

Cyndy King

From: anne kalik <akalik@icloud.com>
Sent: Friday, April 4, 2025 12:44 PM
To: Participate
Cc: gina poole
Subject: According to me it seems that this plan is

rushed, ill-conceived and dangerous to our town and citizens.

We should probably have a moratorium on building because of water and fire. The rest might prove to be commentary...deck chair shuffling on the Titanic.

Greed and a lack of educated self serving opinions seem to prevail.

Sincerely,
Anne Kalik

Cyndy King

From: Harry Griffith <harry@sunvalleyeconomy.org>
Sent: Friday, April 4, 2025 1:44 PM
To: Participate
Subject: Addiitonal SVED Comments on CoK Comp Plan - April meeting

Following my review of the latest draft of the Comp Plan, I wanted to provide the following comments to Ketchum Planning & Zoning:

1. Population Growth & Forecast Page 3 and 84 - A growth in resident population of between 780 to 2860 is suggested by 2040. If you do the math, 780 total is 52 per year average or an annual rate of 1.46%. The higher estimate of 2860 is 190 per year or an annual rate of 5.38%.

Where did these estimates come from? My experience and analysis suggests that an annual growth rate of 1 to 1.5% on a long run basis is much more likely. I also find the higher figure to be totally unrealistic. I would recommend you range 15-year growth estimates for purposes of this Comp Plan from 1% pa on the low end to no more then 2.0% pa on the high end . Overstating damages the credibility of the Comp Plan IMHO.

2. Evaluations for Consistency with Comp Plan Page 9. The modified language in this section is minefield for future residential and commercials projects. This provides for reviews on a non-code basis by City Staff which is prima facia illegal under Idaho law. Do these three nested bullet points in this section become specific assessment criteria with associated findings of fact for every application? This is not the purpose of the Comp Plan and will lead to subjective judgements in contravention of Idaho Statues (67-6535. Approval or denial of any application to be based upon EXPRESS standards and to be in writing.)
3. FLUM for Higher Density Residential Map reference. I can support upzoning the Warm Springs area in reasonable proximity with the Fields WH project, the Limelight and other condo clusters. But I cannot understand doing so for significant portions of the rest of western Warm Springs. Likewise, why so much of West Ketchum as an additional large upzoned block apart from the area in proximity to the Simplot parcel and a couple of the larger condo complexes. I can also understand needing a transition zones from High Density to Medium Density but I think these Medium Density zones are too large. Can you tell the public how many parcels are in the upzoned proposal so we get an idea of the scale? What's the ratio of upzoned former Low Density to new Medium Density and same for Medium to Hi? I suggest you evaluate reducing the size of the Warm Springs and West Ketchum upzones to more defensible areas based on some definitive criteria you can explain to the public. Right now, it seems that some very arbitrary zoning

boundaries have been drawn, and the citizens need to better understand the rationale behind your FLUM boundaries to achieve any buy-in.

I also think you need to examine the issue of forcing existing SFR units in these areas into a non-conforming use situation. This is a very negative situation for owners to find themselves in and they are rightly distressed about the potential negative impact on their property values. Two or three (or ten) councils down the road, changes to an existing SFR structure and/or SFR redevelopment will become more difficult as institutional knowledge of the past fades. One way to overcome this might be to provide title record notes on the county GIS for all rezoned parcels verifying their rights to rebuilding a similar single family residential unit in their own right on as part of an estate transfer?

4. Restrictions for "Community Housing". You mention that "...higher densities may be permitted if community housing is the primary use..." but you provide no clarity on what type of restrictions are implicit in "community housing". Deed restrictions on one or more of Income, employment, short term rental rights, parking waivers, other? I fear negative unintended consequences for existing residents if they are near a future high density redevelopment project.

Given the City already has a draft set of the new matching ordinances under review by staff, I think these should be released as part of the overall discussion process. Normally these would be drafted after a comp plan approval but given the two are overlapping, it is unfair to the public to not have them disclosed by the City.

5. Lower Density Commercial Core. Downzoning of the commercial core through reduced intensity and funkiness is likely to result in major unintended consequences. Doing this will drive per square foot rental costs in the core upward to the point that smaller local retailers will be unable to operate profitably. You will see, as a result, only national brand retailers who can afford to risk these inflated rents. Do what the rest of the country does and encourage development density in the inner core. That way we will not get urban sprawl like Twin Falls etc. And you won't have to push as widely for the upzoning of Low and Medium Density residential areas you are planning.
6. Appendix A. Errors on page 142. First, the years in the graphic should be 2012 to 2022. More fundamentally, the referenced data is incorrect, incomplete and misleading. The IRS SOI Tax data for 21-22 references 756 tax filers in migration (not 788). In addition, this is only part of the story as there is offsetting out migration of 703 tax filers, resulting in a net addition of only 53. Without showing the full data set of in/out, the figure presented are overly sensationalistic for the average reader.

Cyndy King

From: Robyn Newcomb <robyn_newcomb@glassmasters.biz>
Sent: Friday, April 4, 2025 3:49 PM
To: Participate
Subject: cohesive plan

To all,

Your presentation leave a lot out. The firm you hired is probably good at designing a new subdivision, not retrofitting an existing one.

Portraying density by elevation views is absurd. That is what you are showing.

Plan view of an acre and how it might be divided into lots makes more sense. Virtually nobody knows the size of an acre let alone the dimensions of their own lot.

To over densify a town because your approach is additional housing for work force is absurd. Build work force housing where it is affordable.

Ketchum is not a ski in ski out town, never will be

To make it look like Snowmass, Vail, Parkcity, New York, Seattle with taller buildings and no open space for a yard is not where the town started.

Just because you will make a decision on what your vision is does not make it correct.

Robyn Newcomb


p.o. box 4734 Ketchum, ID 83340
p. 208.726.1420 f. 208.726.3301
www.glassmasters.biz

Cyndy King

From: Luanne Mandeville <luanne@luannemandeville.com>
Sent: Saturday, April 5, 2025 3:37 PM
To: Participate
Subject: Mid-Warm Springs Concern

To Planning & Zoning and City Council:

Regarding the 25-acre SCHERNTHANNER ACRES SUB in mid-Warm Springs
LOT 2 BLK 1
RPK05170000020

The historic and current land use zoning for this parcel is LR, Low Residential. 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. I favor leaving the property in the LR, Low Residential zoning and land use.

Thank you.

Luanne Mandeville
Luanne@LuanneMandeville.com
208-720-4484

Cyndy King

From: susiemichael <susiemichael@cox.net>
Sent: Saturday, April 5, 2025 2:49 PM
To: Participate
Subject: The Comp Plan

The concept of 'underutilized land' need some very careful consideration. We really don't know what the future holds & to make a plan the allows for development, redevelopment of this land could be the biggest mistake we as a town make. If we want to have tourists, festivals, entertainment, World Cups, then we must allow for for our natural surroundings, the nature we are directly immersed in to be preserved, cared for and honored. A [POV](#) of simply economics in terms of money assets is extremely short sighted. If we have another terribly over zealous administration with their own agenda as we have experienced in the past 8 years, there will be no Ketchum as we know & love it to be. Slow your roll. Let things settle. Times are a changing to be sure. Don't let the verbiage of this Plan pen flood gates for subjective and personal ego interpretation at the expense of our town. This draft is somewhat better, but needs rewriting totally in certain areas. This is a work in progress not a finished document that may not meet the timeline of out current Mayor. But the repercussions of a hasty process will lead to the loss in so many aspects of our beloved town.

Susie Michael
Ketchum

Cyndy King

From: susiemichael <susiemichael@cox.net>
Sent: Saturday, April 5, 2025 2:37 PM
To: Participate
Subject: The Comp Plan

This Plan's purpose is to expressly exhibit how we uphold this vision via exacting procedures and methods, policies of planning, regenerative practices with clear bottom line unacceptable actions or implementations that result in trade offs compromising our community vision in any way. If the guide is not clear, then the code can not be written accurately.

Then simply and clearly we list what those bottom lines are: no chain stores, strict building guidelines for size, green space, parking etc. We detail the process by which code is created and followed leaving no need for flexible, subjective interpretation. Residents' life is first priority building healthy, cohesive community in its best condition to function in a collaborative and agreeable way serving the community at large and tourists when necessary. We manage growth and tourism in accordance with the best and highest good of local residents through organic mutability and transformation eliminating trade offs compromising our community vision. Tradeoffs open the door for arbitrary in the moment decisions that stray farther and farther away from the core values and vision. The vision is the guidepost. The practices are cooperatively mutable not compromising in order to adapt with resilience. We already exist as a function town and have for many, many years. In the past decade changes have not been in alignment with the community vision. We do not want this version of the Plan to reflect in any way the continuation of this wrong path but rather reaffirm our vision and values to not allow any administration go astray as we have witnessed with this current administration.

When we push the tourism, every event of arts and culture is diminished by overcrowding, rude people, safety concerns for entering and exiting event especially if an emergency arises, and then of course, if we can not park to get to the venue because there are just far too many people/vehicles to accommodate, the event is tarnished if not spoiled altogether.

There are still typos and inconsistent phraseology as well as syntax and grammar. Is there a competent, learned english writer available? Links still do not work.

Repeatedly there are contradictions - open spaces but more density & infill, develop every inch. Can not have both ways. Be consistent in content, this document is wildly inconsistent & contradictory. Then we fall into the subjective interpretations and decisions made during to lack of clarity in the Plan.

The Plan is not a marketing or branding tool. It is a specific guideline for the planning, maintenance of infrastructure, and express bottom lines we will not cross to serve the preservation of our quality of life in our fragile mountain ecosystem setting with all considerations benefiting residents and place in reciprocity and relationship.

Susie Michael
Ketchum

April 5, 2025

Dear Planning and Zoning Commissioners and Planning Staff,

Thank you for your continued work and diligence in considering the language and implications of Ketchum's future comprehensive plan and future land use map.

Understanding how the comp plan language could affect future development can be challenging. To better understand it myself, I ran some numbers for potential densities in the Medium Density Residential (MDR) land use designation based on existing and proposed densities (see attached spread sheet and maps) and wanted to share with others so we can have a better dialogue about possible changes and impacts. The lots were picked randomly and the info certainly does not show what a potential build-out (with either version of comp plans) might look like, but hopefully gives a glimpse that could be applied on a larger scale.

In looking at the maps and hearing public deliberations, I recommend the language on page 107 of the comp plan (MDR land use) be changed. If the proposal is truly to only allow increased densities if community housing is provided, then the Primary Use should be changed to single family detached homes and duplexes, and multi-unit buildings should be Secondary Uses. This is the underlying use based on the existing land use designation and zoning and is what the citizens are asking for. Moreover, this language reflects what the majority of the properties slated to be in the MDR land use designation would be allowed (at 6 units/acre) if no community housing (CH) is being provided. The increased density with CH would be a secondary use and could be a variety of building types.

Additionally, the Commission should clarify the language pertaining to density if the intention is to still allow duplexes on lots less than 14,520 sq ft in the MDR. Under current medium density residential zoning, a lot of any size is permitted to have up to two units. With a density of 6 units/acre, a maximum density might only be one unit if the lot is smaller than 14,520 square feet (perhaps "generally" is added to allow up to 2 units or possibly this would help counter increased densities to support CH?). Either way, this ambiguity may open the door to different interpretations in the future and should be clarified.

Please review the attached density scenarios identified in the attachment and provide clarification if this information accurately reflects what the city is hoping to achieve. It is acknowledged that lots that are large enough to be subdivided are required to go through a full subdivision process, resulting in varying potential densities depending on (and not by right) the city's subdivision process. Additional language should be added to specify how the city would define if community housing is considered the "primary use" of a development – would this be based on unit or floor area percentage? Also, curious to know if townhouse sublots are permitted to be subdivided into smaller lots through the subdivision process or if they could only further subdivide or add units if their subplot counterpart were part of the proposal. This section should also address if increased densities would be permitted within the Mountain Overlay, Avalanche and Floodplain zones.

ADDITIONAL THOUGHTS:

Over the past 30 years, the creation of deed-restricted housing units in the downtown core has been a successful way to increase vibrancy and allow for mixing of uses and incomes. I

encourage the city to continue encouraging and incentivizing housing in the downtown and LI zones as part of a mixed-use building (with commercial on the ground floor) and consider restricting lot line removals or require design standards that provide human scale and reduce the effect of bulky buildings in the both the downtown and residential zoning districts.

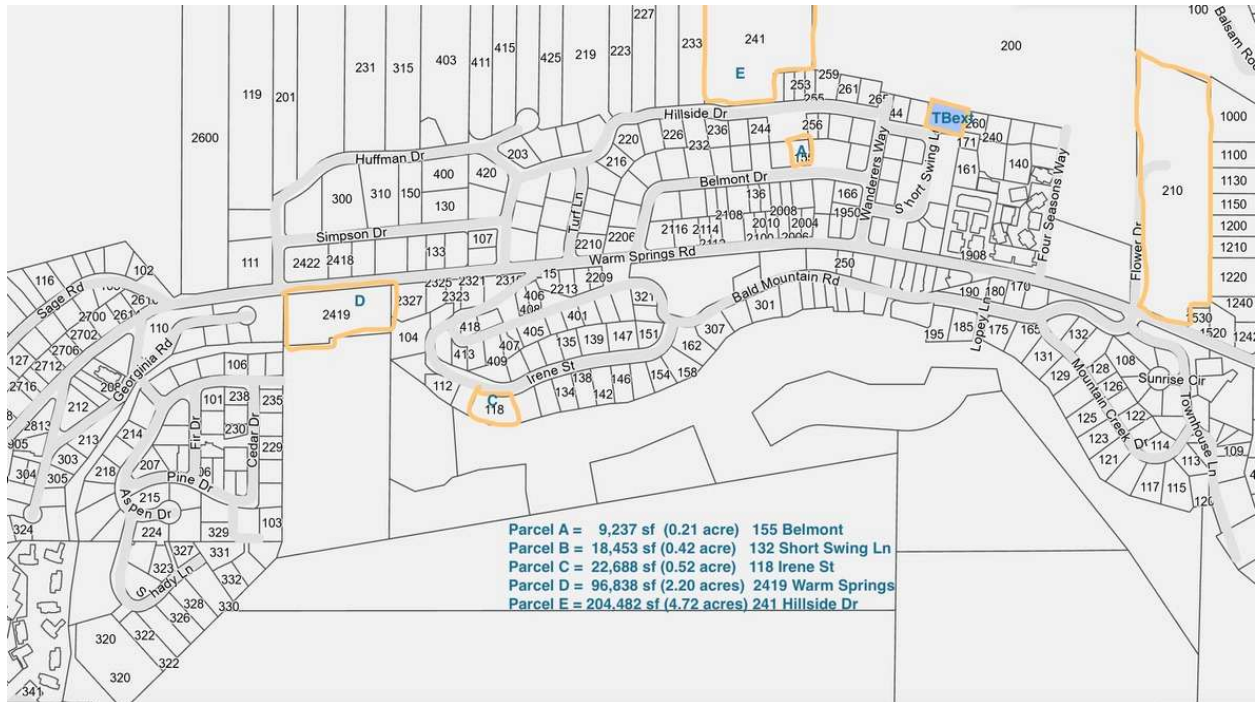
I support the city promoting and providing community housing to ensure that the majority of homes in Ketchum house long-term occupancy residents, especially people in the workforce who provide the vital services and sense of community that make our town a great place to live. I also support planning that ensures the vibrancy and safety of our local residential neighborhoods, particularly those that already have a majority of the homes occupied by long-term occupancy residents. I think the revised changes to the Comp Plan have the potential to accomplish this with more fine-tuning and studies that ensure growth and development doesn't make our infrastructure and community character unsustainable. From the numbers it seems that reducing the overall permitted density for CH on larger lots should be reduced. Without CH the proposed densities would not increase from what is currently allowed. Perhaps establishing a maximum lot size (and allowing smaller minimum lot sizes) and allowing a bonus for CH development could be another way to incentivize housing. Could the development of CH be achieved through the city's current tool of allowing Planned Unit Developments as a Conditional Use Permit? This would allow increased densities for housing and still allow engagement and site-specific review to meet the goals of the city and the citizens. Strengthening this existing tool may be a way to build CH and the public's trust in the process.

Thank you for your continued engagement with the public and your dedication to keeping this community a place where we can live, work and thrive together.

Sincerely,

Tory Canfield
Ketchum resident

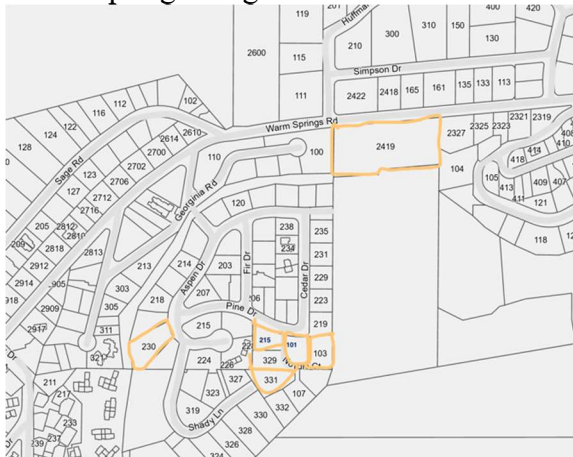
Scenario 1:



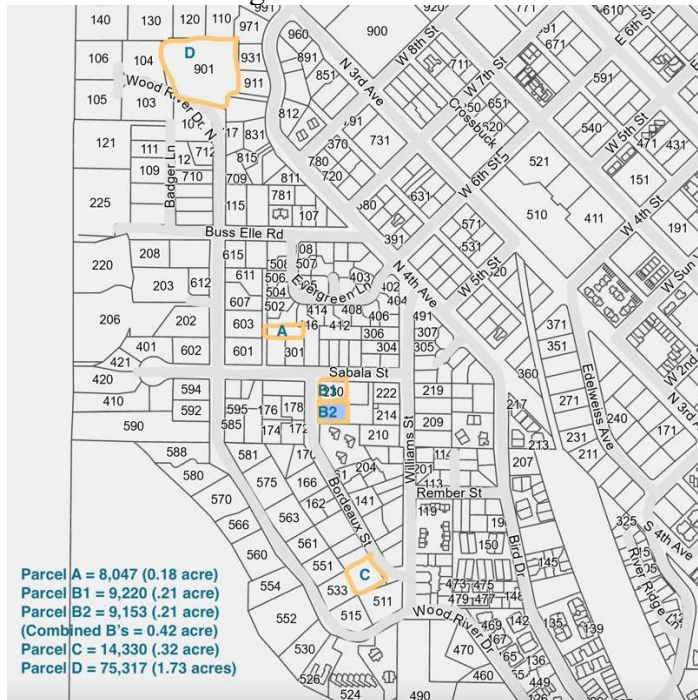
Scenario 1 #'s:

Property	# units permitted now	if 6 units/acre	if primarily CH at 18 units/acre
Parcel A	2	1-2	3
Parcel B	2	2.5	7
Parcel C	2	3	9
Parcel D	2 (if subd. 24)	13	39
Parcel E *dependent on Mountain Overlay requirements	2* (could be higher if subd-up to 51)	28*	84*
210 Warm Springs Road (7.57 acres)	2 (if subd. 82)	45.4	136
TOTAL			

SEE ATTACHED SPREADSHEET: Warm Springs Neighborhoods



West Ketchum Neighborhood



WARM SPRINGS NEIGHBORHOOD DENSITY SCENARIOS
(Based on existing and proposed Land Use Designations and Zoning)

	LOT SIZE	LOT SIZE	max allowable #of units	Proposed density	Adjusted to reflect	Proposed density if primarily CH
ADDRESS	in square feet	in acres	under current zoning	w/out CH	not going below current	
236 Hillside Dr.	11,217	0.26	2	1	2	4
240 Hillside	9,261	0.21	2	1	2	3
244 Hillside	9,247	0.21	2	1	2	3
260 Hillside	10,450	0.24	2	1	2	4
117 Wanderers Way	10,450	0.24	2	1	2	4
111 Wanderers Way	9,240	0.021	2	1	2	3
114 Wanderers Way	8,622	0.24	2	1	2	4
110 Wanderers Way	8,161	0.19	2	1	2	3
Total Potential Units			16		16	28
2419 Warm Springs Road	96,838	2.2	2*	13	13	39
230 Aspen Dr	21,778	0.47	2*	2	2	8
Total Potential Units			4* (28)		15	47

*If subdivided these properties could potentially have lots with minimum size of 8,000 and then might have up to 12 lots/24 units and 2 lots/4 units

NORWEIGAN WOODS SUB (partial)						
215 Pine Dr.	12,751	0.31	2	1.86	2	5.58
329 Shady Lane	12,378	0.27	2	1.62	2	4.86
331 Shady Lane	17,347	0.4	2*	2.4	2	7.2
101 Nordic Ct	14,445	0.33	2	1.98	2	5.94
103 Nordic Ct	15,011	0.35	2	2.1	2	6.3
Total Potential Units			10 (12)		10	28
Total if lot lines removed:	71,932	1.66	10*	9.96	10	29.88

*bc property is over 16,00 sf could possibly be subdivided into 2 lots which would allow for a max of 4 units on current property making total 12

TOTAL POSSIBLE UNITS FOR ALL PROPERTIES IDENTIFIED ABOVE:	30** (58)	41	103
---	-----------	----	-----

**if those 3 lots subdivided could increase by 28 units = 58 units

In this scenario, if 103 units were to be built out with primarily community housing units, then 52 units of CH and 51 market rate units, compared to a possible 30 units market rate (or 58 if those 3 lots were allowed to subd., vs. 41 units if only built as non-CH.

WEST KETCHUM NEIGHBORHOOD DENSITY SCENARIOS						
(Based on existing and proposed Land Use Designations and Zoning)						
ADDRESS	LOT SIZE in square feet	LOT SIZE in acres	max allowable #of units under current zoning	Proposed density w/out CH	Adjusted to reflect not going below current	Proposed density if primarily CH
PARCEL A - 311 Sabala	8,047	0.18	2	1.08	2	3
Parcel B1 - 230 Sabala	9,220	0.21	2	1.26	2	4
Parcel B2 - 181 Bordeaux St	9,153	0.21	2	1.26	2	4
Parcel C - 110 Bordeaux St	14,330	0.32	2	1.92	2	6
Parcel D - 901 Rocking Horse Rd	75,317	1.73	2*	10.38	10	31
Total Units if parcels B1&B2 combined	18,373	0.42	2	2.52	2	8
Total Potential Units			12 *(20 if subd)		20	55
*if parcel D subdivided potential of 9 lots with 1-2 units, up to 18						
If primarily community housing bonus, then 28 housing unit, 27 market rate						

Cyndy King

From: Gerard Kelly <gerardketchum@gmail.com>
Sent: Monday, April 7, 2025 1:58 PM
To: Participate
Subject: Cohesive Ketchum Comp Plan comment

Dear City Government,

I am writing as a full-time Ketchum resident since 1978. I have owned my home on Second Avenue since 1994. Previously, I was a renter and lived in several different neighborhoods. I have no plans to move anywhere else.

The Cohesive Ketchum Comprehensive plan represents an unacceptable level of Government overreach into the private lives and businesses of the citizens of Ketchum. It is all very well to dream about what you can and cannot control, but the attempt to codify these unrealistic proposals takes these fantasies into an absurdity that would be laughable if the consequences weren't so serious.

While there is something to contend with in every section of this plan, I would like to confine this comment to the Diverse Community Housing Options Section. A glance at the names on the City's Technical Advisory Group tells you everything you need to know about what will follow - a one-sided proposal in favor of development, written by developers, and placing the financial burden on the taxpayers while reserving the profits to the people and companies responsible for creating the problem in the first place.

Ketchum is notoriously unaffordable, and housing is only a part of the problem. The people who live here pay a tax burden for the services enjoyed by people who mostly do not, and that burden is not small. Virtually every proposal and self-styled "core value" enumerated in this plan increases the level of unaffordability we already experience.

It's time to rein this back in. If you think you can build your way out of too much growth you are mistaken. You are very welcome to continue with your delusions but please don't involve the ordinary citizens in it. Your track record is not good enough for us to have any confidence in you. Confine yourselves to doing no further harm, and quit pandering to the developers.

Sincerely,

Gerard and Kate Kelly

Cyndy King

From: Gina P <ginapoole10@gmail.com>
Sent: Monday, April 7, 2025 4:12 PM
To: Participate
Subject: Comp Plan

Dear Mayor, City Council Members, Planning & Zoning Commissioners and Staff,

April 7, 2025

After reviewing the most recent draft of the Comp Plan I'd like to bring to your attention a concern about proposed development in the Mixed Use Industrial area (MUI). The height allowance states "up to three stories; however, up to **five** stories along Highway 75 north of 10th Street." This height allowance could be contradictory to the Plan's stated goal of protecting Ketchum's natural assets. Five story buildings situated along Highway 75 could potentially obstruct *views from major roads*. This proposed height allowance should be defined to align with the goals of the FLUM. It is important to ensure that views will not be obstructed as one drives north and south along the highway.

PROTECTING KETCHUM'S NATURAL ASSETS *The FLUM illustrates a connected system of open space to conserve natural features, including the Big Wood River, Warm Springs Creek, and Trail Creek, sage-covered hillsides, forested areas, and views from major roads. Goals and policies throughout this Plan support the protection of Ketchum's natural assets.*

Thank you for your time and consideration.

Sincerely,

Gina

Gina Poole

Cyndy King

From: Judi Verge <judiverge@gmail.com>
Sent: Tuesday, April 8, 2025 10:36 AM
To: Participate
Subject: comprehensive plan for Warm Springs road

Good Morning my name is Judi Verge and I have lived in Ketchum for 53 years and on Warm Springs Road 40 years. I feel that the plan you are asking us to approve is overly dense for our road and very concerning.

WS road was a safe road for many years but since covid the traffic has tripled or more and it is very busy with cars, and many people walking or biking or running, many workers etc. WS road is not equipped to carry a larger load of cars, and people. And what is the plan for fire and medical services to get thru? We need employee housing but it does not need to be in Ketchum city limits it could be in Blaine county anywhere. And how can we be sure employees are buying these places and not out of town people who want a place they can afford in Ketchum?

Lastly who will be paying for the infrastructure for this new plan to be brought to WS road?

Please listen to us!

Thank you
Judi Verger

Cyndy King

From: bob@sunvalleyrealtors.org
Sent: Tuesday, April 8, 2025 10:31 AM
To: Participate; Neil Morrow; Susan Passovoy; Tim Carter; Matthew McGraw; Brenda Moczygemba
Cc: Neil Bradshaw; Amanda Breen; Courtney Hamilton; Spencer Cordovano; Tripp Hutchinson; Morgan Landers; Abby Rivin
Subject: Comprehensive Plan Comments
Importance: High

Mayor, City Council, Planning & Zoning Commissioners and Staff:

In addition to our previously submitted concerns regarding the downzoning the Retail Core with its potential to raise the cost of doing business for local business owners past the point of feasibility, the Sun Valley Board of Realtors ("SVBR") has several additional concerns with some of the broad concepts stated in the draft of the comprehensive plan. We have outlined these below and suggest solutions to each of our concerns. Larger context, detail and support can be provided if desired. We trust you will consider our ideas and make appropriate changes to the plan in response.

References to zoning districts below are as they are depicted in the draft Future Land Use Plan ("FLUM") provided with the second comprehensive plan draft, unless otherwise noted.

1. Concern: Community Members Do Not Support Additional Density in Neighborhoods – Neither Do We:

We support your constituents and our customers in the call for no increase in density in the low ("LDR") and medium density ("MDR") residential zoning districts over what is presently allowed in the zoning code, with exceptions for sites with extremely close proximity to Bald Mountain access points (i.e. in the Mixed Use Activity Center, or "MUAC").

Solution: The search for additional workforce housing density should be refocused to the downtown core (Community Mixed Use "CMU" and Retail Core "RC" and Mixed Use Industrial "MUI" areas, away from lower density existing neighborhoods and in appropriate portions of Ketchum's Areas of City Impact. Portions of the High Density Residential district could be included where high density multifamily properties are already present, but not in neighborhoods that are predominantly single family, duplex, townhouse (joined or separated) uses now, unless new developments match the configuration and scale of existing properties.

1a. Question: Does the Revised MDR Allow the Single Family Residential Use that the Public Expects?

We agree with the addition of single family residential as a use to the MDR, however the language on page 98 of the comprehensive plan significantly limits the size (a single family home must be "small" which is not defined) and single family homes are designated as a "secondary use" rather than a primary use. We believe the residents who requested this change do not fully understand the potential limits the comprehensive plan language places on them. Could you please i) define "small" for the public, both in absolute terms and in terms of whether the public could replace any existing single family home in the MDR in the event it was destroyed by fire, and ii) make clear the impacts of single family homes being designated as secondary uses, rather than primary uses?

1b. Concern: Forcing More Units into Neighborhoods Will Not Supply More Affordable Units to Ketchum's Workforce.

Demand based on our amazing quality of place, reduced supply for both financial markets driven and regulatory reasons, and rapidly increasing building costs, all conspire to make affordability impossible for many purchasers dependent on Blaine County wage rates, in the absence of philanthropic or subsidized development scenarios. Increased supply resulting from mandated smaller units or more units per acre in Ketchum's neighborhoods will only produce a higher quantity of unaffordable units while changing the neighborhoods' character and putting additional strain on traffic and emergency services infrastructure for no apparent benefit to residents and the workforce.

Solution: See the solution to point 1. above, to locate workforce housing in locations where necessary guardrails on pricing and design can be better addressed.

2. Concern: New Medium Density (“MDR”) and High Density Residential (“HDR”) Zones Produce Non-Conforming Existing Homes.

Existing “larger” single family homes will be non-conforming under new MDR zone uses, subject to the definition of “small” (please see 1a. above). Single family homes in the HDR zoning district are not a permitted use (see page 100 of the plan) making all existing single family homes in the HDR non-conforming. The potential negative impacts of owning non-conforming property are many, including i) they cannot be rebuilt to present size or configuration, ii) mortgage financing is unavailable or more expensive, iii) property value is reduced due to the inability to replace, extensively renovate or finance, iv) owners have difficulty selling and are subject to extended for sale periods for all previously mentioned reasons.

Solution: Owners of homes in Ketchum’s neighborhoods should not be subject to adverse effects from their homes becoming non-conforming after they purchased them in good faith based on existing conditions. The use language in the comprehensive plan should be changed and subsequently the zoning code should be written so that any homes becoming non-conforming in the MDR and HDR as part of the comprehensive plan process are exempt from requirements that would reduce the size of them in a rebuild or material alteration scenario, and/or result in a reduction in value attributed to changes required by non-conformance.

3. Concern: Potential for Huge Impact on Ketchum from Sun Valley Company Development:

Ketchum is the retail, restaurant and entertainment venue for many Sun Valley residents. Sun Valley Company has several thousand more market rate units in planning that could be built during the contemplated life of this comprehensive plan, with occupants likely to utilize Ketchum services regularly.

Solution: We believe that the Ketchum comprehensive plan should, at the least, acknowledge this potential impact. It should also explain how material increases in Sun Valley residents that regularly use Ketchum services and amenities would be addressed. Strain on Ketchum’s infrastructure, employee housing, parking, mobility planning, Retail Core uses and premises costs for local businesses, library, theatre, arts, and other amenities seem likely.

4. Concern: Balanced Perspectives Not Presented in Comprehensive Plan Discussion of Short Term Rentals:

Chapter 3, page 36 of the second draft of the comprehensive plan begins the discussion of the “Diverse Community Housing Options” core value. There are two paragraphs in the right-hand column of this page entitled “High Cost of Housing” and “Rise of Short Term Rentals” that are included under the “Where We Are Today” sub-heading. In both paragraphs, the discussion of short term rentals (“STRs”) is incomplete and one-sided, likely leading to inaccurate conclusions by the reader. This is not to suggest that positions taken in this section of the comprehensive plan should not be taken if the KPZ and KCC believe that is what the citizens of Ketchum desire, however doing so without providing the reader with balanced information leaves any discussion of STRs lacking credibility, with negative implications for the objectivity of the entire plan.

Solution: Language such as this should be included on page 36: “...Short term rentals play a crucial role in supporting Ketchum’s tourist economy and make meeting demand for lodging accommodation possible. Short term rentals provide a more diverse pool of lodging alternatives than those offered by traditional hotel lodging vendors, offering lodging opportunities to users requiring different price points or configurations.”

The inaccurate implication from the comprehensive plan text on page 36 is that STRs, the quantity of which have been dropping at least since January 2018, are a major cause of the undersupply of workforce housing in Ketchum, and that the “rise” (despite dropping quantities) of them needs to be more restrictively controlled locally to help solve this problem. Such commentary needs to be balanced to include language describing the economic importance of STRs to Ketchum financially, and in support of its and Blaine County’s tourism economy. Over 1,200 or 19% of Blaine County’s

tourism jobs are a result of overnight visitors staying in STRs, and the importance of diversity of user that STRs facilitate through their broader range of lodging price points and unit configurations should not be ignored in the plan.

As was shown by the recent successful FIS World Cup event, STR accommodations, which comprise 50% of lodging revenue and 56% of lodging units available for rent in Blaine County, are crucial to Ketchum's ability to meet demand. Only 3% to 8% of STRs would be affordable for purchasers earning up to 120% of AMI revealing that targeting STRs as a source of workforce housing is unlikely to result in a meaningful increase in its supply. A similar conclusion regarding affordability of STRs for rent appears to be supported by Ketchum's recent decision to terminate the Lease to Locals program that sought to pay homeowners to convert STRs to long term rentals. All statistics quoted can be sourced upon request.

Please feel free to contact us for additional information.

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

FW: Upzoning

From Participate <participate@ketchumidaho.org>

Date Tue 4/8/2025 12:39 PM

To Genoa Beiser <gbeiser@ketchumidaho.org>

One more

CYNDY KING | CITY OF KETCHUM

Community Engagement Specialist

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

d: 208.806.7005 | o: 208.726.3841

cking@ketchumidaho.org | www.ketchumidaho.org

From: Kelley Jensen <kjensen@jensenconsult.com>

Sent: Tuesday, April 8, 2025 12:22 PM

To: Participate <participate@ketchumidaho.org>

Subject: Upzoning

I've read countless articles and talked with different people about the council's push for upzoning. I cannot find anyone who thinks it's a good idea for the community (except, perhaps, a builder/developer). Not to mention designating a single family home as a non-conforming use. Imagine what that does to current owners, their ability to remodel, sell and/or finance their property?

The council's argument for upzoning doesn't hold water – more affordable housing. Density will diminish the quality of life for people who live here – people who chose this wonderful place for the small-town feel, the community, amenities, not to mention the great outdoors. It will destroy the community feel and transform it into areas like Aspen, Jackson Hole, Park City, etc. Building thousands of condos and townhouses will NOT solve the affordable housing shortage for people working in the tourism industry or the essential workers. Those residences will be snapped up by people who either want a short-term rental property (at market rents), or people who want a vacation home (at market prices). All you have to do is look at many other resort communities and the result is obvious. It's also important to consider the additional resources and essential needs that come with your proposal: tourist amenities like grocery shopping, restaurants and retail; health care, increased police and fire support, and so much more. It's nothing more than an idea without a viable and working solution.

Sun Valley employees should be housed by Sun Valley Company. Why is it Ketchum's responsibility to do that (at our expense)? It's no secret that some Sun Valley employees are living in Bluebird or that some people (essential workers) didn't qualify to live there because they made a bit too much money.

The council's definition of "unhoused" is ridiculous. It's not unlike the CDC changing the definition of a vaccine a few years ago. Change the definition to suit the agenda. Bottom line, living here is not a "right". If you want to live here, and you can afford to live here, great. If you work here and commute from another area, what is wrong with that? I did it years ago in a different state. I lived where I could afford to live and I commuted to the better paying job.

Not that we shouldn't have affordable housing in Ketchum, but let's be smart about where we put it – not on expensive land (like Bluebird and the Washington Street lot). Someone proposed building affordable housing above the parking at St. Luke's. That's a very good idea. There are other similarly situated areas that should be considered.

Kelley Jensen
Ketchum, ID 83340

NOTICE: This communication may contain privileged or other confidential information. If you are not the intended recipient or believe you may have received this communication in error, please reply to the sender indicating that fact and delete the copy you received. In addition, you should not print, copy, retransmit, disseminate, or otherwise use the information. Thank you.

Cyndy King

From: Perry Boyle <Boylehp@yahoo.com>
Sent: Tuesday, April 8, 2025 7:03 PM
To: Participate
Subject: Public comment for P&Z

I want to thank you all for your thoughtful approach today.

The meeting iroom is packed. That generally happens when your neighbors are afraid the city is going to do something contrary to their interests. I appreciate that you recognize this is a bit like your conscious being in the room with you.

There is so much wrong with the Comp Plan and the audit process that no one can fully be heard on it on 3 minutes. So I will focus on single worst part of it.

Obviously we need some zoning rationalization And let's do that. But let's not ignore the fact that the FLUM goes way beyond that. And that's what I will call upzoning.

The rationalization that if you build more condos near the Baldy bases they will be affordable is the big lie that underpins upzoning. I know you don't believe it, but I have been at two meetings where the mayor asserted this to be true. More condos will make all the problems we currently face worse. It will continue to reduce the ratio of Locals to tourists and continue to turn Ketchum into one big Airbnb hotel.

The assertion that density will only be approved if it is for community housing is not credible. The assertion made by the BCHA board member that the density will only go to house local Ketchum workers with families is just not true.

Do you know what the definition of community housing is? Can you find that definition on the zoning code? Or in any city ordinance?

The only place it is defined is in the Housing Action Plan. It is not a local Ketchum worker. The city HAP defines worker to include people who choose not to work and homeless to include people who do have homes and that there is no requirement for someone with n Ketchum housing to work in Ketchum. Dont take my word for it. Read it yourself. See page 7. BCHA can essentially house whoever they want in community housing with the only binding constraint being income level. And BCHA, not the Ketchum council, controls this.

When Ms Rifkin says they have been responsive to public comment, I challenge that assertion. Saying that 66% of resident support higher density for community housing in low density zones isn't the same as asking them if they are ok when their residential zone gets rezoned to medium or high density. This kid of tactic is why trust in city government is so low. Going for massive density and then scaling it back slightly to appear responsive is not the same as being responsive to a community that doesn't want it at all. She

knows as we all do, that this upzoning won't achieve the goal of more affordable housing for working people.

We have a great place for essential Ketchum workforce housing. t's at the hospital. And in the LI zone.

Think about what was left out of her presentation. There is no attempt to address how upzoning will benefit the current residents of Ketchum. Or even a cost benefit approach to it. Why did she not address that? Isn't the point of local government to advance the interests of its residents. I do wonder why you are not asking that question.

You know what else they have left out that seems really important? A 3D model of what Ketchum will look like if built out to the limits of the proposed zoning compared to the current zoning. Why not give you this information? It seems critical to your decision process. It's common and it's cheap. Please on your behalf and on our behalf ask them for this so that we can have confidence in the implications of the land use plan.

We don't want more condos at the baldy bases. It makes our lives worse not better. Please don't approve this approach to upzoning.

Thanks for your service to the community.

Perry Boyle, Ketchum

Cyndy King

From: Kim Maykranz <stoefflerdesigns@hotmail.com>
Sent: Tuesday, April 8, 2025 3:25 PM
To: Participate
Subject: Density/single family homes

I am of the opinion that existing homes should maintain all rights and privileges of single family zoning regardless of zone district where home exists. Bradshaw, from South Africa has a proposal that will drive the families of the community school down valley and they will have to close. They will want to be closer to their new school as these are not the type to live in condos. Also do not increase densities in any proposed zones. Re: parking...all units should be required to have a minimum of one parking space on site, no matter what the size is of said unit is. For those who live in Ketchum, "Baldy is our backyard" but that might change if Elon Musk, another South African, has his way...after all he might like to buy this public land!

Thank you. Resident of Ketchum.
Kim Stoeffler.

Get [Outlook for iOS](#)

Cyndy King

From: Anne Corrock <annecorrock@gmail.com>
Sent: Tuesday, April 8, 2025 3:22 PM
To: Participate
Subject: Today's P&Z meeting

Hello Commissioners,

I was hoping to be at today's meeting, but unfortunately I've got the Ketchum Krud.

In the past few months I, like many others, have been trying to catch up on the proposed comprehensive plan. I have actually come to realize that I have participated quite a bit, it just doesn't seem like it!

The Comprehensive Plan is the "People's Plan". In Ketchum it started more than 50 years ago by private donations and volunteers in the community "...to help plan and shape the destiny of their community." Historically, the first gatherings to collect the voice of the people were "kick-off events" in which hundreds of residents gathered for a "live survey" to set the vision for the plan and direction the community would like to see the future of their town go.

As I have been trying to catch up, I realize that the important kick-off was never done this time around. The closest event that came to it was at the Limelight in mid-January and at that point the document was in draft form. This was a surprise and very frustrating to many.

In the public hearings to date, it is very apparent that the people do not feel this draft Comprehensive Plan reflects their vision. Writing a comprehensive Plan is a huge undertaking. Previous Comprehensive Plans took 3-4 years from the kick-off to final approval. This one seems to be rushing forward with little public inclusion, understanding or support.

I STRONGLY request that this draft of the Comprehensive Plan not be recommended for approval by the Planning and Zoning Commission until it is given the due process necessary to truly be the "PEOPLE'S PLAN".

Thank you,
Anne Corrock

Cyndy King

From: Juanita young <belespritskin@gmail.com>
Sent: Wednesday, April 9, 2025 1:32 PM
To: Participate
Subject: comp plan

- For all zones, every unit should have 2 parking space, everyone has a car, (it appears you are not renting to those who actually work in Ketchum).

- Please revoke the ordinance that allows a unit that is 750 sq. ft. or smaller not to provide parking.

- Do not increase density in any zone.

- All condo development must have a minimum, if not more, 2 units for deed restricted work force.

- No development more than 3 stories. Build your monsters outside of the city of Ketchum.

- No expansion of city core west for 2 blocks.

_ KURA should keep Washington as an unpaid parking lot. Though it needs to be monitored so that there is no construction parking. River Run has tons of parking for construction workers, and they can car pool to their job.

- I don't know how I feel about long term parking. Maybe allow a certain of amount of spaces for long term parking in the back and charge for long term parking.

- Do not spend money on crosswalk art. People need to keep their eyes on where they are going.

- Spend money only on basic maintenance of Town Square, Forest Service Park and Warm Springs Dog Park.

Cyndy King

From: Chris Spain <john.chris.spain@gmail.com>
Sent: Wednesday, April 9, 2025 2:50 PM
To: Participate
Cc: Ron Parsons
Subject: Last night's meeting

I was trying to explain to the attendees of last night's meeting, that the photos presented do not represent a true picture of what 30 units to the acre looks like. I was rudely cut off by the mayor who dismissed any of my information or attempt to have this looked into further.

Attached are renderings of a fully designed and approved project that sits on 6 1/2 acres, 227 units, average unit size 790 ft.². This project is surface parked, no open space on this site plan just buildings and parking lot. These buildings are fully elevator with interior corridors. This is a little bit less than 30 units to the acre.

The city should be ashamed of showing the examples they chose. I don't know if they were cherry picked or how this was done, but you should hire an architect or someone that is a qualified land planner and have them take some of the sites in high density locations and put models on them.

1 of 1



Edit

Search

Save a copy





Sent from my iPhone

Cyndy King

From: Luanne Mandeville <luanne@luannemandeville.com>
Sent: Tuesday, April 15, 2025 4:52 PM
To: Participate
Subject: Land category in Mid-Warm Springs

Hello Planning Commission:

I live in the Sunshine Subdivision, a low-density single-family neighborhood with eight homes dating back to the mid-1970s. We are behind (to the north) of the Four Seasons condominiums; five of the homes are adjacent to the Scherthanner property in mid-Warm Springs. The 2025 Future Land Use Map shows our eight homes being recategorized to high density residential. **I object to such a drastic land use change.** We have a long-established neighborhood of single-family homes. Please consider leaving us in low-density residential or medium-density residential like the adjacent homes on Short Swing, Wanderers, Belmont and Hillside. Any condominium development should be done closer to Warm Springs Road in keeping with the Fields, the Pines and Four Seasons. Thank you.

Luanne Mandeville
200 Four Seasons Way, Ketchum
Luanne@LuanneMandeville.com
208-720-4484

Cyndy King

From: City of Ketchum Idaho <participate@ketchumidaho.org>
Sent: Monday, March 17, 2025 9:49 AM
To: Participate
Subject: Form submission from: Contact Us

Submitted on Monday, March 17, 2025 - 9:48am

Submitted by anonymous user: 184.183.114.195

Submitted values are:

First Name Kirk

Last Name Ebertz

Email kpebertz@cox.net

Phone number

Email/text notifications

Question/Comment

The Ketchum P&Z meeting on March 25 should be cancelled and rescheduled on a later date to avoid the conflict with the World Cup races. Would you ever schedule a meeting between Christmas and New Years? It is not right to exclude resort business owners and workers from being able to attend.

The results of this submission may be viewed at:

<https://www.ketchumidaho.org/node/7/submission/12680>

Cyndy King

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Tuesday, March 18, 2025 7:18 AM
To: Participate
Subject: Comprehensive Plan update

I do not believe any building in Ketchum should be taller than 3 stories regardless of its use. The buildings that are taller than 3 stories stick out like white elephants and destroy the mountain character of Ketchum.

I disagree with the upzoning of density in Ketchum. The result will be more condominiums for second homeowners. With the present cost of construction at \$ 1,100 per square foot and rising (not including land costs and soft costs), it is ridiculous to think that these condos will go to locals. The Town should pursue a deed-restricted program for Ketchum residents. Any and all housing initiatives should benefit Ketchum residents only.

Go back to the 2014 map; nothing has changed.

Nonconforming homes should be allowed up to 1200 of add-on construction (as Morgan Landers stated) providing the properties have the appropriate set backs. Single family homes are where families live in Ketchum. If homes are not allowed, families will keep moving to Hailey. Since the high school is located in Hailey, the school related activities will always be a driving force for housing decisions. Affluent families who choose the Community School will stay in Ketchum if they are satisfied with single-family housing choices in Ketchum. Don't chase these families out of Ketchum. Nonconforming homes in higher density zones also provide density relief.

This town needs to have design guidelines just like every other resort mountain town. The way design review is treated in this town exposes the town to litigation for capricious and arbitrary design review decisions. The appearance of the new structures shows that our design review process is a failure.

I am disappointed that the March 25 meeting was not rescheduled. This is another example that erodes public trust. Hundreds of people are volunteering for the World Cup to help make sure it is a success, and we will not be able to attend the meeting.

Thank you.
Mark Maykranz

Sent from my iPhone

Cyndy King

From: Kim Maykranz <stoefflerdesigns@hotmail.com>
Sent: Tuesday, March 18, 2025 7:52 PM
To: Participate
Subject: Comprehensive plan update

Unfortunately I will not be able to attend the March 25 meeting due to a prior commitment I made with the World Cup organizers. The date you chose for your meeting will minimize attendance (perhaps that was your intention) as the people of Ketchum are highly engaged with this monumental world class event. I am sorry your interests do not align.

I would like to make my position known re: upzoning and density changes proposed in Ketchum. I believe no building, for any reason, should be higher than three stories. In order to assure that added housing initiatives benefit Ketchum residents (and not just add to the second home owner market), the dwellings should be deed restricted. We need to try and restore the character of Ketchum. We have made multiple missteps with very loose design guidelines (nonexistent) recently approving many oversized structures that are destroying the charm of our historic small ski town. We are not Vail, London or Johannesburg. Remember: small town, big life.

Kim Stoeffler
Ketchum resident

Get [Outlook for iOS](#)

Cyndy King

From: Jody Beckwith <jodybeckwith@gmail.com>
Sent: Wednesday, March 19, 2025 9:51 AM
To: Neil Bradshaw; Amanda Breen; thutchinson@kektchumidaho.org; Courtney Hamilton; sscordovano@ketchumidaho.org; Neil Morrow; Brenda Moczygemba; Tim Carter; mmcraw@kektchumidaho.org; spassavoy@ketchumidaho.org; Participate
Subject: Comprehensive Plan Feedback- Rocking Horse Ranch Subdivision

As long-term residents of West Ketchum, we have invested considerable time in reviewing the 2025 Proposed Comprehensive Plan, attending meetings, and engaging with our neighbors regarding the proposed changes. We write to convey our concerns about the negative impact that the Proposed Comprehensive Plan may have on our neighborhood.

While the designation of "Medium Density Residential" (MDR) for the West Ketchum neighborhood has remained unchanged, there have been significant revisions to its definition. The 2014 Comprehensive Plan emphasized single-family homes and duplexes as the primary housing types. Contrarily, the Proposed Comprehensive Plan now categorizes "small" single-family homes and duplexes as secondary uses, prioritizing townhomes and multi-family (apartment) residences. City officials have informed us of the intention to incentivize developers to construct higher-density projects in our neighborhood under Primary Uses. (It is worth noting that the initial version of the Proposed Comprehensive Plan did not include single-family homes in the MDR definition.)

We are concerned about the pace of the Comprehensive Planning process, especially with the meeting scheduled for March 25—the day of the largest ski race ever held in our community. The March 25 and April 9 meetings are only two weeks apart, which is too short a time frame. During the March 11 Planning and Zoning meeting, there were comments suggesting that the city was considering accelerating rezoning efforts. Given the work still to be done on the Comprehensive Plan, we are concerned that any rezoning efforts could be rushed and premature.

The 2014 Comprehensive Plan accurately represented the character of our neighborhood by prioritizing single-family homes and duplexes, while allowing increased density where contextually appropriate. This approach garnered support from the majority of neighborhood residents. Unfortunately, the Proposed Comprehensive Plan threatens to undermine the value of our homes and the character of our neighborhood.

In light of these concerns, we respectfully request that the AA zoning for our neighborhood be changed to the "Low Density Residential" (LDR) designation, as outlined in the Proposed Comprehensive Plan. We believe this adjustment more accurately reflects both the current character and future vision for our community. We also support similar changes requested by other West Ketchum neighborhoods. We hope to work with you on resolving these issues without the need for legal counsel.

We appreciate your hard work in supporting our town and look forward to your response.

Thank you for your attention to this matter.

Sincerely,

Tom and Jody Beckwith
931 Rocking Horse Road

Hope Hayward and Walter Eisank
971 Rocking Horse Road

Ernie and Joyce Patricelli
920-B Rocking Horse

Steve and Cindy Dondero
991 Rocking Horse Road

Richard and JoAnna Frohman
920-A Rocking Horse Road

John and Janice Bell
831 Rocking Horse Road

Jack and Kristi Kohl
911 Rocking Horse Road

Karin Davies
901 Rocking Horse Road

*Signatures available upon request

--

Jody Beckwith

19 March 2025

Dear: Mr. Mayor, City Council Members, and Planning and Zoning
Commissioners of Ketchum

Via Email:

Re: 31 January 2025 Joint Petition on Behalf of the Bordeaux/Sabala St.
Neighbors:

We appreciate the hard work and dedication you've brought to the task of putting together a new Comprehensive Plan. We thank the staff at the City of Ketchum Planning & Zoning Department as well.

Our request was submitted prior to the release of the second Draft Comprehensive Plan, and after the new Draft was made available to the public, we welcome some of the changes made. However, we remain committed to protecting the character of our unique neighborhood. Therefore, having LDR designation, as it represents what we currently retain: primarily single-family homes and duplexes.

Our petition was created through multiple in person meetings in residents' homes, through many emails and phone calls. The testimonials we heard from neighbors were extraordinary in our shared love of our special place in West Ketchum. It took time, effort, neighborhood cohesion, and was signed by 57 property owners.

*We, the undersigned, respectfully re-submit this petition requesting that our neighborhood - those properties with **Sabala St., Bordeaux St. addresses and 511 Wood River Dr.** - be included in the proposed **Low Density Residential (LDR)** land use designation for the 2025 comprehensive plan Future Land Use Map, to keep our density and underlying zoning generally the same as it currently is. Our neighborhood is made up of single-family and duplex buildings and has a majority occupancy of long-term and workforce housing. To change our land use designation to allow higher density buildings will threaten the existing characteristics of our neighborhood, increase traffic, and will have the opposite effect that the community is hoping to achieve - that of providing community housing and keeping the small town feel and*

character. This neighborhood is long-term housing and should be included in the Low Density Residential Land Use designation as proposed in the second draft Comprehensive Plan.

Signed by:

1 Sarah and Stu Ryan	301 Sabala St.
2 Anne Winton and John Marsh	311 Sabala St.
3 Tiffany and Reid Black	209A Sabala St.
4 Susan Crist	209B Sabala St.
5 Shell and Alex Margolin	141 Bordeaux St.
6 Gina and Robert Poole	161 Bordeaux St.
Catherine Carley and Marshall	
7 Rawlings	120 Bordeaux St.
8 Natalie Shuttleworth	130 Bordeaux St.
9 Amy Weyler and Andy Ross	511 Wood River Dr.
10 Brooke and Randy Cooley	151 Bordeaux St.
11 Margaret and Steve Matecki	203B Sabala St.
12 Eliza and Jason Buck	172 Bordeaux St.
13 Mark Pattison and Darci Hanson	203A Sabala St.
14 Kelly and Bruce Martin	211 Sabala St.
15 Carol L. and Anthony J. Frank	300 Sabala St.
16 Hannah and Sam Young	160 Bordeaux St.
17 Marjie Mickelson	176 Bordeaux St.
18 Duncan Morton	174 Bordeaux St.
19 Michelle Stennett	220 Sabala St.
20 Laurel M. Leman	162 Bordeaux St.
21 Emily and Andrew Stoddard	166 Bordeaux St.
22 Jeani and John Ferrari	309 Sabala St.
23 Crisane and Willie Cook	171 Bordeaux St. #1
24 Geraldine Carter and John Senf	171 Bordeaux St. #2
25 Duncan Morton, Jr.	171 Bordeaux St. #3
26 Caroline Persohn	171 Bordeaux St. #4
27 Tim Bailey	171 Bordeaux St. #5
28 Heather and Sean Kovich	171 Bordeaux St. #6
29 Tory and Miles Canfield	178 Bordeaux St.
30 Mike Hatstrup	106 Williams St.
31 Heather and John Ballas	380 Sabala St.
32 Jerry Ann and John Heaney	131 Bordeaux St.
33 Pat Fuller	210 Sabala St.
34 Pamela and William Shearer	360 Sabala St.

57 Signers, with signatures validated upon request.

Cyndy King

From: Luanne Mandeville <luanne@luannemandeville.com>
Sent: Wednesday, March 19, 2025 12:15 PM
To: Participate; Ric Flores; alison.burpee@gmail.com; Olin Glenne; tom@bigbypllc.com
Subject: Comments on Revised Comp Plan--Mid Warm Springs

Behind the Pines and Four Seasons condos in mid-Warm Springs are eight single family homes in the Sunshine Subdivision, originally platted in the early 1970s. I own one of them (200 Four Seasons Way). I am extremely disturbed that the Version 2 Comprehensive Plan shows these eight homes as high density. Surely this is a mistake.

Though I would prefer that our eight houses remain in Low Density, I would not oppose being in Medium-Density Residential, allowing a variety of residential types, including single family residences, duplexes and other attached-unit types.

My concern is denial of rebuilding as a single family residence if a natural disaster destroys my home. Quality of life would be destroyed. Once the Comprehensive Plan is adopted, it appears that it is only a matter of time before zoning districts and design standards to address desired mix of uses will be adopted, including "height, massing, and scale; housing types; character-defining features; and transitions to adjacent development and historic resources, as outlined in land use category descriptions" (Action BNE-1.a.).

Idaho Code Section 67-6502(a), states that one purpose of a comprehensive plan is to "protect property rights and enhance property values." Changes in density of my property are not protecting my property rights. This is clearly a matter that could head to the Idaho Supreme Court. Private property rights include the right to hold and enjoy property. Please respect my private property rights and do not designate my property as high density.

Behind the Pines and Four Seasons condos are eight single family homes in the Sunshine Subdivision, originally platted in the early 1970s. I own one of them (200 Four Seasons Way in mid-Warm Springs). I am extremely disturbed that the Version 2 Comprehensive Plan shows these eight homes as high density. Surely this is a mistake.

Though I would prefer that our eight houses remain in Low Density, I would not oppose being in Medium-Density Residential, allowing variety of residential types, including single family residences, duplexes and other attached-unit types.

My concern is denial of rebuilding as a single family residence if a natural disaster destroyed my home. Quality of life would be destroyed. Once the Comprehensive Plan is adopted, it appears that it is only a matter of time before zoning districts and design standards to address desired mix of uses will be adopted, including "height, massing, and scale; housing types; character-defining features; and transitions to adjacent development and historic resources, as outlined in land use category descriptions" (Action BNE-1.a.).

Idaho Code Section 67-6502(a), states that one purpose of a comprehensive plan is to "protect property rights and enhance property values." Changes in density of my property are not protecting my property rights. This is clearly a matter that could head to the Idaho Supreme Court. Private property rights include the right to

hold and enjoy property. Please respect my private property rights and do not designate my property as high density.

Luanne Mandeville

200 Four Seasons Way, Ketchum

Luanne@LuanneMandeville.com

208-720-4484

Cyndy King

From: Teri Ottens <tottens@amsidaho.com>
Sent: Thursday, March 20, 2025 12:37 PM
To: Participate
Subject: Comp Plan Comments
Attachments: ketchum comments mar 25.docx

March 20, 2025

To: City of Ketchum City Council and Planning and Zoning
Fr: Idaho Manufactured Housing Association
Ginger Bidegaray, Executive Director
Teri Ottens, Planner
Re: Comments concerning Comprehensive Plan Amendments

The Idaho Manufactured Housing Association (IMHA) noticed that the City of Ketchum is currently updating zoning issues in your comprehensive Plan. The Idaho Manufactured Housing Association would like to provide some input on some possible suggestions to address accessory dwelling units (ADU's) and other alternatives to traditional housing that could be incorporated in your Comp Plan and/or zoning ordinance.

IMHA is a non-profit association formed to encourage all forms of affordable housing, including manufactured homes. Over the past decade manufactured homes have been recognized by housing organizations, states and the federal government as the only truly **unsubsidized** affordable housing on the market. The manufactured housing industry is seen nationally as a key solution to successfully addressing the affordable and workforce housing crisis every city and county is currently facing.

We believe that looking at some housing options that have been overlooked in the past due to negative views on factory built housing might assist in meeting your housing goals:

- 1. Allowing for single sectional manufactured homes as ADU's**– These are not like the old mobile homes of the past. Manufactured homes of today can have eaves, pitched roofs and look like a site-built home. And they are much more affordable and less expensive to transport. We would like to suggest that smaller manufactured homes could be allowed as both a housing option to the site-built home (see #2 below) and as ADU's in your comp plan language and subsequent zoning ordinances. Currently one can order a manufactured home built to HUD standards at 320 square feet or larger which can be easily and affordably transported and placed on existing property in far less time and less expense than a site-built home. As you know, housing built to HUD standards are allowed under federal and state law and do not bring into question building and occupancy safety issues that recreational vehicles or tiny homes do when suggested for ADU's.

The city could apply many of the same conditions under state law to the placement of such homes as ADU's including having a pitched roof, exterior appearances similar to site built homes in the area, etc, to fit in with the neighborhood aesthetics.

- 2. Considerations for single section manufactured homes as an option the site-built homes** - To go even further we would like to suggest that the city might consider that single sectional

manufactured homes be allowed outright or under a special use in areas where lot sizes are potentially non-conforming due to their size, similar to a “skinny homes” exception. Traditionally these were not allowed in the past, based on the appearances and safety issues with the older mobile homes, but those issues are moot when addressing the manufactured home standards (units built after 1976). It would require an allowance in your ordinance to look at these smaller lots as a housing opportunity and for infill, if it is not already addressed.

We note that the City of Boise last year adopted a change to their ordinance allowing single sectional manufactured homes without a special permit in **all** residential zones to address their affordable housing needs. Several other counties and cities in Idaho are now currently considering such a change to their Comp Plans and ordinances for the same reasons.

3. Multi-Family Housing - The industry is now starting to construct manufactured homes built to the HUD code as duplexes. These Energy Star units feature one bedroom/one bath units with an open plan living area in a 70 by 15.5 feet, suitable for narrow lots. It can assist communities looking to utilize smaller lots and provide more attainable housing units. A visual example can be found below.

Could there be verbiage that allows manufactured home duplexes as HUD now does allow multi family construction of manufactured homes? Again, this provides another more affordable housing option to site-built.

Thank you for your consideration of our suggestions. We are available to discuss these with you, or answer any questions you might have. We have sample language we can share addressing all of these issues if you would like it. In addition, we have put together a guide for planning departments on housing options and sample language. If you would like one emailed or mailed to you, just let us know.

Please contact Teri Ottens at 208-869-6832 or at tottens@amsidaho.com or Ginger Bidegaray at the IMHA Association at info@idahohousingassociation.org with any questions, comments or needs.



dd17 March 2025

Comments on the second draft of the City of Ketchum's Comprehensive Land Use Plan ("Plan").

There are two good reasons to delay the process of updating the Plan until after the City's November elections.

- 1 There's a high likelihood that there won't be enough time to complete both the update to the Plan and the corresponding updates to the city's zoning regulations prior to the November 2025 elections. Because the Plan and zoning changes go hand in hand, they should be completed as close together in time as possible and be done while the same City Council is in place.
- 2 Many of the pandemic driven changes to Ketchum's real estate market are just now beginning to unwind. The pandemic significantly increased many of the community housing challenges and prompted many of the Plan changes that are being discussed now. It would be better to evaluate changes to the Plan after most of the transitory effects of the pandemic have worked their way through Ketchum's real estate market.

There are two provisions that are unfair to existing single-family homeowners that should be changed in the Plan's MIX OF USES for MDR properties.

- 1 Single-family homes should not be Secondary Uses, but rather, Primary Uses.
- 2 Single-family homes should not be limited to "small" homes.

These provisions have the potential to cause hundreds of Ketchum homeowners overnight to become owners of non-conforming homes. We can't think of all the potential unintended consequences of creating hundreds of non-conforming homes, but it's certain that mortgages and property insurance for those homes won't get easier or cheaper.

Thanks for your consideration,

Sarah & Stu

Sarah W. and J. Stuart Ryan

301 Sabala St.

Ketchum, ID

Cyndy King

From: Ric Flores <ricmflores@gmail.com>
Sent: Saturday, March 22, 2025 11:13 AM
To: Participate
Subject: Comments on Revised Comp Plan-- Warm Springs

City of Ketchum Planning-

I am writing to express my strong opposition to the proposed zoning change in the Sunshine Subdivision in mid-Warm Springs, which would reclassify our current Low-Density designation to High-Density Residential. As a homeowner and full-time resident of this neighborhood, I find this proposed change deeply troubling — both personally and on behalf of the broader character and long-term sustainability of our community.

When I chose to purchase my home, I did so after careful consideration of many factors, one of the most important being the neighborhood's zoning. The existing low-density designation gave me confidence that I was investing in a peaceful, nature-adjacent, and thoughtfully planned residential area. Had high-density development been allowed or imminent at that time, I may not have made the life-altering decision to buy here. This is not just a matter of personal preference — it is a matter of investment security and the legitimate expectation that zoning plans will be upheld to preserve neighborhood integrity.

Warm Springs is a uniquely beautiful area, and it should not be the default location for cramming additional apartment and condo development. The proposed shift toward high-density zoning threatens to degrade our natural landscape, obscure our views, and strain local infrastructure and environmental resources. Aesthetically and ecologically, it risks introducing long-term, irreversible consequences to the very things that make Warm Springs special.

A high-density designation is simply incompatible with our community's character and values.

Furthermore, Idaho Code § 67-6502(a) states that one of the key purposes of the comprehensive plan is to *"protect property rights and enhance property values."* The proposed zoning reclassification undermines our property rights and has the strong potential to reduce — not enhance — our property values.

This is a matter that touches on fundamental questions of fairness, responsibility, and the stewardship of community resources. I urge you to reconsider this zoning proposal, respect the integrity of Warm Springs, and preserve our ability to enjoy and protect our homes, as originally intended.

Sincerely,

Ric Flores220
Four Seasons Way
310.993.6229

Cyndy King

From: Beth Chiodo <bajabethy@gmail.com>
Sent: Monday, March 24, 2025 10:31 AM
To: Participate
Subject: comp plan and housing

Dear City Council and Mayor, PnZ

Please Do Not upzone West ketchum and Warm Springs!

I urge you to consider a housing project for essential workers at the St Luke's WR Upper parking lot.

Thank you
Beth Chiodo
Ketchum



208.788.6102 | INFO@BCOHA.ORG | WWW.BCOHA.ORG

111 N 1ST AVE STE 2J, HAILEY, ID 83333 | PO BOX 4045, KETCHUM, ID, 83340

Subject: Support of Ketchum's Draft Comprehensive Plan

March 24, 2025

Dear Chair Morrow and Ketchum Planning and Zoning Commission:

On behalf of the Blaine County Housing Authority (BCHA), I write to express our strong support for the proposed updates to the Ketchum Comprehensive Plan. We believe the proposed updates make meaningful policy strides and lay the groundwork for zoning code updates to improve community housing production in Ketchum.

BCHA's mission is to be a central source for innovative solutions, advocacy, and knowledge for **community housing** in Blaine County. Toward that end, we partner with local governments and non-profit organizations to engage and collaborate on efforts concerning community housing and advocate for sensible policies at the local, state, and federal levels to support community housing in Blaine County.

Community housing is housing that is legally restricted, typically via deed restriction, for long-term local use and occupancy, and includes both income-restricted and more flexible, "local" units. Community housing requires full-time occupancy and cannot be used for short-term rentals. Deed restrictions provide BCHA and other housing program administrators with enforcement mechanisms to ensure compliance with terms and requirements. BCHA conducts annual compliance monitoring for all units in our portfolio to ensure that community homeowners, tenants, and landlords are complying with our policies.

BCHA is supportive of the proposed comprehensive plan update, particularly as it amplifies policies for expanding and preserving community housing and expanding and leveraging housing resources and capacity in Ketchum. We are pleased to see "Chapter 3: Housing" in the current comprehensive plan remade to focus entirely on community housing with goals and policies that align with and support the implementation of Ketchum's Housing Action Plan.

BCHA wants to specifically recognize the importance of Policy H-1.6: Alignment of Policies and Regulations, in achieving the community housing goals and vision identified in the Comprehensive Plan. Aligning the Future Land Use Map (FLUM) and zoning regulations in support of community housing production is essential.

Policy H-1.6: Alignment of Policies and Regulations

Ensure the Future Land Use Map and zoning regulations are aligned to foster the integration of community housing options throughout Ketchum and facilitate the efficient processing of development applications and building permits for community housing units.

With limited options available in Idaho to support production of, or funding for, community housing, strategic zoning incentives and regulations are some of Ketchum's strongest tools.

Importantly, the increased density envisioned for some of Ketchum's neighborhoods in the FLUM alone will not address Ketchum's community housing needs. BCHA is not in support of increased residential density

for density's sake; in fact, increased density without significant community housing contributions will only exacerbate the community's housing challenges. BCHA's 2024 [Nexus Study of the Impacts of New Development on Community Housing Demand](#) (presentation recording [here](#)) shows that new market rate housing development throughout Blaine County generates further housing demand and adds to existing need at rate of about 1 new community housing unit for every 10 market rate units developed. The proposed future land uses in the comprehensive plan allow for greater density than currently exists in some neighborhoods, but the plan stresses that these additional levels of density should only be permitted if it is primarily producing community housing. The Nexus Study's findings are one resource to contextualize and inform future zoning development to implement this comprehensive plan. It is important to ensure that the zoning tools developed provide meaningful benefits to community housing production and preservation while balancing existing community character and context.

We commend Ketchum's Planning Department for their extensive and in-depth engagement efforts, with public meetings commencing over a year and a half ago in August 2023. A couple of our team members participated in neighborhood walks, open houses, and workshops and consistently heard from community members that residents are open to greater density – so long as new homes are occupied by locals and not seasonally used or short-term rented. The only way to ensure local occupancy of new units is by incentivizing the creation of community housing that is legally restricted and subject to ongoing program enforcement.



Figure 1 Examples of "Gentle Density"

Lastly, we wish to emphasize that multifamily residential “density” can take many building forms and configurations and is not limited to large apartment buildings. Multifamily buildings can include rentals or ownership units as well as a variety of unit sizes. The additional, community housing-driven residential density identified in the Medium-Density Residential and High-Density Residential districts of the Future Land Use Map can be accommodated with “missing middle”/“gentle density”/ “incremental density”

housing types that fit with the context and character of existing residential neighborhoods. We wish to reiterate that this form of housing can be as simple as a single-family home that is rehabilitated into multiple apartments and duplexes that are the same size and scale as a single-family home but house two families instead of one.

We look forward to adoption of Ketchum's updated Comprehensive Plan and development of the zoning tools to implement its community housing vision.

Sincerely,



Keith Perry
Blaine County Housing Authority Board of Commissioners, Chair



Carissa Connelly
Housing Director



Cyndy King

From: Carol Klick <carolklick@gmail.com>
Sent: Monday, March 24, 2025 2:06 PM
To: Participate
Subject: Comprehensive Plan

Greetings,

Thank you for reading and considering my point of view. I am a taxpayer on a commercial condominium. Therefore, I can not vote, but I must pay the taxes imposed by the city.

1. I am definitely against all of you up zone ideas. The current zoning is the best plan moving forward. Increasing density will only cause more problems with parking and travel plans, additionally, the current water and sewer systems are already maxed out. Repair and maintenance of the roads and sidewalks should take priority as well as the utility repairs.
2. Ketchum approved a snow melt system in the alley behind the Bluebird. Why was that approved? I attended the meeting which presented and approved it. Who is paying for the snowmelt power? I recall that when the pavers were first installed on 4th street years ago, a snowmelt system was installed which NEVER was used. It was pricey to put down. Now when the new pavers are installed the snowmelt lines are being removed. I understand that it's difficult to get everything right the first time, however, an in depth review should be required.
3. Parking is a problem now and will be more of a problem as time goes on. Traffic and people here will increase. Onsite parking must be required for any future building, both residential and commercial.

Finally, please hold any changes before the current projects are completed. This is very important!

Thank you,
Carol Klick

Cyndy King

From: Broschofsky Galleries <art@brogallery.com>
Sent: Monday, March 24, 2025 5:18 PM
To: Participate
Subject: For public comment -agenda -3/25 P& Z meeting

Since 1987 we have owned a home in the Warm Springs area. Over the decades we have watched a development of family dwellings and neighborhoods resulting in a cohesive community. The area, adjacent to our home is currently under review for an extreme upgrade from low density to high density zoning.

Warm Springs is a tight canyon with mountains jutting down to the valley from the north and south sides. It is prone to avalanches and forest fires and has been evacuated for both impending disasters on several occasions.

With climate change exacerbating conditions we saw those brown hillsides going into winter 2025 and declarations “extreme drought” followed a couple weeks later by heavy snow covered hills with cornices and avalanches.

The area designated for high density off Flower Drive to Wanderer’s Canyon is an animal corridor linking Warm Springs to the vast mountain system north & northwest. The abundant animal tracks along the hillsides and frequent sightings of deer and elk give proof to this habitat. Other mammals, -moose, bear, cougar, coyote and fox are other animals I have observed this winter coming from this corridor and into the neighborhoods. Unfortunately this has created some problems which has resulted in the deemed necessity to eradicate an animal or trap

and relocate it. Imagine what such a proposed increase in population, pets, & vehicles would bring!

The proposed high density is a bad idea for these reasons.

1.The already built up neighborhoods and infrastructure of Warm Springs Road which already supports a massive number of cars and service vehicles to the Warm Springs ski lift and lodge access does not support this increase.

2.The resulting noise, light pollution and vehicle danger from such an increased population would affect the existing neighborhoods that we homeowners have invested in and enjoy as community.

3.The utter devastation of a very much used and important animal corridor habitat for multiple species and impending animal/human/pet/ vehicle conflicts.

(Above was my public comment at the 3/11 planning &zoning meeting).

..Today I would like to add to this statement I gave at the Planning & Zoning, March 11 meeting, and focus just on the wildlife impacts here.

It seems like there has been very little attention put to wildlife and the impact of high density from Flower Drive into Wanderer's Canyon.

Under "Responsible Stewardship of Natural Resources", habitat is finally given a little nod in the last sentence of Development Impacts. "Wildlife considerations are primarily addressed through these regular tools in conjunction with site, specific data and information provided by the Idaho Department of Fish and Game (provided on an as needed basis). Well, wouldn't you think this would be an important time to address that? -through

fish & game - the impact of a high density zoning in wildlife habitat corridor?

Please read your stated GOALS AND POLICIES -Land, Water and Habitat Conservation,
NR-1-1 PRESERVE AND ENHANCE THE NATURAL HABITAT FOR FISH, WILDLIFE, PLANTS, AND OTHER CREATURES IN OUR ECOSYSTEMS.

Policy NR-1.1 : Big Game Habitat and Use Areas

Policy NR -1.2: Wildlife -Friendly Development.

It is unfathomable that these are stated goals in the document which are in direct opposition to what maximum density's impact would be to this habitat corridor.

Minette Broschofsky

Cyndy King

From: Alison Burpee <alison.burpee@gmail.com>
Sent: Monday, March 24, 2025 9:55 PM
To: Participate
Subject: Request to postpone public hearing on the Ketchum Comprehensive Plan

My name is Alison Burpee and I live off Warm Springs Road in Ketchum. I am PLEADING with the planning and zoning commission to vote to postpone the public hearing on the Ketchum Comprehensive Plan until April. I have been involved in the process of following/learning about the Comp Plan as a citizen of this community and would like to be able to be present, informed, and able to contribute my opinion regarding such an important decision for our community. With the community hosting the World Cup (volunteering, attending community events, all the things we are actively doing to help our town to support this race) and with my two kiddos on spring break from Hemingway, I would be so disappointed if this commission (established and chosen to represent the community) did not approve to delay and created a situation where the public could not be adequately heard. Please vote to delay and let us lean into and celebrate the once in a lifetime event happening AT THE VERY TIME you all chose to schedule a public comment meeting about this vital issue!

Thank you so much for your consideration,

Alison Burpee

Cyndy King

From: Kathryn Hulbert <kathrynhulbert123@gmail.com>
Sent: Tuesday, March 25, 2025 8:17 AM
To: Participate
Subject: No to rezoning

Please add my voice to the huge list of local residents again rezoning. I am a voter and also live close to the impacted area.

Why is the council so insistent on taking action that the electorate disagrees with?

Cyndy King

From: Wesley R. Fleuchaus <wfleuchaus@gmail.com>
Sent: Tuesday, March 25, 2025 8:25 AM
To: Participate
Subject: I oppose the future land use map

Hi,
I'm writing to express my opposition to the upzoning in the future land use map. Please don't turn our town into Park City. Thanks!
Wes Fleuchaus
Ketchum resident

Cyndy King

From: Kathryn Hulbert <kathrynhulbert123@gmail.com>
Sent: Tuesday, March 25, 2025 8:17 AM
To: Participate
Subject: No to rezoning

Please add my voice to the huge list of local residents again rezoning. I am a voter and also live close to the impacted area.

Why is the council so insistent on taking action that the electorate disagrees with?

Cyndy King

From: David Kistler <kistlerd@mac.com>
Sent: Tuesday, March 25, 2025 8:29 AM
To: Participate
Subject: Proposed Comp Plan Update

We purchased our West Ketchum home in 2010 in large part because of it was located in a family-oriented, low density neighborhood. We are strongly opposed to any upzoning which effectively requires property owners to build bigger. Moreover, we are also strongly opposed to any new taxes to pay for any new infrastructure to support upzoning. Stop already!

David and Wendy Kistler

Cyndy King

From: Anna (Schimelpfenig) Rothgeb <schimelpfeniga@gmail.com>
Sent: Tuesday, March 25, 2025 8:43 AM
To: Participate
Subject: NO to UPZONING!!

Ketchum City Council and Ketchum P&Z -

First and foremost, the timing of this meeting is extremely disappointing. Holding it during the World Cup is inconsiderate of our community. Hundreds of Ketchum residents are volunteering their time, and thousands are attending the events — this is not the time to schedule such an important meeting.

As a resident of West Ketchum, I strongly oppose the proposed upzoning. Preserving the character of our town and neighborhoods is essential, and this proposal, along with the Comprehensive Plan, threatens that. Increasing the density in West Ketchum will lead to more traffic, change the character of the neighborhood, and push out families and long-time residents.

With so much public opposition, I have to ask: why is this plan still being pushed forward? It's incredibly frustrating to attend meetings where community input is requested, only to feel as though that input is ultimately ignored.

Please remember your own slogan as you consider the long-term consequences of these changes: *"Small Town, Big Life."* Let's protect the qualities that make Ketchum such a special place to live.

Sincerely,
Anna Rothgeb
Resident, West Ketchum

Cyndy King

From: JORI POTIKER <jorip123@mac.com>
Sent: Tuesday, March 25, 2025 8:45 AM
To: Participate
Subject: No Upzoning

I wish to register my disapproval to up zone density in Ketchum. Our community character is already declining with all the new condos and big box buildings being built all through town. Regretably we already have several hotels coming also. It appears that no thought is being given to what residents actually want their community to be because they have never been asked. No one knows if anyone actually wants to live in those dense neighborhoods other than as tourist rentals. Stop!

Jori Potiker
530 Northwood Way

Cyndy King

From: gwen raney <gwenraney@yahoo.com>
Sent: Tuesday, March 25, 2025 8:47 AM
To: Participate
Subject: Upzoning

As a resident of Ketchum for close to 20 years my concerns for its future are more paramount than ever given the direction the City Council and Planning and Zoning are going with the proposed rewrite of Ketchum's Comprehensive Plan. I join the voices opposing the idea of changing the zoning in any part of Ketchum that restricts single family housing and requires density to replace it. To my knowledge there is nothing to support this idea and Ketchum's elected and appointed so called leaders are considering decisions that do not reflect the interests of Ketchum and will destroy the character of Ketchum forever.

Gwen Raney, Ketchum

Cyndy King

From: Dan Gorham <daniel.j.gorham@gmail.com>
Sent: Tuesday, March 25, 2025 8:55 AM
To: Participate
Subject: No to upzoning

KCC and K P&Z , Please vote against any upzoning in West Ketchum and Warm Springs.

Sincerely,
Dan Gorham

Sent from my iPhone

Cyndy King

From: Stephanie Osborne <stephanieosborne6@gmail.com>
Sent: Tuesday, March 25, 2025 9:00 AM
To: Participate
Subject: Upzoning Opposition

P&Z Commissioners,

I am writing to you to respectfully request that the AA zoning for our adjoining neighborhood be changed to the "Low Density Residential" (LDR) designation, as outlined in the Proposed Comprehensive Plan. We believe this adjustment more accurately reflects both the current character and future vision for our community. We also support similar changes requested by other West Ketchum neighborhoods.

As homeowners in West Ketchum we are deeply worried that the character, property values and way of life of our neighborhood will be ruined once surrounded by this new higher density zoning. We walk our dog, say hello to our neighbors and host the few "Ketchum cabins" still in existence in town. If they are torn down and higher density buildings are planned, we will have delivered our neighborhood to VRBO and other short term rental companies.

Please change the zoning of our surrounding neighborhood to LDR.

Thank you for your consideration.

Stephanie and Nick Osborne
105 Wood River Dr North

Cyndy King

From: Simon Wenet <simonwenet@gmail.com>
Sent: Tuesday, March 25, 2025 9:11 AM
To: Participate
Cc: Sara Super
Subject: Opposition to West Ketchum Upzoning

Hello, my wife and I are community members and owners of 307 Main St S in ketchum. I am reaching out to express our opposition to upzoning of west Ketchum.

--

Best,
Simon Wenet

Cyndy King

From: Timothy Mott <tim@mottventures.com>
Sent: Tuesday, March 25, 2025 9:14 AM
To: Participate
Subject: There are serious flaws in the Ketchum Comp Plan Research and Process

Attention: Ketchum City Council and Ketchum Planning & Zoning

Put the brakes on the proposed Comprehensive Plan and Zoning Restrictions

Show the community the research that justifies this Plan before proceeding.

The public deserves to fully understand zoning implications.

Our neighborhoods cannot handle the dramatic density increases on our:

- Water
- Streets
- Emergency Accesses (Public safety) • Uninsurable Flood, Fire, and Avalanche Risks

The proposed Comprehensive Plan and Zoning:

- Will not guarantee affordable workforce housing
- Medium density will restrict the rights of property owners
- Does not control lot sizes or property set backs • Taxpayers will pay for infrastructure, not developers

Cyndy King

From: Gretchen Flint <gretchenflint@gmail.com>
Sent: Tuesday, March 25, 2025 9:31 AM
To: Participate
Subject: Future Land Use Map

I am **NOT** in favour of the current upzoning of Warm Springs or West Ketchum. Please stop.

Gretchen Flint

Cyndy King

From: John Melin <johntmelin@gmail.com>
Sent: Tuesday, March 25, 2025 10:22 AM
To: Participate
Subject: No to Upzoing

Hello,

My message is above. I believe high-density housing belongs down valley or on the Simplot property in 2 store buildings.

John Melin
30 year resident of Ketchum

Cyndy King

From: Marilyn Hoffman <mer.hoffman208@gmail.com>
Sent: Tuesday, March 25, 2025 10:26 AM
To: Participate
Subject: Upzoning

I totally disagree. I say NO to upzoning. What are you all thinking?

Marilyn Hoffman
Ketchum Resident

Cyndy King

From: Jeff Parks <Jeff@rwcm.com>
Sent: Tuesday, March 25, 2025 10:42 AM
To: Participate
Subject: No Upzoning

We need to keep Ketchum special.

Jeff
Resident
711 Walnut

NOTICE: This message (including any attachments) may contain confidential, proprietary, privileged and/or private information. The information is intended to be for the use of the individual or entity designated above. If you are not the intended recipient of this message, please notify the sender immediately, and delete the message and any attachments. Any disclosure, reproduction, distribution or other use of this message or any attachments by an individual or entity other than the intended recipient is prohibited. This message should not be relied on in any manner as investment, legal, tax, accounting or any other form of advice. Please refer to <https://www.riverwoodcapital.com/privacy-policy/> for Riverwood's privacy notice describing how Riverwood gathers and uses personal information. By communicating with Riverwood or its affiliates through e-mail you consent to the foregoing.

Cyndy King

From: Juanita Young <belespritskin@gmail.com>
Sent: Monday, March 24, 2025 2:15 PM
To: Participate
Subject: up zoning

Dear P & Z members, City Council Members and Mayor:

Stop Up zoning (FLUP) Warm Spring and West Ketchum. Do not disturb existing zoning. We want more single family houses, not more garbage like Bluebird. That is the most appalling building. I have spoken to many people who said most the residents don't even work Ketchum.

Upzoning will not make housing more affordable, just the opposite. I sure haven't noticed prices in Ketchum coming down.

Please, please stop comparing Ketchum to Aspen and Vail. I don't care if we have more parking slots than Aspen. We want more parking spots for customers to come and shop and dine. That is why people come to Ketchum the..the ease of getting to and from where they want to consume.

Stop trying to provide housing for worker in Ketchum, obviously Bluebird is not doing that.

Cyndy King

From: Tom Monge <tom@mongeinvestments.com>
Sent: Tuesday, March 25, 2025 10:51 AM
To: Participate
Cc: Cindy Monge; Alex Monge
Subject: Ketchum UPZONE Proposal

To the City of Ketchum Planning and Zoning Commission and City Council and Mayor:

Both my wife Cindy Monge and myself Thomas Monge would like to go on record to **OPPOSE** the current proposed UPZONE of the entire City Of Ketchum. This proposal will NOT provide the intended purpose of providing “workforce” housing within of City limits .. it will only add to the complete destruction of our limited single-family neighborhoods and push out locals like my wife and I who have been residents in the City of Ketchum for over the last 47 years. We have watch for many years City Staff and City Governments try to change this City’s land uses and the only results that we have seen is more and more complicated zoning ordinances which have NEVER this provided City with any better design or planning... STOP this insanity and leave our Zoning Ordinance alone...it is fine the way it is and if anything it should be more simplified !!!

PUT THE BRAKES ON THIS UPZONE IMMEDIATELY!!!

Very are very, very Concerned about this proposal.

Thomas R. Monge
Monge Family Trust
Monge Investments
P.O. Box 307
700 Sun Valley Road
Sun Valley, ID. 83353
Mobile – 208-720-0490
Office – 208-622-4100
Email: tom@mongeinvestments.com

Cyndy King

From: Jeff Jensen <jeff@jensenconsult.com>
Sent: Tuesday, March 25, 2025 11:28 AM
To: Participate
Subject: 2025 Comprehensive Plan Comments

P&Z,

I am writing to oppose this plan.

We will be directly affected by these changes to our neighborhood and am not in favor.

The increased density will forever change the character of the neighborhood and create a serious safety hazard with more traffic and Avalanche risks.

Please do not approve this plan.

Jeff Jensen
216 Sage Road Unit B
Ketchum, ID 83340

Cyndy King

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Tuesday, March 25, 2025 11:32 AM
To: Participate
Subject: No upzoning

Do not up zone Ketchum. I was just contacted by a small (well-funded) business group that intends to hire a lobbyist to cut off federal funding for institutionally- sized housing in Ketchum. You are shooting yourselves in the foot, as usual. The fact that Bradshaw was not even born in this country, and he wants to make many of our homes non conforming is ugly bold! Fire Breen and Bradshaw. They can go back to their cities and trash them instead of small town Ketchum. I support Michele Stenett's proposal.

19 March 2025

Dear: Mr. Mayor, City Council Members, and Planning and Zoning
Commissioners of Ketchum

Via Email:

Re: 31 January 2025 Joint Petition on Behalf of the Bordeaux/Sabala St.
Neighbors:

We appreciate the hard work and dedication you've brought to the task of putting together a new Comprehensive Plan. We thank the staff at the City of Ketchum Planning & Zoning Department as well.

Our request was submitted prior to the release of the second Draft Comprehensive Plan, and after the new Draft was made available to the public, we welcome some of the changes made. However, we remain committed to protecting the character of our unique neighborhood. Therefore, having LDR designation, as it represents what we currently retain: primarily single-family homes and duplexes.

Our petition was created through multiple in person meetings in residents' homes, through many emails and phone calls. The testimonials we heard from neighbors were extraordinary in our shared love of our special place in West Ketchum. It took time, effort, neighborhood cohesion, and was signed by 57 property owners.

*We, the undersigned, respectfully re-submit this petition requesting that our neighborhood - those properties with **Sabala St., Bordeaux St. addresses and 511 Wood River Dr.** - be included in the proposed **Low Density Residential (LDR)** land use designation for the 2025 comprehensive plan Future Land Use Map, to keep our density and underlying zoning generally the same as it currently is. Our neighborhood is made up of single-family and duplex buildings and has a majority occupancy of long-term and workforce housing. To change our land use designation to allow higher density buildings will threaten the existing characteristics of our neighborhood, increase traffic, and will have the opposite effect that the community is hoping to achieve - that of providing community housing and keeping the small town feel and*

character. This neighborhood is long-term housing and should be included in the Low Density Residential Land Use designation as proposed in the second draft Comprehensive Plan.

Signed by:

1 Sarah and Stu Ryan	301 Sabala St.
2 Anne Winton and John Marsh	311 Sabala St.
3 Tiffany and Reid Black	209A Sabala St.
4 Susan Crist	209B Sabala St.
5 Shell and Alex Margolin	141 Bordeaux St.
6 Gina and Robert Poole	161 Bordeaux St.
Catherine Carley and Marshall	
7 Rawlings	120 Bordeaux St.
8 Natalie Shuttleworth	130 Bordeaux St.
9 Amy Weyler and Andy Ross	511 Wood River Dr.
10 Brooke and Randy Cooley	151 Bordeaux St.
11 Margaret and Steve Matecki	203B Sabala St.
12 Eliza and Jason Buck	172 Bordeaux St.
13 Mark Pattison and Darci Hanson	203A Sabala St.
14 Kelly and Bruce Martin	211 Sabala St.
15 Carol L. and Anthony J. Frank	300 Sabala St.
16 Hannah and Sam Young	160 Bordeaux St.
17 Marjie Mickelson	176 Bordeaux St.
18 Duncan Morton	174 Bordeaux St.
19 Michelle Stennett	220 Sabala St.
20 Laurel M. Leman	162 Bordeaux St.
21 Emily and Andrew Stoddard	166 Bordeaux St.
22 Jeani and John Ferrari	309 Sabala St.
23 Crisane and Willie Cook	171 Bordeaux St. #1
24 Geraldine Carter and John Senf	171 Bordeaux St. #2
25 Duncan Morton, Jr.	171 Bordeaux St. #3
26 Caroline Persohn	171 Bordeaux St. #4
27 Tim Bailey	171 Bordeaux St. #5
28 Heather and Sean Kovich	171 Bordeaux St. #6
29 Tory and Miles Canfield	178 Bordeaux St.
30 Mike Hatstrup	106 Williams St.
31 Heather and John Ballas	380 Sabala St.
32 Jerry Ann and John Heaney	131 Bordeaux St.
33 Pat Fuller	210 Sabala St.
34 Pamela and William Shearer	360 Sabala St.

57 Signers, with signatures validated upon request.

dd17 March 2025

Comments on the second draft of the City of Ketchum's Comprehensive Land Use Plan ("Plan").

There are two good reasons to delay the process of updating the Plan until after the City's November elections.

- 1 There's a high likelihood that there won't be enough time to complete both the update to the Plan and the corresponding updates to the city's zoning regulations prior to the November 2025 elections. Because the Plan and zoning changes go hand in hand, they should be completed as close together in time as possible and be done while the same City Council is in place.
- 2 Many of the pandemic driven changes to Ketchum's real estate market are just now beginning to unwind. The pandemic significantly increased many of the community housing challenges and prompted many of the Plan changes that are being discussed now. It would be better to evaluate changes to the Plan after most of the transitory effects of the pandemic have worked their way through Ketchum's real estate market.

There are two provisions that are unfair to existing single-family homeowners that should be changed in the Plan's MIX OF USES for MDR properties.

- 1 Single-family homes should not be Secondary Uses, but rather, Primary Uses.
- 2 Single-family homes should not be limited to "small" homes.

These provisions have the potential to cause hundreds of Ketchum homeowners overnight to become owners of non-conforming homes. We can't think of all the potential unintended consequences of creating hundreds of non-conforming homes, but it's certain that mortgages and property insurance for those homes won't get easier or cheaper.

Thanks for your consideration,

Sarah & Stu

Sarah W. and J. Stuart Ryan

301 Sabala St.

Ketchum, ID

Cyndy King

From: Cathie Caccia <cathiecaccia@gmail.com>
Sent: Tuesday, March 25, 2025 9:45 AM
To: Participate
Subject: NO to Upzoning!!!!!!!

Dear Ketchum City Council

I am writing to express my strong opposition to the currently proposed Upzoning.

What I have heard from the Mayor and City Council is your belief that this upzoning will alleviate some of Ketchum's lack of affordable workforce housing.

I find that really hard to believe!!! With the price of land, the cost of building and developers desire to squeeze every dollar of profit out of a project I think we will gain more ugly, over priced units that sit empty most of the year in exchange for the pristine beauty, quality of life and community culture that majority of us moved here for.

This proposal tramples personal property rights, a hallmark of Idaho values while gutting the absolute Soul of this Town.

As a resident of Warm Springs I am very curious how you plan to manage the exponential growth in terms of traffic, road quality, safety, sewer, water?

Before ruining Ketchum forever, show us the research that justifies this plan!!!

Cathie Caccia

P.S. Once again, "thanks" for **not** listening to Ketchum residents who requested postponing this meeting due to its conflict with both Spring Break for the schools and The World Cup finals.

Cyndy King

From: Tom Monge <tom@mongeinvestments.com>
Sent: Tuesday, March 25, 2025 10:51 AM
To: Participate
Cc: Cindy Monge; Alex Monge
Subject: Ketchum UPZONE Proposal

To the City of Ketchum Planning and Zoning Commission and City Council and Mayor:

Both my wife Cindy Monge and myself Thomas Monge would like to go on record to **OPPOSE** the current proposed UPZONE of the entire City Of Ketchum. This proposal will NOT provide the intended purpose of providing “workforce” housing within of City limits .. it will only add to the complete destruction of our limited single-family neighborhoods and push out locals like my wife and I who have been residents in the City of Ketchum for over the last 47 years. We have watch for many years City Staff and City Governments try to change this City’s land uses and the only results that we have seen is more and more complicated zoning ordinances which have NEVER this provided City with any better design or planning... STOP this insanity and leave our Zoning Ordinance alone...it is fine the way it is and if anything it should be more simplified !!!

PUT THE BRAKES ON THIS UPZONE IMMEDIATELY!!!

Very are very, very Concerned about this proposal.

Thomas R. Monge
Monge Family Trust
Monge Investments
P.O. Box 307
700 Sun Valley Road
Sun Valley, ID. 83353
Mobile – 208-720-0490
Office – 208-622-4100
Email: tom@mongeinvestments.com

Daniel Hansen

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Wednesday, April 2, 2025 11:04 AM
To: Participate
Subject: Upzoning

Bradshaw and Breen are trashing our small, mountain town with their proposals to increase density and fill our town with condominiums and over-sized, tall buildings. They miss their big cities, I guess. Remarkably, Bradshaw was not even born in this country, yet he feels he has standing that entitles him to limit single-family homes in favor of higher density condominiums. Endlessly, Bradshaw's proposals cause friction in our community. He and Amanda should step down for the good of the community. Do the right thing Amanda and Neil, and step down to allow our community to heal.

Morgan Landers has repeatedly stated that nonconforming homes are allowed a 1200 square foot addition. This is totally untrue. She doesn't seem to know the code. She has repeatedly misrepresented the truth on this topic despite my email requests for her to stop doing so. Any more of this behavior and Morgan should step down. Our community must be presented with the truthful impacts of upzoning. Where will the future families of the Community School live? In Condominiums? If condominiums will be their only option, then they too will move to Hailey where they can have a house near the high school.

Ketchum has been here for 144 years. It will be here for another 144 years without Bradshaw's aggressive policies (helped along with Amanda's support). Bradshaw and Breen are not our saviors by any means! They are trashing the last, best place. They are bringing their city roots to Ketchum. Don't change Ketchum, let Ketchum change you. Small town, big life; not Big town small life.

Sent from my iPhone

Daniel Hansen

From: Karl Krekow <karlkrekow@gmail.com>
Sent: Monday, March 31, 2025 3:27 PM
To: Participate
Subject: Rezoning East River Street East of Leadville

We live at 460 East River Street. It is our understanding that you are considering zoning our street as Community Mixed Use. We would ask you to reconsider and keep our zoning as Low Density Residential for the following reasons:

- East River is a dead end street consisting of small duplexes and single family housing. Almost all of the residents are long term owners and full time residents. We don't see the advantage to the city of changing what is currently a quiet residential area on a short street into a potential commercial area.
- East River Street itself is a non conforming street in the sense that it was pushed to the edge of the property lines on its southern edge when it was built in order to avoid excavating more of the hill on the northern side. In the winter, because of the lack of any room on either side of the road, it becomes essentially a one way street. To accommodate potential business uses or large multi family projects we would imagine the city would need to undertake a fairly extensive excavation and shoring project to widen and push East River to the north in order to handle more traffic, on street parking and new sidewalks.
- Given that most of the properties south of East River border on Trail Creek, do you really want the potential environmental damage that is likely to occur both during construction and use of large commercial buildings?

We respectfully ask that you reconsider your proposed zoning change of our small, family oriented neighborhood.

Karl and Kathleen Krekow

Public comment opposition to Upzoning

From Pat Higgins <pathiggins@cox.net>

Date Sun 3/30/2025 6:41 PM

To Participate <participate@ketchumidaho.org>

Hello,

I have submitted many public comments over the past several years. I have record of sending emails, but many times the letters are not posted in public comments. They must be getting 'lost somewhere in email galactic space' between me and the city of Ketchum ?

I will try again.... we are opposed to any upzoning the City of Ketchum is proposing . We approve of the current zoning maps and guidelines from 2014 . We want you to manage the growth that we currently have better.

We believe our infrastructure is not in compliance even with the current population.

What is the parking plan for all this growth?

Our local post offices can barely handle mail and packages now. Is there a plan to enlarge the post office for new growth?

Our local Ketchum cemetery plots have been sold out since covid 19. Is there a plan to enlarge the cemetery?

What is the plan for the deer and elk that winter here ?

One of the current Housing Action plans states that people will not be able to afford to live here unless they make \$50 an hour, I would like to know what local employer can pay this? Or are we creating affordable housing for remote workers from out of state?

You have spent lots of money on studies , surveys and brochures....

Pages 11 and 12 of your Economics and Planning systems booklet from July 2024 ,table 7 :

Adjustment factors average national wage \$73,473 compared to average Blaine County wage of \$67,714 . Blaine County wages roughly match or are BELOW NATIONAL AVERAGES.

[information source Bureau Of Labor Statistics]

It cost more to live here and people are not making the wages based on the national average, according to your brochure. The cost of everything from land, to labor to material has gone up , What is considered affordable?

Pat and Alex Higgins

Warm Springs Residents

Sent from my iPad

Comprehensive plan comments re East River Street

From Carolyn Coiner <cbcoiner@gmail.com>

Date Sun 3/30/2025 2:59 PM

To Participate <participate@ketchumidaho.org>

We own and live on East River Street. We think you have made a mistake in zoning our street as Community Mixed Use (CMU) in the proposed plan. This designation does not fit with the existing residences and seems inappropriate. Our small street is totally residential (all single family with only 2 townhomes/duplexes).

Also, River Street is at a different elevation to the city center. East River Street is a good 30 feet lower than downtown and reads much more like the gem streets on the opposite side of Trail Creek to us than it does to the city center.

The CMU existing context is stated as "the transition between the vibrant downtown and surrounding residential areas. Like the Retail Core, the CMU also has a wide variety of building types, sizes, and character that house a variety of uses." This does not represent East River Street. It does not have a variety of building types and sizes; it is all residential, single family with only two duplexes.

The future vision of the CMU mix of uses is not appropriate for East River St (Multi-family residential and a wide range of commercial uses, including hotels, offices, medical facilities, health/wellness-related services, recreation, and institutional uses as well as retail and restaurants).

The Low-Density Residential (LDR) is a much more appropriate designation for East River St. The mix of uses being single-family detached homes and duplexes. We respectfully ask that you change E River St to LDR zoning in the proposed plan.

Sincerely,
Carolyn and Chuck Coiner
400 E River Street
Ketchum

NO UP ZONING IN KETCHUM

From John Milner <jmilnersv@gmail.com>

Date Tue 3/25/2025 12:44 PM

To Participate <participate@ketchumidaho.org>

Pls do NOT vote to up zone any area of Ketchum. Enough is enough with the growth of Ketchum done such haphazardly and so poorly planned .

John Milner

GREEN INDUSTRY TOPICS

- Sustainable landscaping
- Green stormwater infrastructure
- Rainwater harvesting
- Greywater
- Horticulture and landscape maintenance
- Integrated Pest Management
- Firescaping

FREE ONLINE CEU OPPORTUNITIES (1 hour of trainings = 1 CEU)

- [Daily Acts](#) (various topics)
- [Hunter University](#) (various trainings)
- [Jain Irrigation](#) (various trainings)
- [EPA WaterSense Webinars](#) (select Topic Outdoor)
- [WaterWise Community Center Videos](#) (various topics)
- [Utah State University Center for Water Efficient Landscaping](#) (CWEL)

ONLINE CEU OPPORTUNITIES (FEE)

- [NEW! Skilled Pro Academy.](#)
- [California Landscape Contractors Association](#) (CLCA)
- [Ewing Education](#)
- [Irrigation Association](#)
- [Irrigation Mastery by Lori Palmquist](#)
- [IrriTech Training](#)
- [Landscape Expo](#)
- [Rain Bird Technical Online](#)
- [ReScape California](#)

CONTINUING EDUCATION FOR OTHER PROGRAMS

QWEL certification workshops are approved for continuing education for the following organizations and certifications.

Organization or Certification	Number of CEUs
Association of Professional Landscape Designers (APLD)	16.5
National Association of Landscape Professionals (NALP)	17.0

CONTINUING EDUCATION

NOTICE - NEW Annual Certification Renewal Fee of \$20 is required for all QWEL Pros for 2025, Accepting Payments in Late Spring 2025

Annual renewal of your QWEL certificate requires that you participate in continuing education that relates to irrigation and water management. Continuing education is self-reported through the QWEL Pro website. Two (2) continuing education units (CEUs) are required each calendar year. In addition, an annual renewal fee of \$20 is required. You must first [login](#) before submitting CEUs. To continue, click on your name in the upper right-hand corner and choose "Add CEUs"

WHAT QUALIFIES AS A QWEL CEU?

- Attend irrigation or green industry short courses, seminars, or webinars. Each hour of training equals one (1) CEU. Refreshment and meal breaks are not eligible as training time.
- Attend irrigation or green industry trade shows, field days or meetings. One (1) CEU per event.
- Teach or attend an in-house irrigation training courses, in-person or online. These courses will normally be conducted by irrigation or green industry manufacturers, distributors, dealer or QWEL certified in-house company staff. Each hour of instruction equals (1) CEU.
- Conduct an irrigation audit. One (1) audit for one (1) CEU per year.
- At least one (1) CEU must relate to efficient irrigation.

IDEAS FOR QWEL CEUS

EFFICIENT IRRIGATION TOPICS

- Irrigation systems
- Drip irrigation
- Weather based irrigation controllers
- Soil moisture sensing technologies
- Flow sensing technologies
- Irrigation scheduling
- Water budgeting

STEP 3

Pass the QWEL exam with a score of 75 or more out of 100. The QWEL exam is a 100 question multiple choice exam that is held at the end of the certification workshop with a time limit of 3-hours. The exam includes a mixture of question types to test candidates knowledge of the material including factual questions, calculations, and others that require the use of charts and tables.

STEP 4

Maintain your certification with two (2) continuing education units (CEUs) each calendar year. Annual renewal of your QWEL certificate requires that you participate in continuing education that relates to irrigation and water management. Continuing education is self-reported through the QWEL Pro website. An annual renewal fee of \$20 is required.

CONTINUING EDUCATION

[↩ Back to top](#)

Copyright © 2025 Sonoma-Marín Saving Water Partnership, All Rights Reserved.

Powered by [Community Servers](#)

STEP 1

FREE, or low cost, 20-hour certification workshops are provided by QWEL Professional Certifying Organizations (PCOs) and include everything needed to become certified.

Visit the training calendar to find and register for a workshop in your area.

TRAINING CALENDAR

STEP 2

Complete an irrigation audit using the QWEL irrigation audit form. An irrigation audit is an assessment of how effective an irrigation system is at applying water and is included as part of a QWEL certification workshop. The results can be used to develop an irrigation schedule and prioritize system improvements.

TOPICS IN THE QWEL CURRICULUM

- Where Our Water Comes From
- Sustainable Landscaping
- Soils
- Landscape Water
- Irrigation Systems
- Irrigation Maintenance & Trouble Shooting
- Irrigation System Auditing
- Irrigation Scheduling
- Irrigation Controllers
- Bringing it All Together

TRAINING MATERIALS

STEPS TO BECOMING A QWEL CERTIFIED PROFESSIONAL

1. Attend a QWEL certification workshop
2. Complete an irrigation system audit using the QWEL irrigation audit form
3. Pass the QWEL exam with a score of 75 out of 100 or more
4. Maintain your certification with two (2) continuing education units (CEUs) each calendar year,
5. An annual fee of \$20 is required to renew your certification

BECOME A QWEL PRO

- FREE or low cost 20-hour training and certification on irrigation and water management
- FREE online listing on QWEL and WaterSense websites
- Low-cost annual renewal
- Use of the QWEL logo
- Offered in English and Spanish

2370
QWEL PROs
CURRENTLY
CERTIFIED

- From must be customized. Additional customization is encouraged, but not required.

QWEL ADOPTING PROFESSIONAL CERTIFYING ORGANIZATION (PCO) FEES

Onboarding Fee

The onboarding fee is a one-time fee to cover the administrative cost of establishing a new PCO. This includes:

- Establishment of new PCO on the QWEL website and association management system
- Access to QWEL teaching materials
- Access to QWEL marketing materials
- Access to QWEL program management software
- Instruction and training on the use of the program management software

Pricing may vary for PCOs with specific custom requirements. Other in kind arrangements will be taken into consideration upon request. Payable within 90 days of date of approval as a PCO.

Fees	\$
New Adopting PCO Onboarding Fee	\$5,000
New Adopting Educational Institution Sub-PCO Onboarding Fee	\$2,500
Existing PCO and Sub-PCO Staff Training Fee (as needed)	\$2,500

Ongoing Annual Fees

Invoiced annually in January for the prior calendar year by Sonoma County Water Agency, payable within 90 days of receipt of invoice.

Fee	\$
QWEL Course w/Exam (per student)	\$50
QWEL Exam Only (retesting, re-certification, testing out)	\$50
QWEL Certified Professional Annual Renewal (per QWEL Certified Professional, if elected)	\$20
Minimum Annual Fee (applies in lieu of Course Fees when less than \$500)	\$500

ADOPT QWEL IN YOUR REGION

BENEFITS OF ADOPTING QWEL

QWEL is available for adoption by retail water agencies, non-government organizations, and educational institutions.

Benefits of adopting QWEL include:

- WaterSense labeled Professional Certification Program—a mark of distinction.
- Listing of QWEL certified professionals on both the QWEL and WaterSense websites.
- Use of QWEL teaching materials:
 - Reference manual.
 - PowerPoint slides.
 - Teaching and customization guides.
 - Exam.
- Marketing materials to promote QWEL:
 - To landscape professionals to become QWEL certified.
 - To homeowners and property managers to hire a QWEL Pro.
- QWEL website and database:
 - Listing of QWEL certified professionals.
 - Listing of events and classes.
 - Exam grading and certificate issuance.
 - Email communication with QWEL professionals.
 - Continuing education tracking and certificate renewal.
 - Secure portals for PCO administration and for QWEL professionals.

STEPS FOR ADOPTING QWEL

1. Get in touch using the [contact form](#) to obtain further details and an application form. Tell us a bit about your organization and plans for the QWEL program.
2. Prepare and submit your application to adopt QWEL to the Sonoma-Marín Saving Water Partnership. The application will be reviewed by the QWEL Board of Directors.
3. Upon approval from the Sonoma-Marín Saving Water Partnership, apply to EPA WaterSense. Complete and submit an Application for Certifying Organization Approval and a Professional Certifying Organization Partnership Agreement to EPA WaterSense.
4. Customize the QWEL teaching materials for your region. At a minimum Section 1: Where our Water Comes

• LEARN MORE ABOUT THE QWEL PROFESSIONAL CERTIFICATION

➔ [Back to top](#)

Copyright © 2025 Sonoma-Marín Saving Water Partnership, All Rights Reserved.

Powered by [Community Servers](#)

MISSION STATEMENT

The Qualified Water Efficient Landscaper training presents an affordable, proactive, local approach to reducing landscape water demand. QWEL provides graduates with knowledge in water efficient and sustainable landscape practices, including water management and preservation of other valuable resources.

ABOUT QWEL

QWEL is a program of the [Sonoma Marin Saving Water Partnership](#) (Partnership). The Partnership represents 13 water utilities in Sonoma and Marin counties in Northern California that have joined together to provide regional solutions for water-use efficiency. The utilities include the Cities of Santa Rosa, Rohnert Park, Petaluma, Sonoma, Cotati, Healdsburg, and Cloverdale; North Marin and Valley of the Moon Water Districts; Marin Water, Town of Windsor, California American Water - Larkfield District and Sonoma Water (Partners). Each of the Partners have water conservation programs that assist customers in reducing their water-use. The Partnership was formed to identify and recommend implementation of water-use efficiency projects, and maximize the cost-effectiveness of water-use efficiency programs in our region.



QWEL is an [EPA WaterSense](#) labeled Professional Certification Program for irrigation system audits. The Partnership has received national recognition from the WaterSense program for continued efforts in promoting water use efficiency in our region and beyond. For three consecutive years (2014-16) the Partnership was the recipient of the Professional Certifying Partner of the Year award for its work in educating landscape professionals through its WaterSense labeled QWEL professional certification program. For eight consecutive years (2017-2024) the Partnership has been the recipient of the Sustained Excellence Award.

