



## CITY OF KETCHUM

### City Hall

office: 208.726.3841

participate@ketchumidaho.org

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

ketchumidaho.org

## CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: May 19, 2025

Staff Member/Dept: Genoa Beiser, Associate Planner  
Planning and Building Department

Agenda Item: Recommendation to hold a public hearing and conduct the first reading of Ordinance 1261, amendment to Chapter 17.12.020 of the Ketchum Municipal Code.

### Recommended Motion:

"I move to approve the first reading of Ordinance 1261, read by title only, and file for the second reading on June 2, 2025."

### Reasons for Recommendation:

- The applicant is proposing to remove Footnote 37, which contains location restrictions, from the District Use Matrix in Ketchum Municipal Code ("KMC") 17.12.020 for the "Health & Fitness Facility-Wellness Focus" use in the LI-1, LI-2, and LI-3 zones.
- The Planning and Zoning Commission ("Commission") held a public hearing at their regularly scheduled meeting on April 22, 2025. The Commission provided a unanimous recommendation to City Council that footnote 37 be removed from only the LI-1 zone, which the applicant is amenable to. The Planning and Zoning Commission reviewed and approved Draft Ordinance 1261 at their special meeting on May 7, 2025. The Commission finds that:
  - Removing Footnote 37 is supported by the 2014 Comprehensive Plan & Future Land Use Map, is in line with the direction of the 2025 Comprehensive Plan, and has a net positive for Ketchum's economy
  - Removal of Footnote 37 opens up entrepreneurial opportunities for small businesses who have found it increasingly difficult to find appropriate space in the Community Core
  - Removal of Footnote 37 would bring existing businesses into conformance

### Policy Analysis and Background:

#### INTRODUCTION AND BACKGROUND

The applicant of this text amendment request applied for a business license for a Pilates studio on March 7, 2025 to move her existing business to a first-floor studio in the Frenchman's building. Although zoned CC-1, the Frenchman's Building, through a Development Agreement, preserves the ground floor for uses in the LI-1 zone as outlined in KMC 17.12.020 – District Use Matrix (and as may be amended from time to time). The business license was denied as the proposed location for the Pilates studio, defined as "Health & Fitness Facility-Wellness Focus" use, did not conform to footnote 37.

Footnote 37 states that the "Health & Fitness Facility—Wellness Focus" use is permitted on the second floor and above only in buildings in the Light Industrial Zones. However, Footnote 37 allows "Health & Fitness Facility—Wellness Focus" use on the ground floor of single-story buildings in existence on July 1, 2019. The applicant chose to pursue a text amendment to pave a path forward for her business.

Footnote 37 was adopted through Ordinance 1192 ([LINKED HERE](#)) on July 1, 2019 which contained a multitude of amendments to Title 17 with the purpose of “accommodating the City’s need for workforce housing while also safeguarding the City’s limited light industrial land use base.” A full background of the purpose of the footnote can be found in Attachment 2.

### **ANALYSIS**

As outlined above, the applicant has requested the removal of footnote 37, as applied to “Health and Fitness Facility–Wellness Focus” use, in the LI-1, LI-2, and LI-3 zones. During the public hearing on April 22, 2025, the Planning and Zoning Commission was concerned about the removal of footnote 37 in the entirety of the Light Industrial District. They acknowledged that the community is more supportive of broader commercial uses in the LI today than in 2019, but expressed their wariness in making code changes with upcoming code revisions to the Light Industrial District in Phase 3 of the code update process and the need to review the LI district holistically rather than piece-meal. They echoed the concern found in Ordinance 1192 about preserving true light industrial commercial space, most importantly in the LI-2 zone.

However, the Commission recognized the strong public support for this use in Ketchum and felt expanding access to this use was appropriate in the LI-1 transitional zone only. The Commission found that more flexibility in the LI-1 zone would benefit Ketchum’s economy, open up entrepreneurial opportunities, and bring existing businesses into conformance. Additionally, it was noted that “Health and Fitness Facility – Wellness Focus” businesses may often be a more compatible use on first floors within residential developments as compared to the permitted “Recreation Facility, High Intensity” use.

Making “Health and Fitness Facility–Wellness Focus” uses subject to a Conditional Use Permit (“CUP”) was briefly discussed. The Commission agreed that the additional barrier of a CUP was not necessary as the use is already permitted and retaining footnote 37 in the LI-2 and LI-3 is limiting enough. Ultimately, the Commission recommended unanimously that footnote 37 only be removed from the LI-1 Zone, which the applicant is supportive of.

### **STAFF RECOMMENDATION**

Staff and the Planning and Zoning Commission recommend approval of Ordinance 1261, eliminating Footnote 37 in the LI-1 zone district. This is the first reading of Ordinance 1261. The Council has the following options on how to proceed:

- Approve the first reading
- Approve the first reading with revisions
- Deny the first reading

The second reading would be scheduled for the June 2, 2025 meeting of the Council. Alternatively, the Council has the option to waive the three-reading requirement if you so chose and adopt the ordinance at this hearing.

### **Sustainability Impact:**

Ordinance 1261 does not impact the City’s ability to reach its sustainability goals.

### **Financial Impact:**

None	There is no financial request to the City of Ketchum for Ordinance 1261 and therefore no budget implications.
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Attachments:

1. Draft Ordinance 1261
2. April 22, 2025 Planning and Zoning Commission Meeting Packet including Application and Public Comment received
3. Public Comment



City of Ketchum

# **ATTACHMENT 1:**

## **Draft Ordinance 1261**

**DRAFT ORDINANCE NO. 1261**

**AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING TITLE 17, THE ZONING ORDINANCE, OF THE KETCHUM MUNICIPAL CODE BY AMENDING: SECTION 17.12.020: DISTRICT USE MATRIX, TO REMOVE FOOTNOTE 37 IN THE LI-1 ZONE AS APPLIED TO THE “HEALTH AND FITNESS FACILITY–WELLNESS FOCUS” USE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, a member of the public submitted a text amendment application to remove Footnote 37 in the LI-1, LI-2, and LI-3 zones from the “Health and Fitness Facility-Wellness Focus” use;

WHEREAS, Footnote 37 limits “Health and Fitness Facility - Wellness Focus” use to the second floor and above only. However, for single-story buildings in existence on July 1, 2019 the use is permitted on the ground floor

WHEREAS, the Planning and Zoning Commission held a public hearing on April 22, 2025 and provided a unanimous recommendation to City Council to remove Footnote 37 in the LI-1 Zone only,

WHEREAS, removing Footnote 37 is supported by the 2014 Comprehensive Plan & Future Land Use Map, is in line with the direction of the 2025 Comprehensive Plan, and has a net positive for Ketchum’s economy;

WHEREAS, the removal of Footnote 37 opens up entrepreneurial opportunities for small business who have found it increasingly difficult to find appropriate space in the Community Core;

WHEREAS, the removal of Footnote 37 would bring existing businesses into conformance.

WHEREAS, the City Council held a public hearing on \_\_\_\_\_ to review the ordinance and information;

WHEREAS, the City Council held three readings of Ordinance 1261 on \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, resulting in approval of this ordinance;

WHEREAS, the City Council hearings were duly noticed per the requirements of Idaho Code Section 67-6509; and

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KETCHUM**

## SECTION 1. AMENDMENT TO CHAPTER 17.12 – ESTABLISHMENT OF DISTRICTS AND ZONING MATRICES

Section 17.12.020 – District use matrix:

<i>District Uses</i>	<i>LR</i>	<i>LR-1</i>	<i>LR-2</i>	<i>GR-L</i>	<i>GR-H</i>	<i>STO-4</i>	<i>STO-1</i>	<i>STO-H</i>	<i>T</i>	<i>T-3000</i>	<i>T-4000</i>	<i>CCSD 1</i>	<i>CCSD 2</i>	<i>LI-1</i>	<i>LI-2</i>	<i>LI-3</i>	<i>RU</i>	<i>AF</i>
Health and Fitness Facility - Wellness Focus									P			P	P	P <sub>37</sub>	P <sub>37</sub>	P <sub>37</sub>		

**SECTION 2. SAVINGS AND SEVERABILITY CLAUSE.** If any section, paragraph, sentence or provision hereof of the application to any particular circumstances shall ever be held invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

**SECTION 3. REPEALER CLAUSE.** All City of Ketchum Ordinances or parts thereof which are in conflict herewith are hereby repealed.

**SECTION 4. PUBLICATION.** This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as “Exhibit A” shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall be in full force and effect after its passage, approval and publication, according to law.

PASSED BY the CITY COUNCIL and APPROVED by the MAYOR of Ketchum, Idaho, on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

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Neil Bradshaw, Mayor

ATTEST:

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Trent Donat, City Clerk



City of Ketchum

# Exhibit A



## **PUBLICATION SUMMARY**

### **DRAFT ORDINANCE 1261**

**AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING TITLE 17, THE ZONING ORDINANCE, OF THE KETCHUM MUNICIPAL CODE BY AMENDING: SECTION 17.12.020: DISTRICT USE MATRIX, TO REMOVE FOOTNOTE 37 IN THE LI-1 ZONE AS APPLIED TO THE “HEALTH AND FITNESS FACILITY–WELLNESS FOCUS” USE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.**

A summary of the principal provisions of Ordinance No. 1261 of the City of Ketchum, Blaine County, Idaho, adopted on \_\_\_\_\_ is as follows:

- SECTION 1.** Removal of Footnote 37 in the LI-1 Zone for the “Health and Fitness Facility–Wellness Focus” use.
- SECTION 2.** Provides a savings and severability clause.
- SECTION 3.** Provides a repealer clause.
- SECTION 4.** Provides for publication of this Ordinance by Summary.
- SECTION 5.** Establishes an effective date.

The full text of this Ordinance is available at the City Clerk’s Office, Ketchum City Hall, 191 5<sup>th</sup> Street West, Ketchum, Idaho 83340 and will be provided to any citizen upon personal request during normal office hours.

ATTEST:

APPROVED:

\_\_\_\_\_  
Trent Donat, City Clerk

\_\_\_\_\_  
Neil Bradshaw, Mayor



City of Ketchum

## **ATTACHMENT 2:**

**April 22, 2025 Planning and  
Zoning Commission Meeting  
Packet including Application  
and Public Comment received**



STAFF REPORT  
KETCHUM PLANNING AND ZONING COMMISSION  
REGULAR MEETING OF APRIL 22, 2025

**PROJECT:** Title 17 Amendment – Footnote 37

**FILE NUMBER:** Ordinance 1261: 17.12.020 Zoning Code Text Amendment

**APPLICATION:** Zoning Text Amendment (Applicant Initiated)

**REPRESENTATIVE:** Kathryn Caminiti, Fit Me SV

**ZONING:** Light Industrial Districts 1, 2, and 3 (LI-1, LI-2, and LI-3)

**REVIEWER:** Genoa Beiser – Associate Planner  
Morgan Landers, AICP – Director of Planning and Building

**NOTICE:** A public meeting notice for the project was mailed to all political subdivisions, published in the Idaho Mountain Express, and posted in 3 public places (City Hall, Post Office, & Town Square) on April 2, 2025. A public meeting notice was posted to the City website and sent to other local papers and radio stations on March 27, 2025.

## INTRODUCTION

The applicant is proposing to remove Footnote 37 from the District Use Matrix in Ketchum Municipal Code (“KMC”) 17.12.020 for the “Health & Fitness Facility-Wellness Focus” use. Footnote 37 states that the “Health & Fitness Facility—Wellness Focus” use is only permitted on the second floor and above only in buildings in the Light Industrial Zones. See Figure 1 for a map of the LI zone district boundaries. However, Footnote 37 allows “Health & Fitness Facility—Wellness Focus” use on the ground floor for single-story buildings in existence on July 1, 2019.

The applicant of this text amendment request had applied for a business license for a Pilates studio on March 7, 2025 to move their existing business to the Frenchman’s building. Although zoned CC-1, the Frenchman’s Building, through a Development Agreement, preserves the ground floor for uses in the LI-1 zone as outlined in KMC 17.12.020 – District Use Matrix (and as may be amended from time to time). The applicants’ Pilates studio is classified as “Health & Fitness Facility-Wellness Focus” and was proposed to be located on the ground floor. The business license was subsequently denied as it did not meet the requirements of footnote 37. Since the definition for health and wellness clearly includes yoga and Pilates studios, the applicant chose to pursue a text amendment to pave a path forward for the business.

## BACKGROUND

Footnote 37 was adopted through Ordinance 1192 ([LINKED HERE](#)) on July 1, 2019 which contained a multitude of amendments to Title 17 with the purpose of “accommodating the City’s need for workforce housing while also safeguarding the City’s limited light industrial land use base.” These changes included amendments to KMC 17.08.020 – Terms Defined, 17.18.140 through 17.18.160 – Purpose of the Light Industrial District, 17.12.010 – Zoning and Overlay Districts and Map, 17.12.020 – District Use Matrix, 17.12.030 – Dimensional Standards, 17.12.050 – Light Industrial Dimensional Standards, 17.124.090 – Residential Light Industrial, and 17.124.130 – Fences, Hedges, and Walls.

### Ordinance 1192: Permitted & Conditional Uses

Prior to Ordinance 1192, the “Health & Fitness Facility-Wellness Focus” use did not exist. Businesses falling under this general category were classified under a more comprehensive definition, Health and Fitness Facility. Ordinance 1192 assessed this use “through the lens of whether the uses complement, or conflict, with primary light industrial uses and the purpose and intent of the light industrial districts”. The previous Health & Fitness Facility was subsequently amended (adding the tagline Wellness Focus) to read as:

A business or membership organization providing exercise facilities and/or nonmedical personal services to patrons, with a focus on wellness and characterized by low-impact movements and/or lack of mechanized equipment, including, but not limited to, yoga and Pilates studios, dance studios, gymnasiums, personal training studios, private clubs (athletic, health, or

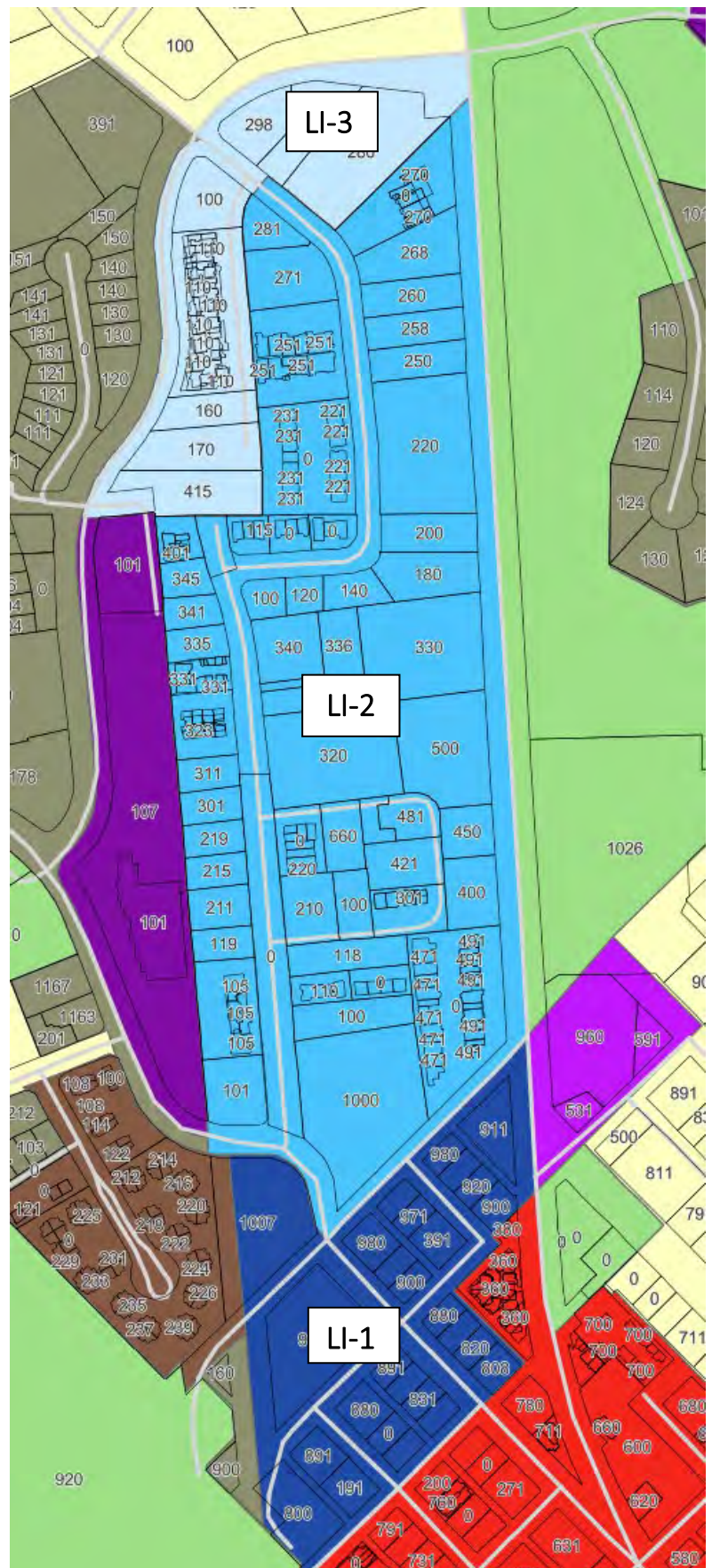


Figure 1: Light Industrial Zones

recreational), tanning salons, and weight control establishments.

An additional use definition was also added as the Health & Fitness Facility definition was narrowed, “Recreation Facility, High Intensity”. That use is defined as:

A recreation facility that, due to the nature of the use, requires floor area or mass and volume, or generates higher decibel levels, that are more appropriately accommodated in the light industrial area or are buffered from residential or pedestrian-oriented commercial activity on a large recreational use zoned parcel district than in the community core or a tourist zone. Uses include indoor shooting range, dryland hockey training facility, gymnastics/tumbling gym, and instructional or personal training facilities wherein the instruction involves throwing, dragging, or launching heavy equipment.

The previously titled Health & Fitness Facility required a conditional use permit in the LI-1 and LI-2 and was not permitted in the LI-3. The amended Wellness Focus use was altered to be permitted in all three LI zones, subject to Footnote 37. While the new use definition “Recreation Facility, High Intensity” was permitted in the LI-1 and LI-2 but not permitted in the LI-3.

Amendments to the purpose of each LI zone within the district were also further refined. The LI-1 and LI-3 zones were established as transitional while the LI-2 zone was allocated as the primary light industrial area. Staff noted in their staff report for the Planning and Zoning Commission on August 13, 2018, that while a secondary use may not complement any or all primary uses, some secondary uses are valuable as they advance other City goals (such as workforce housing).

## ANALYSIS

There are no explicit criteria by which to analyze the application for compliance. However, KMC 17.152 governs amendments to Title 17 with KMC 17.152.010 outlining general procedures. Two provisions shall apply to a request for amendment: A. Study and recommendation concerning the proposed amendment by the Commission, and B. Completion of a public hearing before the City Council after appropriate noticing. State of Idaho Statute 67-6511 – Zoning Ordinance states “The zoning districts shall be in accordance with the policies set forth in the adopted comprehensive plan.” The statute also states that “After considering the comprehensive plan and other evidence gathered through the public hearing process, the zoning or planning and zoning commission may recommend and the governing board may adopt or reject an ordinance amendment.” In this case, the City Council is the governing board.

The request forwards some of the goals and policies of the 2014 Comprehensive Plan but may not forward others. The goals and policies in support of the request include Chapter 2: A Strong and Diverse Economy policy E-1(a) which aims to support local & independent businesses, policy E-2(d) which targets small business recruitment, and policy E-4(a) which highlights a balance of business types throughout the community. Chapter 10: Community Health and Wellness policy CHW-4.3 highlights the need for year-round recreation opportunities and policy CHW-6.2 aims at the City protecting residents from noise pollution. Chapter 12: Future Land Use policy LU-1.1 supports integrated and compatible mix of land uses. The Future Land Use Map envisions the LI district as the only mixed-use industrial area of Ketchum which is intended to provide “critical lands for Ketchum’s economic growth and entrepreneurial opportunity within a vibrant business district where people can work and live in the same area (page 70).”

Policies that may not align with the request include Chapter 2: A Strong and Diverse Economy policy E-2(a) which envisions the LI area as the primary location for light industrial and corporate park growth and Chapter 7: Mobility policy M-7.3 which puts emphasis on facilitating the orderly movement of goods (freight) as increased traffic may hinder light industrial movement.

The future vision outlined in the 2025 Draft Comprehensive Plan for the mixed-use industrial area carries forward much of the same goals and policies applicable to the area and also acknowledges the delicate balance of maintaining commercial and additional residential use, noting that as legacy properties change ownership reuse of existing structures to “retain businesses and create opportunities for new start-ups (Page 109)” should be encouraged. Additionally, “enforcement of illegal use of commercial property for personal storage should be a priority to free up additional space (Page 109).”

Easing restrictions on allowable locations for health & fitness facilities opens up entrepreneurial opportunities for small businesses who have found it increasingly difficult to find appropriate space in the Community Core and would bring existing businesses into conformance. The primary uses for mixed-use industrial as outlined in the 2014 Comprehensive Plan includes the broad term “studios” and it’s reasonable to categorize the health & fitness facility use under this term. It is noted that the primary and secondary uses should generate little traffic from tourists and the general public. While staff acknowledges that health & fitness facilities may generate more traffic than some industrial uses, patrons of this type of business are generally attending regularly scheduled classes or appointments and would not be defined as tourists or the general public as they are more purposeful (as compared to patrons of retail shops). Traffic circulation for light industrial vehicles is critical to the LI but it should be noted that businesses are still required to provide or demonstrate existence of off-street parking for approval.

As noted above, the purpose of Footnote 37 was to continue the preservation of space for light industrial uses and the reconfiguration of definitions make it clear that health and fitness facilities do not constitute light industrial uses. As the Commission considers this request, staff sees it prudent to look at the existing context and future potential for the LI zone districts. Today, each zone in the LI District does feel distinct as Ordinance 1192 envisioned. The LI-1 exists as a transition area between the Community Core and LI-2 while the LI-3 is a transition area between residential zoning and the LI-2. The transitional zones are a mix of small businesses, offices, food service, work/live and retail, while the LI-2 zone maintains the bulk of true industrial uses.

As the LI continues to evolve with property ownership turnover, the likelihood of more residential developing in the LI zones, particularly in the LI-2 zone is high. Multi-family is a conditional use in the LI zones provided there are ground floor industrial uses. Some of the vacant parcels are being looked at for housing, such as the Forest Service property. Although health and fitness facilities are not light industrial in nature, they are a more compatible use with residential and appropriate on the ground floor of a mixed-use building with residential above. As the regulations are written today, health and fitness facilities would not be permitted on the ground floor of a mixed-use development.

Another point of consideration is that Footnote 37 allows these facilities on the ground floor of single-story buildings in existence prior to 2019. This indicates that the Footnote was created to limit the total amount of options for locations, not necessarily to restrict the use from being on the ground floor as the basis for the restriction.



The expansion of locations where health & fitness facilities are allowed could contribute to the loss of light industrial space. However, loss of light industrial space is primarily due to use of existing spaces as illegal personal storage units. The number of health and fitness facilities that could locate in the LI are limited and the city would better achieve its goal of preserving the LI by focusing on enforcement of existing illegal uses than bifurcating specific uses so finely.

Overall, staff believes the removal of Footnote 37 for the Health & Fitness Facility-Wellness Focus use in KMC 17.12.020 is supported by the 2014 Comprehensive Plan, in line with the direction of the 2025 Comprehensive Plan, and has a net positive for Ketchum's economy. However, if the commission believes that eliminating Footnote 37 in the entirety of the LI District for the use is too broad, the commission could recommend the removal of the footnote in only some of the LI zones.

### **Staff Recommendation**

Staff recommends the Commission review the application and make a recommendation to City Council.

The Commission has the following options for recommendations:

- Approval
- Approval with recommended revisions
- Denial

If the Commission would like additional information from staff or the applicant prior to making a recommendation, the Commission can move to continue the hearing.

### **Attachments:**

- A. Application and Supporting Documents
- B. Public Comment



City of Ketchum

## **ATTACHMENT A:**

# **Application and Supporting Documents**



City of Ketchum  
Planning & Building

OFFICIAL USE ONLY
File Number: Ordinance 1261
Date Received: 3/24/25
By: GB
Fee Paid: \$2,000
Approved Date:
Denied Date:
By:

## Application for Amendment to Zoning Code Title 17 or Subdivision Code Title 16

Submit Completed application to [planningandbuilding@ketchumidaho.org](mailto:planningandbuilding@ketchumidaho.org) Or hand deliver to Ketchum City Hall, 191 5th St. W. Ketchum, ID . If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: [www.ketchumidaho.org](http://www.ketchumidaho.org) and click on Municipal Code.

APPLICANT INFORMATION
Name: Kathryn G. Caminiti
Mailing Address: PO BOX 3186, Ketchum ID. 83340
Phone: (949) 887-4105
Representative: Kathryn G. Caminiti
Phone: (949) 887-4105
Mailing Address: PO BOX 3186, Ketchum ID. 83340
AMENDMENT
Section of code to be amended: KMC 17.12.020
Please describe the proposed change or amended language (attach separate sheet if necessary): Removal of Footnote 37 from "Health & Fitness Facility—Wellness Focus" Use in LI Zones (KMC 17.12.020). Reference Letter attached
ADDITIONAL INFORMATION
Please describe any additional information, if necessary: Reference Letter attached
APPLICATION REQUIREMENTS
Applications should include the following: <ul style="list-style-type: none"><li>a) Narrative describing zoning amendment</li><li>b) Description of how the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance support the proposed change</li><li>c) Proposed ordinance language showing all revisions suggested</li></ul>

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, city officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property, and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests and business invitees and not caused by or arising out of the tortuous conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

*Kathryn G. Caminiti*

Applicant Signature

03/24/2025

Date

City of Ketchum Planning & Building Department  
Amendment Application

Once your application has been received, we will review it and contact you with next steps.  
No further action is required at this time.

Text Amendment Request – Removal of Footnote 37 from “Health & Fitness Facility—Wellness Focus”  
Use in LI Zones (KMC 17.12.020)

To: Genoa & Morgan  
From: Kathryn Caminiti  
Date: 3/21/25

Dear Morgan, Genoa, and the City of Ketchum Planning Staff,

I hope this message finds you well. My name is Kathryn Caminiti, owner of Fit Me SV, a locally owned Mat Pilates and future Lagree studio here in Ketchum. I am writing to formally request a **text amendment to remove Footnote 37 from the “Health & Fitness facility—Wellness focus”** use in the LI-1, LI-2, and LI-3 zoning districts, as listed in KMC 17.12.020 – District Use Matrix.

Currently, Footnote 37 limits this use to the second floor only (except in single-story buildings existing prior to July 1, 2019), which restricts the ability of small, local health and fitness businesses like mine to occupy functional, ground-floor spaces in appropriately zoned Light Industrial areas.

Removing this restriction with this amendment request **would allow wellness-focused fitness studios to operate on ground floors regardless of building age** and would **support several goals and policies in the 2014 Ketchum Comprehensive Plan**, particularly in **Chapter 2: A Strong and Diverse Economy** and **Chapter 10: Community Health and Wellness**:

- **Goal E-1 and Policy E-1(a)**: Encouraging and retaining independent, locally-owned businesses helps reserve Ketchum’s unique small-town character. Fit Me SV is a local, woman-owned business committed to serving full-time residents, seasonal workers, and second homeowners alike. Amending this footnote would support local entrepreneurs, reduce economic leakage, and support essential, community-centered services.
- **Goal E-2 and Policies E-2(a) and E-2(d)**: The LI zones are envisioned as vibrant, mixed-use business places. Removing Footnote 37 for this use encourages clean, wellness-oriented businesses like Fit Me SV that align with the city's vision for economic diversification and year-round job creation.
- **Policy CHW-4.3 (Chapter 10)**: Promoting affordable, year-round recreation aligns with the City’s goals to support community health and wellness. Removing this restriction increases access to affordable, year-round indoor recreation directly supporting the City's commitment to community health and wellness goals—especially in a mountain town of active lifestyles of all ages and abilities with seasonal, high-impact outdoor sports.

**Why this use should be permitted on the ground floor:**

- **Wellness-focused fitness studios are low-impact, clean, and community-serving**—consistent with the intent of LI zone evolution.

- **These businesses activate underutilized areas and support surrounding commercial uses,** bringing vitality and foot traffic to underutilized spaces.
- **There is growing demand for accessible, indoor movement spaces that support longevity, rehabilitation, injury prevention, and mental health**—especially in a mountain town where outdoor sports can be seasonal and high-impact.
- Fit Me SV specifically offers Mat Pilates and Lagree Fitness—**methods rooted in control, alignment, core strength, and functional movement, commonly recommended by physical therapists and complementary to mountain athletics.**
- Fit Me SV's classes are low-noise, non-invasive, and well-suited to industrial spaces. As required, we will meet all off-street parking requirements related to our business license.

Allowing wellness-focused fitness facilities on the ground floor in LI zones not only supports local entrepreneurs and community health, but also **makes practical use of existing light industrial spaces** that are well-suited for this type of business.

Thank you for your support and consideration of this request. Please let me know if there's anything else you need from me at this stage. I look forward to working together to bring this amendment forward.

Kathryn Caminiti Owner  
 Fit Me SV · Modern Pilates  
 Certified Mat Pilates & Lagree Fitness Instructor  
 (949) 887-4105  
 kat@fitmesv.com  
 fitmesv.com



City of Ketchum

## **ATTACHMENT B:**

## **Public Comment**



## Daniel Hansen

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**From:** Jocelyn Reilly <jreilly@tugboatinstitute.com>  
**Sent:** Thursday, April 3, 2025 9:17 AM  
**To:** Participate  
**Subject:** Support for Text Amendment Request to remove Footnote 37 for Wellness-Focused Health Businesses.

Hello!

I hope this message finds you well. I'm reaching out in support of the text amendment request to remove Footnote 37 for wellness-focused health businesses in the LI. Currently, outdated zoning laws in our city prevent wellness-focused fitness studios, like Fit-Me Pilates, from operating on the ground floor of newer buildings in the Light Industrial (LI) zones. This includes the new Fit-Me location, as this building was constructed after July 1, 2019.

The current law, specified in Footnote 37 of KMC 17.12.020 – District Use Matrix, permits wellness businesses only on the second floor or higher in new buildings. Here's the text of the footnote:

**"Permitted on the second floor and above only. For single-story buildings in existence on July 1, 2019, the use is permitted on the ground floor."**

This tiny footnote has massive implications for local businesses like Fit-Me, and **I support the Text Amendment Request to remove Footnote 37 for wellness-focused health and fitness uses in the LI zones.**

This amendment supports local, woman-owned small businesses, aligns with Ketchum's Comprehensive Plan, and will help create more year-round, community-focused recreational opportunities. Specifically, it:

- Supports and retains independent businesses (Goal E-1)
- Diversifies our economy and expands wellness offerings (Goal E-2)
- Creates more year-round, community-focused recreational opportunities (Policy CHW-4.3)

Wellness studios like Fit-Me are clean, low-impact businesses that help activate underutilized spaces—benefiting both the local economy and community well-being. The demand for fitness options like Mat Pilates and Lagree is growing, particularly for indoor, year-round activities that promote longevity, recovery, and athletic performance.

Allowing wellness studios to operate on the ground floor also aligns with the City's vision to create accessible, safe wellness spaces, which improve public health and reduce long-term medical costs.

This isn't just about one business; it's about making Ketchum a stronger, more inclusive community for everyone who lives, works, and plays here. I hope you'll join me in supporting this crucial amendment that will benefit the entire community.

Thank you so much for your time and consideration. I truly appreciate your support in helping bring this positive change to our city.

Best,  
Jocelyn

Jocelyn Reilly

**Manager, Events**

**Tugboat Institute**

PO Box 2419 Sun Valley, ID 83353

**(m) 303.345.7766**

[jreilly@tugboatinstitute.com](mailto:jreilly@tugboatinstitute.com)

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## Daniel Hansen

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**From:** Tanner Riley <tannerleighriley@gmail.com>  
**Sent:** Thursday, April 3, 2025 9:13 AM  
**To:** Participate  
**Subject:** Support of the Text Amendment Change to Remove Footnote 37

Dear City of Ketchum Planning and Zoning,

I am writing to express my support for a text amendment to remove Footnote 37 in KMC 17.12.020, which would positively impact the entire City of Ketchum. Allowing wellness-focused fitness studios to operate on the ground floors of newer buildings in the LI Zones would demonstrate the City of Ketchum's commitment to supporting small businesses that benefit our community members, ultimately promoting the overall wellness of our residents.

Many business owners struggle to maintain their status due to limitations, those imposed by Footnote 37 being one of them. This proposed change aligns directly with Ketchum's Comprehensive Plan (2014), which emphasizes supporting and retaining independent businesses, diversifying the economy, expanding wellness offerings, and creating year-round, community-focused recreational opportunities for all. Footnote 37 contradicts these goals and hinders Ketchum, Idaho, from reaching its full potential.

Moreover, I foresee no negative impacts from removing Footnote 37; in fact, I anticipate positive outcomes. Wellness studios are low-impact and can help revitalize underutilized areas in the community. The demand for studios offering classes like mat Pilates and Lagree is growing. Lagree, in particular, has become recognized as a revolutionary fitness option that many seek for year-round movement, supporting strength, recovery, and overall athletic performance. Our community consists of numerous athletes and active individuals who desire access to this type of cross-training.

Finally, securing a spot in a fitness class in Ketchum is challenging, as indoor classes are highly sought after year-round and fill up quickly. Allowing health and wellness studios to occupy ground-floor spaces would better serve our health-conscious, active population, which includes residents, part-time homeowners, tourists, and athletes, by providing more options for everyone.

The only constant in life is change. Many small business owners and community members would greatly benefit from this amendment. Let's make this change to enhance the town we all call home. Thank you for your time and consideration.

Sincerely,

~~~~~  
Tanner Riley

## Daniel Hansen

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**From:** Madelyn Bates <madelyn.b.bates@gmail.com>  
**Sent:** Thursday, April 3, 2025 9:08 AM  
**To:** Participate  
**Subject:** In support of the Text Amendment change to remove Footnote 37

Dear Ketchum City Council,

I'm writing to express my strong support for the proposed amendment to remove Footnote 37, allowing wellness-focused fitness studios—like Fit Me SV—to operate on the ground floor of newer buildings in the LI zones.

This amendment aligns with Ketchum's Comprehensive Plan (2014) by:

- ✓ Supporting and retaining independent businesses (Goal E-1)
- ✓ Diversifying our economy and expanding wellness offerings (Goal E-2)
- ✓ Creating more year-round, community-focused recreational opportunities (Policy CHW-4.3)

Wellness studios are low-impact, clean, and help activate underutilized areas—a win-win for both business and community. The demand for Mat Pilates and Lagree is growing, particularly for indoor, year-round movement options that promote longevity, recovery, and athletic performance. Expanding access to safe, accessible wellness spaces supports public health and helps reduce long-term medical costs.

This amendment isn't just about one business—it's about fostering a stronger, healthier, and more inclusive Ketchum for residents, tourists, and athletes alike. I encourage you to approve this amendment and support the future of health and wellness in our community.

Thank you for your time and consideration.

Best,

Maddie Bates

**Daniel Hansen**

---

**From:** Ally Muller <allyson.e.will@gmail.com>  
**Sent:** Thursday, April 3, 2025 9:01 AM  
**To:** Participate  
**Subject:** In Support Of: Text Amendment Change - Removal of Footnote 37 from Health & Fitness Facility in L1, L2, L3

Hello!

I wanted to write in and voice my support for the removal of footnote 37 from Health & Fitness Facility in L1, L2, and L3. Allowing health and wellness uses on the ground floor helps meet the needs of a changing, health-conscious, active population—residents, tourists, and athletes alike.

Thank you,  
Ally

**Daniel Hansen**

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**From:** Caren DeAngelis <carendeangelis@gmail.com>  
**Sent:** Thursday, April 3, 2025 8:20 AM  
**To:** Participate  
**Subject:** ammendment to remove footnote 37

Hello- I am writing today to urge the Planning and zoning commission to remove footnote 37. There are several reasons for my request. First, I attend classes at Fitme SV. Unfortunately, the owner, Kat, has to move locations due to parking issues at her current location. She is providing a wonderful service for her community and is a young woman, entrepreneur with roots right here in Ketchum. Since she needs to relocate, she has found a new, bigger, better space for the business. However, because of the randomness of footnote 37, it's currently prohibited.

Aside from my personal interest, footnote 37, appears to be random. By doing away with this footnote, we can allow wellness-focused fitness studios to operate on ground floors of newer buildings in the LI zones. This lets these types of business be more visible, more accessible to those with limitations and helps businesses flourish. Indoor fitness options for year-round exercise are very limited in the valley. Ultimately, this is really about building a stronger, more inclusive Ketchum! I urge you to consider removing footnote 37.

Thank you,  
Caren DeAngelis  
214 Sunrise Drive East  
Sun Valley, ID 83353



## Daniel Hansen

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**From:** Teagen Palmer <palmer.teagen@gmail.com>  
**Sent:** Thursday, April 3, 2025 7:30 AM  
**To:** Participate  
**Subject:** Supporting the Text Amendment Request to remove Footnote 37

Dear Ketchum City Council,

I'm writing to express my strong support for the proposed amendment to remove Footnote 37 and allow wellness-focused fitness studios to operate on the ground floor of newer buildings in the LI zones.

This amendment aligns with Ketchum's Comprehensive Plan by supporting independent businesses, diversifying our local economy, and expanding year-round recreational opportunities.

Wellness studios like Fit Me SV provide low-impact, community-focused movement options that support longevity, recovery, and athletic performance meeting the needs of our active residents, tourists, and athletes alike.

There is growing demand for accessible, year-round wellness spaces in Ketchum. Allowing health and wellness businesses in underutilized areas is a win-win for both business and community, helping to foster a stronger, healthier, and more inclusive town for all who live, work, and play here.

I encourage you to approve this amendment and support the future of health and wellness in Ketchum.

Best regards,

Teagen Palmer

## Daniel Hansen

---

**From:** Jacqueline Frances <jacquelinefrances@gmail.com>  
**Sent:** Wednesday, April 2, 2025 9:52 PM  
**To:** Participate  
**Subject:** remove footnote 37

Hi Ketchum,

I am a local resident currently employed by Fit Me SV and am proud of the community that has grown through this studio, and grateful for the employment. As a dance and stretch teacher, this has been challenging to find in the neighborhood.

It looks like footnote 37 is pretty outdated and needs to be removed in favor of laws that support local millennial business owners, aka the future of Ketchum.

Let's make it possible for the next generation to thrive here.

Thank you,  
Jacqueline Frances,  
Headmistress of Charm School

✓ **This amendment would allow wellness-focused fitness studios—like Fit Me SV—to operate on the ground floor of newer buildings in the LI zones.**

✓ **It supports local, woman-owned small businesses** and aligns with **Ketchum's Comprehensive Plan** (2014) which calls for:

- Supporting and retaining independent businesses (Goal E-1)
- Diversifying our economy and expanding wellness offerings (Goal E-2)
- Creating more year-round, community-focused recreational opportunities (Policy CHW-4.3)

✓ **Wellness studios are low-impact, clean, and help activate underutilized areas**—a win-win for both business and community.

✓ **The community demand for Mat Pilates and Lagree is growing—especially for indoor, year-round movement options** that support longevity, recovery, and athletic performance.

✓ **This amendment expands access to safe, accessible wellness spaces**, which support public health and reduce long-term medical costs.

✓ **Allowing health & wellness uses on the ground floor helps meet the needs of a changing, health-conscious, active population**—residents, tourists, and athletes alike.

✓ **This isn't about just one business.** It's about building a stronger, more inclusive Ketchum for everyone who lives, works, and plays here.

**Daniel Hansen**

---

**From:** Benjamin Seabourn <seabournbenjamin@gmail.com>  
**Sent:** Wednesday, April 2, 2025 9:32 PM  
**To:** Participate  
**Subject:** In Support Of: Text Amendment Change - Removal of Footnote 37 from Health & Fitness Facility in L1, L2, L3

To whom it may concern,

With respect, I ask you to urgently consider the removal of (footnote 37 from health and fitness facilities in L1, L2, L3) restricting the use of L1 buildings for fitness activities on the ground floor. It makes no sense why these stipulations would even be in the statutes. Allow free enterprise to prosper and our citizens to exercise. Businesses like Fit Me SV bring the community closer together; to obstruct their growth would be to deny the flourishing of Ketchum's already small young adult population.

Sincerely,

Benjamin Seabourn  
Ketchum Resident

**Daniel Hansen**

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**From:** Eliza Young <eliza.notides@gmail.com>  
**Sent:** Wednesday, April 2, 2025 8:10 PM  
**To:** Participate  
**Subject:** Support for Text Amendment Change to Footnote 37

Hello,

I am writing in support of the proposed text amendment change to Footnote 37. Our town needs more workout studios and more wellness spaces - having these on the first floor increases accessibility and visibility and helps our community feel alive and vibrant.

I hope the P&Z board will vote in favor of this needed text change.

Thank you!

Eliza Young

Sent from my iPhone

## Daniel Hansen

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**From:** Rio Pedersen <rio.pedersen@gmail.com>  
**Sent:** Wednesday, April 2, 2025 7:56 PM  
**To:** Participate  
**Subject:** Please remove footnote 37

✅ **This amendment would allow wellness-focused fitness studios—like Fit Me SV—to operate on the ground floor of newer buildings in the LI zones.**

✅ **It supports local, woman-owned small businesses** and aligns with **Ketchum’s Comprehensive Plan (2014)** which calls for:

- Supporting and retaining independent businesses (Goal E-1)
- Diversifying our economy and expanding wellness offerings (Goal E-2)
- Creating more year-round, community-focused recreational opportunities (Policy CHW-4.3)

✅ **Wellness studios are low-impact, clean, and help activate underutilized areas**—a win-win for both business and community.

✅ **The community demand for Mat Pilates and Lagree is growing—especially for indoor, year-round movement options** that support longevity, recovery, and athletic performance.

✅ **This amendment expands access to safe, accessible wellness spaces**, which support public health and reduce long-term medical costs.

✅ **Allowing health & wellness uses on the ground floor helps meet the needs of a changing, health-conscious, active population**—residents, tourists, and athletes alike.

✅ **This isn’t about just one business.** It’s about building a stronger, more inclusive Ketchum for everyone who lives, works, and plays here.

Best,  
Rio Pedersen  
Ketchum full time resident

## Daniel Hansen

---

**From:** Tommy Biglow <tommybiglow@gmail.com>  
**Sent:** Wednesday, April 2, 2025 6:57 PM  
**To:** Participate  
**Subject:** In Support Of: Text Amendment Change - Removal of Footnote 37 from Health & Fitness Facility in L1, L2, L3

✅ **This amendment would allow wellness-focused fitness studios—like Fit Me SV—to operate on the ground floor of newer buildings in the LI zones.**

✅ **It supports local, woman-owned small businesses** and aligns with **Ketchum’s Comprehensive Plan** (2014) which calls for:

- Supporting and retaining independent businesses (Goal E-1)
- Diversifying our economy and expanding wellness offerings (Goal E-2)
- Creating more year-round, community-focused recreational opportunities (Policy CHW-4.3)

✅ **Wellness studios are low-impact, clean, and help activate underutilized areas**—a win-win for both business and community.

✅ **The community demand for Mat Pilates and Lagree is growing—especially for indoor, year-round movement options** that support longevity, recovery, and athletic performance.

✅ **This amendment expands access to safe, accessible wellness spaces**, which support public health and reduce long-term medical costs.

✅ **Allowing health & wellness uses on the ground floor helps meet the needs of a changing, health-conscious, active population**—residents, tourists, and athletes alike.

✅ **This isn’t about just one business.** It’s about building a stronger, more inclusive Ketchum for everyone who lives, works, and plays here.

--

**Tommy Biglow**

[biglowstudio.com](http://biglowstudio.com) | [overexposed.co](http://overexposed.co)

c: [310-359-3789](tel:310-359-3789)



**Daniel Hansen**

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**From:** Megan Gallagher <meg Gallagher@gmail.com>  
**Sent:** Wednesday, April 2, 2025 6:19 PM  
**To:** Participate  
**Subject:** Support for Text Amendment to Remove Footnote 37 in KMC 17.12.020

Hello City of Ketchum,

I am writing to express my strong support for the proposed text amendment to remove Footnote 37 in KMC 17.12.020, allowing wellness-focused health and fitness businesses in LI Zones. Expanding access to health and wellness facilities is essential for helping to foster a vibrant, active, thriving, connected, and growing community.

I have personally witnessed the positive impact of rezoning industrial spaces for fitness use. Growing up in Seattle, my childhood competitive all-star cheerleading gym faced a similar zoning challenge. After successfully advocating for a change, the results were overwhelmingly positive—creating a space that supported small businesses and overall community health and wellness.

Ketchum is a dynamic and growing community with a strong demand for year-round fitness, local connection, and wellness opportunities beyond outdoor recreation. Allowing these spaces to exist on the ground floor in industrial areas would not only support our local economy but also enhance the overall well-being and satisfaction of our growing population, and continue to make Ketchum an attractive place for year-round living.

I encourage the City of Ketchum to embrace this opportunity and make the necessary amendments to support health and vitality for our residents and economy.

Thank you for your consideration!

Best,

Megan Gallagher Robinson  
Director of Human Resources, Sun Valley Resort

## Daniel Hansen

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**From:** Lisa Burnand <cassiar@aol.com>  
**Sent:** Wednesday, April 2, 2025 6:10 PM  
**To:** Participate  
**Subject:** Supporting the Text Amendment change to remove Footnote 37/ Enhancing Wellness-Focused Fitness Studios in Light Industrial Zones

Dear Ketchum Planning and Zoning:

This email supports changing Footnote 37 in the KMC17.12.020 District Use Matrix, which currently prohibits ground-floor wellness-focused fitness studios in a Light Industrial (LI) Zone.

The proposed amendment change would allow wellness-focused fitness studios, such as Fit Me SV and other health and well-being businesses, to align with Ketchum's 2014 Comprehensive Plan, which calls for :

- *Supporting and retaining independent businesses (Goal E-1)*
- *Diversifying our economy and expanding wellness offerings (Goal E-2)*
- *Creating more year-round, community-focused recreational opportunities (Policy CHW 4.3)*

This amendment would expand access to safe wellness spaces, which support public health to meet the needs of a changing, health-conscious, active population of residents, tourists, and athletes.

Allowing health and wellness uses on the ground floor of newer buildings in the LI zones would positively impact women-owned and small businesses alike, providing them with opportunities to thrive and contribute to the local economy.

In conclusion, changing Footnote 37 to permit wellness-focused fitness studios on the ground floor in LI zones is a step towards fostering a healthier, more vibrant community that is supportive of local businesses and inclusive of diverse wellness needs.

I appreciate your consideration of this request.

Lisa Burnand



**Daniel Hansen**

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**From:** Meggie Rose Fitness <meggierosefitness@gmail.com>  
**Sent:** Wednesday, April 2, 2025 5:58 PM  
**To:** Participate  
**Subject:** Support of the Text Amendment to change Footnote 37

To whom it may concern,

I am writing in to voice my support to change Footnote 37. Below are the reasonings surrounding why I think this change would be important for the future & city of Ketchum:

- This amendment would allow wellness-focused fitness studios to operate on the ground floor of newer buildings in the LI zones.
- It supports local, woman-owned small businesses and aligns with Ketchum's Comprehensive Plan (2014) which calls for:
  1. Supporting and retaining independent businesses (Goal E-1)
  2. Diversifying our economy and expanding wellness offerings (Goal E-2)
  3. Creating more year-round, community-focused recreational opportunities (Policy CHW-4.3)
- Wellness studios are low-impact, clean, and help activate underutilized areas—a win-win for both business and community.
- This amendment expands access to safe, accessible wellness spaces, which support public health and reduce long-term medical costs.
- Allowing health & wellness uses on the ground floor helps meet the needs of a changing, health-conscious, active population—residents, tourists, and athletes alike.
- This isn't about just one business. It's about building a stronger, more inclusive Ketchum for everyone who lives, works, and plays here.

Sent from my iPhone

**Daniel Hansen**

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**From:** Susanne V Caminiti <svcaminiti@gmail.com>  
**Sent:** Wednesday, April 2, 2025 5:49 PM  
**To:** Participate  
**Subject:** In Support of: Removal of Footnote 37 in KMC 17.12.020

To whom it may concern:

I am writing to show my support for the Text Amendment change to remove Footnote 37 from KMC 17.12.020, as this amendment would allow wellness-focused fitness studios to operate on the ground floor of newer buildings in the LI zones.

I am in support of this Text Amendment because:

It supports local, woman-owned small businesses in town, and aligns with Ketchum's Comprehensive Plan (2014) which calls for:

1. Supporting and retaining independent businesses (Goal E-1)
2. Diversifying our economy and expanding wellness offerings (Goal E-2)
3. Creating more year-round, community-focused recreational opportunities (Policy CHW-4.3)

Wellness studios are low-impact, clean, and help activate underutilized areas—a win-win for both business and community.

The community demand for Health & Wellness facilities is growing—especially for indoor, year-round movement options that support longevity, recovery, and athletic performance.

This amendment also expands access to safe, accessible wellness spaces, which support public health and reduce long-term medical costs.

Allowing health and wellness uses on the ground floor helps meet the needs of a changing, health-conscious, active population—residents, tourists, and athletes alike.

This isn't about just one business. It's about building a stronger, more inclusive Ketchum for everyone who lives, works, and plays in Ketchum.

Sincerely,

*Susanne V. Caminiti*

949-422-4675 [svcaminiti@gmail.com](mailto:svcaminiti@gmail.com)

## Daniel Hansen

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**From:** Paul Kenny <paul@kenny-bogue.com>  
**Sent:** Wednesday, April 2, 2025 3:01 PM  
**To:** Participate  
**Subject:** In support of the Text Amendment change to remove Footnote 37

Dear P&Z Commissioners;

As a commercial broker here in the valley, I fully support the requested text amendment. The text amendment aligns with the current Ketchum Comprehensive Plan, and especially in the case of this particular property and use, it is a reasonable and logical modification of the code. I understand that all the neighbors in this property are supportive.

Thanks very much for your consideration and approval.

Sincerely,

Paul Kenny

**Paul Kenny, [CCIM](#)**  
**Associate Broker, Principal**

**Paul Kenny & Matt Bogue**  
**Commercial Real Estate**

Tel: [\(208\) 726-1918](tel:(208)726-1918)  
Cell: [\(208\) 720-3125](tel:(208)720-3125)  
[www.kenny-bogue.com](http://www.kenny-bogue.com)



**From:** Trish <trisholiver2003@yahoo.com>  
**Sent:** Wednesday, April 2, 2025 2:55 PM  
**To:** Participate  
**Subject:** support of the Text Amendment change to remove Footnote 37

I am in support of Fit Me SV and the Text Amendment change to remove Footnote 37 for the following reasons.

- ✓ This amendment would allow wellness-focused fitness studios—like Fit Me SV—to operate on the ground floor of newer buildings in the LI zones.
- ✓ It supports local, woman-owned small businesses and aligns with Ketchum’s Comprehensive Plan (2014) which calls for:
  1. Supporting and retaining independent businesses (Goal E-1)
  2. Diversifying our economy and expanding wellness offerings (Goal E-2)
  3. Creating more year-round, community-focused recreational opportunities (Policy CHW-4.3)
- ✓ Wellness studios are low-impact, clean, and help activate underutilized areas—a win-win for both business and community.
- ✓ The community demand for Mat Pilates and Lagree is growing—especially for indoor, year-round movement options that support longevity, recovery, and athletic performance.
- ✓ This amendment expands access to safe, accessible wellness spaces, which support public health and reduce long-term medical costs.
- ✓ Allowing health & wellness uses on the ground floor helps meet the needs of a changing, health-conscious, active population—residents, tourists, and athletes alike.
- ✓ This isn’t about just one business. It’s about building a

stronger, more inclusive Ketchum for everyone who lives, works, and plays here.

Thank you, Trish Oliver  
Frenchmens

**Daniel Hansen**

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**From:** Susie Zachman <susiezachman2012@gmail.com>  
**Sent:** Wednesday, April 2, 2025 1:32 PM  
**To:** Participate  
**Subject:** Amendment to remove Footnote 37 in KMC 17.12.020

To whom it may concern,

I wanted to voice my support for the removal of footnote 37 to allow wellness studios to operate on the ground floor of newer buildings in the LI zones. I don't see the benefit of this restriction or understand the "harm" it is trying to prevent, but I do see the benefit of removing it.

One of the many great things about Ketchum and the valley are the small, local, independent businesses that flourish here. It gives the town so much character and differentiates it from other mountain towns.

Repealing this restriction/footnote would support small local businesses (and as a bonus many wellness focused businesses are female owned!), which all aligns with the city's 2014 comprehensive plan. An important part of the community are the high caliber of local wellness focused businesses in the area - Fit Me SV, Gather, The Mill etc. Why not have regulations that support them and expand access to safe, accessible wellness spaces (with better parking!)?

Thank you for your consideration.

Susie & Brian Zachman

## Daniel Hansen

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**From:** Dani Savaria <danisavaria8@gmail.com>  
**Sent:** Wednesday, April 2, 2025 1:01 PM  
**To:** Participate  
**Subject:** Supporting the Text Amendment Request to remove Footnote 37

Dear Ketchum City Council,

I'm writing to express my strong support for the proposed amendment to remove Footnote 37 and allow wellness-focused fitness studios to operate on the ground floor of newer buildings in the LI zones.

This amendment aligns with Ketchum's Comprehensive Plan by supporting independent businesses, diversifying our local economy, and expanding year-round recreational opportunities.

Wellness studios like Fit Me SV provide low-impact, community-focused movement options that support longevity, recovery, and athletic performance meeting the needs of our active residents, tourists, and athletes alike.

There is growing demand for accessible, year-round wellness spaces in Ketchum. Allowing health and wellness businesses in underutilized areas is a win-win for both business and community, helping to foster a stronger, healthier, and more inclusive town for all who live, work, and play here.

I encourage you to approve this amendment and support the future of health and wellness in Ketchum.

Best regards,  
Dani Savaria

## Daniel Hansen

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**From:** Meghan Christie <meghan.j.christie.17@gmail.com>  
**Sent:** Wednesday, April 2, 2025 12:55 PM  
**To:** Participate  
**Subject:** in support of the Text Amendment change to remove Footnote 37

Dear Ketchum City Council,

**I am writing to express my strong support for the proposed text amendment to remove Footnote 37 and permit wellness-focused fitness studios to operate on the ground floor of newer buildings in the LI zones.**

**This amendment supports local, woman-owned small businesses** and aligns with **Ketchum's Comprehensive Plan** (2014) which calls for:

- Supporting and retaining independent businesses (Goal E-1)
- Diversifying our economy and expanding wellness offerings (Goal E-2)
- Creating more year-round, community-focused recreational opportunities (Policy CHW-4.3)

**Wellness studios are low-impact, clean, and help activate underutilized areas**—a win-win for both business and community.

**The community demand for fitness opportunities is ever growing—especially for indoor, year-round movement options** that support longevity, recovery, and athletic performance.

**This amendment expands access to safe, accessible wellness spaces**, which support public health and reduce long-term medical costs.

**Allowing health & wellness uses on the ground floor helps meet the needs of a changing, health-conscious, active population**—residents, tourists, and athletes alike.

**This isn't about just one business.** Instead it is about building a stronger, more inclusive Ketchum for everyone who lives, works, and plays here.

I encourage you to approve this amendment and support the future of health and wellness in Ketchum.

Best regards,

Meghan Christie



**Daniel Hansen**

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**From:** nicole roos <nicole.roos4@gmail.com>  
**Sent:** Wednesday, April 2, 2025 12:50 PM  
**To:** Participate  
**Subject:** Supporting the Text Amendment Request to remove Footnote 37

Dear Ketchum City Council,

I'm writing to express my strong support for the proposed amendment to remove Footnote 37 and allow wellness-focused fitness studios to operate on the ground floor of newer buildings in the LI zones.

This amendment aligns with Ketchum's Comprehensive Plan by supporting independent businesses, diversifying our local economy, and expanding year-round recreational opportunities. Wellness studios like Fit Me SV provide low-impact, community-focused movement options that support longevity, recovery, and athletic performance—meeting the needs of our active residents, tourists, and athletes alike.

There is growing demand for accessible, year-round wellness spaces in Ketchum. Allowing health and wellness businesses in underutilized areas is a win-win for both business and community, helping to foster a stronger, healthier, and more inclusive town for all who live, work, and play here.

I encourage you to approve this amendment and support the future of health and wellness in Ketchum.

Best regards,

Nicole Roos

**Daniel Hansen**

---

**From:** Mackenzie Miller <mackenziemiller580@gmail.com>  
**Sent:** Wednesday, April 2, 2025 9:57 AM  
**To:** Participate  
**Subject:** Text Amendment Request to remove Footnote 37

Good morning!

My name is Mackenzie Miller and I have lived in Ketchum for 5 years. I work for a local company and take pride in the community we have here. I wanted to reach out to support the removal of footnote 37 to allow wellness-focused health & fitness uses in the LI zones. Our community in Ketchum is built around focusing on our health fitness that allows us to enjoy the all the outdoor activities we all love. Wellness studios are low-impact, clean, and help activate underutilized areas—a win-win for both business and community. This amendment expands access to safe, accessible wellness spaces, which support public health and reduce long-term medical costs.

Thank you!  
Mackenzie Miller

**Daniel Hansen**

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**From:** Alex Langerman <alexlangerman@gmail.com>  
**Sent:** Wednesday, April 2, 2025 9:37 AM  
**To:** Participate  
**Subject:** In Support Of: Text Amendment Change - Removal of Footnote 37 from Health & Fitness Facility in L1, L2, L3

I am writing in support of text amendment change to remove footnote 37 for wellness-focused health & fitness uses in the LI zones.

This amendment would allow wellness-focused fitness studios—like Fit Me SV—to operate on the ground floor of newer buildings in the LI zones.

It supports local, woman-owned small businesses and aligns with Ketchum’s Comprehensive Plan (2014) which calls for:

Supporting and retaining independent businesses (Goal E-1)

Diversifying our economy and expanding wellness offerings (Goal E-2)

Creating more year-round, community-focused recreational opportunities (Policy CHW-4.3)

Wellness studios are low-impact, clean, and help activate underutilized areas—a win-win for both business and community.

-Alex

--

Alex Langerman  
862-216-2464

## Daniel Hansen

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**From:** Will Hovey <will@chandlercap.com>  
**Sent:** Wednesday, April 2, 2025 8:54 AM  
**To:** Participate  
**Subject:** LI

I am writing in support of increased utilization of the most underused real estate in Ketchum, the LI. You guys seem focused on increasing density and putting housing in places it doesn't work. More use like movement fitness would be great use, more upstairs housing/mixed use buildings, etc etc.

Thank you,

Will

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**Text Amendment Request to Remove Footnote 37 in KMC 17.12.020**

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**From** Sophie Deming <smpdeming@gmail.com>  
**Date** Thu 4/3/2025 10:52 AM  
**To** Participate <participate@ketchumidaho.org>

Dear Ketchum City Administration & Planning Team,

*Footnote 37: Permitted on the second floor and above only. For single-story buildings in existence on July 1, 2019, the use is permitted on the ground floor.*

I am writing to formally request an amendment to KMC 17.12.020, Footnote 37 regarding the permitted use of wellness and fitness studios on ground floors within city limits. As a strong advocate for local businesses—particularly those owned by women and organizations dedicated to community wellness—I find this existing restriction confusing, given that newer wellness and fitness studios in the area do not meet the current code requirement.

The existing limitation directly impacts my career and my clients, making it increasingly difficult to operate within the city. The real estate market is already challenging, and preventing the activation of vacant commercial space restricts economic growth and community benefits. Our current location is no longer viable due to parking constraints, forcing us to relocate. However, without an amendment to this ordinance, finding a suitable space remains exceptionally difficult, adding stress and uncertainty to our operations.

I urge you to consider modifying the ordinance to allow wellness and fitness studios on first-floor spaces, enabling businesses like mine to continue contributing positively to the community. Such a change would foster economic activity, support local entrepreneurs, and maximize the use of existing commercial properties.

Thank you for your time and consideration. I would appreciate the opportunity to discuss this matter further and provide additional insights on the necessity of this amendment.

Sophia M. P. Deming  
[smpdeming@gmail.com](mailto:smpdeming@gmail.com)  
(775) 772-4341

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**Remove Footnote 37**

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**From** kendall kirkpatrick <kendallanne@gmail.com>

**Date** Thu 4/3/2025 10:38 AM

**To** Participate <participate@ketchumidaho.org>

Hello,

I am writing to respectfully request that the committee consider removing Footnote 37 to allow wellness-focused fitness studios in the ground floors of mixed-use buildings within the Light Industrial (LI) zones.

Addressing the mental health needs of our community is a critical public health priority, especially in our mountain environment. Accessible wellness and fitness spaces play a vital role in supporting mental and physical health. Allowing these studios in underutilized ground floor spaces will activate these areas and provide valuable resources for residents. This removal will create increased opportunities for a more diverse range of business owners, fostering economic growth and enriching our community.

We believe that this amendment will positively impact our community's health, vitality, and economic diversity.

Thank you,  
Kendall

--

**Kendall Kirkpatrick**

(208)890-1615 | @seeksunvalley | @sunvalleyfilmfest | @kennykirkpatrick\_

## Cyndy King

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**From:** Eileen Hansen <eileen\_hansen@mac.com>  
**Sent:** Friday, April 4, 2025 8:22 AM  
**To:** Participate  
**Subject:** Support of text amendment change to remove footnote 37

I am writing in favor of removal of footnote 37 which would ban wellness/fitness focused businesses in the industrial district. Two points to make:

1. Ketchum should support locally-owned businesses and the FitMe is locally owned and operated as opposed to the Tonic studio which miraculously moved into the Bluebird building.
2. A fitness focused business on the ground floor of buildings in the Industrial District would not upset any other businesses, particularly a Pilates- focused business.

There is demand here for such a business and the fact that it is local and already proven successful should warrant special consideration.

Sincerely,

Eileen Hansen

**Cyndy King**

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**From:** Betsy Prescott <bcprescott22@gmail.com>  
**Sent:** Friday, April 4, 2025 7:33 AM  
**To:** Participate  
**Subject:** Remove footnote 37

I'm writing to show my support of the text amendment change to remove footnote 37.

✅ **This amendment would allow wellness-focused fitness studios—like Fit Me SV—to operate on the ground floor of newer buildings in the LI zones.**

✅ **It supports local, woman-owned small businesses** and aligns with **Ketchum's Comprehensive Plan** (2014) which calls for:

- Supporting and retaining independent businesses (Goal E-1)
- Diversifying our economy and expanding wellness offerings (Goal E-2)
- Creating more year-round, community-focused recreational opportunities (Policy CHW-4.3)

✅ **Wellness studios are low-impact, clean, and help activate underutilized areas**—a win-win for both business and community.

✅ **The community demand for Mat Pilates and Lagree is growing—especially for indoor, year-round movement options** that support longevity, recovery, and athletic performance.

✅ **This amendment expands access to safe, accessible wellness spaces**, which support public health and reduce long-term medical costs.

✅ **Allowing health & wellness uses on the ground floor helps meet the needs of a changing, health-conscious, active population**—residents, tourists, and athletes alike.

✅ **This isn't about just one business.** It's about building a stronger, more inclusive Ketchum for everyone who lives, works, and plays here.

Thank you,  
Betsy Prescott



## Cyndy King

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**From:** Courtney Santry <courtneysantry@gmail.com>  
**Sent:** Thursday, April 3, 2025 8:07 PM  
**To:** Participate  
**Subject:** Amendment to Remove Footnote 37

Dear city council,

I am a huge fan of FitMeSV and it came to my attention that not only do they need to relocate, but that a small detail in the zone regulations is preventing them from moving to the new space.

The business is not only locally owned, but also women owned and support health and wellness is a community of like-minded people here in Ketchum.

I hope you consider this when determining whether to amend this footnote.

Thanks, Courtney

✅ **This amendment would allow wellness-focused fitness studios—like Fit Me SV—to operate on the ground floor of newer buildings in the LI zones.**

✅ **It supports local, woman-owned small businesses** and aligns with **Ketchum’s Comprehensive Plan (2014)** which calls for:

- Supporting and retaining independent businesses (Goal E-1)
- Diversifying our economy and expanding wellness offerings (Goal E-2)
- Creating more year-round, community-focused recreational opportunities (Policy CHW-4.3)

✅ **Wellness studios are low-impact, clean, and help activate underutilized areas**—a win-win for both business and community.

✅ **The community demand for Mat Pilates and Lagree is growing—especially for indoor, year-round movement options** that support longevity, recovery, and athletic performance.

✅ **This amendment expands access to safe, accessible wellness spaces**, which support public health and reduce long-term medical costs.

✅ **Allowing health & wellness uses on the ground floor helps meet the needs of a changing, health-conscious, active population**—residents, tourists, and athletes alike.

✅ **This isn’t about just one business.** It’s about building a stronger, more inclusive Ketchum for everyone who lives, works, and plays here.

Courtney Matthews  
(213) 222-7489

## Cyndy King

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**From:** Erin Roberts <erinrobertssunvalley@gmail.com>  
**Sent:** Thursday, April 3, 2025 3:53 PM  
**To:** Participate  
**Subject:** amend the Ketchum zoning code in the Light Industrial District

I'm writing in support of a Text Amendment Request to remove Footnote 37 for wellness-focused health & fitness uses in Ketchum's Light Industrial District.

- ✓ This amendment would allow wellness-focused fitness studios—like Fit Me SV—to operate on the ground floor of newer buildings in the LI zones.
- ✓ It supports local, woman-owned small businesses and aligns with Ketchum's Comprehensive Plan (2014) which calls for:
  - Supporting and retaining independent businesses (Goal E-1)
  - Diversifying our economy and expanding wellness offerings (Goal E-2)
  - Creating more year-round, community-focused recreational opportunities (Policy CHW-4.3)
- ✓ Wellness studios are low-impact, clean, and help activate underutilized areas—a win-win for both business and community.
- ✓ The community demand for Mat Pilates and Lagree is growing—especially for indoor, year-round movement options that support longevity, recovery, and athletic performance.
- ✓ This amendment expands access to safe, accessible wellness spaces, which support public health and reduce long-term medical costs.
- ✓ Allowing health & wellness uses on the ground floor helps meet the needs of a changing, health-conscious, active population—residents, tourists, and athletes alike.
- ✓ This isn't about just one business. It's about building a stronger, more inclusive Ketchum for everyone who lives, works, and plays here.

Thank you for your consideration,

Erin Roberts  
Ketchum resident

## Cyndy King

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**From:** Barrett Freedlander <barrettfreedlander@yahoo.com>  
**Sent:** Thursday, April 3, 2025 6:02 PM  
**To:** Participate  
**Subject:** Footnote 37

I am a resident of Baltimore and a regular customer of Fit Me SV when I am at our house in SV.

Kit, the owner, is an excellent, dedicated Pilates instructor and an admirable. entrepreneur. Much more capable than one would expect from a first-time business owner.

Being in SV should provide an escape from some of the nonsensical regulations we on the East Coast have to endure .So, then , instead , what sense can be made out of Footnote 37 that keeps her from a first floor accommodation but allows her a second floor one. And perhaps more nonsensical: if a first floor studio is so devastating to the community , why allow it for pre-2019 space.

Does Footnote 37 make any sense whatsoever?

Thank you

Sent from my iPhone

## Cyndy King

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**From:** Gail Lynch <GALYNCH@MINDSPRING.COM>  
**Sent:** Thursday, April 3, 2025 6:12 PM  
**To:** Participate  
**Subject:** Support for Amendment change to Remove Footnote 37

To the City of Ketchum,

Please consider eliminating Footnote 37 from the city zoning laws. I fully support this proposed change and feel it will benefit the community & small business owners alike.

Entrepreneurs and new start-ups are the life-force of future growth for Ketchum. But with rent prices climbing in the main business district and high-priced tear-downs & new construction reshaping the face of our community, a barrier to entry exists for these developing small businesses that require brick & mortar space. This is especially true for Wellness & Health fitness studios without corporate backing. They are left with little choice but to establish themselves in the light-industry areas until revenue growth allows the business to move into the high-rent districts. Allowing first floor occupancy for these businesses provides visual awareness to potential customers as well as ease of access for existing clients. This slight boost may be the difference between financial success and failure.

City zoning laws should reflect the constituents and business owners alike, and attempt to meet their needs in a safe and effective manner. I fail to see how the restrictions found in Footnote 37 for Light Industry Areas does any of this, which is why I urge the City of Ketchum to rewrite this specific zone law in a timely manner.

Thank you for your consideration.

Gail A. Lynch

xxx Clos du Val, Sun Valley, ID 83353

## Cyndy King

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**From:** Libby Weil <boblibweil@yahoo.com>  
**Sent:** Thursday, April 3, 2025 7:00 PM  
**To:** Participate  
**Subject:** Support for text amendment to remove footnote 37

I am writing to support the removal of footnote 37 for health and wellness business in the LI zones. The city should be encouraging small businesses in Ketchum and supporting the needs of their residents to easily access health and fitness studios.

I am a property owner in Sun Valley and a client of Fit Me SV pilates studio and have been coming to the valley for more than 30 years. I was thrilled to find a pilates studio focused on meeting the needs of all residents, not just the more wealthy clientele.

Please take away these barriers to small wellness and fitness business owners! Please remove footnote 37!

Elizabeth Weil

## Cyndy King

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**From:** Eileen Hansen <eileen\_hansen@mac.com>  
**Sent:** Friday, April 4, 2025 8:22 AM  
**To:** Participate  
**Subject:** Support of text amendment change to remove footnote 37

I am writing in favor of removal of footnote 37 which would ban wellness/fitness focused businesses in the industrial district. Two points to make:

1. Ketchum should support locally-owned businesses and the FitMe is locally owned and operated as opposed to the Tonic studio which miraculously moved into the Bluebird building.
2. A fitness focused business on the ground floor of buildings in the Industrial District would not upset any other businesses, particularly a Pilates- focused business.

There is demand here for such a business and the fact that it is local and already proven successful should warrant special consideration.

Sincerely,

Eileen Hansen

**Cyndy King**

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**From:** Jessica Rempe <jkrempe@gmail.com>  
**Sent:** Friday, April 4, 2025 10:35 AM  
**To:** Participate  
**Subject:** Footnote 37

Hello,

I am writing to support modifying or removing footnote 37 in order to allow wellness studios to operate on the ground floor in LI zones in buildings existing after July 1, 2019. If wellness studios are allowed on higher floors in newer buildings and on the ground floors in older buildings, it makes little sense that this constraint exists as there is no greater issue against wellness studios existing in LI zones.

Furthermore, modifying or removing this restriction allows Ketchum to accommodate the changing demands of its population. If there is a space available for a local small business that meets the goals of Ketchum's Comprehensive Plan (Goal E-1, Goal E-2, and Policy CHW-4.3), then we should allow the business instead of leaving the space underutilized.

Sincerely,  
Jess Rempe

## Cyndy King

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**From:** Katie Middel <katiemiddel@gmail.com>  
**Sent:** Friday, April 4, 2025 11:21 AM  
**To:** Participate  
**Subject:** Text Amendment change to remove Footnote 37

Hello,

As a Ketchum resident, I am writing to support the Text Amendment change to remove Footnote 37. This amendment would allow wellness-focused fitness studios—like Fit Me SV—to operate on the ground floor of newer buildings in the LI zones.

It supports local, woman-owned small businesses and aligns with Ketchum's Comprehensive Plan (2014) which calls for:

- Supporting and retaining independent businesses (Goal E-1)
- Diversifying our economy and expanding wellness offerings (Goal E-2)
- Creating more year-round, community-focused recreational opportunities (Policy CHW-4.3)

I am a fellow wellness instructor at Gather Yoga and can attest to the importance of access to fitness studios and the health and wellbeing of our city's residents and visitors.

Please consider removing or changing the footnote 37.

Thank you,  
Katie Middel



7. Local Sources page 142. I know some of my research/annual profile info was used to inform data throughout the comp plan, so would like credit for Sun Valley Economic Development listed here

I hope you take these comments into consideration during your deliberations on the final plan

Thanks

**Harry Griffith**

Executive Director, Sun Valley Economic Development

[www.SunValleyEconomy.org](http://www.SunValleyEconomy.org)

## Cyndy King

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**From:** Stephanie Reed <stephanie@stephanie-reed.com>  
**Sent:** Friday, April 4, 2025 2:00 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment **in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020** – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community and customer of Fit ME SV and other fitness businesses, I strongly believe that accessible indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum. While many of these businesses operate downtown, available space is extremely limited.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

--

Best,  
Stephanie Reed



## Stephanie Reed

Stephanie Reed Real Estate

Keller Williams Sun Valley Southern Idaho

Team Lead & Sales Specialist | (208) 720-8958 | [stephanie-reed.com](http://stephanie-reed.com)



## Cyndy King

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**From:** Bob Weil <bweil323@gmail.com>  
**Sent:** Friday, April 4, 2025 2:12 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

Bob Weil

## Cyndy King

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**From:** Cait Nielson <cait.m.nielson@gmail.com>  
**Sent:** Friday, April 4, 2025 2:02 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,  
Cait Nielson

Ketchum Community Member  
Sent from my iPhone

## Cyndy King

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**From:** Andrea Smith <ams\_smith@icloud.com>  
**Sent:** Friday, April 4, 2025 2:35 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,  
Andrea Smith



**Cyndy King**

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**From:** Haley Anderson <haley.marie.anderson22@gmail.com>  
**Sent:** Friday, April 4, 2025 2:15 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

By way of introduction, I'm a relatively new resident to Ketchum and professionally, I work in consulting and focus on real estate. One of my focus areas is what makes cities great for investment and development. When we look at great and sustainable towns and cities in the United States, there are common themes - two of which I think are especially important here - walkability and the activation of ground floor spaces to help people interact with their built environment. An amendment to the existing planning regulations would do just that.

Allowing retail, including fitness studios, on the ground floor of a light industrial zone would allow for us to maximize the uses in our community and avoid a situation where a ground floor space is dark for portions of a week as is typically the case with standard uses. Additionally, foot traffic has a knock on effect on surrounding businesses - more foot traffic results more eyes on local businesses and more opportunities for sustainable growth.

Additionally, the amendment supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes: - Supporting local, independent businesses (Goal E-1) - Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3).

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum. Thank you for your time and consideration.

Sincerely,  
Haley

## Cyndy King

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**From:** Angela Winson <angie.winson@gmail.com>  
**Sent:** Friday, April 4, 2025 6:49 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

Angela Winson, RDH, OMT  
Balanced Breath Myofunctional Therapy  
208-590-4468

## Cyndy King

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**From:** Stephanie Perenchio <stephanie@sfpstudio.com>  
**Sent:** Friday, April 4, 2025 5:10 PM  
**To:** Participate  
**Subject:** Please Change the law

Dear Planning & Zoning Commission,

I am writing to submit my public comment **in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020** – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important and must be changed to allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a 25 year member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum

- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, ***but for the overall health, well-being, and economic vitality of Ketchum.***

Thank you for your time and consideration.

Stephanie Freid- Perenchio

208-727-6803

## Cyndy King

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**From:** Halsey Pierce <photo.halsey@gmail.com>  
**Sent:** Friday, April 4, 2025 4:42 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment **in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020** – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum

- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

Halsey Pierce

Ketchum Resident

A handwritten signature in black ink that reads "Halsey". The script is fluid and cursive, with the 'H' and 'A' being particularly prominent.

Photographer | Creative Director

E: [photo.halsey@gmail.com](mailto:photo.halsey@gmail.com)

P: 208.720.9935

W: [halseypierce.com](http://halseypierce.com)

## Cyndy King

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**From:** JoAnne Bastian <jobast@comcast.net>  
**Sent:** Friday, April 4, 2025 4:14 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
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As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

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- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,



## Cyndy King

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**From:** Spooky Taft <spookysv@gmail.com>  
**Sent:** Saturday, April 5, 2025 1:02 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

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As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

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This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

**From:** Connie Smith <connie.smith.sb@gmail.com>  
**Sent:** Saturday, April 5, 2025 8:48 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Planning & Zoning Commission,

I am writing to submit my public comment **in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020** – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

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As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

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- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community

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- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

Connie Smith

"Ketchum Resident/Community Member"]

Email P&Z in Support!

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## Cyndy King

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**From:** Beth Fox <beth@b2andcompany.com>  
**Sent:** Friday, April 4, 2025 8:48 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

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- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

Beth E. Bradford

Cell: 801 558 9978  
P.O. BOX 5560  
Ketchum, Idaho 83340

708 East Fork Road  
Hailey, Idaho 83333  
[www.b2andcompany.com](http://www.b2andcompany.com)  
Utah Brokers License: 5487402-PB00  
California Brokers License: 01134276



## Cyndy King

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**From:** Mary Robinson <sageinthesun@gmail.com>  
**Sent:** Friday, April 4, 2025 7:25 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

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As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

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This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
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- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

## Cyndy King

---

**From:** Katherine Silver <katherinesilver@icloud.com>  
**Sent:** Sunday, April 6, 2025 9:03 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment **in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020** – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

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While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits wellness businesses like Fit Me SV from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

Please consider this amendment for the well being of the community.

Sincerely,  
Katherine Silver

## Cyndy King

---

**From:** Tanner <farrowtanner@gmail.com>  
**Sent:** Sunday, April 6, 2025 8:59 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

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This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses



Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,  
Tanner Farrow

## Cyndy King

---

**From:** Lauren Shirley <laurenls Shirley@gmail.com>  
**Sent:** Sunday, April 6, 2025 6:33 AM  
**To:** Participate  
**Subject:** Footnote 37

Dear Planning & Zoning Commission,

I am writing to submit my public comment **in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020** – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

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This amendment would also:

- Provide affordable, year-round wellness options
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- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.  
Sincerely,  
Lauren Shirley

## Cyndy King

---

**From:** Brian McCue <brian.r.mccue@gmail.com>  
**Sent:** Saturday, April 5, 2025 9:56 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment **in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020** – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

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This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum

- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

On a personal note, Kathryn Caminiti is a close friend of mine and can't speak more highly of her character as a person, business owner and community member. Kat put herself out there to start a small business seeking to foster health & community for the residents of the WRV; both admirable objectives. If small business', especially those opened by honest, authentic, first time entrepreneurs, like Kat, aren't supported by the Ketchum P&Z and the City Council, then the city has failed its residents. Please do the right thing and amend the code to keep important business' run by inspirational women open.

Thank you for your time and consideration.

Sincerely,

Brian McCue

DECKED employee, SV Ski Instructor, Hailey resident and HURA Council Member

## Cyndy King

---

**From:** Gina Davito <gina.davito@gmail.com>  
**Sent:** Saturday, April 5, 2025 6:30 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission:

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

Removal of this footnote is important, as wellness-focused fitness studios, like Fit Me SV, would consequently be allowed to operate on the ground floor of newer buildings in the Light Industrial zones.

Doing so supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
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While many of these businesses operate downtown, available space is extremely limited. Out-of-town chains (like Johnny Was, Faherty, and Elaine Kim) are all able to outbid local businesses for convenient downtown spaces. Many other of these locations are also increasingly being converted by wealthy tourists into under/unused vacation drop-ins and/or storage units. This trend makes it nearly impossible for small, local business owners to secure affordable spaces.

It also forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

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- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Best,  
Gina Davito  
(Full-Time Ketchum Resident / 110 Wood River Dr. #10)

## Cyndy King

---

**From:** Alexandra Brown <a.brwnn@gmail.com>  
**Sent:** Sunday, April 6, 2025 9:56 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing you today as a resident of Ketchum, as well as someone who is passionate about health, growth, and sustainability of the Wood River Valley as a whole. I can imagine over the past few days you have received many impassioned emails, calls, and letters in support of the proposed text amendment to remove footnote 37 in KMC 17.20.020. This is because the removal of this footnote is critical to the success of a beloved business that supports the health and wellness of many in Ketchum's active community. On a personal note, Fit Me SV has been paramount in my own recovery from an emergency surgery over the summer as well as supporting my mental and physical health postpartum.

Starting a new business in Ketchum unfortunately is faced with many hurdles. One of the largest being the lack of affordable and/or available spaces for new businesses to exist. By removing this footnote you are also allowing more accessibility of spaces for local businesses that may just be a dream in someone's mind to open and flourish. There are many challenges our community faces that require lengthy complex solutions. This however is not one of them. By simply removing an outdated footnote you can continue to support Ketchums Comprehensive Plan moving forward. I hope that you can represent the will of the people in this matter, and I look forward to seeing this matter resolved promptly!

Sincerely,  
Alexandra Brown

Sent from outer space



## Cyndy King

---

**From:** Cindi Osborn <cindiosborn@gmail.com>  
**Sent:** Sunday, April 6, 2025 10:59 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

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This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

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- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

## Cyndy King

---

**From:** Melissa Baechle <melissabaechle@gmail.com>  
**Sent:** Sunday, April 6, 2025 8:27 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,  
Melissa Baechle

United States Forest Service  
Sawtooth National Recreation Area  
5 North Fork Canyon Rd.  
Ketchum, ID 83340

**From:** joe bergin <josephdbergin@gmail.com>  
**Sent:** Sunday, April 6, 2025 1:37 PM  
**To:** Participate  
**Subject:** Remove Footnote in KMC 17.20.020

Dear Planning & Zoning Commission,

I am writing to **support the proposed text amendment to remove Footnote 37 in KMC 17.12.020** – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

Some of these fitness studios operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. This trend is continuing, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment for the benefit of the community and community members whose goal is to improve the quality of life for Ketchum's residents.

Thanks for your consideration.

Regards,

Joe Bergin  
Ketchum Resident/Community Member

Email P&Z in Support!

**Cyndy King**

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**From:** lynnebiglow@aol.com  
**Sent:** Sunday, April 6, 2025 1:21 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning and Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 - District Use Matrix, specifically for the Health and Fitness Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

Thank you so much for your consideration to this cause.

Sincerely,

Lynne Biglow Ketchum Resident/ Community Member/ Dental Hygienist  
310-980-3969

## Cyndy King

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**From:** Rebecca LaPointe <beckis91@yahoo.com>  
**Sent:** Sunday, April 6, 2025 12:03 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

My name is Rebecca and I am writing to submit my public comment **in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020** – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, and a health and wellness professional myself, I strongly believe that accessible, indoor movement spaces are essential—especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum

- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,  
Rebecca LaPointe  
Ketchum Resident/Community Member

[Sent from Yahoo Mail for iPhone](#)



## Cyndy King

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**From:** Sophie Ragsdale <sophie.ragsdale@gmail.com>  
**Sent:** Monday, April 7, 2025 1:56 PM  
**To:** Participate  
**Subject:** In Support: Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment **in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020** – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum

- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,  
Sophie

131 Four Seasons Way, 20  
Ketchum, ID 83340

## Cyndy King

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**From:** Marissa Swain <swainmarissa@yahoo.com>  
**Sent:** Monday, April 7, 2025 1:50 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
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- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely, Marissa Lauren Swain

## Cyndy King

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**From:** Will Davis <drinkingersweet@gmail.com>  
**Sent:** Monday, April 7, 2025 4:10 PM  
**To:** Participate  
**Subject:** Footnote 37 in KMC 17.12.020

Hello, as a fellow business owner in Ketchum, I am writing in support of removing Footnote 37 in KMC 17.12.20.

Small businesses are the lifeblood of Ketchum's character. If we can foster an environment which enables the success of small businesses, everyone in the valley benefits.

I understand the importance of zoning to maintain certain standards, but we need to revisit the purpose of the footnote. Being a small business owner in the valley is difficult enough without adding redundant red tape to the mix.

Best regards,

Will Davis

## Cyndy King

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**From:** Annekë Efinger <annekeefinger@gmail.com>  
**Sent:** Monday, April 7, 2025 9:18 PM  
**To:** Participate  
**Subject:** Hello from a local Ketchum girl!

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community and an instructor at The Mill, Fit Me SV, and Monarch, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration! Please feel free to reach out to me for comments!

Sincerely,

--

Annekä Efinger  
(435) 655 5662

## Cyndy King

---

**From:** Dawn Papalian <dawn@papalian.com>  
**Sent:** Monday, April 7, 2025 8:56 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning and Zoning Commission,

I am writing to submit my public comment **in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020** – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum

- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

Dawn Papalian

Ketchum community member

Dawn Papalian

310-850-6496



## Cyndy King

---

**From:** Erica Thorson <erica.thorson59@gmail.com>  
**Sent:** Monday, April 7, 2025 6:30 PM  
**To:** Participate  
**Subject:** I support the text amendment to remove Footnote 37 in KMC 17.12.020

Dear Members of the Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

I support this amendment because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- \* Supporting local, independent businesses (Goal E-1)
- \* Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- \* Activating underutilized spaces with clean, community-serving businesses

I am someone that uses a variety of fitness studios and I strongly believe that accessible, indoor workout spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- \* Provide affordable, year-round wellness options
- \* Help build a stronger, healthier, and more inclusive community

- \* Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- \* Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum. Thank you!

Sincerely,

Erica Thorson

Ketchum Resident

## Cyndy King

---

**From:** Alexa Biglow <alexa.biglow@gmail.com>  
**Sent:** Sunday, April 6, 2025 12:28 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- \* Supporting local, independent businesses (Goal E-1)
- \* Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- \* Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

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This amendment would also:

- \* Provide affordable, year-round wellness options
- \* Help build a stronger, healthier, and more inclusive community
- \* Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- \* Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,  
Lexi Biglow  
Ketchum Resident/Community Member

## Cyndy King

---

**From:** Adam Stine <adam.m.stine@gmail.com>  
**Sent:** Saturday, April 5, 2025 12:45 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

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- \* Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

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This amendment would also:

- \* Provide affordable, year-round wellness options

- \* Help build a stronger, healthier, and more inclusive community
- \* Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- \* Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

Adam Stine

Ketchum Resident/Community Member

Adam Stine  
(630) 991-1697

## Cyndy King

---

**From:** Molly Brown <molly@drmollybrown.com>  
**Sent:** Saturday, April 5, 2025 11:25 AM  
**To:** Participate  
**Subject:** Fit Me SV

Dear Planning & Zoning Commission,

I feel that Fit Me SV is an asset to our community.

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- \* Supporting local, independent businesses (Goal E-1)
- \* Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- \* Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

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This amendment would also:

- \* Provide affordable, year-round wellness options
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- \* Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

Molly Brown

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<<https://drmollybrown.com>>

<<https://drmollybrown.com>>

NOTICE AND DISCLAIMER: Molly holds a PhD and doctorate in Natural Medicine. As such she emphasizes promoting, maintaining, and restoring health through healthy lifestyle choices, alternative therapies, and techniques. Her services include consultation, coaching, and the use of natural therapies, but does not extend to diagnosing, treating diseases, or prescribing medications. She is not an M.D., D.O., or licensed physician. Information provided in this communication is not intended to be professional medical advice, diagnosis or treatment. You should always seek the advice of your physician regarding any questions you may have about a medical condition or treatment and before undertaking a new health care or wellness regimen.



## Cyndy King

---

**From:** Callum Dickerson <callum.a.dickerson@gmail.com>  
**Sent:** Saturday, April 5, 2025 6:30 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

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- \* Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- \* Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. It's what actually makes the community so unique and a wonderful place to live for the people that are locals and are more concerned about living a healthy lifestyle than money. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces. Not only is it disparaging the threads of our community that is the fabric of our well-being, it's turning this place into an elitist town day-by-day.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the a ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- \* Provide affordable, year-round wellness options for the people you're looking to house in the affordable housing unit projects
- \* Help build a stronger, healthier, and more inclusive community
- \* Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- \* Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Best,

Callum Dickerson

Ketchum and Wood River Valley Community Member

## Cyndy King

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**From:** Virginia Holloway <vasunvalley@gmail.com>  
**Sent:** Saturday, April 5, 2025 5:20 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,  
Virginia Holloway

Sent from my iPhone

## Cyndy King

---

**From:** Jay Graham <jay@jaygraham.com>  
**Sent:** Friday, April 4, 2025 9:04 AM  
**To:** Participate  
**Subject:** Text Amendment Request to remove Footnote 37 in L1 zones

- ✅ This amendment would allow wellness-focused fitness studios—like Fit Me SV—to operate on the ground floor of newer buildings in the LI zones.
- ✅ It supports local, woman-owned small businesses and aligns with Ketchum’s Comprehensive Plan (2014) which calls for:
  - \* Supporting and retaining independent businesses (Goal E-1)
  - \* Diversifying our economy and expanding wellness offerings (Goal E-2)
  - \* Creating more year-round, community-focused recreational opportunities (Policy CHW-4.3)
- ✅ Wellness studios are low-impact, clean, and help activate underutilized areas—a win-win for both business and community.
- ✅ The community demand for Mat Pilates and Lagree is growing—especially for indoor, year-round movement options that support longevity, recovery, and athletic performance.
- ✅ This amendment expands access to safe, accessible wellness spaces, which support public health and reduce long-term medical costs.
- ✅ Allowing health & wellness uses on the ground floor helps meet the needs of a changing, health-conscious, active population—residents, tourists, and athletes alike.
- ✅ This isn’t about just one business. It’s about building a stronger, more inclusive Ketchum for everyone who lives, works, and plays here.

Thank you,

Jay Graham  
PO Box 2426  
300B Centennial Lane  
Ketchum, ID 83340  
415-999-6434  
jay@jaygraham.com

## Cyndy King

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**From:** Brenna Cavanaugh <hello@floretdesignstudio.com>  
**Sent:** Tuesday, April 8, 2025 10:13 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community and business owner myself, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

Brenna Cavanauagh

## Cyndy King

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**From:** Sydney Liepshutz <sydneymerylchef@gmail.com>  
**Sent:** Tuesday, April 8, 2025 10:39 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely, Sydney Liepshutz



Sent from my iPhone

**Cyndy King**

---

**From:** Nadav Cohen <nadavcohen94@gmail.com>  
**Sent:** Tuesday, April 8, 2025 11:51 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission, I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts. This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum’s 2014 Comprehensive Plan, which emphasizes: - Supporting local, independent businesses (Goal E-1) - Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3) - Activating underutilized spaces with clean, community-serving businesses As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum. While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces. This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living. This amendment would also: - Provide affordable, year-round wellness options - Help build a stronger, healthier, and more inclusive community - Support small, woman-owned businesses that are deeply invested in the future of Ketchum - Increase vitality in LI zones by encouraging clean, low-impact businesses Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum. Thank you for your time and consideration.

Sincerely,  
Nadav cohen

## Cyndy King

---

**From:** Lindsay Boeger <lindsay.boeger@gmail.com>  
**Sent:** Tuesday, April 8, 2025 8:35 PM  
**To:** Participate  
**Subject:** support for text amendment request to remove footnote 37 from Ketchum's zoning code

Hello,

I'm writing to voice my support for the text amendment request to remove footnote 37 from Ketchum's zoning code (KMC 17.12.020).

Thank you!  
Lindsay Boeger

## Cyndy King

---

**From:** Hayden Gilmour <haydeng35@gmail.com>  
**Sent:** Tuesday, April 8, 2025 3:39 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,  
Hayden Gilmour  
Ketchum Resident/Community Member

## Cyndy King

---

**From:** Leslie Kaplan <lesliedk@comcast.net>  
**Sent:** Tuesday, April 8, 2025 2:44 PM  
**To:** Participate  
**Cc:** Leslie Kaplan  
**Subject:** Zoning Amendment KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment **in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020** – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is very important to me! It would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into condos etc. by wealthy tourists. This trend is making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

Leslie Kaplan

Ketchum Resident

## Cyndy King

---

**From:** Walker Cross <twcross95@gmail.com>  
**Sent:** Tuesday, April 8, 2025 1:20 PM  
**To:** Participate  
**Subject:** Text Amendment Request to remove Footnote 37

Hi There,

My name is Walker Cross and I have lived in Ketchum since 2017. I work for a local company and take pride in the community we have here.

I am writing today in support of the removal of footnote 37 to allow wellness-focused health & fitness uses in the LI zones. Personal health & wellness is a keystone of this community and I believe this use restriction places an unnecessary limitation on business owners seeking to positively impact our town.

Wellness studios are low-impact, clean, and help activate underutilized areas—a win-win for both business and community. This amendment expands access to safe, accessible wellness spaces, which support public health and reduce long-term medical costs.

Best Regards,

Walker Cross



## Cyndy King

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**From:** Brighton and Fred Payne <brightonandfred@gmail.com>  
**Sent:** Tuesday, April 8, 2025 1:17 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,



## Cyndy King

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**From:** Dylan Peterson <dylan.peterson22@gmail.com>  
**Sent:** Tuesday, April 8, 2025 1:16 PM  
**To:** Participate  
**Subject:** Support to Remove Footnote 37

Hello, I am writing to show my support for the amendment of **Footnote 37 in KMC 17.12.020.**

I support this text amendment because I believe it will create a more inclusive environment for new and existing wellness-focused fitness businesses to be able to operate on the ground level of newer buildings in the LI Area.

Approving this amendment is an impactful way for the City of Ketchum to show their support for small and independent businesses. As well as provide support for their residents by fostering a community of year-round recreational opportunities.

Removing Footnote 37 will only impact the city in positive ways. Wellness studios/businesses are clean, low-impact, and can bring foot traffic to otherwise underutilized areas. Our community is extremely health driven and this amendment will create more options for locals, tourists, and adventure seekers alike.

Let us continue to support our locals bringing business to our community. Thank you for your time and consideration.

Much appreciated,  
Dylan Peterson

## Cyndy King

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**From:** Wrenn Quarles <wrenn@mintlocations.com>  
**Sent:** Tuesday, April 8, 2025 12:43 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment **in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020** – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum

- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

Wrenn (A Wood River Valley Local)



**Wrenn Quarles**

Director of Operations

**P:** 208-867-7959

**E:** [wrenn@mintlocations.com](mailto:wrenn@mintlocations.com)

**W:** [www.mintlocations.com](http://www.mintlocations.com)



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## Cyndy King

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**From:** Nina Gardiner <nina@snowdropflowersbynina.com>  
**Sent:** Wednesday, April 9, 2025 11:43 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,  
Nina Gardiner

**Nina Gardiner**  
**Snowdrop Flowers**  
**208.720.8938**

## Cyndy King

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**From:** Maria Brickman <mariabrick77@gmail.com>  
**Sent:** Wednesday, April 9, 2025 10:49 AM  
**To:** Participate  
**Subject:** Public Comment

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

I strongly believe that accessible indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, Tonic Method and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living. Why would you want a Fitness Studio to be on the second floor disturbing ground floor tenants anyways..?

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses



Please consider approving this amendment not just for one business but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration! Please feel free to reach out to me for comments!

All the best,  
Maria

## Cyndy King

---

**From:** Cathie Caccia <cathiecaccia@gmail.com>  
**Sent:** Wednesday, April 9, 2025 10:17 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to support the proposed text amendment to remove footnote 37 in KMC 17.12.020

I would like Planning and Zoning to allow wellness-focused fitness studios to operate on the ground floor of newer buildings in the Light Industrial zones.

It seems fairly arbitrary to say a wellness- focused fitness studio needs to operate on the 2nd floor (or higher) in the LI.

As a longtime wellness-focused professional in Ketchum I think the first floor is an extremely appropriate placement for a wellness-focused fitness studio.

The nature of operating a business in Ketchum has changed drastically in the last 5 years.

Ketchum city core locations have become prohibitively expensive.

A small locally owned business like Fit me SV

supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

Please support locals (entrepreneurs and clientele) by removing footnote 37 allowing Wellness-focused fitness studios to operate on the first floor of newer buildings in the LI.

Thank you,

Cathie Caccia  
Ketchum Resident

## Cyndy King

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**From:** laura speck <lespeck4@gmail.com>  
**Sent:** Wednesday, April 9, 2025 9:46 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment **in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020** – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum

- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

Laura Speck

"Ketchum Resident/Community Member"

## Cyndy King

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**From:** Jennifer Johnson <jjohnson1863@gmail.com>  
**Sent:** Wednesday, April 9, 2025 9:05 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

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- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

## Cyndy King

---

**From:** Gerry Moffatt <gerry@moffatt.net>  
**Sent:** Wednesday, April 9, 2025 7:37 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

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This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

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- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

Gerry Moffatt

301 Eagle Creek Loop  
Ketchum ID  
83340

## Cyndy King

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**From:** RENATA PARIS <japaris@aol.com>  
**Sent:** Wednesday, April 9, 2025 6:33 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

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- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,  
Renata M Paris



(Resident of Sun Valley, ID)

Sent from my iPhone

## Cyndy King

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**From:** Nick Hegyesi <njhegyesi@gmail.com>  
**Sent:** Thursday, April 10, 2025 9:58 AM  
**To:** Participate  
**Subject:** Remove Footnote 37 - Wellness

This is an email to support FitMe SV and their initiative to remove footnote 37 related to wellness focused uses in LI zones.



**Nick**



[Endurance Culture Homepage](#)



**Book time** [HERE](#)

Sent via [Superhuman iOS](#)

## Cyndy King

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**From:** Pat Higgins <pathiggins@cox.net>  
**Sent:** Wednesday, April 9, 2025 9:45 PM  
**To:** Participate  
**Subject:** Public comment support text amendment footnote 37

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Dear Planning & Zoning Commission,

I am writing to submit my public comment **in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020** – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

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This amendment would also:

- Provide affordable, year-round wellness options

- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Pat Higgins

Sent from my iPad

## Cyndy King

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**From:** Kate Ellwanger <kkellwanger@gmail.com>  
**Sent:** Wednesday, April 9, 2025 9:22 PM  
**To:** Participate  
**Subject:** Remove Footnote 37 for Wellness-Focused Health & Fitness Uses in LI Zones

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

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- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,  
Kimberly Kate Ellwanger

**kate ellwanger**  
[@dotmvsic](#)

## Cyndy King

---

**From:** Nina Hirner <nina.hirner@gmail.com>  
**Sent:** Wednesday, April 9, 2025 7:17 PM  
**To:** Participate  
**Subject:** Request to Amend Footnote 37

To whom it may concern,

I'm writing to request the removal of Footnote 37, which currently restricts wellness businesses on the ground floor in light industrial areas. This change would expand access to safe, accessible wellness spaces, and benefit public health.

Allowing wellness businesses on the ground floor, like Fit Me SV, helps meet the needs of our health-conscious, active community—residents, tourists, and athletes alike. It's not just about one business; it's about building a stronger, more inclusive Ketchum for everyone.

I appreciate your consideration of this amendment change and thank you for your time.

Best regards,

Nina Hirner-Ketchum Resident



Sign the Petition  
[chg.it](http://chg.it)



## Cyndy King

---

**From:** Cornelia Holden <Cornelia@mindfulwarrior.com>  
**Sent:** Wednesday, April 9, 2025 2:38 PM  
**To:** Participate  
**Cc:** ghosttree22@gmail.com  
**Subject:** Support for Text Amendment – Removal of Footnote 37

Dear Planning & Zoning Commission,

We are writing in strong support of the proposed Text Amendment to remove Footnote 37 from KMC 17.12.020 for wellness-focused fitness uses in the Light Industrial zone.

Pilates is a fast-growing, health-focused practice that supports longevity, injury prevention, and overall wellness. It's exactly the kind of offering Ketchum should embrace—especially as our community is incredibly active and health-conscious. The neighbors have already recognized its value, and there was even a Pilates studio here in the past.

Allowing studios like this in LI zones not only supports local, woman-owned local businesses but also brings life to underused spaces and aligns with the city's broader wellness and economic goals. Please don't make great businesses like this leave Ketchum.

Thank you for considering this positive step forward.

Sincerely,

Cornelia Holden and Kevin Hicks

**Cornelia Cannon Holden, MDiv** | CEO + Founder  
[cornelia@mindfulwarrior.com](mailto:cornelia@mindfulwarrior.com) | [Mindful Warrior](#) | [Instagram](#) | [Facebook](#) | [C: 781 223 4945](tel:7812234945)



**Elevate Your Performance,  
Design For True Flow**

We coach CEOs, executives, elite athletes,  
educators, and innovators to elevate their game  
and train for true flow.

## Cyndy King

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**From:** Eeva Turzian <eeva@eevaturzian.com>  
**Sent:** Wednesday, April 9, 2025 2:03 PM  
**To:** Participate  
**Subject:** Support for Text Amendment – Removal of Footnote 37

Dear Planning & Zoning Commission,

I'm writing in strong support of the proposed Text Amendment to remove Footnote 37 from KMC 17.12.020 for wellness-focused fitness uses in the Light Industrial zone.

Pilates is a fast-growing, health-focused practice that supports longevity, injury prevention, and overall wellness. It's exactly the kind of offering Ketchum should embrace—especially as our community is incredibly active and health-conscious. The neighbors have already recognized its value, and there was even a Pilates studio here in the past.

Allowing studios like this in LI zones not only supports local, woman-owned local businesses but also brings life to underused spaces and aligns with the city's broader wellness and economic goals. Please don't make great businesses like this leave Ketchum.

Thank you for considering this positive step forward.

Sincerely,

Eeva Turzian

**Eeva Turzian**  
Associate Broker  
Sun Valley Real Estate/Christie's  
208-720-6906  
[eeva@eevaturzian.com](mailto:eeva@eevaturzian.com)



## Cyndy King

---

**From:** Westendorf, Charlotte L <charlotte.westendorf@usbank.com>  
**Sent:** Friday, April 11, 2025 10:39 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment **in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020** – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

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As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

I've been attending classes at FitMe SV for a few months now and am hooked. The instructors are fantastic and it's a way to connect with other community members. This woman owned business needs to stay! I have lived in Hailey since 2006 (born and raised in Southern Idaho) and have been to many fitness centers throughout the valley. I love that our community has options, and this is one I love.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

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- Increase vitality in LI zones by encouraging clean, low-impact businesses

Thank you for your consideration.

Charlotte Westendorf

**Charlotte L. Westendorf**

Vice President | PWM Private Banker NMLS | NMLS# 568946 | **U.S. Bank Private Wealth Management**  
p. 208.578.3674 | 24x7 client services 888.265.7962 | [charlotte.westendorf@usbank.com](mailto:charlotte.westendorf@usbank.com)

**U.S. Bank**

**Ketchum Main Street**

111 Main St PO Box 5920, Ketchum, ID 83340-7141

U.S. BANCORP made the following annotations

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[View U.S. Bank's Privacy Policy.](#)

## Cyndy King

---

**From:** Ciara Hulett <ciarahulett4@gmail.com>  
**Sent:** Wednesday, April 9, 2025 7:28 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

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This amendment would also:

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- \* Help build a stronger, healthier, and more inclusive community

- \* Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- \* Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

Ciara Hulett

Longtime Local Community Member

## Cyndy King

---

**From:** Brigitte Thomas <bridgett.thomas@gmail.com>  
**Sent:** Tuesday, April 8, 2025 2:39 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

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- \* Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,  
Brigette Thomas

Ketchum Resident/Community Member



## Cyndy King

---

**From:** Bridget Noonan <bnoonan@decked.com>  
**Sent:** Friday, April 11, 2025 12:39 PM  
**To:** Participate  
**Subject:** Support for Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I would like to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

Supporting local, independent businesses (Goal E-1)  
Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)  
Activating underutilized spaces with clean, community-serving businesses

As an active, contributing member of this community since 2016, I strongly believe that accessible, indoor movement spaces are essential, especially in a mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

Provide affordable, year-round wellness options  
Help build a stronger, healthier, and more inclusive community  
Support small, woman-owned businesses that are deeply invested in the future of Ketchum  
Increase vitality in LI zones by encouraging clean, low-impact businesses  
Please consider approving this amendment not just for one business, but for the overall health, well-

being, and economic vitality of Ketchum.

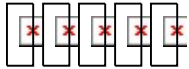
Thank you for your time and consideration.

Sincerely,  
Bridget Noonan  
Ketchum Year-Round Resident

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**BRIDGET NOONAN**  
SENIOR BRAND DIRECTOR

**P:** 208-806-0251;195 | **C:** 630-508-6181  
**E:** [bnoonan@decked.com](mailto:bnoonan@decked.com) | [DECKED.COM](http://DECKED.COM)



## Cyndy King

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**From:** Delia Condon <delia.d.condon@gmail.com>  
**Sent:** Friday, April 11, 2025 4:18 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment **in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020** – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, **I am proof** that accessible, indoor movement spaces **are essential!** Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum. **Not to mention the positive effects that fitness facilities have on mental and emotional wellbeing!**

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. **The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces! WHY?**

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

**This amendment would also:**

- **Provide affordable, year-round wellness options**
- **Help build a stronger, healthier, and more inclusive community**

- **Support small, woman-owned businesses that are deeply invested in the future of Ketchum**
- **Increase vitality in LI zones by encouraging clean, low-impact businesses**

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

Delia Condon  
Bellevue Resident

## Cyndy King

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**From:** Hannah Carrigan <hcarrigan@gmail.com>  
**Sent:** Saturday, April 12, 2025 9:54 PM  
**To:** Participate  
**Subject:** Support for Removing Footnote 37

Dear P & Z Commission,

I'm writing to you to voice my support for expanding allowed use in the Light Industrial district of Ketchum. One specific amendment that will help accomplish this is removing Footnote 37 from the District Use Matrix. There are a number of reasons why this will be beneficial to the city and the community as a whole; please review below:

- Small local businesses currently face major hurdles in finding affordable spaces for operation
- Demand for wellness ventures is expanding, especially in health-conscious Ketchum
- Health and fitness studios have a significant positive impact on area residents and visitors alike
- Instead of limiting use based on the age of a building, expanding it will allow for underutilized spaces to instead add vibrancy
- For me personally, I love being able to walk to my chosen fitness studio from my workplace. This change in text would allow me to continue to do so!

Thank you for your consideration. Removing Footnote 37 will be a positive step toward enhancing the fabric of our community; please make it happen!

Best regards,

Hannah

## Cyndy King

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**From:** chris blanch <c.blanch@me.com>  
**Sent:** Monday, April 14, 2025 11:04 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios to operate on the ground floor of Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses
- Diversifying the local economy and expanding year-round recreational opportunities
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local business owners making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,  
Chris Blanch  
Ketchum resident

Sent from my iPhone

## Cyndy King

---

**From:** Debbie Bacca <debbiebacca@gmail.com>  
**Sent:** Monday, April 14, 2025 12:42 PM  
**To:** Participate  
**Subject:** KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment **in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020** – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum



- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

Debra Johnston-Bacca

Ketchum Resident

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## Cyndy King

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**From:** Jeff Castelaz <jeff@castmgmt.com>  
**Sent:** Tuesday, April 15, 2025 2:40 PM  
**To:** Participate  
**Cc:** Jeff Castelaz  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

My name is Jeff Castelaz. I am a resident of Ketchum, and I'm writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, such as Fit Me SV, High Altitude Fitness, et al, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

1. Supporting local, independent businesses (Goal E-1)
2. Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
3. Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that literally defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited — and outrageously expensive. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses or converted into bachelor pads and storage units by wealthy tourists. The City is not only allowing this trend, but addicted to the tax revenues from the \$6-12+ million condos that loom above the Aspen/Los Angeles/Miami/Chicago-style mixed use retail/residential buildings that are cropping up all over our tiny town. While City of Ketchum enjoys the massive tax revenues it pulls in from the family offices that purchase condos which are populated for less than a month a year, the net effect on the community is that it's increasingly impossible for small, local business owners to secure affordable spaces to run their businesses (not to mention for their employees to live in — which is a separate topic).

The downward pressure I'm describing is real, and it really forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business finds a perfect ground-floor location, they are then confronted with the sideways pressure of...Footnote 37. This Footnote puts business owners in a Gordian knot, prohibiting them from operating on the ground level of a Light Industrial building, simply because a location is not...on the second floor of a building. This Byzantine and outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living. It causes me intense pain to imagine a time and a world where Footnote 37 was productive, protective or necessary in Ketchum? What I will say

is this: how does Footnote 37 HELP anyone in 2025 and beyond?

Passing this amendment would:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community (imagine SEEING HUMANS WHO LIVE HERE enjoying themselves inside fitness businesses!)
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum. If we end up with \$6-12+ million condos owned by family offices and other forms of out-of-towners who are here for a few weeks a year, what kind of town will Ketchum be in 10 years?

Thank you for your time and consideration.

Sincerely,

Jeff Castelaz

**From:** Ward Carey <ward@heidicarey.com>  
**Sent:** Tuesday, April 15, 2025 2:19 PM  
**To:** Participate  
**Subject:** Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment **in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020** – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused businesses like Fit Me SV to operate on the ground floor of newer buildings in the LI zones. It also:

1. Supports year-round community health & injury prevention.
  - Ketchum is an outdoor sports town. Locals and visitors need year-round, indoor movement options to stay active during off-seasons, bad weather, or injury recovery
2. Helps balance Ketchum's economy away from reliance on tourism alone.
  - Wellness studios serve locals consistently, not just visitors. This creates stable, year-round jobs and supports full-time residents.
3. Activates underutilized Light Industrial spaces.
  - Many LI spaces sit vacant or underused. Health & wellness facilities bring life, energy, and consistent foot traffic to these areas, helping nearby businesses thrive too.
4. Supports healthy commuting habits.
  - Locating fitness and wellness studios in Light Industrial zones encourages locals to use bike paths and public transit to reach classes, rather than driving to out-of-town or hard-to-reach locations.
5. Increased accessibility for all people, including older adults, those with mobility challenges, injuries, or disabilities.
  - Not everyone can safely or comfortably access second-floor spaces. Ground-floor locations provide safer, easier access for those using mobility aids, recovering from

injuries, or managing chronic pain. Especially for wellness and rehabilitation-focused services, accessibility is critical.

6. Builds a stronger sense of community connection.

- Wellness spaces aren't just fitness centers — they foster community connection, mental well-being, and a sense of belonging. Fit Me SV has grown into a central hub for connection and support, bringing people together from all across Ketchum.

7. Keeps local dollars local.

- Wellness-focused businesses are owned and operated by locals, keeping profits circulating in the Ketchum community, not going to out-of-town corporate chains.

8. Meets the increasing demand for accessible wellness options.

- Ketchum's population is growing and aging. Locals are seeking spaces that help them maintain health, mobility, and independence as they age.

9. Advances the goals of Ketchum's 2014 Comprehensive Plan.

- Directly supports goals for year-round recreation, community health, small business retention, and diversification of the economy.

I urge you to support this amendment and help strengthen the future of Ketchum's wellness community.

Thank you for your time and consideration.

Sincerely,  
William Carey  
233 Pinewood Lane  
Ketchum, ID

Ward Carey  
Businessman  
650.291.2027  
[www.heidicarey.com](http://www.heidicarey.com)

## Cyndy King

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**From:** Tommy Riggio <tommy@forzamedia.co>  
**Sent:** Tuesday, April 15, 2025 12:21 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment **in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020** – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused businesses like Fit Me SV to operate on the ground floor of newer buildings in the LI zones. It also:

1. Supports year-round community health & injury prevention.
  - Ketchum is an outdoor sports town. Locals and visitors need year-round, indoor movement options to stay active during off-seasons, bad weather, or injury recovery
2. Helps balance Ketchum's economy away from reliance on tourism alone.
  - Wellness studios serve locals consistently, not just visitors. This creates stable, year-round jobs and supports full-time residents.
3. Activates underutilized Light Industrial spaces.
  - Many LI spaces sit vacant or underused. Health & wellness facilities bring life, energy, and consistent foot traffic to these areas, helping nearby businesses thrive too.
4. Supports healthy commuting habits.
  - Locating fitness and wellness studios in Light Industrial zones encourages locals to use bike paths and public transit to reach classes, rather than driving to out-of-town or hard-to-reach locations.
5. Increased accessibility for all people, including older adults, those with mobility challenges, injuries, or disabilities.
  - Not everyone can safely or comfortably access second-floor spaces. Ground-floor locations provide safer, easier access for those using mobility aids, recovering from injuries, or managing chronic pain. Especially for wellness and rehabilitation-focused services, accessibility is critical.

6. Builds a stronger sense of community connection.

- Wellness spaces aren't just fitness centers — they foster community connection, mental well-being, and a sense of belonging. Fit Me SV has grown into a central hub for connection and support, bringing people together from all across Ketchum.

7. Keeps local dollars local.

- Wellness-focused businesses are owned and operated by locals, keeping profits circulating in the Ketchum community, not going to out-of-town corporate chains.

8. Meets the increasing demand for accessible wellness options.

- Ketchum's population is growing and aging. Locals are seeking spaces that help them maintain health, mobility, and independence as they age.

9. Advances the goals of Ketchum's 2014 Comprehensive Plan.

- Directly supports goals for year-round recreation, community health, small business retention, and diversification of the economy.

I urge you to support this amendment and help strengthen the future of Ketchum's wellness community.

Thank you for your time and consideration.

Sincerely,

**Tommy Heinrich**

Director of Photography

Forza Media

208.721.7557



City of Ketchum

## **ATTACHMENT 3:**

## **Public Comment**



## Cyndy King

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**From:** JoAnne Bastian <jobast@comcast.net>  
**Sent:** Monday, April 28, 2025 7:44 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 from the LI-1 District (KMC 17.12.020)

Dear City Council,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility—Wellness Focus use in the LI-1 district.

This amendment is important because it allows small, local businesses like wellness studios to operate in appropriate ground-floor spaces in the LI-1 zone, without changing the overall intent of the Light Industrial district.

The LI-1 zone is designed to provide suitable locations for limited business and services that are not reliant on pedestrian traffic or high downtown visibility. This amendment honors that purpose while allowing wellness-based businesses to serve the community where space is otherwise underutilized.

Removing Footnote 37 for the LI-1 zone would:

- Support year-round community health, longevity, and injury prevention
- Provide safe, accessible wellness spaces for seniors, injured, disabled, and aging populations
- Activate underused LI-1 spaces, bringing life and energy to these areas
- Strengthen Ketchum's economy beyond tourism with stable, year-round jobs
- Encourage healthy commuting via bike paths and public transit connections, as LI-1 is established as a transition area between the Community Core and the LI-2 District.
- Support local entrepreneurship and keep dollars circulating within the Ketchum community
- Align with the 2014 Comprehensive Plan and Future Land Use Map goals of economic diversity, startup support, and appropriate mixed-use development

This amendment has already received broad community support, with 107 written comments, a strong in-person turnout at the P&Z meeting, and P&Z's official recommendation to remove Footnote 37 from the LI-1 district.

Help keep Ketchum a place where small, local businesses can thrive, the character of our town stays true, our community's voice is heard, and our active locals have the opportunity to live long, healthy lives.

Thank you for your time and consideration.

Sincerely,  
JoAnne Bastian  
Ketchum Resident/Community Member"

Sent from my iPhone

## Cyndy King

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**From:** Katy Durant <kdurant@atlasinv.com>  
**Sent:** Monday, April 28, 2025 10:22 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 from the LI-1 District (KMC 17.12.020)

**Dear City Council,**

I am writing to submit my public comment in **support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix**, specifically for the **Health & Fitness Facility—Wellness Focus** use in the **LI-1 district**.

This amendment is important because it allows small, local businesses like wellness studios to operate in appropriate ground-floor spaces in the LI-1 zone, without changing the overall intent of the Light Industrial district.

The LI-1 zone is designed to provide suitable locations for limited business and services that are not reliant on pedestrian traffic or high downtown visibility. This amendment honors that purpose while allowing wellness-based businesses to serve the community where space is otherwise underutilized.

Removing Footnote 37 for the LI-1 zone would:

- **Support year-round community health, longevity, and injury prevention**
- **Provide safe, accessible wellness spaces for seniors, injured, disabled, and aging populations**
- **Activate underused LI-1 spaces, bringing life and energy to these areas**
- **Strengthen Ketchum’s economy beyond tourism with stable, year-round jobs**
- **Encourage healthy commuting via bike paths and public transit connections, as LI-1 is established as a transition area between the Community Core and the LI-2 District.**
- **Support local entrepreneurship and keep dollars circulating within the Ketchum community**
- **Align with the 2014 Comprehensive Plan and Future Land Use Map goals of economic diversity, startup support, and appropriate mixed-use development**

This amendment has already received broad community support, with 107 written comments, a strong in-person turnout at the P&Z meeting, and P&Z’s official recommendation to remove Footnote 37 from the LI-1 district.

Help keep Ketchum a place where small, local businesses can thrive, the character of our town stays true, our community's voice is heard, and our active locals have the opportunity to live long, healthy lives.

Thank you for your time and consideration.

Sincerely,

Katherine J. Durant  
Community member

## Cyndy King

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**From:** Susan Preucil <spreucil@gmail.com>  
**Sent:** Monday, April 28, 2025 11:15 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 from the LI-1 District (KMC 17.12.020)

Dear City Council,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility—Wellness Focus use in the LI-1 district. This amendment is important because it allows small, local businesses like wellness studios to operate in appropriate ground-floor spaces in the LI-1 zone, without changing the overall intent of the Light Industrial district. The LI-1 zone is designed to provide suitable locations for limited business and services that are not reliant on pedestrian traffic or high downtown visibility. This amendment honors that purpose while allowing wellness-based businesses to serve the community where space is otherwise underutilized. Removing Footnote 37 for the LI-1 zone would:

- Support year-round community health, longevity, and injury prevention
- Provide safe, accessible wellness spaces for seniors, injured, disabled, and aging populations
- Activate underused LI-1 spaces, bringing life and energy to these areas
- Strengthen Ketchum's economy beyond tourism with stable, year-round jobs
- Encourage healthy commuting via bike paths and public transit connections, as LI-1 is established as a transition area between the Community Core and the LI-2 District.
- Support local entrepreneurship and keep dollars circulating within the Ketchum community
- Align with the 2014 Comprehensive Plan and Future Land Use Map goals of economic diversity, startup support, and appropriate mixed-use development.

This amendment has already received broad community support, with 107 written comments, a strong in-person turnout at the P&Z meeting, and P&Z's official recommendation to remove Footnote 37 from the LI-1 district. Help keep Ketchum a place where small, local businesses can thrive, the character of our town stays true, our community's voice is heard, and our active locals have the opportunity to live long, healthy lives.

Thank you for your time and consideration.

Sincerely,  
Susan Preucil  
Sun Valley Resident/Ketchum Community Member

## Cyndy King

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**From:** Angela Winson <angie.winson@gmail.com>  
**Sent:** Monday, April 28, 2025 11:47 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 from the LI-1 District (KMC 17.12.020)

Dear City Council,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility—Wellness Focus use in the LI-1 district.

This amendment is important because it allows small, local businesses like wellness studios to operate in appropriate ground-floor spaces in the LI-1 zone, without changing the overall intent of the Light Industrial district.

The LI-1 zone is designed to provide suitable locations for limited business and services that are not reliant on pedestrian traffic or high downtown visibility. This amendment honors that purpose while allowing wellness-based businesses to serve the community where space is otherwise underutilized.

Removing Footnote 37 for the LI-1 zone would:

- Support year-round community health, longevity, and injury prevention
- Provide safe, accessible wellness spaces for seniors, injured, disabled, and aging populations
- Activate underused LI-1 spaces, bringing life and energy to these areas
- Strengthen Ketchum's economy beyond tourism with stable, year-round jobs
- Encourage healthy commuting via bike paths and public transit connections, as LI-1 is established as a transition area between the Community Core and the LI-2 District.
- Support local entrepreneurship and keep dollars circulating within the Ketchum community
- Align with the 2014 Comprehensive Plan and Future Land Use Map goals of economic diversity, startup support, and appropriate mixed-use development

This amendment has already received broad community support, with 107 written comments, a strong in-person turnout at the P&Z meeting, and P&Z's official recommendation to remove Footnote 37 from the LI-1 district.

Help keep Ketchum a place where small, local businesses can thrive, the character of our town stays true, our community's voice is heard, and our active locals have the opportunity to live long, healthy lives.

Thank you for your time and consideration.

Sincerely,  
Angela Winson, RDH, OMT  
Balanced Breath Myofunctional Therapy  
208-590-4468

## Cyndy King

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**From:** Bob Caminiti <bobc92660@yahoo.com>  
**Sent:** Wednesday, May 7, 2025 12:23 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 from the LI-1 District (KMC 17.12.020)

**Dear City Council,**

I am writing to submit my public comment in **support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix**, specifically for the **Health & Fitness Facility—Wellness Focus** use in the **LI-1 district**.

This amendment is important because it allows small, local businesses like wellness studios to operate in appropriate ground-floor spaces in the LI-1 zone, without changing the overall intent of the Light Industrial district.

The LI-1 zone is designed to provide suitable locations for limited business and services that are not reliant on pedestrian traffic or high downtown visibility. This amendment honors that purpose while allowing wellness-based businesses to serve the community where space is otherwise underutilized.

Removing Footnote 37 for the LI-1 zone would:

- **Support year-round community health, longevity, and injury prevention**
- **Provide safe, accessible wellness spaces for seniors, injured, disabled, and aging populations**
- **Activate underused LI-1 spaces, bringing life and energy to these areas**
- **Strengthen Ketchum's economy beyond tourism with stable, year-round jobs**
- **Encourage healthy commuting via bike paths and public transit connections, as LI-1 is established as a transition area between the Community Core and the LI-2 District.**
- **Support local entrepreneurship and keep dollars circulating within the Ketchum community**
- **Align with the 2014 Comprehensive Plan and Future Land Use Map goals of economic diversity, startup support, and appropriate mixed-use development**

This amendment has already received broad community support, with 107 written comments, a strong in-person turnout at the P&Z meeting, and P&Z's official recommendation to remove Footnote 37 from the LI-1 district.

Help keep Ketchum a place where small, local businesses can thrive, the character of our town stays true, our community's voice is heard, and our active locals have the opportunity to live long, healthy lives.

Thank you for your time and consideration.



Sincerely,

Bob Caminiti  
PO Box 3451  
Sun Valley ID 83:53-3451  
208-622-7745

**Cyndy King**

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**From:** Paul Kenny <paul@kenny-bogue.com>  
**Sent:** Tuesday, May 6, 2025 9:33 AM  
**To:** Participate  
**Subject:** Re: Text Amendment Request – Removal of Footnote 37 from “Health & Fitness Facility—Wellness Focus” Use in LI Zone (KMC 17.12.020)

**Re: Text Amendment Request – Removal of Footnote 37 from “Health & Fitness Facility—Wellness Focus” Use in LI Zone (KMC 17.12.020)**

Dear Council,

Please approve the text amendment for the Removal of Footnote 37 from “Health & Fitness Facility—Wellness Focus” Use in the LI-1 Zone (KMC 17.12.020) . It particularly applies to the application for the use in the Frenchman’s property, and the change would be compatible with the goals of the current and future Comp Plan to enhance the economic vitality of Ketchum.

Thanks,

Paul Kenny

**Paul Kenny, [CCIM](#)**  
**Associate Broker, Principal**

**Paul Kenny & Matt Bogue**  
**Commercial Real Estate**

Tel: [\(208\) 726-1918](tel:(208)726-1918)  
Cell: [\(208\) 720-3125](tel:(208)720-3125)  
[www.kenny-bogue.com](http://www.kenny-bogue.com)



## Cyndy King

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**From:** kent kreitler <kentkreitler@gmail.com>  
**Sent:** Tuesday, May 6, 2025 1:49 PM  
**To:** Participate  
**Subject:** LI-1 District item

I'm in Support of Text Amendment Request to Remove Footnote 37 from the LI-1 District (KMC 17.12.020)

**Dear City Council,**

I am writing to submit my public comment in **support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix**, specifically for the **Health & Fitness Facility—Wellness Focus** use in the **LI-1 district**.

This amendment is important because it allows small, local businesses like wellness studios to operate in appropriate ground-floor spaces in the LI-1 zone, without changing the overall intent of the Light Industrial district.

The LI-1 zone is designed to provide suitable locations for limited business and services that are not reliant on pedestrian traffic or high downtown visibility. This amendment honors that purpose while allowing wellness-based businesses to serve the community where space is otherwise underutilized.

Removing Footnote 37 for the LI-1 zone would:

- **Support year-round community health, longevity, and injury prevention**
- **Provide safe, accessible wellness spaces for seniors, injured, disabled, and aging populations**
- **Activate underused LI-1 spaces, bringing life and energy to these areas**
- **Strengthen Ketchum's economy beyond tourism with stable, year-round jobs**
- **Encourage healthy commuting via bike paths and public transit connections, as LI-1 is established as a transition area between the Community Core and the LI-2 District.**
- **Support local entrepreneurship and keep dollars circulating within the Ketchum community**
- **Align with the 2014 Comprehensive Plan and Future Land Use Map goals of economic diversity, startup support, and appropriate mixed-use development**

This amendment has already received broad community support, with 107 written comments, a strong in-person turnout at the P&Z meeting, and P&Z's official recommendation to remove Footnote 37 from the LI-1 district.

Help keep Ketchum a place where small, local businesses can thrive, the character of our town stays true, our community's voice is heard, and our active locals have the opportunity to live long, healthy lives.

Thank you for your time and consideration.

Sincerely,  
Kent Kreidler  
101 Park Circle E B5, Ketchum, ID 83340

## Cyndy King

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**From:** Carol Morrell <carolmorrell@hotmail.com>  
**Sent:** Monday, May 12, 2025 6:29 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 from the LI-1 District (KMC 17.12.020)

Dear City Council,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility—Wellness Focus use in the LI-1 district.

This amendment is important because it allows small, local businesses like wellness studios to operate in appropriate ground-floor spaces in the LI-1 zone, without changing the overall intent of the Light Industrial district.

The LI-1 zone is designed to provide suitable locations for limited business and services that are not reliant on pedestrian traffic or high downtown visibility. This amendment honors that purpose while allowing wellness-based businesses to serve the community where space is otherwise underutilized.

Removing Footnote 37 for the LI-1 zone would:

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- Support local entrepreneurship and keep dollars circulating within the Ketchum community
- Align with the 2014 Comprehensive Plan and Future Land Use Map goals of economic diversity, startup support, and appropriate mixed-use development

This amendment has already received broad community support, with 107 written comments, a strong in-person turnout at the P&Z meeting, and P&Z's official recommendation to remove Footnote 37 from the LI-1 district.

Help keep Ketchum a place where small, local businesses can thrive, the character of our town stays true, our community's voice is heard, and our active locals have the opportunity to live long, healthy lives.

Thank you for your time and consideration.

Best,  
Carol Morrell Hongola  
124 Belmont Drive  
Ketchum Idaho 83340