 2025 6:24 AM
To: Participate
Cc: jwestcott@mtexpress.com
Subject: PUBLIC COMMENT for P&Z and City Council on Comp Plan Tool

To the P&Z and City Council:

Over the years, I have made several written and oral public comments suggesting that the City use 3D mapping tools in the Planning process. A 3D model of the City and its land use map would help the Planning Department provide more information to the P&Z, the Council, and the public about the implications of land use decisions.

One P&Z commissioner at last week's Open House told me that these models are too expensive for Ketchum to acquire. I offered to raise the money to pay for it.

But I don't need to. I have been gas-lighted.

These tools are cheap and well within the means of Ketchum and are widely used by other similarly sized towns. From ChatGPT, we learn it's just a couple of thousand dollars.

Why does the City operate like this? There is a pattern of willful ignorance about using data and analysis to make informed decisions. For example, we spend tens of millions of dollars on housing with no information on what housing we need—we could be buying cell phone data. If SVED can afford that, the City can. Likewise, we are paying \$34+ million to upgrade the water treatment facility and increase its capacity for future growth. However, no analysis of future water use was presented to the Council. Ironically, when the plant was built forty years ago, before the internet or Excel, our planners designed the plant with a capacity based on the need for every lot to be built to its maximum density.

Now, the staff is proposing a Comp Plan that will massively increase density in Ketchum with a cute little map tool that distracts from the real impact of the Plan.

Get the data. Buy the tool. Do the analysis. Be transparent with the public. Proactively seek out and incorporate statistically representative public input.

Isn't that what you are supposed to be doing? It's not that hard.

Perry Boyle
Ketchum

:

Here are three widely used tools you could consider:

1. SketchUp (with PlaceMaker Extension)

Why Use It: SketchUp is a user-friendly 3D modeling tool that allows you to create detailed land use plans and zoning maps. The PlaceMaker extension integrates GIS data to help visualize roads, buildings, and natural features, making it ideal for urban planning.

Key Features:

Import satellite imagery and terrain.

Simulate building height, setbacks, and shadows.
Collaborate and share 3D models with stakeholders.
Offers a subscription model at approximately \$299 per year.
Ideal For: Small towns needing an accessible and cost-effective tool.

2. ArcGIS Urban

Why Use It: ArcGIS Urban is a powerful 3D planning tool specifically designed for city planning. It allows you to visualize zoning scenarios and evaluate their impacts on land use, housing, and infrastructure.

Key Features:

Integrates GIS data for precise analysis.

Scenario modeling for zoning changes.

Community engagement features for public feedback.

Ideal For: Towns requiring detailed GIS-based planning and analytics.

ArcGIS Urban is an add-on to ArcGIS Online or ArcGIS Enterprise subscriptions.

3. CityEngine (by Esri)

Why Use It: CityEngine excels in creating procedural 3D models of urban environments. It helps generate large-scale city models quickly, making it perfect for zoning and land use planning.

Key Features:

Generate entire towns or neighborhoods procedurally.

Test zoning scenarios and design alternatives.

Compatible with ArcGIS for data integration.

Ideal For: Comprehensive 3D planning and visualization projects.

ArcGIS CityEngine is priced at approximately \$2,700 per year in the United States

From: James Hungelmann <jim.hungelmann@gmail.com>
Sent: Tuesday, January 21, 2025 11:09 PM
To: Neil Bradshaw; Amanda Breen; Courtney Hamilton; Spencer Cordovano; Tripp Hutchinson; Participate; Neil Morrow; Brenda Moczygemba; Tim Carter; Matthew McGraw; Susan Passovoy; Suzanne Frick
Subject: PUBLIC COMMENT - OPPOSITION TO KETCHUM DRAFT COMPREHENSIVE PLAN

For the record of the Ketchum City Council, the Ketchum Planning and Zoning Commission, and KURA

OPPOSITION TO DRAFT COMPREHENSIVE PLAN

I submit the following objections to the proposed comprehensive plan:

1. Misrepresentation in "Cohesive Ketchum"

The term “Cohesive Ketchum” is a gross misnomer, because, as pointed out by the local newspaper, the process of developing and rolling out the plan and presenting it to the public has been a “travesty”, lacking transparency and participation of the public in an orderly manner consistent with responsible city governance. It is not reasonable for city officials to propose something this grandiose at the holiday season time of year when people have no time to give meaningful review and submit feedback.

2. Excessive and Unnecessary Scope

Most importantly, the proposed draft plan, while all fine and glossy, is wildly excessive to what we want in Ketchum. In fact, only the first two sentences of the vision statement hold any merit:

“We aspire to be an authentic mountain community with world-class character, yet small-town feel. We see our community as one with a high quality of life for a local, year-round population and a visiting population.”

The rest of the 151 pages is nothing but platitudes, pontifications, and proposed shenanigans, which most of the Ketchum public does not want: So, a waste of time and money.

3. Legal and Practical Risks of Comprehensive Plans

It's important to understand that a comprehensive plan like this, while having no legally binding significance, can create legal and other problems for the city. The plan purports to lock us into long-term strategies that may well become outdated or irrelevant as circumstances, priorities, and economic conditions change. A comprehensive plan can expose the city to lawsuits if decisions perceived as inconsistent with the plan are challenged by developers, property owners, or other stakeholders. By contrast, incremental, issue-specific

planning and decision-making allow for more adaptive and targeted solutions without the burdens of an overarching plan.

Moreover, a plan like this can be used by local government to illegally bootstrap its way to rezoning, which is exactly what's proposed in this plan, a serious Densification of Ketchum.

4. Densification Threatens Community Character

Densification as proposed in the Plan would dramatically change the character of the small town mountain community that Ketchum residents treasure and seek to maintain.

Ketchum is one of the most pristine and desirable places to live in the world. The quality of life is unparalleled and priceless. What we have here is unlike virtually every other resort-oriented area that has scrambled for economic growth and has ended up in a scrambled pile of bodies pushing and shoving, with gnashing of teeth all around. We do not want to be Aspen, Vail, Park Cit, or Tahoe – all of them are overrun, with higher crime and housing problems exacerbated, not alleviated, and higher taxes, pushing locals out.

The 3000 residents of Ketchum are akin to shareholders. We have the right to control our future including the right not to facilitate a grand inflow of people. We don't want to subsidize anything or anyone thinking about coming here that would not only erode quality of life but also unfairly pressure and create economic hardship for our existing workforce and businesses who have made their way here the old-fashioned way.

Densification also often prioritizes high-end or market-rate housing, which does not cater to the income levels of essential workers like teachers, healthcare providers, and service industry employees. Higher-density developments tend to drive up property values, and taxes, displacing long-term residents or low-income populations.

The many issues around densification must be fully aired in the city P&Z process, with involvement of all residents in areas affected by proposed densified rezoning.

5. Failures in Affordable Housing Strategy

The city's approach to affordable housing as currently pursued and as laid out in this draft plan is a failure and economic disaster. Bluebird is the most expensive "affordable housing" project ever pursued, consisting of dungeon quarters built in prime location representing a massive opportunity cost to the city. And yet The Wrecking Crew (city council) is planning more of the same – can't happen. Stumbled incompetence with economic ruination must be halted.

Rather than building more harebrained projects downtown as this plan contemplates, with huge ongoing costs of administration in the city department of housing, etc., the right thing to do is to end or dramatically limit city involvement in housing, shedding bloated overhead – and to encourage the development of affordable housing projects down valley where there is more space and lower cost.

The "affordable housing" economic and eyesore ruination of downtown Ketchum must be halted immediately.

6. Short-Term Rentals and Housing Scarcity

City Council intermeddling by allowing Airbnb-type short term rentals in residentially zoned areas has been a major driver of the perceived shortage of affordable housing in Ketchum.

Many property owners have converted long-term rental units into more lucrative short-term rentals. This reduces the availability of housing for locals, particularly for working-class families and essential workers. The artificial scarcity created by short-term rentals drives up demand for remaining housing, further exacerbating affordability issues. Prices no longer reflect demand for traditional residential use but rather for profit-driven short-term stays. This makes neighborhoods less appealing for families and long-term residents, indirectly driving them away and further reducing affordable housing options.

Eliminating STRs in residential areas would significantly alleviate the housing shortage.

7. KURA and Illegal Urban Renewal Practices

Major Capital investment projects of the city must be determined by the voting residents and not by KURA. KURA is a wildly illegal entity – never have there existed “blight conditions” anywhere in Ketchum warranting the existence of an urban renewal agency and yet the city council and KURA members persist with their shenanigans, illegally stomping on the rights of the citizenry at large to control our own destiny as mandated by Idaho Constitution and law.

Conclusion

This draft plan is flawed in both substance and process. I urge its rejection and call for an immediate end to this expensive and counterproductive ‘comprehensive planning’ process.

Thank you.

Cyndy King

From: Julie Hairston <aspenpartnersidaho@gmail.com>
Sent: Tuesday, January 21, 2025 8:24 PM
To: Participate
Subject: Ketchum Comp Plan-NO, NO, NO!!!!!!

Here are my takeaways after attending the open house last Wednesday. I vehemently oppose this obscene and unnecessary push by the Mayor and his officials.

1. This radical rezoning plan is for developers and tourists. It is NOT for locals. We will have high rises 3-6 stories high in our beloved town. We will turn into a soulless Aspen or Park City culture with AirBNB condos dominating.
2. The collective attitude and sentiment of the attendees of the meeting were overwhelmingly against this drastic new plan. We were there for almost 1.5 hours and did not meet one attendee who was happy about this. Many were very upset because they know what it will mean to our funky, small town culture. I can tell you, It has already changed so much since I graduated WRHS in 1990. I don't want to see it transformed for the benefit of developers and hoards of tourists who want to visit their SV condo for a month of the year and rent it out the remaining 11 months. This is not about low cost community housing as the city officials are claiming! Not to mention the traffic this will create will be unbearable. Let them do that in Vale, Aspen or Park City. Not here.
3. The one way streets, clogged hiking trails, endless condo infill and traffic are many of the reasons we left Boise. We raised our children there when it had a safe, small town feel. It changed for the worse. The quality of life has degraded under Mayor Mclean. I see many parallels to Mayor Bradshaw and his hell bent intent on changing our valley, which is in opposition to public opinion.

Cyndy King

From: Leigh Barer <Leigh@barercom.com>
Sent: Tuesday, January 21, 2025 2:53 PM
To: Participate; Morgan Landers
Cc: Leigh Barer
Subject: Draft Comprehensive Plan Update: KEEP NORTH WS PROPERTY LOW-DENSITY RESIDENTIAL

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Morgan,

We met at the Jan. 15 open house. Thank you for your time. I am writing today to reiterate my strong opposition to the Draft Comprehensive Plan Update: Chapter IV Map, which proposes to change the 25-acre SCHERNTANNER ACRES SUB from it's current status as low-density residential district to a high-density residential district Again, this is the 25-acre SCHERNTHANNER ACRES SUB, LOT 2 BLK 1, RPK05170000020:

Again, I strongly oppose the plan's suggestion to update this land to high-density residential (HDR) and believe it should remain as a low-density residential (LDR) district. Updating it to HDR would dramatically negatively impact the character and property values, wildlife, traffic, and pollution of Warm Springs. The land is designated as low-density for several reasons and should remain low-density residential:

- LDR remains consistent with all residential properties on the north side of Warm Springs Road.

- LDR purpose is to identify and preserve residential properties, prevent overcrowding of land, and preserve natural features and openness.

- changing to HDR will be detrimental to the value and character of Warm Springs residential properties -- traffic, noise, and light pollution will affect the entire area. We already have experienced increased traffic, noise and light pollution with the development of the former dog park area in the last year.

- HDR would negatively impact on wildlife as the land has been preserved as a wildlife reserve for many years. Deer, elk and an occasional moose live on the property and travel to Warm Springs Creek and the Big Wood River.

Thank you,

Leigh

Leigh K. Barer
The Fields at Warm Springs Condominium Owner
E: leigh@barercom.com

Cyndy King

From: D Bruce Johnsen <dbjohnsen@5bgazette.com>
Sent: Tuesday, January 21, 2025 2:52 PM
To: Participate
Cc: Sarah Lurie; Raiza Giorgi
Subject: Comment on Draft Ketchum Comprehensive Plan

Follow Up Flag: Follow up
Flag Status: Flagged

January 21, 2025

Dear City of Ketchum:

I write to provide comments on the 2025 *Cohesive Ketchum Comprehensive Plan*. Please consider the following points:

How many functions can the City of Ketchum perform before it becomes impossible for its citizens to effectively monitor elected officials and their administrative staff? Nowhere in the document do I see any discussion regarding the legitimate role or proper limits of municipal government. The final *Plan* should address this and self-evaluate each strategy or proposal accordingly.

I see that Clarion Associates and Economic Planning Systems consulted in creating the *Plan*. But I am surprised to see no mention of how much the City paid them in consulting fees, nor any mention of possible conflicts of interest in retaining them. For the sake of transparency, a brief statement of fees and a disclaimer of conflicts should appear prominently at the beginning of the final *Plan*.

The portion of the *Plan* titled DIVERSE COMMUNITY HOUSING OPTIONS states that “With housing and land prices expected to grow and wages expected to remain relatively constant, Ketchum must continue to pursue a variety of strategies to expand affordable, workforce, and

community housing options.” Yet whenever I have suggested HUD’s Section 8 *Housing Choice Voucher Program* as a solution at City of Ketchum events and in private conversations with City officials, I’ve heard no explanation for why the City has repeatedly ignored it. Perhaps there are very good reasons. In the interest of transparency, however, the citizens of Ketchum should be informed of the possibility and viability of a Section 8 (or other) voucher program and be given a good explanation why it is inferior to the government orchestrated solutions to which the draft *Plan* alludes.

On page 38, the typo “Local and Regional Partners Hips” should be corrected.

--

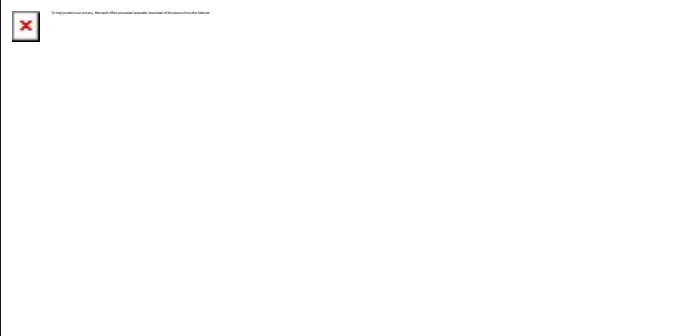
Cordially,

D. Bruce Johnsen

Editor: Law, Economics, and Politics

Professor Emeritus of Law

Antonin Scalia Law School



Cyndy King

From: Bronwyn Patterson <bbpatters@yahoo.com>
Sent: Tuesday, January 21, 2025 11:07 AM
To: Morgan Landers; Daniel Hansen; Participate
Subject: KBAC Comments on Comp Plan
Attachments: Comp Plan Comments Final Jan. 21st, 2025.pdf

Good Morning!

Attached please find comments from KBAC on the comp plan.

Thank you-stay warm out there today!
Bronwyn Nickel

Summary of Comp Plan

KBAC is a group of 100+ business owners, business professionals, and residents across Ketchum and Sun Valley. We are the voice of business owners, employees, customers and residents. We aim to provide a balanced view to preserve the uniqueness of Ketchum and the long-term viability of the town we all call home. Below are KBAC's comments on the Comprehensive Plan.

Background & Overview

- Time Period: Plan extends through 2040
- Type: Public Draft from November 2024
- Purpose: Guide city development, growth, and policy decisions
- Location: Ketchum, Idaho - mountain resort town in Wood River Valley

Key Demographics & Current State

- Population (2023): 3,553 residents
- Median Age: 51.3 years (increased by 10 years since 2010)
- Employment: 5,000 jobs (34% of Blaine County jobs)
- Workforce Housing: Only 9% of workforce lives in Ketchum
- Tourism Impact: ~45% of jobs are tourism-related

CORE VALUES & PRIORITIES

Each core value has specific implementation strategies and metrics for success, with both short-term (1-2 years) and mid-term (3-4 years) actions identified in the plan. The success of these initiatives relies heavily on collaboration between city departments, regional partners, and community stakeholders.

1. CONNECTED TRANSPORTATION NETWORK

Key Elements:

- Multimodal transit system integrating vehicles, bikes, pedestrians, and public transit
- Regional collaboration with Mountain Rides Transportation Authority
- Focus on "last mile" connections between transit and destinations

Major Challenges:

- Only 9% of workforce lives in Ketchum, creating heavy commuter traffic
- Right-of-way constraints limiting infrastructure expansion
- Severe weather conditions affecting transportation 6 months per year
- Limited funding for improvements

Key Actions:

- Implement Vision Zero policy for safety
- Enhance bicycle/pedestrian facilities
- Expand electric vehicle infrastructure
- Improve regional transit connections
- Develop transportation demand management strategies

KBAC Comments:

Ketchum is a transient town, and residents, tourists, and workers come and go nearly always via car. There is support for a bicycle/pedestrian safety and access, but not at the expense of traffic flow, parking access, and convenient access to local businesses.

2. DISTINCTIVE BUILT & NATURAL ENVIRONMENT

Key Elements:

- Protection of mountain vistas and scenic views
- Historic preservation efforts
- Mountain town character preservation
- Dark sky protection

Major Challenges:

- 20% of historic buildings lost in past decade
- Balancing development with character preservation
- Protecting community gateways
- Managing modern architectural trends

Key Actions:

- Strengthen historic preservation tools
- Develop design guidelines
- Protect hillsides and natural features
- Enhance community separators
- Underground utility lines where possible

KBAC Comments:

KBAC is a strong proponent of focusing on preservation and responsible, managed growth vs prioritizing developer growth objectives. We need unambiguous build and design guidelines committed to historical and view preservation. Allowing developers to receive waivers indicates they are more important than the local businesses and residents. We must stop this practice if we are honestly committed to what the community asks for - a local, small mountain-town feel with distinctive neighborhoods. Right now, the developer's voice and money take priority over the community's voice. Preservation and thoughtful consideration when any development is considered. Does it fit the zoning requirements/restrictions? Does it align with the goals outlined in the plan - preservation of history and culture, small mountain town feel? The City has acknowledged the loose P&Z guidelines, and the City, community, business owners, residents, and tourists have all spoken for a focus on the history and feel of Ketchum. We support prioritizing this and backing it up with clear, tight P&Z guidelines focused on reinforcing the small, mountain-town character, protecting views, preservation, and increasing awareness.

3. DIVERSE COMMUNITY HOUSING OPTIONS

Key Elements:

- Affordable housing initiatives
- Mix of housing types and sizes
- Community housing programs
- Housing preservation strategies

Major Challenges:

- Median home price over \$1.6 million
- Limited land availability
- High percentage of second homes
- Loss of long-term rental units

Key Actions:

- Expand community housing programs
- Preserve naturally occurring affordable housing
- Create housing incentives
- Develop new funding sources
- Partner with regional housing organizations

KBAC Comments:

KBAC understands that Ketchum has a workforce shortage due, in part, to has a housing market that has allowed the tourism industry to become the priority. The business and workforce community would benefit from a semi-annual basis about our employee needs, and what housing solutions would address worker shortage, as well as employee needs to create labor force resilience.

4. EXCEPTIONAL RECREATIONAL OPPORTUNITIES

Key Elements:

- Trail system maintenance and expansion
- Park and recreation facility improvements
- Access to public lands
- Year-round recreational programming

Major Challenges:

- Limited funding for facility maintenance
- High land costs for new facilities
- Access point preservation
- Programming limitations

Key Actions:

- Upgrade existing facilities
- Expand recreation programs
- Improve trail connectivity
- Enhance river access

- Develop new recreation amenities

KBAC Comments:

KBAC is supportive of funding for parks and recreational programming. Blaine County is lucky to have access to exceptional public lands and trails systems. Rather than put towards funding towards new recreation and trail amenities, KBAC suggest budget priorities focus on existing facilities and expanding program access to the community.

5. LIVELY ARTS & CULTURE SCENE

Key Elements:

- Public art initiatives
- Cultural events and festivals
- Performance venues
- Arts organization support

Major Challenges:

- Sustainable funding needs
- Marketing visibility
- Event space limitations
- Program coordination

Key Actions:

- Expand cultural facilities
- Increase arts funding
- Enhance marketing efforts
- Support public art installations
- Develop new event spaces

KBAC Comments

Ketchum has a world class art scene and community, and KBAC is supportive of arts initiatives, cultural events and festivals. KBAC would encourage the City to partner with existing art non-profits organizations rather than creating new events or cultural facilities in order to meet other budgetary priorities.

6. RESPONSIBLE STEWARDSHIP OF NATURAL RESOURCES

Key Elements:

- Environmental protection
- Water resource management
- Energy efficiency
- Waste reduction

Major Challenges:

- Development impacts on natural areas

- Limited recycling options
- Energy system vulnerability
- Cost of renewable technologies

Key Actions:

- Implement sustainability practices
- Promote renewable energy
- Enhance water conservation
- Expand recycling programs
- Protect wildlife habitat

KBAC Comments

We support and agree with these goals and objectives. The surrounding mountains and natural resources are an integral component of the high quality of life Ketchum offers. Our community has opportunities to increase sustainable actions by partnering with existing organizations and other municipalities.

7. SAFE & HEALTHY COMMUNITY

Key Elements:

- Emergency services
- Natural hazard mitigation
- Public health initiatives
- Mental health support

Major Challenges:

- Emergency service capacity
- Natural disaster risks
- Healthcare access
- Childcare availability

Key Actions:

- Improve emergency response
- Develop evacuation plans
- Expand health services
- Enhance public safety
- Support mental health initiatives

KBAC Comments

This goal is challenging to grasp completely. Housing, mental health, hazard mitigation, design guidelines, emergency preparedness, childcare, etc. This reads like a catch-all for various goals versus aligning these programs/ideas with the other goals. KBAC recognizes the needs and agrees that emergency preparedness for fire, flood, power grid, pandemics, etc, remains a concern, especially as we view the devastating southern CA wildfires. A county-wide, multi-agency approach would be welcomed, especially since Ketchum is now outsourcing some of

these agencies and work. The City could further these (and other) efforts by committing to a county-wide approach, partnering, and working across all cities and agencies. That seems like a more attainable and understandable goal.

8. STRONG & DIVERSE ECONOMY

Key Elements:

- Economic diversification
- Tourism management
- Local business support
- Workforce development

Major Challenges:

- Tourism dependence
- Workforce housing
- Geographic isolation
- Seasonal fluctuations

Key Actions:

- Support local businesses
- Attract diverse industries
- Enhance tourism management
- Develop workforce programs
- Improve air service

KBAC Comments

KBAC believes there needs to be a commitment from the City on supporting existing businesses as opposed to an emphasis on attracting new businesses. We don't see action items by the City on listed key elements.

9. TRANSPARENT & COLLABORATIVE GOVERNANCE

Key Elements:

- Public engagement
- Regional cooperation
- Clear communication
- Efficient services

Major Challenges:

- Technology adaptation
- Public participation barriers
- Budget constraints
- Regional coordination

Key Actions:

- Enhance communication methods

- Improve public participation
- Strengthen partnerships
- Update technology systems
- Streamline services

KBAC Comments

These elements are not in line with current City policies and practices. KBAC would like to see the City have consent and agreement with the public prior to conducting studies and engaging consultants on projects. Public meetings are held during the workday, prohibiting business owners or employees from engaging with the government process. Public comment is often not allowed during public meetings, and written public comment is rarely responded to. We would like to see a stronger partnership between the City and business community.

10. VIBRANT DOWNTOWN

Key Elements:

- Mixed-use development
- Historic preservation
- Public spaces
- Retail core preservation

Major Challenges:

- Parking management
- Development pressure
- Character preservation
- Housing integration

Key Actions:

- Implement parking solutions
- Enhance public spaces
- Preserve historic buildings
- Balance development
- Support local businesses

KBAC Comments:

Local businesses are a significant part of the “symbolic heart and soul of the City” and “economic engine”. Ketchum has an existing vibrant downtown with restaurants, bars, retail, performing arts spaces, events, parades, commerce, and residences. To keep that vibrancy, businesses need partnership from the City on convenient access, character/historical preservation, and clear development guidelines that recognize the impact this development has on existing businesses.

KBAC Comp Plan Subcommittee:

Julie Johnson

Perry Boyle

Amy Wyler

Beth Chiodo

Ned Burns

Bronwyn Nickel

Kevin Livingstone

Tom Nickel

Cyndy King

From: Emily Johnstone <thejohnstones5@me.com>
Sent: Wednesday, January 15, 2025 9:37 PM
To: Participate
Subject: Draft Comp Plan

The plan makes no sense and set the stage for developers to create a community like overcrowded Vail where too much traffic, too many people are driving out locals - a complete disgrace by the current Mayor.

The plan to build large apartment complexes in Warm Springs must be hanged - this only enriches developers (l.e. donors to Bradshaw) and does it help the community. The affordable house is not serving locals - they are above the median for these units - but rather people who come in to qualify and are not working people. All on the backs of taxpayers

The Council should nix this plan and listen to residents.

Emily Johnstone
161 Simpson Dr
Ketchum
415.640.5204

Cyndy King

From: Jeff Oak <jeff.oak11@gmail.com>
Sent: Wednesday, January 15, 2025 8:05 PM
To: Participate
Subject: Draft Comprehensive Plan

The comprehensive plan before us appears to be rooted in growth estimates provided by consultants, with the intention of preparing for a future population that is not here yet. But I ask, do we really need to upend our town—altering its character and increasing density—to accommodate a hypothetical future? What if, instead, we focused on preserving the unique small-town charm that makes this community so special?

I live in Warm Springs, a neighborhood that has thrived for decades under zoning regulations designed to protect its character and livability. Now, this plan proposes to change our area to a high-density zone. But what about the people who already live here? Our neighborhood isn't just a blank slate; it's a community built on decades of investment, care, and shared values.

Zoning isn't just a tool for shaping future development—it's also a promise to the residents who have already chosen to call this town home. It's a commitment to maintaining the integrity of the neighborhoods we've worked hard to build and sustain. Changing zoning to accommodate an influx of future residents, while disregarding the stability and expectations of current ones, feels unfair.

Let's not lose sight of what makes this town special: its people, its character, and its history. Growth is inevitable, but it should be thoughtful and respectful. We should focus on enhancing what we already have, preserving the small-town feel, and protecting the rights of those who have built their lives here.

This isn't just about accommodating growth; it's about ensuring that the decisions we make today reflect the values and vision of the community we are now—and the one we aspire to remain.

Respectfully,

Jeff Oak
3015 Warm Springs Road #C

Ketchum Business Advisory Coalition Public Comment
on Proposed Zoning Updates in Comp Plan
January 28th, 2025

The KBAC group appreciates the opportunity to provide constructive feedback on the proposed changes to the Comprehensive Plan. We have concerns about two significant zoning aspects of the draft Comprehensive Plan and feel it is impossible to provide accurate comments without examining the new Planning and Zoning changes side-by-side.

Residential - The residential changes propose increasing density in established neighborhoods without adequate infrastructure planning, particularly in West Ketchum and Warm Springs, which already face capacity constraints. The current water, sewer, and road infrastructure needs significant upgrades before supporting increased density. Emergency access is already constrained on narrow streets, with no transparent budgeting outlined for these necessary improvements. The proposal lacks specific building height, size, and density restrictions, with no clear caps on rental rates aligned with workforce wages or language preserving single-family and duplex opportunities in medium-density zones.

Additional planning is needed for wildfire and flood risks, particularly in forest-adjacent developments, and the insurance coverage implications have not been adequately addressed.

Instead of sweeping density increases in well-established neighborhoods, incentives to incorporate affordable housing into new property developments should be considered. There is a more holistic way to address these needs without penalizing neighborhoods with established families and residents.

Commercial - The commercial changes suggest potential downzoning in the expanded Retail Core area while maintaining current allowances in Community Mixed-Use zones. However, the full impact cannot be assessed without seeing the new zoning code. While Community Mixed-Use areas appear to maintain current height and density allowances except for hotels, the language suggests reductions in the expanded Retail Core area. KBAC supports a mix of commercial spaces, including smaller retail spaces for local businesses, restaurant spaces, and residential spaces interspersed. KBAC supports economic diversity and all property types in the RC except oversized full lot-line to lot-line developments like Bluebird, which do not meet Ketchum's character goals or provide adequate parking for residents, employees, or customers. We realize developers are maximizing FAR, yet continuing to do that directly conflicts with the goals stated in the Comprehensive Plan and what the community has voiced. KBAC supports affordable housing outside of the Retail Core and supports clear design guidelines in the Retail Core that promote the character and integrity of Ketchum.

Overall, we are concerned about the implied zoning changes mentioned in the Comprehensive Plan and the lack of input from businesses and residents. We recommend removing all references to any zoning and density changes from the Comprehensive Plan and moving this work to the Planning & Zoning team, which will develop a complete plan with input from key stakeholders.

Thank you,
KBAC Board of Directors
Bronwyn Nickel
Holly Mora
Pete Prekeges
Scott Curtis
Amy Weyler
Roger Roland
Duffy Wimper
Jed Grey
Tom Nickel
Cindy Forgeon
Dillon Witmer
Julie Johnson

Cyndy King

From: Shell Brust <shellbrust@gmail.com>
Sent: Wednesday, January 29, 2025 11:35 AM
To: Participate
Subject: Ketchum Comp plan comment

I am strongly against increasing density for two reasons:

1. I spoke to a water expert in Blaine Co and believe we do not have enough water to justify increasing density.

2. The traffic is already beyond capacity for our existing roads on a daily basis.

When it's high tourist season it becomes gridlocked and dangerous with road rage. Never thought I would see that day come to our sweet little town of Ketchum.

Shelley Brust

Cyndy King

From: Amanda Breen
Sent: Thursday, January 30, 2025 7:36 AM
To: Cyndy King
Subject: Fw: Courtney's email

Public comment.

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Thursday, January 30, 2025 4:15 AM
To: Courtney Hamilton <CHamilton@ketchumidaho.org>; Amanda Breen <ABreen@ketchumidaho.org>; Tripp Hutchinson <thutchinson@ketchumidaho.org>
Subject: Fwd: Courtney's email

Sent from my iPhone

Begin forwarded message:

From: Mark Maykranz <mmaykranz@hotmail.com>
Date: January 30, 2025 at 3:58:37 AM MST
To: Spencer Cordovano <scordovano@ketchumidaho.org>
Subject: Re: Courtney's email

Thanks for getting back with me. Several comments:

All building construction generates workforce housing needs. No buildings, then no additional workforce. Some new buildings, then some workforce needs, Many buildings (and big ones), then lots of work force needs. You cannot balance workforce housing needs without controlling the pace of growth. Economists generally agree that 1 per cent population growth is a healthy target and should generate a 3 per cent economic growth rate. For a city like Denver metro, 1 per cent growth is equivalent to adding 1/3 of a city of Boulder every year. For a town like Ketchum, 1 per cent is net pop. Growth of 40 people! In 10 years, that turns a 4000 population into 4,420. It took Ketchum 144 years to become 4000 people. When you incentivize FAR, you are shooting yourself in the foot. Thought exercise: medium building perhaps 14 full time employees. Incentivized big building, perhaps 22 f. Time employees. Developer pays for 2 units- houses 4 people, net workforce needs are now 18, 4 more than the smaller building (and a lot more infrastructure costs later).

It is hard for me to see a successful workforce outcome without slowing the construction boom, passing a housing bond issue, and having nonprofit involvement. At the moment, you stand no chance of a bond issue because the Mayor has lost the trust with bad locations, oversized buildings, and very poor tenant preferences, particularly not prioritizing Ketchum residents.

The massive hotels on the books will bury Ketchum with workforce needs. Jackson Hole used this formula after the Great Recession and it buried the town. They have workers living in the forest now, while the large hotels bring in cheap help with special Visas and live 5 people to a unit.

Since adding houses adds workforce needs, you could limit home size to 2500 sq. Foot, and then charge x per square foot for increasing the size of the home.

When you increase density it is absolutely wrong to turn existing homes into non conforming uses. They should be entitled to keep the single family zoning within the new zone district. Having the existing single family provides relief to the street scape and is more in keeping with the character of Ketchum.

Ketchum is bearing the brunt of the construction activity, while the income earned is being returned to the economies of Hailey, Bellevue, Boise, and now even San Francisco. You should figure out a way to charge hefty license fees for contractors working in Ketchum, but not located in Ketchum.

Do the right thing!

Best,
Mark
Sent from my iPhone

On Jan 27, 2025, at 11:31 AM, Spencer Cordovano
<scordovano@ketchumidaho.org> wrote:

CHamilton@ketchumidaho.org

Look out for the Feb 3rd joint meeting, we should get some specifics on density and ability to intersperse deed restrictions. Maybe you can still do single family but must pay an in lieu fee or provide a unit elsewhere? I think they went too far on density indeed, we need some buffer zones from single family. Would love to influence more condos and apartment building if possible, but super clear community character extends through the neighborhoods.

Interesting conversations, to be a part. the whole thing is consuming though. Is there any answer? You can only combat the world so much. The way single family is being built, we gotta find some balance, maybe simply height and space maximums, but nobody wants more dog park style single family.

It's interesting to zone for what will be a 2+ million dollar duplex/fourplex, maybe that is the new Ketchum family, IDK.

Happy to chat prior to the meeting,

Spencer
208 720 9663

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Sunday, January 26, 2025 8:18 AM
To: Spencer Cordovano <SCordovano@ketchumidaho.org>
Subject: Courtney's email

Hi Spencer,
You guys are going to bury Ketchum with density. Don't do it. Don't trash the town. Reality: not everyone gets to live here. Go the deed restricted route! I like the deed restricted route for locals who work- not for retirees. As your workforce in deed restricted housing ages, they become your retirees, because you are not going to make them leave, nor should you.

Get pumped for the World Cup!

What is Courtney H's email address?

Thanks,
Mark
Sent from my iPhone

Cyndy King

From: Janet Nathanail <jnathanail@hotmail.com>
Sent: Monday, February 3, 2025 7:43 AM
To: Participate
Subject: Comprehensive plan draft public comment

Importance: High

To Members of the Ketchum City Council,

We are increasingly concerned about the direction the Council is taking Ketchum. We do not agree with the already increased density of the business and residential areas. New construction is everywhere. We have 2 new large multi story buildings going up on Main Street and many others within the main city limits. We have a massive, out of character, hotel at the entrance of our town. We do not have enough parking in the center of town. Even now, during slow season it is difficult to find a space to park to shop or dine.... with many spaces lost and too many others being taken up by workers trucks.

The proposed low income housing unit on Washington Street not only is in the wrong part of town, but it will eliminate one of the few parking lots in town. Even with underground parking it will not be enough. The idea of encouraging the use of bicycles by providing dedicated lanes is misguided. What percentage of the population ride bikes to town and for how many months a year ??

New plans to increase residential density zoning will not only dramatically change the character of Ketchum but it will cause a further burden on the infrastructure and streets. This increase will certainly not provide more needed affordable housing for workers. Single family homes changed to multi family = more people, more cars, loss of ketchum character. Will all this multifamily building change ketchum into a seasonal town catering to tourists at the expense of full time residents. If so, how will this affect our small businesses? Our once charming area of the Gem streets has new buildings going up ...lot line to lot line with no space in between.

What is the hurry to approve building so rapidly and indiscriminately? Why aren't we taking more time to consider how these changes will impact the quality of life of our citizens? We all want considered, sensitive and respectful progress, but not changes that we will all someday regret.

Ketchum is a gem...that is what draws people to move here, to live here and to enjoy the amazing natural surroundings. Please do not destroy that.

Thank you
Janet Nathanail and Bill Flanz

201 Emerald Street

Cyndy King

From: Kerrin McCall <kerrinmac@gmail.com>
Sent: Monday, February 3, 2025 11:15 AM
To: Participate
Subject: Stop density plan

Attention: Ketchum City Council and Mayor Bradshaw

I am a resident of Warm Springs and more so along time resident of Ketchum. I have just finished reading about your outrageous plan to increase density in West Ketchum and Warm Springs and prohibiting single family homes while encouraging massive housing projects. You are hellbent to destroy the unique character of our town. WE DO NOT WANT YOUR AGREGIOUS PLAN!!!!

We have had enough and look forward to voting you out of office in the next election cycle.

Sincerely,
Kerrin McCall



comp plan

From Steve <steve@morconefamily.com>

Date Thu 2/6/2025 11:59 AM

To Participate <participate@ketchumidaho.org>

Dear Ketchum City Council,

I am strongly opposed to any increase in density in West Ketchum, particularly along the Bird Drive corridor. Like many of my neighbors, I have been expressing this concern for years. Despite numerous studies, surveys, and walking tours, my opinion—and the opinion of many residents—has remained unchanged. However, it seems that rather than respecting this consistent feedback, the city continues to reframe the conversation, moving the goalposts in search of a different answer.

I find it frustrating and difficult to understand the purpose of the repeated studies and questionnaires when residents have been clear from the start: **we want to slow growth in Ketchum, not increase it.** Yet, we are asked to reiterate this position again and again, as if waiting for us to change our minds. **Less development is more.** Less change in the West Ketchum residential area will preserve the character, property values, and quality of life that residents cherish.

Increasing density would have serious negative impacts, including:

- Increased traffic and congestion
- More noise and parking issues
- Reduced property values
- A diminished sense of community and residential character

For years, I have asked the city to address traffic concerns on Bird Drive. Despite numerous studies and temporary seasonal measures, nothing permanent has been done, and the problem persists. Instead of solving this long-standing issue, the city is now proposing to **increase** density, which will **only exacerbate traffic problems that have already gone unaddressed for years.** If residents have been consistently asking for **less growth and slower traffic**, why are you looking for alternatives that contradict this?

Furthermore, your walking tours and studies failed to provide meaningful engagement. There was little to no discussion about plans for increased density, and the information given was minimal. Many residents I spoke with came away feeling confused and uninformed. Once again, the city asked for community participation but appears to be ignoring the feedback.

I urge you to listen to the residents of West Ketchum and **prioritize maintaining the character of our neighborhood.**

Respectfully,
Steve Morcone

Cyndy King

From: Ben Lawrence <benjie.lawrence33@gmail.com>
Sent: Saturday, February 8, 2025 9:47 AM
To: Participate
Subject: Potential housing development presentations

Follow Up Flag: Flag for follow up
Flag Status: Flagged

We were told last week at the city council session on the master plan discussion we are back to the 1.5% annual growth rate or adding 26 (families?) people each year. We don't need 500 plus new units!

Ben

Ketchum Business Advisory Coalition Public Comment
on Proposed Zoning Updates in Comp Plan
January 28th, 2025

The KBAC group appreciates the opportunity to provide constructive feedback on the proposed changes to the Comprehensive Plan. We have concerns about two significant zoning aspects of the draft Comprehensive Plan and feel it is impossible to provide accurate comments without examining the new Planning and Zoning changes side-by-side.

Residential - The residential changes propose increasing density in established neighborhoods without adequate infrastructure planning, particularly in West Ketchum and Warm Springs, which already face capacity constraints. The current water, sewer, and road infrastructure needs significant upgrades before supporting increased density. Emergency access is already constrained on narrow streets, with no transparent budgeting outlined for these necessary improvements. The proposal lacks specific building height, size, and density restrictions, with no clear caps on rental rates aligned with workforce wages or language preserving single-family and duplex opportunities in medium-density zones.

Additional planning is needed for wildfire and flood risks, particularly in forest-adjacent developments, and the insurance coverage implications have not been adequately addressed.

Instead of sweeping density increases in well-established neighborhoods, incentives to incorporate affordable housing into new property developments should be considered. There is a more holistic way to address these needs without penalizing neighborhoods with established families and residents.

Commercial - The commercial changes suggest potential downzoning in the expanded Retail Core area while maintaining current allowances in Community Mixed-Use zones. However, the full impact cannot be assessed without seeing the new zoning code. While Community Mixed-Use areas appear to maintain current height and density allowances except for hotels, the language suggests reductions in the expanded Retail Core area. KBAC supports a mix of commercial spaces, including smaller retail spaces for local businesses, restaurant spaces, and residential spaces interspersed. KBAC supports economic diversity and all property types in the RC except oversized full lot-line to lot-line developments like Bluebird, which do not meet Ketchum's character goals or provide adequate parking for residents, employees, or customers. We realize developers are maximizing FAR, yet continuing to do that directly conflicts with the goals stated in the Comprehensive Plan and what the community has voiced. KBAC supports affordable housing outside of the Retail Core and supports clear design guidelines in the Retail Core that promote the character and integrity of Ketchum.

Overall, we are concerned about the implied zoning changes mentioned in the Comprehensive Plan and the lack of input from businesses and residents. We recommend removing all references to any zoning and density changes from the Comprehensive Plan and moving this work to the Planning & Zoning team, which will develop a complete plan with input from key stakeholders.

Thank you,
KBAC Board of Directors
Bronwyn Nickel
Holly Mora
Pete Prekeges
Scott Curtis
Amy Weyler
Roger Roland
Duffy Wimper
Jed Grey
Tom Nickel
Cindy Forgeon
Dillon Witmer
Julie Johnson

Cyndy King

From: Shell Brust <shellbrust@gmail.com>
Sent: Wednesday, January 29, 2025 11:35 AM
To: Participate
Subject: Ketchum Comp plan comment

I am strongly against increasing density for two reasons:

1. I spoke to a water expert in Blaine Co and believe we do not have enough water to justify increasing density.

2. The traffic is already beyond capacity for our existing roads on a daily basis.

When it's high tourist season it becomes gridlocked and dangerous with road rage. Never thought I would see that day come to our sweet little town of Ketchum.

Shelley Brust

Cyndy King

From: Amanda Breen
Sent: Thursday, January 30, 2025 7:36 AM
To: Cyndy King
Subject: Fw: Courtney's email

Public comment.

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Thursday, January 30, 2025 4:15 AM
To: Courtney Hamilton <CHamilton@ketchumidaho.org>; Amanda Breen <ABreen@ketchumidaho.org>; Tripp Hutchinson <thutchinson@ketchumidaho.org>
Subject: Fwd: Courtney's email

Sent from my iPhone

Begin forwarded message:

From: Mark Maykranz <mmaykranz@hotmail.com>
Date: January 30, 2025 at 3:58:37 AM MST
To: Spencer Cordovano <scordovano@ketchumidaho.org>
Subject: Re: Courtney's email

Thanks for getting back with me. Several comments:

All building construction generates workforce housing needs. No buildings, then no additional workforce. Some new buildings, then some workforce needs, Many buildings (and big ones), then lots of work force needs. You cannot balance workforce housing needs without controlling the pace of growth. Economists generally agree that 1 per cent population growth is a healthy target and should generate a 3 per cent economic growth rate. For a city like Denver metro, 1 per cent growth is equivalent to adding 1/3 of a city of Boulder every year. For a town like Ketchum, 1 per cent is net pop. Growth of 40 people! In 10 years, that turns a 4000 population into 4,420. It took Ketchum 144 years to become 4000 people. When you incentivize FAR, you are shooting yourself in the foot. Thought exercise: medium building perhaps 14 full time employees. Incentivized big building, perhaps 22 f. Time employees. Developer pays for 2 units- houses 4 people, net workforce needs are now 18, 4 more than the smaller building (and a lot more infrastructure costs later).

It is hard for me to see a successful workforce outcome without slowing the construction boom, passing a housing bond issue, and having nonprofit involvement. At the moment, you stand no chance of a bond issue because the Mayor has lost the trust with bad locations, oversized buildings, and very poor tenant preferences, particularly not prioritizing Ketchum residents.

The massive hotels on the books will bury Ketchum with workforce needs. Jackson Hole used this formula after the Great Recession and it buried the town. They have workers living in the forest now, while the large hotels bring in cheap help with special Visas and live 5 people to a unit.

Since adding houses adds workforce needs, you could limit home size to 2500 sq. Foot, and then charge x per square foot for increasing the size of the home.

When you increase density it is absolutely wrong to turn existing homes into non conforming uses. They should be entitled to keep the single family zoning within the new zone district. Having the existing single family provides relief to the street scape and is more in keeping with the character of Ketchum.

Ketchum is bearing the brunt of the construction activity, while the income earned is being returned to the economies of Hailey, Bellevue, Boise, and now even San Francisco. You should figure out a way to charge hefty license fees for contractors working in Ketchum, but not located in Ketchum.

Do the right thing!

Best,
Mark
Sent from my iPhone

On Jan 27, 2025, at 11:31 AM, Spencer Cordovano
<scordovano@ketchumidaho.org> wrote:

CHamilton@ketchumidaho.org

Look out for the Feb 3rd joint meeting, we should get some specifics on density and ability to intersperse deed restrictions. Maybe you can still do single family but must pay an in lieu fee or provide a unit elsewhere? I think they went too far on density indeed, we need some buffer zones from single family. Would love to influence more condos and apartment building if possible, but super clear community character extends through the neighborhoods.

Interesting conversations, to be a part. the whole thing is consuming though. Is there any answer? You can only combat the world so much. The way single family is being built, we gotta find some balance, maybe simply height and space maximums, but nobody wants more dog park style single family.

It's interesting to zone for what will be a 2+ million dollar duplex/fourplex, maybe that is the new Ketchum family, IDK.

Happy to chat prior to the meeting,

Spencer
208 720 9663

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Sunday, January 26, 2025 8:18 AM
To: Spencer Cordovano <SCordovano@ketchumidaho.org>
Subject: Courtney's email

Hi Spencer,
You guys are going to bury Ketchum with density. Don't do it. Don't trash the town. Reality: not everyone gets to live here. Go the deed restricted route! I like the deed restricted route for locals who work- not for retirees. As your workforce in deed restricted housing ages, they become your retirees, because you are not going to make them leave, nor should you.

Get pumped for the World Cup!

What is Courtney H's email address?

Thanks,
Mark
Sent from my iPhone

Cyndy King

From: Janet Nathanail <jnathanail@hotmail.com>
Sent: Monday, February 3, 2025 7:43 AM
To: Participate
Subject: Comprehensive plan draft public comment

Importance: High

To Members of the Ketchum City Council,

We are increasingly concerned about the direction the Council is taking Ketchum. We do not agree with the already increased density of the business and residential areas. New construction is everywhere. We have 2 new large multi story buildings going up on Main Street and many others within the main city limits. We have a massive, out of character, hotel at the entrance of our town. We do not have enough parking in the center of town. Even now, during slow season it is difficult to find a space to park to shop or dine.... with many spaces lost and too many others being taken up by workers trucks.

The proposed low income housing unit on Washington Street not only is in the wrong part of town, but it will eliminate one of the few parking lots in town. Even with underground parking it will not be enough. The idea of encouraging the use of bicycles by providing dedicated lanes is misguided. What percentage of the population ride bikes to town and for how many months a year ??

New plans to increase residential density zoning will not only dramatically change the character of Ketchum but it will cause a further burden on the infrastructure and streets. This increase will certainly not provide more needed affordable housing for workers. Single family homes changed to multi family = more people, more cars, loss of ketchum character. Will all this multifamily building change ketchum into a seasonal town catering to tourists at the expense of full time residents. If so, how will this affect our small businesses? Our once charming area of the Gem streets has new buildings going up ...lot line to lot line with no space in between.

What is the hurry to approve building so rapidly and indiscriminately? Why aren't we taking more time to consider how these changes will impact the quality of life of our citizens? We all want considered, sensitive and respectful progress, but not changes that we will all someday regret.

Ketchum is a gem...that is what draws people to move here, to live here and to enjoy the amazing natural surroundings. Please do not destroy that.

Thank you
Janet Nathanail and Bill Flanz

201 Emerald Street

Cyndy King

From: Kerrin McCall <kerrinmac@gmail.com>
Sent: Monday, February 3, 2025 11:15 AM
To: Participate
Subject: Stop density plan

Attention: Ketchum City Council and Mayor Bradshaw

I am a resident of Warm Springs and more so along time resident of Ketchum. I have just finished reading about your outrageous plan to increase density in West Ketchum and Warm Springs and prohibiting single family homes while encouraging massive housing projects. You are hellbent to destroy the unique character of our town. WE DO NOT WANT YOUR AGREGIIOUS PLAN!!!!

We have had enough and look forward to voting you out of office in the next election cycle.

Sincerely,
Kerrin McCall

Cyndy King

From: susiemichael <susiemichael@cox.net>
Sent: Sunday, March 2, 2025 5:38 PM
To: Participate
Subject: public comment process

Follow Up Flag: Follow up
Flag Status: Flagged

The political about face was noticed at the Monday 24 February '25 meeting. The mayor's remarks on how well the public comments went, being constructive but not too emotional was completely opposite of his attitude at the meeting a couple weeks earlier. The impatience and irritation the mayor exhibited over the amount of time it may take to hear the comments from a room full of citizens was disheartening and inappropriate especially since this is the only venue a real time voice can be used to express our selves to our city government/panel as a whole. Neil scolded 'participants' for applause, an expression of free speech and solidarity, there was no booing, stating this needs to be a safe place. Yet, he shut down Tory causing her to loose her cadence as she just needed a few more seconds to complete her statements. Interrupted and criticized the man from W Ketchum who was explaining he was voicing an entire neighborhood's opinion, but Neil deemed that irrelevant. Tripp had to justify and validate his need to comment before he was allowed to speak. Neil got unnecessarily defensive to the point of being red in the face and fairly unhinged with his ego centered response to Mark's comments on Bluebird, architecture of new builds and their placement needing to be more aligned with Ketchum's character. Neil Morrow followed me out of the meeting as I had my hand raised, but of course was not allowed to speak. Yet he interrupted me every few words making it not possible to express my thought completely and he slammed it down before he understood what I had to say. This behavior tells us we're not respected, it's not safe nor is there genuine interest in what we have to say. When we ask for access to a citizen committee or for particular information often we are thwarted, ignored and even our emails are blocked. And you wonder why 'we' don't trust our city government or why there isn't more public participation. It's a futile act, a waste of our time.

We listen to 'the panel' banter their opinions as if this is the first time they have heard of the topics presented, sometimes not following with cogent thought based on the comments made, questions asked right in that meeting, so the process goes around in circles and our public comments float into the ethers or drop like a rock on deaf ears. Ms. Breen can not open herself beyond the trite and tired political verbiage she constantly recites without any meaningful message. "The panel' had no choice but to listen at the 2/24/25 meeting. Your data tracked our sentiments even with faulty formulaic survey. If you had listened to public sentiment on 1st & Washington before last night, we could have saved months of 'pushing' this project through when it was never well received to begin with. But, now, KURA is unhappy, money, effort and time have been wasted. This is an excellent example of why we need a new paradigm of city function.

When we bother to make public comment, we hope that someone on the council /panel fully understood our point, heard it and will digest it into some kind of meaningful response. We hope we hear one of you echo the sentiments as if we have been heard. After your discussion we have more to say, need more clarification, but there is no more recourse to speak and to wait until the next meeting renders our comments less relevant, the agenda changes and the momentum is lost. This is ineffectual 'participation'.

As P & Z, and city council your opinion is to be formulated via the public best interest based on public input, feedback, and sentiment of Ketchum's quality of life as it has been for decades, keeping in mind you usually hear from a small portion of the citizens of Ketchum. You have not been doing this for years and our dysfunction and town character destruction is the result. You've squandered our character and vitality as community without being any closer to solutions. It is astonishingly bewildering how much damage has been done under your watch.

It is not your personal opinions and decisions or 'ultimately up to the city council' that define the direction Ketchum follows but ours, the full time (and some seasonal) residents who are the work force and the backbone of Ketchum. You've appointed people to all the 'committees' often the same person to various committees, to channel one voice, Neil Bradshaw's. Remember you are *servants* of the public. When your actions do not reflect our sentiments, we are not being heard. If we are not heeded, you are not doing your jobs. To have a more efficient and effective public sharing of ideas and taking the time to process these ideas will save Ketchum significant money and people's time and effort while creating and maintaining the Ketchum we want to live in. It's far more difficult to get to the solutions without an efficacious and empowered process to follow. We do not have that process in place. No, Neil, I can't trust your process because it is purposefully opaque and tragically flawed within an ulterior motive.

Susie Michael
Ketchum

Cyndy King

From: Roberto Negrón <negrón24@gmail.com>
Sent: Thursday, February 27, 2025 7:31 PM
To: Participate
Subject: We hope this area will remain low density for all the reasons many have stated

Follow Up Flag: Follow up
Flag Status: Flagged

We live at the four seasons townhouses, off warm springs.
thank you for your consideration
Roberto Negrón MD and Emily Negrón

Cyndy King

From: susiemichael <susiemichael@cox.net>
Sent: Sunday, March 2, 2025 5:38 PM
To: Participate
Subject: public comment process

Follow Up Flag: Follow up
Flag Status: Flagged

The political about face was noticed at the Monday 24 February '25 meeting. The mayor's remarks on how well the public comments went, being constructive but not too emotional was completely opposite of his attitude at the meeting a couple weeks earlier. The impatience and irritation the mayor exhibited over the amount of time it may take to hear the comments from a room full of citizens was disheartening and inappropriate especially since this is the only venue a real time voice can be used to express our selves to our city government/panel as a whole. Neil scolded 'participants' for applause, an expression of free speech and solidarity, there was no booing, stating this needs to be a safe place. Yet, he shut down Tory causing her to loose her cadence as she just needed a few more seconds to complete her statements. Interrupted and criticized the man from W Ketchum who was explaining he was voicing an entire neighborhood's opinion, but Neil deemed that irrelevant. Tripp had to justify and validate his need to comment before he was allowed to speak. Neil got unnecessarily defensive to the point of being red in the face and fairly unhinged with his ego centered response to Mark's comments on Bluebird, architecture of new builds and their placement needing to be more aligned with Ketchum's character. Neil Morrow followed me out of the meeting as I had my hand raised, but of course was not allowed to speak. Yet he interrupted me every few words making it not possible to express my thought completely and he slammed it down before he understood what I had to say. This behavior tells us we're not respected, it's not safe nor is there genuine interest in what we have to say. When we ask for access to a citizen committee or for particular information often we are thwarted, ignored and even our emails are blocked. And you wonder why 'we' don't trust our city government or why there isn't more public participation. It's a futile act, a waste of our time.

We listen to 'the panel' banter their opinions as if this is the first time they have heard of the topics presented, sometimes not following with cogent thought based on the comments made, questions asked right in that meeting, so the process goes around in circles and our public comments float into the ethers or drop like a rock on deaf ears. Ms. Breen can not open herself beyond the trite and tired political verbiage she constantly recites without any meaningful message. "The panel' had no choice but to listen at the 2/24/25 meeting. Your data tracked our sentiments even with faulty formulaic survey. If you had listened to public sentiment on 1st & Washington before last night, we could have saved months of 'pushing' this project through when it was never well received to begin with. But, now, KURA is unhappy, money, effort and time have been wasted. This is an excellent example of why we need a new paradigm of city function.

When we bother to make public comment, we hope that someone on the council /panel fully understood our point, heard it and will digest it into some kind of meaningful response. We hope we hear one of you echo the sentiments as if we have been heard. After your discussion we have more to say, need more clarification, but there is no more recourse to speak and to wait until the next meeting renders our comments less relevant, the agenda changes and the momentum is lost. This is ineffectual 'participation'.

As P & Z, and city council your opinion is to be formulated via the public best interest based on public input, feedback, and sentiment of Ketchum's quality of life as it has been for decades, keeping in mind you usually hear from a small portion of the citizens of Ketchum. You have not been doing this for years and our dysfunction and town character destruction is the result. You've squandered our character and vitality as community without being any closer to solutions. It is astonishingly bewildering how much damage has been done under your watch.

It is not your personal opinions and decisions or 'ultimately up to the city council' that define the direction Ketchum follows but ours, the full time (and some seasonal) residents who are the work force and the backbone of Ketchum. You've appointed people to all the 'committees' often the same person to various committees, to channel one voice, Neil Bradshaw's. Remember you are *servants* of the public. When your actions do not reflect our sentiments, we are not being heard. If we are not heeded, you are not doing your jobs. To have a more efficient and effective public sharing of ideas and taking the time to process these ideas will save Ketchum significant money and people's time and effort while creating and maintaining the Ketchum we want to live in. It's far more difficult to get to the solutions without an efficacious and empowered process to follow. We do not have that process in place. No, Neil, I can't trust your process because it is purposefully opaque and tragically flawed within an ulterior motive.

Susie Michael
Ketchum

Cyndy King

From: jeremy fryberger <jeremyfryberger@gmail.com>
Sent: Saturday, March 1, 2025 5:09 PM
To: Participate
Subject: Re: City of Ketchum | Word on the Street

When scheduling the first public hearing of Comp Plan Rewrite Draft #2 (March 25), was BCSD's and SVCS's spring break considered? Many Ketchum families may be away from home at that time.

Jeremy Fryberger

On Thu, Feb 27, 2025 at 5:57 PM City of Ketchum <participate@ketchumidaho.org> wrote:



February 27, 2025

Issue No. 170

Ketchum Business Advisory Coalition Public Comment to Planning and Zoning
March 8th, 2025

The Ketchum Business Advisory Coalition (KBAC), now representing more than 140 local business owners and community members, would like to thank the City of Ketchum for scheduling a public meeting with the Planning and Zoning Commission to discuss the current draft of the Comprehensive Plan. Such opportunities for the community to meet directly with their government officials are important, greatly appreciated, and are vital as we collaborate on the values and needs of our incredible town.

However, KBAC strongly urges The City and P&Z to re-schedule the March 25th meeting to April 22nd, since March 25th is right in the middle of the Audi FIS Ski World Cup Finals and related festivities. We know that the city has at times been frustrated and disappointed with the sparse public attendance at public meetings, and KBAC has been working to support the city by encouraging greater public attendance and engagement. We are hearing from our members that they will not be able to attend a meeting on March 25th because they'll be working overtime to meet the needs of the thousands of visitors here to experience the World Cup and all that the Ketchum/Sun Valley area has to offer.

Given the fact that this next phase of the Comprehensive Plan is expected to take several years to complete, a few weeks' delay for this important public meeting is reasonable and will ensure greater public participation. We hope both the city, and the Planning & Zoning Commission will agree with this, and will therefore reschedule the meeting to April 22nd.

Thank You for Your Consideration,

The KBAC Board of Directors

Cyndy King

From: Jacqueline Jablonski <jfjablons@gmail.com>
Sent: Monday, March 10, 2025 4:09 PM
To: Participate
Subject: Request to Reschedule Planning and Zoning Commission Meeting

Greetings,

I noticed that the upcoming public hearings with the Planning and Zoning Commission are scheduled for March 25 and April 8 at 4:30 PM at City Hall. While I appreciate the opportunity for community input, I am concerned about the timing of these meetings.

The first date overlaps with major local events, including the World Cup festivities and Lindsay Vonn's appearance at River Run. Additionally, Main Street will be occupied with the Black Diamond Experience at 5:30 PM in conjunction with the 5850 Fest. Given the significance of these events, many community members, myself included, may be unable to attend the meeting.

As a concerned citizen, I respectfully request that you consider postponing these important public hearings until after the World Cup Finals to allow for greater participation from the community. I believe rescheduling would demonstrate a more thoughtful approach to planning and ensure that the voices of all citizens are heard.

Thank you for your attention to this matter. I look forward to hearing your response.

Sincerely,
Jacqueline Jablonski

208-954-3285

Cyndy King

From: Julie Johnson <jjnourishme@gmail.com>
Sent: Wednesday, March 5, 2025 9:55 PM
To: Participate
Subject: March 25th public hearing

Follow Up Flag: Follow up
Flag Status: Completed

Hi All;

I don't always agree with Pam Morris but on the poor timing for this public hearing I do.

All business owners and citizens will be preoccupied with the World Cup this week.

I believe the date should be postponed a week.

Thanks for your consideration.

ciao

JJ

--

Nourishme & Julie Foods

Julie Johnson NTP
151 north main st.
Ketchum, ID 83340
208 928 7604 /fax 928 7605

Cyndy King

From: Alex Babalis <alexandrababalis@gmail.com>
Sent: Wednesday, March 5, 2025 1:13 PM
To: Participate
Subject: March 25

Please reschedule this very important public meeting. Many locals are either volunteering for the World Cup or heading out of town during this time.

Thank you,

Alex Babalis

Alex Babalis

208.964.1258 | Ketchum, Idaho |

Four Seasons HOA • PO Box 4576 • Ketchum ID 83340

Mayor Neil Bradshaw
Planning Director Landers
CITY HALL
P.O. Box 2315
191 5th St. West
Ketchum, ID 83340

Dear Mayor Bradshaw and Planning Director Landers

I write to object to the change of zoning for 210 Flower Drive and part of 200 Flower Drive. I write in my capacity as the President of the Four Seasons Homeowners Association representing 32 adjacent homeowners. The Board of this Association has authorized this letter.

The proposal is to upzone this area from Medium Density Residential (“MDR”) to High Density Residential (“HDR”). The proposal also eliminates the possibility of single-family houses (“SFH”) as part of a mixed-use development. It also would permit “restaurants and small-scale commercial and office” buildings.

We recognize that the purpose of zoning is to balance serving community needs while maintaining the character of existing neighborhoods. The proposed changes do not achieve this balance because:

- The scale of the proposed HDR zone is completely inconsistent with the surrounding neighborhoods.
- The current MDR zoning provides for considerable new housing.
- Excluding *any* SFH is inconsistent with the surrounding neighborhoods.
- Permitting three stories is largely inconsistent with the existing development pattern in the area and the possibility of higher buildings completely is.
- Until the City get control of short-term rentals, it is likely that many new units will be developed and purchased for that use and not for permanent workforce housing.
- There is currently no commercial development on Warm Springs Rd west of Saddle Rd. except for the Warm Springs base for Mt. Baldy. Allowing it here would be completely inconsistent with the nature of the adjacent neighborhoods and indeed all of Warm Springs Road more generally.

I provide more details on each of these points below.

The scale of the proposed HDR zone is completely inconsistent with the surrounding neighborhoods

The area in question is bordered on four sides by existing developments. The Four Seasons development is on the west. The Fields development is to the South. The SFHs along West Canyon Rd are to the east and one SFH is built to the north (which I believe is outside the Ketchum City limits). The following table provides the density of each of these developments (areas taken from the Blaine County GIS database)

Development	# Units	Area (ac)	Units/ac
Four Seasons	40	4.32	9.3
The Fields	44	2.04	21.6
W. Canyon	11	12.55	0.9

None of the surrounding neighborhoods even approach the maximum density of the HDR zone. The Fields development barely exceeds the 18 unit/ac density of the existing MDR zoning.

Furthermore, the surrounding neighborhoods include a mix of SFH and MFH. The Four Seasons development includes both MFH and SFH. The Fields is 100% MFH. West Canyon is 100% SFH. If the City were interested in eliminating SFH in this part of Ketchum, why did it permit the large SFH development just across Warm Springs Rd just to the south of the area in question?

Finally, if fully built out under the HDR density, the development would dwarf the surrounding neighborhoods. I could not determine with accuracy the area proposed to be upzoned because it includes only part of 200 Flower Lane, and the Blaine County GIS only provides the total area of that lot. If we assume half of it would be included in the upzoned area along with all of 210 Flower Lane, the upzoned area would comprise some 20.4 acres. Under the HDR density limit this area could accommodate 612 units! That is more than 10 times the size of the adjacent neighborhoods.

Not only would such a large development loom over the existing ones, but it would also add considerably to the traffic on Warm Springs Rd. This likely would necessitate a traffic light. Because it would be nearly impossible to widen Warm Springs Rd in this area, the additional traffic likely would lead to significant congestion—we already see such congestion when exiting west from Main/ID 75 onto Warm Springs Rd.

Thinking about congestion, have you thought about the capacity for emergency evacuation of all these new residents in the event of a fire—one nearly got here in 2017, and our planet's warming is not going to make the gravity of this issue recede. The only way out for residents in this part of Ketchum is to head east on Warm Springs Rd. If density along the road is increased, the problem will only worsen.

The current MDR zoning provides for considerable new housing

The proposed MDR zoning has density ranges between 6 and 18 units/ac. Under the same area-assumption as above, this would provide for between 122 and 367 units. The scale of such development would still be far larger than the existing ones, but obviously the divergence in scale would be much less as would be the contribution to traffic congestion on Warm Springs Road.

Excluding *any* SFH is inconsistent with the surrounding neighborhoods

The area proposed for upzoning is bounded on three sides by some SFH. Prohibiting *any* SFH in this area would be inconsistent with current development patterns. One could imagine some SFH on the east and west sides to buffer those adjacent SFH residential areas. If the rest of the property were developed to the maximum MDR density, this would still provide considerable new housing.

Permitting three stories is largely inconsistent with the existing development pattern in the area

None of the adjacent SFH has more than two stories, and over 40% of the MFH has only two stories. Only The Fields has three-story buildings, but the higher elevations are stepped back from two stories. This reduces the apparent mass of the buildings. Furthermore, the three-story portions are buffered from the adjacent area with a large open parking lot. While not explicitly stated, it would appear that the HDR zone could permit much taller buildings, exacerbating the divergence in building height with the adjacent areas.

Until the City gets control of short-term rentals, it is likely that many new units will be developed and purchased for that use and not for permanent work-force housing

About 15% of the Four Seasons MF units are short-term rentals and a few more are slated to be. An online search of Ketchum short-term rentals suggests that the ratio at The Fields appears to be similar.

We suspect that in a new development the ratio would be higher, perhaps far higher. These older developments were built with seasonal use in mind. Indeed, when Four Seasons opened *all* the units were seasonal and apparently with no rentals. As time passed, the demographics of the development have shifted with some seasonal use and more permanent residents. But also, the emergence of short-term rentals. Given the economics of short-term rentals in Ketchum, it is not unreasonable to expect many MF units in a new development to be purchased with that in mind.

**There is no commercial development on Warm Springs Rd west of Saddle Rd.
except for the Warm Springs base for Mt. Baldy**

The idea of commercial development on this part of Warm Springs Rd is simply appalling. Commercial development, even if “small scale” is completely and utterly inconsistent with the current wholly residential adjacent neighborhoods. The core purpose of zoning is to separate incompatible uses. And the term “small scale” is not defined any place in the Project Ketchum documents I can find.

Conclusion

I and my Four Seasons colleagues recognize the need for more housing in Ketchum. We support its development. However, the proposal to upzone to HDR 210 Fower Drive and parts of 200 Flower Drive would dramatically and adversely impact the adjacent neighborhoods. Development of this area under the current MDR zoning, especially with some SFH, would still make a considerable contribution to the shortage of housing while protecting the character of the existing neighborhoods.

I look forward to your response. You can reach me by telephone at 617 816 4902 and via e-mail at csbinkley@comcast.net

Sincerely,

/signed/

Clark S. Binkley
President
Four Seasons HOA