

## Cyndy King

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**From:** Steven Rivera <steven@rivera-clair.com>  
**Sent:** Thursday, May 15, 2025 1:13 PM  
**To:** Participate  
**Cc:** letters@mtexpress.com  
**Subject:** Reconsideration of Construction Hours for Trail Creek Bridge Project

Dear Council Members,

I am writing to express my deep concern regarding the recent decision by the Ketchum City Council to reject a proposal that would have allowed construction work to proceed during nighttime hours near Trail Creek at the southern entrance to town.

In just the first few weeks of the project, the disruption to daily life has already proven substantial. What was once a simple ~10-minute drive from Gimlet to Ketchum has now become a grueling 45-minute to one-hour commute. This is not merely an inconvenience—it is a widespread financial and logistical burden on local residents, workers, and business owners.

Please consider the following:

- Hourly workers and tradespeople, many commuting from as far as Twin Falls, are losing productive work hours stuck in traffic. This impacts businesses' bottom lines and employee compensation.
- Parents are struggling to get their children to school on time while also trying to maintain their own work schedules.
- Emergency services and delivery routes are delayed, adding risk and cost to essential operations.
- Environmental impact from idling vehicles during traffic standstills contributes to unnecessary emissions in a town that values sustainability.

While I understand that Council Members Tripp Hutchinson and Amanda Breen raised concerns about nighttime noise, I urge you to consider how most modern municipalities handle major infrastructure projects: by conducting the most disruptive work outside peak commute times, often overnight. This is standard practice in urban planning for precisely the reasons we are experiencing now.

A policy designed to protect a few from potential nighttime noise should not come at the cost of widespread hardship for so many. I respectfully request that the Council reconsider this decision, evaluate meaningful traffic and economic data, and explore a compromise that allows critical work to proceed more efficiently during off-peak hours.

Let us prioritize the collective needs of the greater Ketchum community and implement a strategy that minimizes long-term disruption.

Sincerely,  
Steven J. Rivera  
Full time resident / Gimlet

## Cyndy King

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**From:** Brian Poster <Brian@poster-construction.com>  
**Sent:** Thursday, May 15, 2025 2:29 PM  
**To:** Participate  
**Cc:** steven@rivera-clair.com; Dylan Lobey  
**Subject:** Working hours for street repair

### Ketchum Elected officials

I was told that the City has rejected a proposal to increase working hours for the Highway 75 project. I'm not sure if this is true or just rumor. If it is in fact true, I would ask you to reconsider. The current traffic situation is slowing down every job in the City limits as well as Sun Valley. I would say that every job is losing ½ day per week due to the slowdown. That would add a month per year to every job. I've been told that excavation companies are losing 30-40 hours per day due to the excessive and unnecessary slow down. The carbon exhaust from all of the vehicles not moving is also a threat to the environment. If the road crews have budgeted to work nights, please let them. Many construction companies have to start in Hailey and go to the supply house to get materials for the day's work. This means that "just drive up earlier" is not an option. The inconvenience to people living along highway 75 is a fair concern, but it does not outweigh the economic impact to Ketchum business and residences. Tourist will find out about the traffic and go to other places in Idaho to avoid Ketchum. Please consider these items as you consider the current jamb we gotten into.

Brian Poster  
Poster Construction



 Brian Poster  
208-720-1519 Cell  
208-726-7676 Office

120 2ND Ave N Suite 105  
P.O. Box 1139  
Ketchum, Id 83340

[www.posterconstruction.com](http://www.posterconstruction.com)

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## The Ketchum Comprehensive Plan feedback

blue color is the quotation from document. black is comment or questions.

pg 2 This forward- looking document is intended to be dynamic and evolve in response to changing conditions. But is the plan meant to evolve or be THE guideline. Another “Plan’ will be revised on ~10 years. This wording allows City government to subjectively interpret the Plan. NO

pg 2 While the overarching vision established by the 2014 Plan still reflects the prevailing sentiment of the community, Ketchum has undergone significant change over the past decade marked by a substantial increase in its population and new development. These trends have escalated issues identified in the 2014 Plan, including the ongoing housing crisis. Concerns about preserving Ketchum’s character, maintaining downtown vibrancy, and the City’s vitality and viability have spurred community discussions about growth and the future vision of Ketchum. You’ve made the point clearly that throughout the Bradshaw regime these changes have been exacerbated.... largely due to the ‘flexible’ interpretation they have chosen to follow knowing this is not what Ketchum residents have wanted. Slow the roll. Place ‘core values’ front and center and STOP the recent ‘bulldozing through’ attitude and policy making that has caused so many more problems.

pg 3 • Preserving community character, as defined by the locals who live and work in Ketchum and contribute to the City’s distinctive sense of place; NOT done. destroying touch point buildings & land sites has done just the opposite.

- Addressing community housing needs;
- Diversifying Ketchum’s economy; fail. small businesses can’t afford new market rate buildings for their business. how do small local businesses compete with chain clothing stores or Marriott PEG in house chain restaurants?

- Incorporating sustainability and community resilience priorities throughout the Plan; Not. one would think as a core value, over the past decade this would have been very important factor in all decisions, clearly not the case

- Expanding the Plan’s focus on historic preservation in the context of economic development; So there are no historic buildings left, economic development is only in terms of immediate financial return at all cost not the saving of our historic character that translates into healthy economy because it is saved and valued.

- Clarifying the role of the Future Land Use Plan in shaping how Ketchum grows; We can’t grow in terms of buildings density, number of people and expanding development into any adjacent lands still in their natural state. This is the death not growth of town. More is not what growth means in our case. Healthy, functional, sustainable living for the finite number of people this valley, her infrastructure and resources can safely manage, is growth. Meaning we change the way we have to do things, make & stick to more strict codes to change with the times. Not to go lax and give up. The healthy and even planned evolution of peoples coming and going from Ketchum transitioning with the worldwide ebb and flow of economic factors must have a prominent place in this plan.

- Strengthening regional partnerships;

- Aligning the updated Plan with recent plans and studies; and NO. We are on the wrong, dysfunctional, destructive, unattainable path. Do not write this Plan to align with wrong actions!!!! Write a Plan to correct, resolve, plan for recovery of dysfunction.

- Defining the roles and responsibilities of the City departments and partner agencies working to implement the Plan. If partner agencies are all the consultants from elsewhere that really don’t understand the unique character of the residents of Ketchum who have built Ketchum into what it is in all the desirable ways, then terminate those partnerships and we’ll implement the Plan according to our vision not one from an outside business who ‘follows trends’, compares to ‘peer resorts’ NO NO NO.



pg 5 You want to prove you gave enough outreach and yet residents are just now getting involved. Allow this involvement, do more engagement of various types and let this process unfold. This is not a timeline the mayor can dictate. It will not be finished until you are out of office, so let it be. It's not 'your baby', but a residents document. P&Z meeting topics 4/22 were not clearly defined.

pg 7 Ketchum has also completed a number of topic-specific functional plans that are adopted by reference into the Plan. The plans referenced throughout this document provide more specificity and more detailed recommendations than are provided in the Plan. And from whence did these 'plans' come? Who determined they would be included 'by reference' into the Plan?

pg 8 'growth framework' this wording indicates we are in favor of growth verses maintaining the quality of life we have built here. WRONG concept to move forward on.

Guiding future infrastructure investments, in coordination with the City's Capital Improvement Plan; explain this CCI Plan, who drew it up? Why is it still valid? Can it be altered to reflect what the residents of Ketchum want? How does it align with core values?

\*\*\*\*Communicating the long-term interests of the City and the community. There should be no separation or disconnect between interests of the City and her community. Should be on the same page. Here is possibly the core issue at hand. When a mayoral administration forces his agenda on the community he is to serve and their interest are not his interests then we have the Ketchum of today, a big mess.\*\*\*\*

pg 9 not worded precisely enough, needs to be express language, the concept of 'will not cross the line' here etc. lack of specificity, decisions being made by those who do not have the knowledge, intellect, foresight to make such decisions cause big problems. If it is a development, then it will 'interfere' with the Plan simply by wishing to exist within space/land that is managed and guided by the Plan.

pg 11 Community Vision Core Values these have been part of every Comprehensive Plan Ketchum had written not just since 2014. If you read them the core values have not changed.

pg 12 resilient practices one can practice sustainable practices, healthy choices and understand the complexity of all possible decisions having on all outcomes and as a result become resilient but there are no resilient practices. The use of Sustainable and Resilient Ketchum is trendy verbage. There is no sustainable; Transparent Collaborative Government or Strong and Diverse Economy - economy can be resilient but no economy is sustainable or unchanging, it is in constant flux. Lively Arts and Cultural Scene again not S & R but desired, encourage support of. This sun graph is not accurate or aligned with words used.

pg 13 Yet we are destroying our authenticity with every big box that's built, historic building torn down, density increases as if we are big city. These aspects make us NOT an authentic mountain town. Makes a Boise look alike. An Aspen clone etc. We aspire (celebrate being an) to be an authentic mountain community ( we are in the mountains and are a community- done said. how can you be an inauthentic mountain town? definition of authentic town =Authentic places are those that accurately reflect. the uniqueness, character and heritage of a district, leaving those who use and visit it feeling like they have been in a one-of-a-kind, memorable place. An authentic place will be genuine and have recognizable cultural characteristics.)with world- class character, yet small-town feel.( no, we are a small town and wish to remain a small town not become a larger non authentic peer resort city) We value our strong sense of community and high quality of life for year-round residents and visitors.(eliminate and visitors. locals residents have the quality of life not visitors)( We will be successful (change to endeavor to create, attract, deliver )by creating, attracting, and delivering excellent jobs, education, healthcare, recreation, and cultural opportunities. Furthermore,(furthermore is used to advance an augment not a statement of pride about our town) we wish to be a place with a stable economy,(say instead a vibrant collection of residents) a vibrant downtown,(implied in stable economy which extends to all forms of work not just in downtown) a variety of community housing options,(should not have to mention there are places to live for all income levels if we authentic with a stable economy) and a (vibrant and) diverse population of people who live, work, and visit here. We will be (are) responsible stewards of our environment, work toward

(aspire to) a resilient economy, and maintain our special way of life for generations to come. in other words:

New wording for community vision - possibility. more reflective of our community  
We are a small mountain town and we will stay that way. We are grateful for our unique quality of life honoring and protecting it by accepting the responsibility of stewardship to our natural environment, attending to our built environment with due diligence and care and supporting our neighbors in their lives and work. Our steadfast community makes this place home weaving connection into resiliency nurturing and maintaining our special way of life for generations to come.

pg 14 **CONNECTED TRANSPORTATION NETWORK** - this sections states what we already do and the increase in density will destroy. Only point for safety that is relevant is to SLOW DOWN and PAY ATTENTION. Traffic will function smoothly, all modes of human transportation will be safe.

pg 14 **DISTINCTIVE BUILT AND NATURAL ENVIRONMENT** —this is becoming a mute point. character is mostly gone, historic buildings have been grazed. The emphasis has been on trade offs. We have different neighborhoods not 'district' neighborhoods. And those are radially losing their characteristics as huge builds drastically change the feel in our neighborhoods. 'creativity and innovation over uniformity in new development.' most new development is of the same characteristics, large box, lacking creativity and not aligned with the vision.

pg 15 - your approach, wording and mind set around **DIVERSE COMMUNITY HOUSING OPTIONS** is flawed and dysfunctional. Requires full change of approach.

pg 15 **RESPONSIBLE STEWARDSHIP OF NATURAL RESOURCES** now let's actually practice this as if we mean it!! Start with WSP as an actual preserve and not dog pooping acreage. Do not allow houses to be built in floodplain or with variances to the riparian set back. Do not allow hot springs to be built on sensitive lands; floodplain riparian, creek disturbance, wetlands & high groundwater.

pg17 **SAFE AND HEALTHY COMMUNITY** this section is wordy, condense. loses it effectiveness with redundancy.

pg 17 **STRONG AND DIVERSE ECONOMY** again this not a marketing tool. No one can create a 'stable' economy. Presently, new buildings rent costs exceed the local entrepreneur, parking is always forgone for square footage and maximum build profit. Economic resiliency is a by product of sustainable business practices. Loose the word 'vibrant' not functional, is a marketing word.

pg 18 **TRANSPARENT AND COLLABORATIVE GOVERNMENT** this wording is 'we & you'. We, government, allow, public, you, participation. Dha! On local level government 'people' live & work & are accessible all the time, no separation. The 'we' are PUBLIC SERVANTS, placeholders for PUBLIC voice not personal opinion.

pg18 **VIBRANT DOWNTOWN** towns have downtowns, known fact. pushing out small business for chains stores, huge mall like & oppressive buildings not in scale to the streets have no character & do not reflect 'local business' vibe severely detracting from 'vibrant'

pg21 -**CONNECTED TRANSPORTATION NETWORK** trades people can not use public transit & carry their tools. Mtn Rides is great. We will never be a foot traffic only town. The interconnectedness of valley wide businesses, each city having their unique offerings is vital to life in the valley. Each city is too small to provide all needs for all residents valley wide. SLOW DOWN & PAY ATTENTION = greater safety & efficacy of travel.

pg 22 **LACK OF PEDESTRIAN AND BICYCLE FACILITIES** too much emphasis & money dedicated here. It won't make real time differences, but keeping roads pothole free, not having extraordinarily wide side walks so there is wiggle room for vehicles & bikes & pedestrians would help.

pg 22 **AIRPORT SERVICE** keep in mind too many flights = too many people at any given time = problems. Improvements here are good but let's not push this either. We are remote. That is the draw. Do not spoil that.

pg 24 **MULTIMODAL TRANSPORTATION SYSTEM** photo, this space will not be available for these long time safety events for our children if we eliminate this parking area for housing. You want bike routes but do not facilitate learning safe practices. Contradictory. Marriott PEG threw this terminology along with comp plan rehortic in our face to try to say they met requirements of our plan. Be careful with words!!! If they are out of context you have cooke your own goose.

pg 24 **Policy T-1.2: Right-of-Way Management** - no tradeoffs per project. This right-of-way policy. period.

pg 24 **Policy T-1.9: Regional Transportation System** - expanding flights degrades quality of life for Hailey & Bellevue residents living with airport influence, noise, pollution already. do not exacerbate.

pg 25 **IMPROVE THE EFFICIENCY OF THE LOCAL AND REGIONAL TRANSPORTATION SYSTEM WHILE SUPPORTING THE REDUCTION OF GREENHOUSE GAS EMISSIONS, SINGLE-OCCUPANT VEHICLE USE, AND VEHICLE MILES TRAVELED.** can not be accomplished with 'higher-density development' more people more miles traveled, inherently contradictory.

pg 26 **Policy T-3.6: Electric Vehicles** - not until we manage the road surfaces properly. EV charge ports only in one area of city, out of way of public parking spaces.

pg 26 **Policy T-3.4: Transit Facilities** - south YMCA is a 'park ride' you wish to obliterate with a housing project. LOOK AT YOUR IDEAS HOLISTICALLY = AS A COMPLEXITY SYSTEM INTER- RELATED.

pg 26 **Policy T-3.5: Regional Connections** - drivers do not respect the passing lane, all SH-75 lanes are 'high occupancy'. This does nothing but spew rhetoric not problem solve.

pg 27- **DISTINCTIVE BUILT AND NATURAL ENVIRONMENT** As a result, opportunities for future growth in Ketchum are largely limited to infill and redevelopment within the city's established footprint. Stop pushing development. we are built!!

pg 27 - **BALANCING TRADE-OFFS** again, we are trying to accommodate more people than Ketchum can serve, manage. An effective plan has not been identified as realistic options for growth while retaining character & quality of life. Taller buildings are obstructing views, lessening foot traffic to shops, are not suitable for to the Vision, and the tradeoffs are outweighing the benefits and we all loose. STOP this trajectory. It is digging Ketchum deeper into point of no return, HEAR THIS. The updated FLUM is not aligned with the community vision or values. Do over.

pg 27-28 - **LOSS OF HISTORIC RESOURCES** bullshit, there is no priority for historic preservation & now barely any historic building remains to preserve. BIG FAIL. this is a lie. 'However, stronger tools are needed to better balance infill and redevelopment and historic pres- ervation objectives.' ridiculous statement. too late, stop infilling.

pg 28 **REINFORCING KETCHUM'S ECLECTIC CHARACTER AND FUNKINESS** past guidelines and common sense knowing the character of Ketchum has not been exercised. Guidelines specific, clear & unwavering should have been in place long time ago. Do it now & stick to it WITHOUT tradeoffs.

pg 28 **PROTECTION OF COMMUNITY GATEWAYS AND SEPARATORS** Expanding protections for these assets (will be) is essential as the region continues to grow and evolve. reword.

pg 29 **WHAT WE ARE PLANNING FOR**

Ketchum will continue to work with the community, design and development professionals, and property owners to adopt and implement policies, programs, and regulatory tools that promote the efficient use of available land, REQUIRE FULL DEFINITION because unbuilt land is effecting use for human & non human health while also helping vague, reword, needs to ensure not help to reinforce and protect Ketchum's unique features and community assets. Goals and policies in this chapter are intended to protect the distinctive features of Ketchum's built and natural environment by:.....different neighborhoods under different densities, policies etc exacerbates economic disparity taking Ketchum farther not closer to a Cohesive Ketchum.

pg 30 **GOAL BNE-1: MANAGE GROWTH TO PROTECT AND ENHANCE KETCHUM'S**

ECLECTIC CHARACTER, DISTINCT NEIGHBORHOODS, AND QUALITY OF LIFE. annexation of ACI is another way to say urban sprawl. Ketchum growth is finite in many categories. future annexation of portions of the ACI to expand Ketchum's development capacity NO.NO!!

pg 30 Policy BNE-1.3: Context-Sensitive Development & Policy BNE-1.5: Emerging Activity Centers - contradictory to downtown being the 'vibrant hub'. the only parking for Baldy is River Run & base of Warm Springs, there is no way to add more buildings & access the mountain which is Ketchum's lifeblood. Please think as if you do understand the dynamics of Ketchum, We are still a ski town.

pg 31-34 HISTORIC PRESERVATION whole sections needs specific policies, procedures apart from other building considerations, but with restrictive waivers & exceptions to accomplish true preservation not like what was done to the old Thai restaurant adjacent to Board Bin. create Historic Recognition Days' make it a festival across built & non built history in one of River Run parking lots, Town Square, Festival Meadows, Forest Service Park. free multi day celebration awareness raising, even fund raising.....storytelling from the old west & the 1980s, share Ketchum experiences would promote the good ole days & raise consciousness to what we've lost & how we can regain it.

pg 35 Policy BNE-5.5: Infrastructure Capacity

Designate compact areas of concentrated development

to facilitate economical and efficient provision of utilities, public facilities, and services.

Encourage infill and redevelopment where excess utility capacity is available. Include periodic upgrades, as necessary, to utilities and services in capital improvement plans if sufficient capacity is unavailable in targeted redevelopment areas. Best not to over extend ourselves. Leave room for unforeseeable circumstances. Again destiny will not solve any existing or future problems.

pg 36 DIVERSE COMMUNITY HOUSING OPTIONS Successes have included the launch of new housing programs, such as the Lease to Locals Program (2022), and the Ownership and Preservation Program (2024), voter approval of a 0.5% Local Option Tax for housing (2023), the successful pursuit and award of substantial grant funding to support housing initiatives, and the completion of 51 mixed-income units as part of the Bluebird Village project (2024). Lease to Locals has been discontinued- out of date information, LOT may indeed be in jeopardy and full Bluebird has not been published even to individuals who have expressly asked. Email sent to Jade Riley 3/3 , still no answer.

pg 37 LACK OF HOUSING DIVERSITY Did City code have 'apartment' code written prior to Bluebird?

pg 38 clear FLUM & Land Use Regulations must be published for residents to read & understand prior to adoption of the Plan.

pg 39 GOAL H-1: EXPAND AND PRESERVE COMMUNITY HOUSING AND OTHER HOUSING OPTIONS THAT ARE AFFORDABLE TO KETCHUM'S LOCAL WORKFORCE ADUs are viewed as mortgage paying devices for second homeowners, not effective housing option. Again, you can not build your way out of housing. TOTAL APPROACH RETHINK.

pg 40 HOUSING RESOURCES AND CAPACITY Policy H-2.8: Legislative Advocacy this is only 'policy' that isn't supposition or vague, albeit not guaranteed.

pg 41 EXCEPTIONAL RECREATIONAL OPPORTUNITIES expansion is probably not viable but maintenance is important. Part of nature connection is educating people, families that we do not need built structures (playgrounds) to play and be happy & healthy outside. We all used to play & were healthier physically & mentally than children are today. Open park space is in direct conflict with the ideas of 'infill' & 'underutilized land'. So many sections including this section states the obvious again as if this is a marketing tool. The Plan is not a marketing tool. Many points of access presently traverse private lands and these trails are not yet legally established through easements or public acquisition. here it is vital to work in cooperation with landowners to create easements & implement easements prior to development. building or remodeling on private land. This is an example of Ketchum character. Anyone who refuses such a request is not aligned with Ketchum character.



pg 41 emphasis on education of nature connection, outdoor, nature experience really lifts the bill far more efficaciously than building facilities. People do not understand nature.

pg 43 **GOAL R-1: PROVIDE RECREATION PROGRAMMING AND FACILITIES TAILORED TO THE WANTS AND NEEDS OF THE COMMUNITY.** most of this redundant from section previous.

Is it the City's place to provide 'affordable' play space?

pg 43 **Policy R-1.4: Community Gathering Space** but we have no parking lots & ones we do have you want to build on. Why write this in the there is no intention of following through?

pg 43 **GOAL R-2: DIVERSIFY FUNDING OPTIONS TO PROVIDE AFFORDABLE FACILITIES AND PROGRAMS.** You could actually listen to private citizens who have tried ceaselessly to share how WSP can be self sustaining and generate monies but you choose to continually shun local professional expertise for out of town inexperienced Superbloom.

pg 44 **Policy R-3.5: Designated Greenways**

**Designate greenways using utility corridors, riverways, ditches, and rights-of-way for passive and active recreation and other purposes such as community gardens, trails, and bike paths.**

Please understand your ordinance to must have gravel in the 8' city residential ROW is contrary to passive greensapce. Most of this not realistic as it is presented here. Yes, support access , but access exists in many places. People need to explore, its all part of the nature experience.

pg 45 **LIVELY ARTS AND CULTURE SCENE** support.maintain the physical facilities we have, in order to continue to provide outdoor venues we have to keep them open spaces meaning we don't build on them. Here & in several sections you mix too many goals' together tossing in words to attempt to cover it all. example here is with lively arts. be more precise.

pg 46 the arts do presently enhance quality of life. we are not a HUB for the arts nor an artist colony. our local talent has numerous ways to showcase their work & current programs actively facilitate this. city funding is good idea.

pg 47 see idea of Historic Recognition Days' pg 31. keep in mind that balancing the amount of philanthropy in the valley is necessary. so create a focused perhaps rotating list of projects.

Also do what we can, even if the resulting product/event is less than' world class' for free.showcase the lesser known for their exposure benefit etc

pg 49 **RESPONSIBLE STEWARDSHIP OF NATURAL RESOURCES** not 'can' but categorically emphatically does effect, pesticides anywhere not just 'near waterways'. every tree removed pushes green house gases higher releasing carbon stored. flora is not given enough emphasis. people think plants are unimportant and easily replanted, untrue for native species be more complete, knowledgeable. learn to write effectively, correctly and with focus. here is wordy. redundant to pg 86 combine these for effective understanding, reference one topic in various applications.

pg 50 **CLEAN ENERGY GOALS** Public officials are currently assessing the viability of capturing the geothermal resources provided by the Guyer Hot Springs for public uses, such as heating buildings, melting snow on sidewalks, and generating electricity. is it smart & sustainable to use a finite resource in such a broad manor? **GREEN BUILDING STANDARDS** must be pushed hard 'encourage the use of sustainable development practices.'

pg 51 **Protecting the quality of our water resources and ensuring adequate water capacity for future generations;** expand the riparian set back to a minimum of 50' or better 100' with no chemicals usage.

pg 52 **Policy NR-1.8: Soil Quality** permaculture practices & philosophy is absolutely necessary in all sections pertaining to natural environment including landscaping .

pg 54 native plants will not 'decreasing stormwater flow' but cottonwoods will, yet you've cut them all out on WSP **Policy NR-2.5: Native and Xeric Landscaping** this section needs professional advice incorporated, not written effectively

'xeric plant species' use term drought tolerant for the publics' best understanding & native drought tolerant plants outside a native ecosystem are not necessarily drought tolerant, many factors determine this, not all native plants are sought tolerant

pg 55 **Policy NR-3.4: Geothermal Hot Water** careful here, expensive endeavor to have to dismantle as not truly a renewable resource.

pg 56 [Policy NR-5.4: Regional Collaboration](#) educate homeowners & landscape companies on permaculture practices that leave natural debris in place for soil building & health & climate health

pg 57 [HAZARD MITIGATION](#) define

pg 59 [Prioritizing community health in the design of our built environment](#); current trends in our built environment cause extreme stress to residents, stress raises cortisol which triggers inflammation and health deteriorates. CHECK THE BUILDING IMPACT ON HEALTH & STATE OF MIND!!

pg 60 [Policy SHC-1.2: Housing First Responders](#) currently how many first responders are in need of long term housing?

pg 63 [Policy SHC-4.1: Community Design for Active Lifestyles](#) & [Policy SHC-4.3: Year-round Recreation Opportunities](#) there are many free year round activities. more private sector or BCRD than a City responsibility

pg 64 [Policy SHC-5.2: Life-long Learning Opportunities](#) WSP is a perfect place to offer this! multiple topic sections of the Plan could be covered.

pg 64 [Policy SHC-6.3: Nutrition Education](#) not really a City responsibility, growing food in the ROW, not feasible remove for stupidity. Code says ROW must be gravel. Grow food directly along side gas fumes & dust. STUPID

pg 64 [Policy SHC-6.1: Local Food](#) Encourage community and private gardens to be integrated into school and Park sites, unused public rights-of-way, and design of new neighborhoods, and to be retrofitted to existing neighborhoods. Not at all feasible with density increases, tall buildings blocking sun and no green spaces left unbuilt. why propose this notion when you know full well you will never fund it or make the land possible to do it?

pg 68 [Policy E-1.2: Small Business Growth and Expansion](#) Preserve vacant and underutilized land for commercial and industrial uses & Identify and fund infrastructure improvements that allow businesses to grow and allow the building stock to adapt to new tenants needs. explain 'encouraging a mix of businesses that fit the scale and character of downtown,' Johnny Was & Fartethy don't 'fit' [Policy E-1.4: Quality of Life Infrastructure](#) 'Make it inviting to invest and to live in Ketchum..' don't you realize this is huge part of the problem of second homes! people do come here to cash in without being a viable part of our community but bring the tax rate up, buy & build beyond locals' means. STOP this action. [Policy E-1.6: Small Business Recruiting satellite offices of larger businesses](#)— NO again they get the perks of their letter head but are not part of community in an invested way(not \$\$)

pg 69 [GOAL E-2: CONTINUE TO SUPPORT OUR TOURISM ECONOMIC BASE THROUGH COORDINATED MANAGEMENT OF TOURISM DESTINATIONS AND EXPANSION OF VISITATION SEASONS.](#) no, all wrong, too much

pg 69 [GOAL E-3: FOSTER A REGIONAL PARTNERSHIP APPROACH TO SUPPORTING BUSINESSES AND SUSTAINING ECONOMIC GROWTH.](#) sounds like City domination of local business not free enterprise. just have the not allowed- chain store etc. businesses must serve locals first as we are a community with needs, tourist focused stores do not serve local residents- clothing stores overpriced etc. [Policy E-3.3: Economic Development Ecosystem](#) Work with partner organizations, local entrepreneurs, and others to expand resources for business attraction and retention services, business support services, and local event programing and marketing services. Identify existing entities and seek new entities to fill gaps in business and workforce networking, workforce education/training, downtown/public realm management, and coordinate destination management efforts. this is ridiculous! City doesn't train workers, looking outside locals to start business is not local businesses! this combined with the education piece previously mentioned means now we need student housing. ALL WRONG.

pg 70 [TRANSPARENT AND COLLABORATIVE GOVERNANCE](#) total BS for Bradshaw's 'reign'. code interpreted to suit his greedy needs, FAR increased, density, aesthetic guidelines, huge hotels all public feedback was against & yet it all goes through, This City council & mayor contradict, falsify this entire section in, 'allocates revenues to the highest priorities and outcomes that residents and City officials want and need,' how can any of this be actually

written when everything has been manipulated for nearly a decade by Bradshaw. Zero accountability or transparency & greed of tax money at the expense of residents & Ketchum's personality. DISGRACEFUL

pg 71 **WHAT WE ARE PLANNING FOR**

Ketchum strives to be a place where people can be involved in their community. To move the community forward, the City must establish a well-functioning local government, excellent communication and collaboration among organizations in the Wood River Valley, and a framework for engaging with and responding to public input. This section identifies goals and policies related to the social aspects of sustainability by reinforcing the high value of social capital through good governance, public participation, and collaboration through: ALL UNTRUE. City government lies, manipulates, plans behind the public's back, makes deals to suit the mayor & council's ideas while bulldozing them through - like the refusal to postpone CompPlan meeting for WC week- and makes it necessary for out residents/citizens to launch attacks against council & mayor & P&Z because they are all bullied by Bradshaw our dictator. Bullshit.

pg 72 **COMMUNICATIONS AND TECHNOLOGY, GOAL E-1: CREATE TRANSPARENT, ACCESSIBLE OPPORTUNITIES FOR PUBLIC PARTICIPATION IN CITY DECISION-MAKING.**

you have no idea what this actually means. **GOVERNMENT GOAL TCG-2: PROVIDE OUTSTANDING CUSTOMER SERVICE TO KETCHUM RESIDENTS AND THOSE DOING BUSINESS HERE.** suggestion don't block people's emails, answer emails directly sent to you- all staff, council, P & Z, behave with respect to the public again total bullshit.

These sections should be as they are written but it's impossible to take seriously or trust in these words when coming from the current administration. If you ALL leave, perhaps we can start with a new slate.

pg73 **GOAL TCG-3: STRENGTHEN THE CITY'S REPUTATION AS AN EFFECTIVE LOCAL GOVERNMENT.** this sections & all under 'government' sound like you just now heard of these behaviors for the first time because they are NOT currently practiced. No we don't train City staff. If a person is hired without proper qualifications that is very poor management as a 'organization'. Hire qualified people who are intelligent enough to listen to public, know the codes and not be bullied by the mayor to represent only his voice. DISGRACEFUL

pg 74 **GOAL TCG-6: FOSTER COLLABORATION ON COMPREHENSIVE PLAN ISSUES.** start with allowing as much time is necessary even if the Plan is not adopted while Bradshaw is still mayor. The Plan must be clear and reflect what the residents of Ketchum want before any collaboration on the issues.

pg 75 **VIBRANT DOWNTOWN** around six major themes:

- Creation of unique downtown districts; - we are way too small to have downtown districts
- Preservation of downtown character; —epic fail
- Infill mixed-use and affordable housing projects; • Major streetscape improvement projects;
- FAR 2.25, 'in lieu of' results no housing
- New downtown public spaces; and —not really & mostly concrete
- Gateway enhancements. —like a huge hole in the ground for years, fail, now a massive hotel going up with massive buildings surrounding our gateway
- KURA hasn't performed job it was created for, money reallocating farce

pg 76 **DOWNTOWN PARKING POLICIES AND MANAGEMENT & PROTECTION OF DOWNTOWN CHARACTER** not topics for analysis but common sense, visibly obvious

factors, none of this really addresses residents' preferences for Ketchum but the 'tradeoff & compromises' the City wants to get its own way to override the public sentiment.

pg79 **Policy DT-2.3: Ketchum Townsite Lots**

Limit the consolidation of Townsite Lots to reinforce the traditional rhythm of smaller storefronts traditionally found in the Retail Core and mitigate the overall scale of infill and redevelopment.

if this is in the Plan now and is how Ketchum retains its character & has been the guide for Ketchum, why has it not been followed with Bradshaw? He has disregarded all past comp plan guidelines. **Policy DT-3.2: Policy DT-3.1: Local Preference**

Simultaneously, it is imperative for Blaine County residents and



Establish regulatory preferences for local stores over businesses to adapt to the changing national chains. not new concept yet Bradshaw allows Ferthy & Johnny Was???? Directly against comp plans of the past. such as bus, bike, or transit—when traveling to or from downtown. Explore the feasibility of creating a Transit Management Association or Organization to manage transportation needs in downtown. —ridiculous downtown is tiny & cars will always get us in & out of downtown unless you are within walking distance, your activity is appropriate to use a bike, what 'transit', Mountain Rides is used as much as people want to use it. This seems to be creating 'problems' that really aren't there. "things to do" that really aren't issues if we stop trying to make Ketchum Boise & bring too many people into too small of an area.

pg 83 **Ketchum Cohesive Project** should be open to entirety of residents not just small isolated groups. we can't grow, we can't meet our needs now, roads are a mess, too much traffic, too much mass in buildings which is not what residents want. Let growth idea go. Transition our population as an ebb and flow. who are these other 'stakeholders' if not the community locals?

pg 84 **FACTORS INFLUENCING GROWTH & FORECAST GROWTH** this isn't the weather, we have a degree of control over our growth or not, that is what the whole process of creating this document is all about !!!! we will die altogether if we 'keep growing', literally kill the ecosystem that supports our tourism industry, trap too many people in a place without the ability or capacity to meet the needs of so many people. unless we go up hillsides, infill the rivers so we can build, remove all plant life, displace all wild creatures - all roads lead to demise. we have to slow our roll significantly, get realigned, understand our natural resources limitations and realize money is not quality of life, it is a driving factor in mental illness, disconnection, all health issues stemming from stress response & this inflammation. WAKE UP.

pg 85 **INFRASTRUCTURE AND SERVICES** While the City has sufficient water to serve current and forecast residents, potential stressors on the system include periods of extended drought, well capacity, and capacity in collection lines. with known factors, why is it deemed wise to put further stress on our system with increased growth, population, density of water users? **FLOOD PRONE AREAS** do not build in floodplains -ever!! respect the rivers, creeks, give them their space we know they need & voila! natural hazards are drastically mitigated. The Plan as a guideline MUST be written consistently & concisely with express language that speaks to known issues. Most issues are known to some extent. we are not uninformed from pg 61 e of **Policy SHC-2.3: Flood Hazard Areas** -Discourage/prohibit development within flood hazard areas and take measures to prevent flood damage. do not graze properties especially near riparian, floodplain areas, (obviously not in either designated space but not near it either- extend the boundaries) the native vegetation 'knows' how to deal with the waters rising.

re: pg 54 **Policy NR-1.4: Ecosystem Connections and Buffers**

Work with the County and managers of surrounding private and public lands to preserve, enhance, and restore habitat connectivity. Ensure that development in areas that serve as habitat for wildlife is designed and built so that it does not impede wildlife movement. - development in ecosystem connector areas ruins the connectivity. NO development in these areas. period end of discussion.

re: pg 52 **Policy NR-1.5: Natural Lands Preservation**

**Support** / weak wording, ineffectual, use Ensure the protection of lands with the highest scenic and habitat values through acquisition, regulations, and collaboration with private, non-profit, and public entities... no compromise or tradeoffs when it comes to the natural environment.

pg 86 see comments pg 49, 52-54, 57, 61

pg 87 **FUTURE LAND USE PLAN** Future Land Use Map (FLUM). The FLUM depicts the planned distribution and intensity of future land uses within the City and the surrounding ACI. **intensity** incorrect & vague wording

Future Land Use Categories. Each of the land use categories shown on the FLUM is accompanied by a description that defines its existing and intended density range/height, primary and secondary uses, location, and other defining characteristics. —this wording directly codifies the existing trends are correct, wanted by the public and will continue. NO we want a change to stop this current direction of ruining town, we do not want Ketchum to



extend their density, box buildings or creep into ACI areas. NO NO NO this must be completely changed

proposed developments or zone change requests. Development agreements must meet standards for consistency with the Plan, as outlined in the zoning regulations. —we need to know the exact zoning regulations and the option for ‘zone change requests’ should probably not exist at all or have very specific requirements to be met proving changes are necessary. The City will evaluate the underlying zoning and associated allowable uses of a property when making land use decisions. Zoning classifications will be changed upon the request of a landowner or through a public process consistent with the specific requirements outlined in state law. —this reads the City will decipher the zone, codes ‘allowable uses’ NO these should be clear no need for deciphering be in place NOT for City to make decisions act their whim & yes that is exactly what has been happening. Rezoning request by landowner really means developers express use of their property at the exploitive expense of surrounding properties, neighborhoods & general character of Ketchum. This is where we fall into the dysfunctional mess and loss of character, charm etc of Ketchum.

pg 88 Warm Springs Base Area.

A master plan for the Warm Springs Base Area provides the opportunity for a rejuvenated and lively ski area-focused place. This redeveloped center builds on the existing non-residential uses already provided at the ski lodge, and hosts a variety of retail and service options that are designed to serve day users, local neighborhoods and tourists. The historic hot springs that once anchored this area would again become a special attraction. this area is built out & today with the WC it is a disaster area. No parking no flow for people. the race is not accommodated well for the status of the event that it is. This area is small and already built to capacity. If there was an emergency there would be no way to evacuate the numbers of peoples present via the horrible routes for access you implemented. Wm Spgs base is quieter, calmer & should stay that way compared to any other parts of town. Winter season it is a smaller hub, but this is for ski culture only not of the general public to ‘shop’. Mentioning the hot springs development clearly signifies the deals are already made even though no proposal has been submitted to the county on behalf of this supposed development. You just blew your transparency out of the water. What has been proposed to the City? And if anything Warm Springs residents need to have their input heard. River Run Base Area. While development at the River Run Base Area is currently limited to the ski lodge, the surrounding area is planned for a mix of tourism-oriented retail, lodging, food service, entertainment, and community housing. Sure if you want no access to the mountain at all. go for it. stupid. parking for the masses of tourists you are wishing to attract has to be somewhere. they still need to park at the mountain, they all do have cars. Then all the second homers owners who come to ski, where will they park?

NO DEVELOPMENT AT BASE OF WARM SPINGS. ANY REMODELING MUST HAVE SAME FOOTPRINT OR SMALLER, NO GREATER HEIGHT OR DENSITY.

“more bang for its buck” is not a sentiment most residents hold to. those that do are new comers with city attitudes.

pg 89 PROTECTING COMMUNITY CHARACTER & PRESERVING OPPORTUNITIES FOR INDUSTRIAL USES —the whole that is ‘the character of Ketchum’ includes the light industrial area, the fact we are (or were) a complete and functioning town. when we sell out to the tourist & the rich we loose the fabric which are the people who are the CHARACTER of town.

“Character’ means different things to different people’ NO NOT AT ALL. we are the character the lifeblood the reason Ketchum is a town & our style is low key, so understand this. Buildings alone do not define character although they support character along with people their contribution to our community. Character is not one thing. But giving over to tourists, second+ homeowners and ‘luxury’ as priority is destroying character because these folks don’t contribute heart & soul to where ‘we’ live as community.

pg 95 The integration of additional community housing units will be prioritized in all residential neighborhoods through targeted infill, redevelopment, or the adaptive reuse of larger existing homes, consistent with the applicable and use categories. —most neighborhoods can not

accommodate infill in the redevelopment model of Bluebird which seems to be strongly implied here. This needs to be far more specifically defined. Underlying zoning, site constraints, and the surrounding development context will be evaluated during the development review process and future zoning changes. —be specific, allow resident input in this process.

pg 96 Intent. Although these areas are not intended to change significantly, the efficient use of available land should be achieved through an increased number of ADUs, subdivision of large lots into smaller lots, and the division of large existing homes into multiple units. Density should be generally one to six dwelling units per acre. Minimum/maximum unit sizes will be required.

—ADUs when over emphasized create 'more' not better. people build these for income source not at affordable rates. increasing density in this way continually cuts out nature, loss of trees & plants, & here is quality of life, people want yards to play in both children & adults. DO NOT crush in people together. Mental health requires sense of sovereignty & personal space really helps this. NOT 3 story, loses sight lines to nature & between houses which create community in neighborhoods. efficient use of land — you only have that meaning as infill, density. open to concept of breathable space. being too close & density packed together is not what Ketchum is about. Go live in a city if that's what you want.

pg 97 LDR Public transportation provides access to these areas should be enhanced. —it already exists well enough. don't run buses thru neighborhoods. Public Amenities/Gathering Spaces. These areas are primarily served by public neighborhood parks, trails, and river access points. Individual public amenities are not required as part of new development. — more contradiction. infill. build up, density but have neighborhood parks! developer built infill is then lot line to lot line. Try again. Existing characteristics of streets should be retained and enhanced to reinforce the neighborhood character of these areas. —please learn how to write. leave neighborhood roads as is because they are part of the neighborhood no need to enhance just not destroy or otherwise alter with infill, density that sets too many large buildings closer to roads. — density of buildings will cause far more wildfire risk than limiting trees. trees create the climate, adding water to environment -transpiration, evaporation, condensation.

pg 99 Multi-family developments should provide adequate gathering space to serve the residents of the development. — this means less density of the build so there is open outdoor space available to those who live in multi unit complexes. W Ketchum's Bavarian Village did this fairly well & is now replaced with tightly packed buildings with no outdoor communal space.

pg 100 Density up to 30 dwelling units per acre may be permitted if community housing is the primary use and the proposed development is contextually compatible with the surrounding neighborhood. Minimum/maximum unit sizes will be required moving forward and minimum residential densities may apply. — it is imperative to understand that these statements DO NOT align with existing compatibility of neighborhoods. this would greatly alter/change character of neighborhoods. Building envelopes must be clear & non flexible. when one purchases a lot/property it must be clear what is allowed & what is not. Lot consolidations may be appropriate to facilitate community housing and provide on-site parking. — you want to divide lots for density then you want to consolidate lots for density. It is ALL ABOUT DENSITY. try transparency!

pg 101 Parking for residential and commercial uses should be accommodated with consolidated off-street parking areas and shared garages. —this is a given but hasn't been followed in the past 8 years of building permits. Building Orientation and Site Design. Residential infill and redevelopment should be compatible with the size, scale, pattern, and character of the neighborhood. More intense residential infill and redevelopment is encouraged adjacent to mixed-use and commercial areas. —throughout this document especially in the 'density pages' demonstrate a 'mixed use' of language that is unclear, not express & open to drastic subjectivity, this is how we have arrived at our current state of dysfunction, loss of character & diminished quality of life. REWRITE. if you have indoor/outdoor recreational facilities at a new development that equals mass sizing. NO. 'should' is not an express language term. use another word. will be, is required ...

pg 101 **Building orientation.** —think about using the alleys for orientation to create interest, meandering of public, ‘secret’ places that add to charm. this is good use of land, not just making

pg 103 **New development scale and intensity should not surpass that of surrounding existing structures.** —NO it will be smaller!! or **demonstrated hardship conditions** —- hardship for whom? the developer so it pencils out? Wrong way to go about this.

pg 104 **New development should provide parking for secondary uses, with on-street parking serving primary uses** —will provide. otherwise we get what we have now. no parking.

pg 105 **Adaptive re-use of single-family residential to commercial uses is encouraged** — counterintuitive to creating more housing. this demolishes affordable options. these should be reallocated deed restricted for housing. that makes it affordable/community housing. Do keep in mind that the St lake’s site is in avalanche zone west side of highway—

pg 106 **four story buildings may be permitted for community housing or public/institutional uses pursuant to design standards/guidelines.** —4 story is not part of Ketchum’s character & increases density in a detrimental way.

pg 107 **Warm Springs Base Area is intended to be a locals-focused area with community housing, visitor lodging, and commercial uses that create a vibrant neighborhood center** — neighborhoods aren’t ‘vibrant’ they are cohesive, they set a tone for those people living in them. Due to Air B&B there is far too much visitor lodging and visitors’s lodging ought not be right here ignorer to keep the locals focus attitude in tact. **Primary. Hotels, motels, and other types of visitor lodging, high-density residential, conference, retail and restaurants, and hospitality service uses.** —no hotels at Warm Springs or we lose the local vibe. it has been tried & unsuccessful. it already is high density don’t make it higher density. Hospitality is covered by SV Co. **Secondary. Offices, personal services, structured parking, and other supportive and complementary uses such as outdoor seating areas, parks, plazas, and other public uses.** —please write this as if you know what the base of R Run & Wm Sprigs actually are!!! They are on USFS land, public land with access to the mountain & creek, it is one giant park. Parking at R Run is perfect as it is, adding ‘structured’ parking is just more built environment which is wrong way to go. both have their ski ‘plazas’ no need for more. Feel free to sit anywhere you wish! **taller building heights may be allowed for community housing and other priority uses pursuant to design standards/guidelines.** —this opens the door wider for big builds, more development which we don’t want. ALL building will have same height & can go lower if they wish not higher. You can not build more at Wm Spg due to no were to park. Be smart with your ‘planning’.

pg 108 **On-street parking is limited in availability and areas should be limited to pick-up and drop off and public transportation.** — stop trying to regulate everything, stop trying to be in control. For 40+ years skiers have managed to park on street At Wm Spas without much issue. Let us do our thing & stay out of it. Don’t over build so we have no access to Wm Spgs. We now have World Cup commitments. Don’t F...it up. **Public Amenities/Gathering Spaces.** Public amenities and gathering spaces are critical to the success of base areas. Outdoor gathering spaces should be designed for year-round use and be integrated into the design of new developments in a way that establishes key pedestrian corridors for easy navigation and access to Baldy Mountain. —EXACTLY so chill on the thought of deveohpling every inch of space. It is not ‘underutilized land” is it open space serving a great benefit to every aspect of our health & wellbeing. BE AWARE of your contradictions. **dedicated infrastruc- ture for alternative modes of transportation.** —again no need to build something, rather keep the roads in good/great condition & we can walk, ride, skate & skip to our pleasure.

pg 109 **Neighborhood-serving uses such as retail, restaurants, and groceries should be introduced purposefully to support employees and residents with limits on size. Residential densities will be dictated through height, setback, open space, parking, and minimum/ maximum unit size.** — if we truly value the MUI area then it is not for residential save for the units here & there that already exist. Adding grocery stores provides Alberston’s with its demand over the needs of community. People do live/work everyday. Yes, there are those who do not work at all. But most of us to or we support & need what those are working provide.



Encourage food trucks to park in this area on rotating basis to support them, allow for easier truck access options. But Jade's comment on workers complaining about parking to come to Atkinson's for their chicken tenders is just rude. Workers need a break from the job site, from the office to reframe their day, breathe. People do not go to work & go home & nothing else. **Secondary. Neighborhood-serving retail, restaurants, groceries, multi-family residential and work/live units and other supporting uses such as outdoor seating areas, parks, plazas, and other public uses** —including this repetitive blurb for the MUI area then takes it out of an MUI area losing its distinction as an industrial zone. You keep saying neighborhoods of distinct character but continually speak to homogenizing them, PLEASE be smart, thoughtful with how this is written.

pg 110 **Off-street parking for proposed uses is a priority and the loading/unloading needs of businesses must be planned for and accommodated on-site and on public streets. Public transportation should be extended into the area to reduce vehicle trips to the area.** —STUPID. you can't ride the bus with 2x4s! Difficult with bunch of laundry or your new cabinet samples. This is an industrial area & one needn't drive thru if they don't have need to. If you are doing business here you usually need your vehicle. **Relationship of Use. Inherent conflicts between residential and light industrial uses must be mitigated through the use of site design elements and spaces such as parking and open space areas with landscaping. Less intensity commercial uses such as office can also be used as transitions between residential and industrial uses. Vertical integration of residential and commercial uses are encouraged where appropriate.** —residential units here are more affordable & with that comes some 'tradeoffs' stop making this area something it is not. Adding a residential component will only lessen the efficacy of businesses to their industrial business. Get it! **Public Amenities/Gathering Spaces. The introduction of public gathering areas and dog refuse locations will be more important as more residential units are introduced to the area. New multi-family residential developments shall provide a minimum amount of consolidated common areas accessible to residents.** —you acknowledge you're creating problems not solving them. TAKE THIS IDEA OUT. **Public Realm. Continued maintenance of regularly damaged sidewalks is critical for the ease of pedestrians to navigate busy roadways with large vehicles and trucks. On-street parking will be relied on for patrons of businesses while off-street parking shall be provided for proposed uses in new developments. Landscaping is contained on private property with the public realm dedicated to all modes of transportation, parking, and sidewalks.** —you're continuing the build more spend more when Ketchum already can't keep the roads in decent condition. STOP this is not a true 'public realm' place. INDUSTRIAL.

pg 111 **MOUNTAIN OVERLAY require STRICT ADHERED TO regulation.**

pg 115 **KURA = Ketchum Urban Renewal Agency** —is a City Department or City Boards and Commissions?

pg 116 **Action T-1.b. Adopt a Vision Zero** —this implies we stay blind. change to Total Vision Policy or Pay Attention Policy.

pg 118 **Action BNE-1.a. Align zoning with the Future Land Use Plan to ensure desired development patterns and densities can be achieved.** —will be achieved

**Action BNE-1.c. Strengthen design review criteria in conjunction with design guidelines/standards.** —Set detailed design review criteria

**Action BNE-1.d.** —or concede that planned densities are not feasible & abandon idea.

**Action BNE-1.f. Reevaluate setback requirements from State Highway 75 for four- and five-story buildings in the LI zoning district to maximize the use of available land.** —and sprawl while degrading the northern exit/entrance to town. Think again.

**Action BNE-3.e. Strengthen compatibility standards for infill and redevelopment adjacent to historic structures** —set the standards clearly. **Action BNE-3.f. & Action BNE-3.e** must be aligned to each other.

pg 120 **Action H-1.b** bad idea. allows for wealthy to widen the gap of 'us & them'

**Action H-1.d. Action H-1.e** —creates a slippery slope of annihilation of LI

**Action H-1.h.** —NO another way to bring in density which is the focus of this Plan, housing density will not solve things but will destroy Ketchum

Action H-1.k. - No, work with county as whole for housing solutions which extend far beyond units. Action H-1.l. —now we are Bolsheviks ?

pg 121 GOAL H-2: EXPAND AND LEVERAGE HOUSING RESOURCES AND CAPACITY. —we need to start from a different POV, this path will only cause more problems, please wake up to fact you cut build your way out of housing situation it is far more complex issue. Action H-2.a. — again density language NO more density.

pg 122 GOAL R-1: PROVIDE RECREATION PROGRAMMING AND FACILITIES TAILORED TO THE WANTS AND NEEDS OF THE COMMUNITY. —the public needs more education of how to be in nature without having built environment shielding them from it, Sure we can fix Hemingway playground was needed, but outdoor programs are filled by the private sectors & chord & BCRD not a city issue. just leave land available not built upon & watch the magic happen. Action R-2.b. —try listening to local knowledgeable people, profession people with wonderful ideas! WSP is not managed well at all.s of quality art galleries. if anything promote local artists of which there are many not just in fine arts & make the ‘arts’ more community minded like we used to. Talk with local artists.

pg 123 GOAL ART-1: MAINTAIN CULTURAL FACILITIES TO MEET THE NEEDS OF THE COMMUNITY. — we’re not really a HUB at all. lot

pg 124 GOAL NR-1: PRESERVE AND ENHANCE THE NATURAL HABITAT FOR FISH,WILDLIFE, PLANTS, AND OTHER CREATURES IN OUR ECOSYSTEMS. —all ecosystems make the ecosystem not just floodplain & riparian. Action NR-1.c. Develop a public information guide on xeriscaping and ways to promote soil health —this must include full landscaping guidelines & lots of education. it is all connected - the practices, species chosen etc. Holistic permaculture POV must be made known. GOAL NR-2: PROTECT THE QUALITY OF OUR WATER RESOURCES AND ENSURE ADEQUATE WATER CAPACITY FOR FUTURE GENERATIONS. —same as above

pg 125 Action NR-4.c —Idaho Power has incentives for irrigation water management too

pg 127 Action SHC-5.c — get ‘staff’ on state & national grants opportunities for child care facilities, purchase a building foe this purpose, plenty of qualified people can run it with love. Action SHC-6.a & Action SHC-6.b — need open land to garden!! so leave land open,, allow for yard space for mental health, nutrition, physical health. See building every inch with high density will not facilitate these ideas.

pg 128 GOAL E-1: SUPPORT AND ATTRACT ENTREPRENEURS AND BUSINESSES THAT DIVERSIFY AND SUSTAIN THE LOCAL ECONOMY AND LEVEL OUT SEASONAL FLUCTUATIONS. —Action E-1.d. not sure this is the City’s place Action E-2.c. —wrong focus, locals first & tourists can enjoy but not priority.

pg 130 TCG-3.a. - does the City not have one? is this different from the Community vision statement?

pg 132 GOAL DT-2: REINFORCE THE HISTORY AND DEFINING CHARACTERISTICS OF DOWNTOWN. Action DT-2.c. —modern life requires vehicles, people have them, all housing need paper parking. Action DT-2.f —[arking barges do not fit our character. they are not wanted by most residents. Do you want to park at an outlying garage & walk with groceries from Atkinson’s, or from library after school with all your kids? GOAL DT-3: ENHANCE MULTIMODAL CONNECTIONS TO AND WITHIN DOWNTOWN. Action DT-3.a. — not a priority. slow down, pay attention, have less people & safety naturally occurs. road maintenance is priority. Action DT-3.b. —doesn’t this exist around Webb Landscape?

pg 156 has inconsistencies in capitalization, omitted words. there are other laces throughout the document that still have punctuation, grammar and or omitted words. Please do a copy edit.

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 not only result in the assured ousting of him, but of the loss in so many aspects of our beloved town.

Susie Michael  
Ketchum

\*\*\*\*\*The Comprehensive Plan reads like a banter of look at all my achievements, here are the problems, but we have no definitive ideas for guiding code written ...way too wordy, redundant and yet completely unclear, not decisive, not any express language to guide code or ordinances. Then the obvious stuff like transparency & public input is thrown in to sound 'correct' but heeded.

#### New wording for community vision

We are a small mountain town and we will stay that way. We are grateful for our unique quality of life honoring and protecting it by accepting the responsibility of stewardship to our natural environment, attending to our built environment with due diligence and care and supporting our neighbors in their lives and work. Our

steadfast community makes this place home weaving connection into resiliency nurturing and maintaining our special way of life for generations to come.

We celebrate being an authentic mountain community with world-class character and tourist amenities while retaining our small town charm. We value our strong sense of community and high quality of life for year-round residents. We endeavor to create, attract and deliver excellent jobs, education, healthcare, recreation, cultural and living opportunities for our entire community. We wish to be a place with a stable economy created by the vibrant and diverse population of people who live, work, and visit here. We honor our responsibility as stewards of our environment. We aspire to resiliency through sustainable practices and a steadfastly connected community that continues to maintain and nurture our special way of life for generations to come.

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.

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density increase exacerbates housing problems along with killing character, neighborhoods, our infrastructure cannot handle what is proposed as 'growth' . We as a City, as the residents have tremendous influences on how our town grows, functions, etc.

we aspire to resiliency through sustainable practices carried out by a steadfast connected community that continues to maintain and nurture our special way of life for generations to come.  
supporting our vibrant and eclectic neighbors in their lives and work.  
weaves connection into resiliency  
that is afforded/gifted to us  
generations to come for those who make this place home.

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**Re: Comp Plan** — Most of the typos, grammar, syntax, punctuation were corrected, but little substance or concept shifts — still emphasizes this is a guide that cc & p&z will determine and carry out. yet the exactness and express word crafting to ensure the actual vision and core values are achieved is weak, vague, and where there is more clarity it is not aligned with our vision of Ketchum.

Let's get to meat of the concepts, word crafting and content so this Plan isn't interpreted subjectively which then results in actions by the cc & p&z that are destroying our way of life, quality of life and turning Ketchum into something other than the unique & awesome small town it is.

? SV Resort offer bus service from Lodge to Boise airport? used to

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#### WHERE WE ARE TODAY

Ketchum is distinctive for its dramatic mountain backdrop, vibrant downtown, and unique neighborhoods. **BULLSHIT** The community has grown organically **BULLSHIT** over time and has experienced occasional periods of rapid growth followed by very limited growth. These fluctuations have resulted in an eclectic mix of building forms and architectural styles that reflect periods of significance in Ketchum's history, ranging from simple, miners' cottages to alpine lodge designs to a broad range of residential design from the modernism movement in



the 1930s to the 1960s to more contemporary trends from 1970s until the present day. **DONT BOTHER TO PUT THIS IN AS IT IS INACCURATE ARCHITECTURAL DESCRIPTION SUMMARY.**

Ketchum's built environment has also been shaped by the City's decision in 1994 (in collaboration with Blaine County) to limit the extent of urban development by formally adopting the Area of City Impact (ACI) as a tool to manage growth and fulfill requirements of Idaho state law. **EXPLAIN THESE LAWS** This decision, in conjunction with the adoption of the Mountain Overlay Zoning District in 1989 and the public ownership of much of the land surrounding Ketchum, has helped protect views of the surrounding mountains and open space from Ketchum and State Highway 75 (SH-75), and maintained the stand alone nature of the community. As a result, opportunities for future growth in Ketchum are largely limited to infill and redevelopment within the city's established footprint.

## Cyndy King

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**From:** Alessia Carega <alessia.carega@gmail.com>  
**Sent:** Friday, May 16, 2025 11:02 AM  
**To:** Participate  
**Subject:** Please consider extending construction hours

Good morning,

I received the update below from the city of Sun Valley, and I appreciate the city, and hopefully Ketchum too, acknowledging that the current construction is not mildly but extremely disruptive to a large number of people, including families, who commute North daily from the South. In our particular case, the daily commute from Hailey has gone from 25 minutes to 1.5 hours from Hailey if we leave at the same time we usually do. We now need to leave our house 30 minutes early at least to still commute for double the time. This is going to take a serious toll on our community. I can only imagine that when the bridge work begins, this may even get worse. No one lives here to sit in traffic for 3 hours per day, and I do worry about the greater impact on visitors to our valley, Ketchum and Sun Valley businesses, as well as any allure for people to relocate here.

I was disappointed to read in the IME:

*"The Ketchum City Council on May 5 rejected a proposal from city staff that would have allowed construction work to take place at night as well as during the day near Trail Creek at the southern entrance to the town, in preparation for Idaho Transportation Department construction on the bridge this summer."*

*"Council members Tripp Hutchinson and Amanda Breen said they were against having the work done at night, due to noise."*

To my knowledge, a fair amount of Ketchum construction was done at night last year, and as a town Ketchum and Sun Valley pulled off hosting the World Cup Finals in less than a year. We can do this.

My plea, and that of many others who live here and contribute to the SV and Ketchum economies daily, is that Sun Valley and Ketchum reconsider extending work hours as an option. We are blessed to live in a place when daylight extends past 9pm for our summer months. This seems like an option with great potential to cut the duration of this work significantly.

Respectfully,

Alessia Carega

## Cyndy King

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**From:** Steven Rivera <steven@rivera-clair.com>  
**Sent:** Friday, May 16, 2025 10:53 AM  
**To:** jwestcott@mtexpress.com  
**Cc:** Participate  
**Subject:** Reconsideration of Construction Hours for Trail Creek Bridge Project

Good morning Jay,

I stopped by the Mountain Express office yesterday to ask a question about Highway 75 construction during evening hours vs commute times. I hadn't read the paper yet, so I was unaware of your article prior to my visit. I was hoping I could talk with you about my concerns at your convenience. Thanks in advance. 925-639-3919. Steven

Dear Council Members,

I am writing to express my deep concern regarding the recent decision by the Ketchum City Council to reject a proposal that would have allowed construction work to proceed during nighttime hours near Trail Creek at the southern entrance to town.

In just the first few weeks of the project, the disruption to daily life has already proven substantial. What was once a simple ~10-minute drive from Gimlet to Ketchum has now become a grueling 45-minute to one-hour commute. This is not merely an inconvenience—it is a widespread financial and logistical burden on local residents, workers, and business owners.

Please consider the following:

- Hourly workers and tradespeople, many commuting from as far as Twin Falls, are losing productive work hours stuck in traffic. This impacts businesses' bottom lines and employee compensation.
- Parents are struggling to get their children to school on time while also trying to maintain their own work schedules.
- Emergency services and delivery routes are delayed, adding risk and cost to essential operations.
- Environmental impact from idling vehicles during traffic standstills contributes to unnecessary emissions in a town that values sustainability.

While I understand that Council Members Tripp Hutchinson and Amanda Breen raised concerns about nighttime noise, I urge you to consider how most modern municipalities handle major infrastructure projects: by conducting the most disruptive work outside peak commute times, often overnight. This is standard practice in urban planning for precisely the reasons we are experiencing now.

A policy designed to protect a few from potential nighttime noise should not come at the cost of widespread hardship for so many. I respectfully request that the Council reconsider this decision, evaluate meaningful traffic and economic data, and explore a compromise that allows critical work to proceed more efficiently during off-peak hours.

Let us prioritize the collective needs of the greater Ketchum community and implement a strategy that minimizes long-term disruption.

Sincerely,  
Steven J. Rivera  
Full time resident / Gimlet

**Dawn Hofheimer**

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**From:** Timothy Mott <tim@mottventures.com>  
**Sent:** Monday, May 19, 2025 9:13 AM  
**To:** Participate  
**Subject:** Today's 2pm KURA Meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Commissioners.

In light of the questions and dissent that have been raised by Jade Riley's appointment as ED of the Ketchum URA, it would seem appropriate that this item be removed from today's Consent Agenda.

This would then enable it to thoroughly debated by the commissioners once they have familiarized themselves with Idado Code 50-2006 and likely have received legal advice regarding it.

Sincerely, Tim Mott.

## Dawn Hofheimer

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**From:** HP Boyle <boylehp@yahoo.com>  
**Sent:** Sunday, May 18, 2025 3:47 PM  
**To:** Participate; Participate  
**Cc:** Jay Westcott  
**Subject:** Public Comment for KURA and City Council

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I ask the KURA board to NOT approve Jade Riley as its Executive Director.

Consent Calendar Item 3:

<https://meetings.municode.com/adaHtmlDocument/index?cc=KETCHID&me=8896bed81d8141b6b38179c129ed087e&ip=True>

While I have no concerns about Mr. Riley's capabilities, having the ED of KURA be the same person as the City Administrator creates not only the appearance of conflict but an actual conflict.

URAs must be, by state statute, independent agencies. It is questionable enough that the KURA has two members who are also members of the City Council and a staff provided by the taxpayers of Ketchum. To add to an already tenuous level of independence, an ED that works full-time for the City and reports directly to the Mayor means that KURA is not an independent agency.

Furthermore, as a taxpayer of Ketchum, I strongly object to the Administrator, who already has plenty on his plate, having his job priorities diluted in this manner.

I urge the three remaining independent commissioners to fulfill your legal duty of care and to vote against this.

If KURA adopts this approach, I urge the City Council members to exercise their oversight prerogative over City employees to undo this action.

Respectfully,

Perry Boyle