

## Cyndy King

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**From:** Kingsley H Murphy <nakllc@yahoo.com>  
**Sent:** Monday, April 7, 2025 8:37 AM  
**To:** Participate  
**Subject:** item 11

I am opposed to Ordinance 1259, amendment to Chapter 8.10 of the Ketchum Municipal Code. This ordinance would affect the city in a much greater extent than people realize. I understand this ordinance was put through in order to facilitate a new specific smoke shop on Washington Street. I don't believe ordinances should be changed in order to accommodate one individual business. This whole process should have been done as conditional use permit. Then the adjoining neighbors would understand what was happening next to them. At this time they do not! I would like to reiterate that changing a city ordinance to accommodate one business is bad policy. Please vote no on this third reading

Kingsley H. Murphy  
P.O. Box 6570  
Ketchum, Idaho  
83340  
Mobile: +1-208-720-0403

## Cyndy King

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**From:** trisha cardoso <trishacardoso@me.com>  
**Sent:** Monday, April 7, 2025 8:38 AM  
**To:** Participate  
**Cc:** Trisha Cardoso  
**Subject:** Against Smoke Shop!

To who it may concern,

May this email serve as my strong opposition to the proposed change to the Ketchum Smoke Free Air ordinance #1259.

2nd hand smoke kills and is truly against the healthy ethos that is defined by Ketchum and Sun Valley. Smoke knows no boundaries and each time someone opens and closes the door it will escape and permeate the clean air near the museum and various outdoor restaurants etc.

If you value equal safety for all please do not pass a variance to allow for a cigar and smoke shop in Ketchum.

Kind reagrds,

Trisha Cardoso  
108 Juniper Rd  
SV

**Trisha Cardoso | President & Chief Giving Officer**

**The Chuck Lorre Family Foundation**

(O) [818-977-1700](tel:818-977-1700) | (C) [310-292-0852](tel:310-292-0852)

(E) [trisha@tclff.org](mailto:trisha@tclff.org)

**Trisha Cardoso | President & Chief Giving Officer**

**The Chuck Lorre Family Foundation**

[1880 Century Park East, Suite 950, Los Angeles, CA 90067](#)

(O) [818-977-1700](tel:818-977-1700) | (C) [310-292-0852](tel:310-292-0852)

(E) [trisha@tclff.org](mailto:trisha@tclff.org)

## Cyndy King

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**From:** Elizabeth Bunce <e.bunce@me.com>  
**Sent:** Monday, April 7, 2025 8:37 AM  
**To:** Participate; Spencer Cordovano; Tripp Hutchinson; Neil Bradshaw; Amanda Breen; Jack Bunce; Paige Nied  
**Subject:** Quiet ordinance reading which would change a law

To the Ketchum City Council,

As long time Ketchum residents and owners of two neighboring properties at 431 and 471 Washington we are gobsmacked to learn on the Sunday before a Monday City Council meeting that there is an ordinance being considered that would change a long standing Ketchum law. This isn't just something that will affect us as neighbors, it is something that will affect our whole community.

We strongly oppose changing the ordinance and will do what we can to prevent it from happening.

Sincerely,

Elizabeth and Jack Bunce  
(208)720-3079

## Cyndy King

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**From:** Linda Bowling <lindabowling56@gmail.com>  
**Sent:** Monday, April 7, 2025 8:32 AM  
**To:** Participate  
**Subject:** smoke shop ordinance adjustment

I believe it is very bad policy to relax the stipulations of any ordinance for an individual business.

Health and fitness has been a foundation of this community for many. We need to ensure that it stays that way.

The irony of being willing to sacrifice 3 restaurants, a museum that hosts multitudes of children's events as well as adults, and really.... the Environmental Resource Center.... to allow a public smoking gathering! It defies comprehension!

I speak as someone with experience around this matter:  
my father(72), my mother(76), my brother(72) and soon my sister(70) have all died of COPD which fills your lungs with fluid because they are too damaged to function and your heart cannot go on. It is a vicious and ugly death!

Please do not allow this  
Smoke Shop or any other into  
Ketchum.

Linda Bowling

Sent from my iPhone



**Cyndy King**

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**From:** Ally Gwozdz <allygwozdz@mac.com>  
**Sent:** Monday, April 7, 2025 8:30 AM  
**To:** Participate  
**Subject:** Smoke free ordinance #1259

**I oppose the proposed INSANE amendment to change the Ketchum Smoke-Free Air Ordinance #1259."**

**Do not allow this to absolutely ruin this part of Ketchum and affect access and joy to the museum and restaurants, public passing nearby.**

## Cyndy King

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**From:** Mark Odell <markcodell@gmail.com>  
**Sent:** Monday, April 7, 2025 8:10 AM  
**To:** Participate  
**Subject:** Cigar Shop

BAD IDEA

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Mark C Odell  
[markcodell@gmail.com](mailto:markcodell@gmail.com)  
208-727-7444

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## Cyndy King

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**From:** Kelly Corroon <kelly@corroon.com>  
**Sent:** Monday, April 7, 2025 8:07 AM  
**To:** Participate  
**Subject:** Oppostion to Amendment #1259

To whom it may concern,

I STRONGLY oppose the proposed amendment to the Ketchum Smoke Free Ordinance, #1259. I don't really see what the point of having a "smoke-free" policy if you are going to allow up to 30 people to smoke cigars OUTDOORS. This directly impacts the diners experiences at The Covey, Rickshaw, and whatever ends up replacing Lupo. Not to mention that the Sun Valley Museum of Art is an educational space, with thousands of school children visiting it every year.

In addition, the amendment:

- Threatens Vulnerable Museum Visitors: The Sun Valley Museum of Art regularly hosts school groups, children's programs, and family activities. Increased secondhand smoke in proximity to our entrance would disproportionately affect these vulnerable populations, potentially discouraging participation in our educational programs.
- Has a Health Impact on Adjacent Businesses: Smoke does not respect property boundaries. Despite ventilation claims, neighboring establishments—including our museum, nearby restaurants, and retail stores—would be affected by residual smoke when patrons enter and exit the facility.
- Is a direct contradiction to Ketchum's Wellness Image: Our community has invested significantly in cultivating an image centered on outdoor recreation, arts, and healthy living. A prominent downtown smoking establishment directly contradicts this carefully developed community brand.
- Sets a precedent for Future Exceptions: Approving this substantial modification could invite further requests to weaken our smoke-free provisions from other businesses seeking similar exceptions.

Please do not allow this Cigar Lounge to move forward with the ability to smoke cigars outside, and please do not make a change in this ordinance.

Sincerely,

Kelly Corroon  
Vice-President, Board  
Sun Valley Museum of Art

## Cyndy King

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**From:** Jennifer Wells Green <jwgreen@svmoa.org>  
**Sent:** Monday, April 7, 2025 7:16 AM  
**To:** Participate  
**Subject:** OPPOSITION to Amendment to Ordinance 1259, Chapter 8.10.040  
**Attachments:** Outlook-image001.j

Dear Members of the Ketchum City Council:

I am writing as an employee of the Sun Valley Museum of Art to express my strong opposition to the proposed amendments to the Ketchum Smoke-Free Air Ordinance 1259, Chapter 8.10.040 of the Ketchum Municipal Code regarding the "Exclusive Retail Tobacconist" definition. These amendments would allow a cigar lounge with indoor smoking to operate directly across from our cultural institution, fundamentally altering the character of our downtown area.

The applicant who has requested this code-change stopped by the Museum on Thursday of last week to tell me that the City suggested he inform the Museum of his plans to open a cigar lounge. At no time did he discuss or mention the code-change. I was shocked to learn that none of the neighboring businesses or residents were notified and later learned from a city employee that a notice had been published on February 12, 2025, in the Idaho Mountain Express for Ordinance 1259.

The current ordinance thoughtfully limits such establishments to 4 patrons and prohibits on-premises consumption—a reasonable compromise that respects both business interests and public health. The proposed expansion to allow indoor smoking "up to interior capacity" represents a dramatic departure from the original intent of our smoke-free ordinance.

My opposition stems from several specific concerns:

1. **Threat to Vulnerable Museum Visitors:** The Sun Valley Museum of Art regularly hosts school groups, children's programs, and family activities. Increased secondhand smoke in proximity to our entrance would disproportionately affect these vulnerable populations, potentially discouraging participation in our educational programs.
2. **Health Impact on Adjacent Businesses:** Smoke does not respect property boundaries. Despite ventilation claims, neighboring establishments—including our museum, nearby restaurants, and retail stores—would be affected by residual smoke when patrons enter and exit the facility.
3. **Contradiction to Ketchum's Wellness Image:** Our community has invested significantly in cultivating an image centered on outdoor recreation, arts, and healthy living. A prominent downtown smoking establishment directly contradicts this carefully developed community brand.
4. **Precedent for Future Exceptions:** Approving this substantial modification could invite further requests to weaken our smoke-free provisions from other businesses seeking similar exceptions.

While I understand the applicant's interest in establishing this business, the specific location across from a cultural institution that serves children and families is particularly problematic. If the Council feels compelled to accommodate such an establishment, I would strongly urge consideration of alternative locations further removed from cultural and educational facilities.

I strongly urge you to vote AGAINST holding the third reading of this ordinance on Monday, April 7. This proposed amendment should not become law. Our current ordinance has effectively protected public health while accommodating business interests, and there is no compelling reason to weaken these protections.

The decision you make will have lasting consequences for our downtown environment, our cultural institutions and restaurants, and the health of our community members. I implore you to maintain the current provisions of our Smoke-Free Air Ordinance without compromise.

Thank you for your thoughtful consideration of these concerns and your ongoing service to our community.

Respectfully submitted,

Jennifer Wells Green

Jennifer Wells Green  
Executive Director

[jwgreen@svmoa.org](mailto:jwgreen@svmoa.org) | 208.726.9491 x118 | [svmoa.org](http://svmoa.org)



**Sun Valley  
Museum of Art**

## Cyndy King

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**From:** Laura Schaaf <laschaaf@gmail.com>  
**Sent:** Monday, April 7, 2025 9:06 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 Schaaf Calvert

## Cyndy King

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**From:** Anne Nielsen <anneandclay@yahoo.com>  
**Sent:** Monday, April 7, 2025 9:13 AM  
**To:** Participate  
**Subject:** OPPOSE -change in the Ketchum Smoke-Free Air Ordinance #1259.

Hello,

I'm writing in response to an article I read today and to let you know that **I oppose the proposed amendment to change the Ketchum Smoke-Free Air Ordinance #1259.**

**There are several of us concerned and some of our key points for why include:**

1. **Threat to Vulnerable Museum Visitors:** The Sun Valley Museum of Art regularly hosts school groups, children's programs, and family activities. Increased secondhand smoke in proximity to our entrance would disproportionately affect these vulnerable populations, potentially discouraging participation in our educational programs.
2. **Health Impact on Adjacent Businesses:** Smoke does not respect property boundaries. Despite ventilation claims, neighboring establishments—including our museum, nearby restaurants, and retail stores—would be affected by residual smoke when patrons enter and exit the facility.
3. **Contradiction to Ketchum's Wellness Image:** Our community has invested significantly in cultivating an image centered on outdoor recreation, arts, and healthy living. A prominent downtown smoking establishment directly contradicts this carefully developed community brand.
4. **Precedent for Future Exceptions:** Approving this substantial modification could invite further requests to weaken our smoke-free provisions from other businesses seeking similar exceptions.

Thank you,  
Anne Nielsen  
206-890-3518  
PO Box 1644  
Sun Valley 83353



**Cyndy King**

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**From:** carolyn reece <carolyncreece@gmail.com>  
**Sent:** Monday, April 7, 2025 9:13 AM  
**To:** Participate  
**Subject:** Ordinance #1259

**I oppose the proposed amendment to change the Ketchum Smoke-Free Air Ordinance #1259.**  
**Carolyn Reece**

## Cyndy King

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**From:** Austin Will <austinawill@gmail.com>  
**Sent:** Monday, April 7, 2025 9:09 AM  
**To:** Participate  
**Cc:** Alexandra Brown  
**Subject:** Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to support the proposed 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 change is crucial for allowing wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It aligns with the City of Ketchum's Comprehensive Plan to support local businesses, diversify the economy, and activate underutilized spaces.

As a member of this community, I believe that accessible indoor wellness spaces are vital in a town like Ketchum. Studios like Fit Me SV and others promote recovery and longevity, enhancing the outdoor lifestyle. Downtown spaces are increasingly being taken by out-of-town chains or converted for luxury use, making it difficult for small businesses to survive.

The amendment would:

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

Please consider approving this amendment for the health and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

Austin Will

Wood River Valley Resident

**Cyndy King**

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**From:** Beth Scheer <beth.scheer@gmail.com>  
**Sent:** Monday, April 7, 2025 9:06 AM  
**To:** Participate  
**Subject:** Ordinance #1259

**"I oppose the proposed amendment to change the Ketchum Smoke-Free Air Ordinance #1259.**

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Beth Scheer  
415.806.2959  
[beth.scheer@gmail.com](mailto:beth.scheer@gmail.com)

## Cyndy King

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**From:** Heidi Worcester <hpworcester@comcast.net>  
**Sent:** Monday, April 7, 2025 10:17 AM  
**To:** Participate  
**Subject:** "I oppose the proposed amendment to change the Ketchum Smoke-Free Air Ordinance #1259."

To the City Council,

I highly object to ordinance changes requested by the Tobacco Shop and Cigar Lounge. Group smoking in a public environment would cause a significant impact to the businesses and community around the shop. The detrimental health impact would not only be to those that choose to participate but those who not have a choice. It would especially impact children. This change opens the door to irreparable damage.

Heidi P. Worcester

**Cyndy King**

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**From:** Mari Swanson <mari@bartlettblinds.com>  
**Sent:** Monday, April 7, 2025 10:09 AM  
**To:** Participate  
**Subject:** Ordinance 1259

**I oppose the proposed amendment to change the Ketchum Smoke-Free Air Ordinance #1259.  
This does violates smoke free air, and changes the ethos of a healthy, smoke free, city.**

**Mari Swanson**

## Cyndy King

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**From:** diane langstraat <dianenezich@hotmail.com>  
**Sent:** Monday, April 7, 2025 9:55 AM  
**To:** Participate  
**Subject:** Smoke Free ordinance

I strongly OPPOSE a change to the smoke free ordinance to accommodate a smoke shop in downtown Ketchum. The thought of walking down the street in our beautiful community and smelling cigar smoke doesn't align with the values and beauty of our community.

I feel it can be detrimental to our local small businesses since community members, like myself, would intentionally avoid an area that smells of smoke.

Not to mention room, we live in a community that has a high fire risk and the often suffers from poor air quality in the hot summer months. Why would we consider modifying a bill would add to the poor air quality?

We are the stewards of our community and I urge you to vote "no" on this proposition.

Thank you,  
Diane Langstraat  
Elkhorn community members.

Sent from my iPhone

## Cyndy King

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**From:** Russell Sprole <russell.sprole@gmail.com>  
**Sent:** Monday, April 7, 2025 9:52 AM  
**To:** Participate; Spencer Cordovano; Tripp Hutchinson; Neil Bradshaw; Amanda Breen  
**Subject:** Please do not Loosen Tobacco Shop Regulations

To the Ketchum City Council,

I strongly oppose changing local tobacco regulations for the sake of one business. If anything, there should be a conditional use permit for this business. Please do not change ordinances and laws for the sake of one business, a business that will do little to improve our community and more likely harm our community.

Thank you.

-Russell Sprole

[russell.sprole@gmail.com](mailto:russell.sprole@gmail.com)

203.912.4845



Sent via [Superhuman](#)

## Cyndy King

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**From:** Jordan Fitzgerald <jordanelizabeth.fitzgerald@gmail.com>  
**Sent:** Monday, April 7, 2025 9:45 AM  
**To:** Participate  
**Subject:** Public Comment - Smoke-Free Air Ordinance #1259  
**Attachments:** Public Comment - Smoke-Free Air Ordinance #1259.pdf

Hi - here is my public comment.

Thank you

--

Jordan Fitzgerald

Grounded Design Studio  
(208) 720-3982



## Cyndy King

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**From:** Courtney Gilbert <CGilbert@svmoa.org>  
**Sent:** Monday, April 7, 2025 11:14 AM  
**To:** Participate  
**Subject:** Please vote no on change to Ketchum Smoke-Free Air Ordinance

Dear Ketchum City Council Members,

I am writing as an employee of the Sun Valley Museum of Art to ask you to vote no on the third reading of the proposed amendments to the Ketchum Smoke-Free Air Ordinance #1259, Chapter 8.10.040. The amendments would allow a cigar lounge with indoor smoking to operate directly across the street from our organization.

We are an educational organization hosting more than 1500 school children each year, in addition to students who drop in to use our public maker space after school and families who attend our free Afternoon Art and other programs. Inevitably, smoke and the strong odors associated with cigar consumption are going to escape the proposed business and affect the young people we serve – both physically and in terms of normalizing and glamorizing tobacco use.

Critically, changing a municipal code at the request of one business sets a terrible precedent for future code change requests. And changing this particular ordinance raises the possibility of numerous smoking lounges around Ketchum in the future, which is completely misaligned with the character of the town and the way we market ourselves to visitors.

Thank you for your service and for considering my comments.

Sincerely,  
Courtney Gilbert

**Courtney Gilbert, Ph.D.**

Assistant Director & Curator

she/her

[svmoa.org](http://svmoa.org) | 208.726.9491 x117



**Sun Valley  
Museum of Art**

## Cyndy King

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**From:** Jake Peters <jkptrs@gmail.com>  
**Sent:** Monday, April 7, 2025 11:05 AM  
**To:** Participate  
**Subject:** Cigar Lounges - really?

I am NOT in favor of changing the Ketchum Smoke-Free Air Ordinance #1259, Chapter 8.10.040.

- No good reason to change a health-oriented rule in a health-oriented community
- Attracts riff raff. Name 3 people that smoke cigars that you wanna' be friends with?
- If people want to smoke cigars they can do it in their own homes and not in "public"

That's all.

P.S. I recommend that we change Ketchum's tagline from Nordictown USA to The Nail Cutter Capital of the world! EDJY.com

Jake Peters  
P.O. Box 3486  
Ketchum, ID 83340

208-409-5561 cell

## Cyndy King

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**From:** Kingsley H. Murphy <nakllc@yahoo.com>  
**Sent:** Monday, April 7, 2025 10:59 AM  
**To:** Participate  
**Subject:** Item 11

I am opposed to Ordinance 1259, amendment to Chapter 8.10 of the Ketchum Municipal Code. This ordinance would affect the city in a much greater extent than people realize. I understand this ordinance was put through in order to facilitate a new specific smoke shop on Washington Street. I don't believe ordinances should be changed in order to accommodate one individual business. This whole process should have been done as conditional use permit. Then the adjoining neighbors would understand what was happening next to them. At this time they do not! I would like to reiterate that changing a city ordinance to accommodate one business is bad policy. Please vote no on this third reading

Kingsley H. Murphy  
P. O. Box 6570  
Ketchum, Idaho  
83340  
Mobile: 208-720-0403

## Cyndy King

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**From:** Ellen James <ereedjames@gmail.com>  
**Sent:** Monday, April 7, 2025 10:51 AM  
**To:** Participate  
**Subject:** Opposing the "Cigar Shop" amendment!!

What is happening to our town of Ketchum?? If cigar smokers are allowed to pollute the air outdoors at 5th and Washington, where will this slippery slope take us? The idea of it is absolutely outrageous--the reality is unimaginable. If this exception is allowed, it would be harmful to human health and a stain on our community. I am totally opposed to this amendment, for these reasons among others:

1. **Threat to Vulnerable Museum Visitors:** The Sun Valley Museum of Art regularly hosts school groups, children's programs, and family activities. Increased secondhand smoke in proximity to our entrance would disproportionately affect these vulnerable populations, potentially discouraging participation in our educational programs.
2. **Health Impact on Adjacent Businesses:** Smoke does not respect property boundaries. Despite ventilation claims, neighboring establishments—including our museum, nearby restaurants, and retail stores—would be affected by residual smoke when patrons enter and exit the facility.
3. **Contradiction to Ketchum's Wellness Image:** Our community has invested significantly in cultivating an image centered on outdoor recreation, arts, and healthy living. A prominent downtown smoking establishment directly contradicts this carefully developed community brand.
4. **Precedent for Future Exceptions:** Approving this substantial modification could invite further requests to weaken our smoke-free provisions from other businesses seeking similar exceptions.

Ellen F James  
Ketchum resident  
Sent from my iPhone

## Cyndy King

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**From:** Trina Peters <trinapeters@gmail.com>  
**Sent:** Monday, April 7, 2025 10:49 AM  
**To:** Participate  
**Subject:** Smoke Free Air Ordinance

City Council members:

I am writing as a 24-year Ketchum resident (and Board member of the Sun Valley Museum of Art) to vehemently oppose a third reading and possible amendment to the Ketchum Smoke-Free Air Ordinance #1259, Chapter 8.10.040 of the Ketchum Municipal Code regarding the "Exclusive Retail Tobacconist" definition. Changing a longstanding ordinance that underscores our community's commitment to healthy living and a smoke free environment is incredibly short-sighted. This would be done to accommodate just one business, but could potentially have much broader, long term impacts throughout the City. Please also consider the fact that there are two educational institutions serving many young children that are adjacent and across the street from the property. To reiterate again, the proposed change is short sighted and the issue, if pursued, warrants a more rigorous analysis and certainly a broader based debate with greater disclosure to the community. I just learned of this two days ago, and I am certain that most City residents have no idea that the intent behind Smoke-Free Air Ordinance might not be upheld by the Council.

I hope you will vote AGAINST a third reading and amendment to the Ordinance. Thank you, Trina Peters

Trina Peters  
208-440-5561

## Cyndy King

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**From:** Julie Syrdal <jbsyrdal@gmail.com>  
**Sent:** Monday, April 7, 2025 10:34 AM  
**To:** Participate  
**Subject:** I oppose the proposed amendment to change the Ketchum Smoke-Free Air Ordinance #1259.

Dear City Hall,

How this got this amendment got this far, I don't understand. Having a smoke shop in downtown Ketchum seems to stand against everything the community of Sun Valley represents: healthy and active people who cherish the outdoors, particularly clean mountain air. For those of us coming from big cities, we know first hand the negative effects smoke shops have on our neighborhoods.

What message would this send to the children who live in the area or are visiting from elsewhere?

People that want to smoke should do so in the privacy of their own homes. Not in and around the streets of Ketchum.

This sounds like something Aspen might embrace. We are not Aspen nor do we want to be.

I oppose #1259.

Thank you,  
Julie Syrdal  
Sheep Meadow Road, 83340

**Cyndy King**

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**From:** Rick Worcester <worcester@mac.com>  
**Sent:** Monday, April 7, 2025 10:28 AM  
**To:** Participate  
**Subject:** Ketchum Smoke-Free Air Ordinance

**Please, please, please Ketchum City Council, do not amend the Ketchum Smoke-Free Air Ordinance. The proposed Cigar Shop may benefit a few but the vast majority of the community will be harmed. Common sense should prevail, leave the ordinance as currently written. Thanks for your serious consideration of this matter.**

**Rick**

## Cyndy King

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**From:** Beena Mannan <beena@dawnusa.org>  
**Sent:** Monday, April 7, 2025 10:24 AM  
**To:** Participate  
**Subject:** Opposition to Proposed Amendment to Ketchum Smoke-Free Air Ordinance #1259

Dear Members of the Ketchum City Council,

My name is Beena Mannan, and I am writing as both a resident of Ketchum and a board member of the Sun Valley Museum of Art (SVMoA) to express my strong opposition to the proposed amendment to the Smoke-Free Air Ordinance that would allow for a tobacco shop and cigar lounge with indoor smoking directly across the street from our Museum, at the corner of 5th and Washington.

SVMoA is a vital part of our community's cultural and educational life. Each year, the Museum welcomes more than 4,000 children and students through field trips, workshops, and arts-based learning. These are school-aged visitors, teens, and families who rely on the Museum as a safe, enriching space. Allowing a smoking establishment to operate in such close proximity would undermine this mission and send a message that is inconsistent with Ketchum's values.

Our city has long cultivated a reputation for healthy, outdoor living and community wellness. Introducing an indoor smoking lounge in the heart of downtown not only contradicts that identity but also threatens public health and the character of our pedestrian-friendly, family-oriented environment. Even with ventilation systems in place, smoke from patrons entering and exiting the building will inevitably impact those nearby—including vulnerable populations such as children and seniors.

Moreover, weakening the existing ordinance could open the door to further exemptions in the future, fundamentally altering our downtown core and eroding community standards that prioritize quality of life.

While I appreciate the desire to support local businesses, this particular location is not appropriate for a smoking lounge. I respectfully urge you to vote against the proposed amendment and uphold the existing ordinance to protect the integrity of our public spaces, cultural institutions, and community health.

Thank you for your service and thoughtful consideration.

Sincerely,

Beena Mannan  
Board Member, Sun Valley Museum of Art  
Resident, Ketchum, Idaho



## Cyndy King

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**From:** jennifer case <jennifercase211@gmail.com>  
**Sent:** Monday, April 7, 2025 10:18 AM  
**To:** Participate  
**Cc:** jennifer case  
**Subject:** I strongly oppose any amendment to Ketchums Smoke Fee Air ordinance!!

I oppose the proposed amendment to change the Ketchum Smoke-Free Air Ordinance 1259.

If people choose to put their health at risk , let them. But they don't and shouldn't have nay right to impose that 2nd hand smoke on others who live in Sun Valley specifically to stay active and healthy!

jennifer case  
box 3558 Ketchum  
670 Second Street East, Ketchum

## Cyndy King

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**From:** Austin Sprole <austin.sprole@gmail.com>  
**Sent:** Monday, April 7, 2025 11:41 AM  
**To:** Participate; Spencer Cordovano; Tripp Hutchinson; Neil Bradshaw; Amanda Breen  
**Subject:** Oppose Ordinance 1259, amendment to Chapter 8.10 of the Ketchum Municipal Code

To the Ketchum City Council,

As a lifelong Ketchum resident, I strongly oppose changing local tobacco regulations for the sake of one business. There could be a conditional use permit for this business, but please do not change ordinances and laws for the sake of one business, a business that will do little to improve our community and more likely harm our community.

I strongly oppose changing this ordinance.

Best,  
Austin Sprole

Sent with [Mixmax](#)



## Cyndy King

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**From:** Lisa Stelck <lstelck@icloud.com>  
**Sent:** Monday, April 7, 2025 11:45 AM  
**To:** Participate  
**Subject:** Ordinance 1259

### **I oppose the proposed amendment to change the Ketchum Smoke-Free Air Ordinance #1259!!!!**

Our city does not need to encourage cigar smoking in a town that values its fresh air and healthy lifestyle.

As a frequent visitor to the businesses and museum surrounding this venue I am appalled that I would have to inhale cigar smoke from multiple smokers when I am in close proximity.

Please oppose this amendment change.

Lisa Stelck

Lisa Stelck  
Sun Valley Real Estate, LLC  
Christie's International Real Estate  
300 N. Main Street  
Ketchum, Idaho 83340-2277

(208) 720 4667 cell  
(208) 726 6000 office  
(208) 726 1717 fax

[lstelck@me.com](mailto:lstelck@me.com)  
[www.lisastelck.com](http://www.lisastelck.com)

## Cyndy King

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**From:** Bill Boeger <bioboegy@mac.com>  
**Sent:** Monday, April 7, 2025 11:56 AM  
**To:** Participate  
**Subject:** Ordinance 1259

Dear Council Members -

I'm writing to convey my objection to ordinance 1259. We pride ourselves on a healthy lifestyle and cherish the clean mountain air. Cigars emit a uniquely obnoxious odor and have no place anywhere near public areas. Obviously, an individual has the right to smoke a cigar in the privacy of their own homes, but please don't approve an ordinance that allows this to occur in downtown Ketchum.

Thank you.

Bill Boeger

## Cyndy King

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**From:** Rebecca Waycott <rebeccawaycott@gmail.com>  
**Sent:** Monday, April 7, 2025 12:13 PM  
**To:** Participate; Spencer Cordovano; Tripp Hutchinson; Neil Bradshaw; Amanda Breen; Paige Nied

To Ketchum City Council,

I am writing to express my opposition to Ordinance 1259, amendment to Chapter 8.10 of the Ketchum Municipal Code.

To change a whole city ordinance for one business does not make any sense, and the fact that neighbors have not been notified does not seem right. Even if the cigar smoking is limited to indoors, the smell will permeate to adjoining neighbors as well as the sidewalk and street affecting pedestrians, bike riders, etc.

Please vote no on the 3rd reading.

Sincerely, Rebecca Waycott

## Cyndy King

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**From:** Caroline Woodham <caroline@woodhamphoto.com>  
**Sent:** Monday, April 7, 2025 12:46 PM  
**To:** Participate  
**Subject:** Smoke Shop

We oppose Ordinance 1259. We oppose mostly to learn about this last minute. We have been compromised by the city's last minute meetings on important things that favor.....who knows what and whom but certainly not the townspeople? Do the long time residence not matter - is this a revenue thing? Are you favoring special interest business people but disregarding the general population in Ketchum. This idea is widely inappropriate for the area and the vibe or our outstanding community. Please make opportunities for a longer review process and making good decisions.

--

[Caroline Woodham Photography](#)

+1 (208) 720-3634

## Cyndy King

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**From:** Peter Daly <pb414@gmail.com>  
**Sent:** Monday, April 7, 2025 1:23 PM  
**To:** Participate  
**Subject:** Tobacco Shop ordinance

I am extremely opposed and troubled by the proposed adoption of Ordinance 1259, amendment to Chapter 8.10 of the Ketchum Municipal Code.

This ordinance is an accomodation for one business without consultation with the adjoining neighbors or residents of town.

Passage of this ordinance will affect the city to a much greater extent than people realize and opens up the possibility of other, unilateral moves by the City council without full input of Ketchum's citizens. Ordinances should not be changed in order to accommodate one individual business without regard to the rest of the community.

What happened to the conditional use permit process? Do the adjoining neighbors understand what was happening next to them? Has anyone discussed the change with them?

Please vote no on this third reading

--

Cheers.

Peter B.

Daly

C) 650.796.7282



## Cyndy King

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**From:** Lindsay Boeger <lindsay.boeger@gmail.com>  
**Sent:** Monday, April 7, 2025 1:32 PM  
**To:** Participate  
**Subject:** Opposition to proposed amendment to ordinance #1259

Hello,

I am a Sun Valley resident and writing to oppose the proposed amendment to change the Ketchum smoke-free air ordinance #1259.

I believe this amendment poses a threat to any individuals - residents and visitors alike - in the area, especially children. The Sun Valley Museum of Art is right there, and it regularly hosts school groups, kids' programs, and family activities. Increased secondhand smoke in proximity would disproportionately affect these kids. I believe it would also negatively impact adjacent businesses and be in direct contradiction to Ketchum's wellness image. It would also set a dangerous precedent for future exceptions.

Please vote no on this proposed change.

Thank you,  
Lindsay Boeger



**Cyndy King**

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**From:** Brad Harrington <harringtonbrad94@gmail.com>  
**Sent:** Monday, April 7, 2025 2:03 PM  
**To:** Participate  
**Subject:** I am a proponent of the proposed amendment to change the Ketchum Smoke-Free Air Ordinance #1259

Sent from my iPhone

**Cyndy King**

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

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

April 7, 2025

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

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

Thank you for your time and consideration.

Sincerely,

Gina

Gina Poole

**Cyndy King**

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**From:** kevin wynn <kevynq@gmail.com>  
**Sent:** Monday, April 7, 2025 6:18 PM  
**To:** Participate  
**Subject:** Tobacco Shop & Smoke Lounge

**I oppose the proposed amendment to change the Ketchum Smoke-Free Air Ordinance #1259.**

**Please don't allow our fresh mountain air to be tainted. Keep it inside please!!!!**

**Thank you,  
Kevyn Wynn**

## Cyndy King

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**From:** Jennifer Wells Green <jwgreen@svmoa.org>  
**Sent:** Monday, April 7, 2025 8:35 PM  
**To:** Participate  
**Subject:** correction regarding City Council meeting on 4/7/2025  
**Attachments:** Outlook-image001.j

Dear City Council Members,

I am writing to correct mischaracterizations made by the applicant, Jason Decker, regarding our interaction on April 4, 2025.

For the public record, I wish to clarify two specific points:

1. I never contacted the broker representing the property under discussion.
2. I did tell the applicant that "had I known a cigar lounge was the intended use for the space, I would have explored finding another business or tenant for it or maybe look at it for the Museum." At no time has the Museum ever had a discussion about the possibility of leasing the building and we have no plans to pursue a lease of that building.

I request that this correction be entered into the public record to ensure accuracy in the proceedings.

Respectfully,

Jennifer Wells Green

Jennifer Wells Green  
Executive Director  
[jwgreen@svmoa.org](mailto:jwgreen@svmoa.org) | 208.726.9491 x118 | [svmoa.org](https://svmoa.org)



**Sun Valley  
Museum of Art**

## Cyndy King

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**From:** GILLIAN WYNN <freegilly@me.com>  
**Sent:** Tuesday, April 8, 2025 1:16 AM  
**To:** Participate  
**Subject:** proposed amendment to smoke free code

absolutely oppose this amendment! This is a terrible idea and goes against the healthy lifestyle and well-being of our community.

gillian wynn  
219 Bitterroot Rd., Sun Valley, ID 83353

Sent from my iPhone

## Cyndy King

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**From:** Mark Maykranz <mmaykranz@hotmail.com>  
**Sent:** Tuesday, April 8, 2025 8:17 AM  
**To:** Participate  
**Subject:** Density/Single family homes

My opinion follows: Do not increase density in any zone in the comp plan. All homes in all zones ( and future zones) constructed in accordance with the 2014 comp plan should be granted all the rights and privileges of single family zoning. Do not make any homes non conforming! Homes are where families live! We have the Community School that helps bring families to and retain families in Ketchum. These families and future families of the Community School need single-family homes. If there are not single-family opportunities in Ketchum, more families will succumb to the gravitational pull of the down-valley high school. These folks tend to be affluent and will not live in condos as Bradshaw wishes. They will not live in penthouses. They will leave Ketchum for Hailey. Let's keep in mind we have Council members who took advantage of private school options. Endlessly, Bradshaw's policies and policy proposals divide our community. The public shows up at endless meetings only because they must defend their community. The community continues to writhe in pain from Bradshaw's countless mistakes. Now the unpopular South African mayor (67 per cent voted against) wants to assail the American Dream of Single family home ownership. He tells us we need to decide who we are as a community. Not so, we know who we are, he doesn't get it because he is an expat of South Africa. Let's also remember that his South African brethren, Elon, is putting our beloved forests at risk and arbitrarily firing our friends at the forest service. What does Elon know about our love of the forests in our valley. Slash and burn, slash and burn. I didn't see Bradshaw at the protest on Saturday. Was he having tea with Elon?? Also, many of us have been telling Bradshaw that the LI district is a good place for workforce housing. He disregards our suggestions time and time again so he can display his arrogance and place massive, ugly housing projects in our faces in all the wrong places as he searches for votes. I applaud the forest service for doing what the Mayor has refused to do. I look forward to supporting the forest service proposal. Don't buy into Bradshaw's wrecking ball approach. Reject his proposals and restore harmony in this community. Many of us live in single-family homes right now. Will we be chased out of Ketchum? You decide!!!

Ketchum is a small, mountain town of 3500 folks. It has existed for 144 years. Without Bradshaw's aggressive South African style, it will be just fine for the next 144 years.

Mark Maykranz  
A very concerned citizen!  
Sent from my iPhone

## Cyndy King

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**From:** Hailey Rheinschild <hrheinschild@gmail.com>  
**Sent:** Tuesday, April 8, 2025 8:14 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,

Hailey Rheinschild

Excuse any typos, sent from my iPhone



## Cyndy King

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**From:** Ashley Anderson <araanderson@comcast.net>  
**Sent:** Tuesday, April 8, 2025 7:33 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I grew up in Ketchum - attended Hemingway and graduated from The Community School. I've seen so much change over the years, some good and some bad. I fully support the change in code Kat is requesting not only for her studio but for other wellness businesses.

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,  
Ashley Anderson

Sent from my iPhone

## Cyndy King

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**From:** Aaron Tate <aa.tateii@gmail.com>  
**Sent:** Tuesday, April 8, 2025 6:55 AM  
**To:** Participate  
**Subject:** Comment - Remove 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 light industrial areas.

As a full time Ketchum resident who dreams of being able to afford to stay, we need to make it easier for a local, woman owned business to get a foothold in town. Businesses like Fit me SV are critical ‘third spaces’ that our community needs. Please consider removing Footnote 37, for the good of our community.

Thank you,

Aaron Tate

## Cyndy King

---

**From:** Cassie Abel <cassie@wild-rye.com>  
**Sent:** Tuesday, April 8, 2025 8:32 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 a former owner of the specific space in question, 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

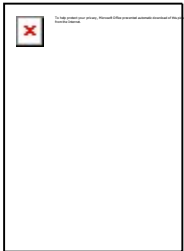
Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

Cassie Abel

108 Turf Drive, Ketchum



**Cassie Abel (she/her)**

Founder & CEO

**m.** 206.819.7611

**w.** wild-rye.com

**a.** Ketchum, Idaho



## Cyndy King

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**From:** Tara Mcfarlane <hello@maudesinketchum.com>  
**Sent:** Tuesday, April 8, 2025 9:12 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.

The current zoning law footnote seems unnecessary and is preventing community growth of small businesses. Please consider its removal.

Thank you all so much for doing such important work.

-Tara McFarlane

## Cyndy King

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**From:** KELLY MARTIN <kellyjanemartin@icloud.com>  
**Sent:** Tuesday, April 8, 2025 9:15 AM  
**To:** Participate  
**Subject:** Proposed new comprehensive plan Ketchum

As long time homeowners on Sabala Street in west Ketchum, we are urging the City Planning and Zoning and city Council to not upgrade Sabala st, Bordeaux St, nor any area in west Ketchum. We strongly believe our neighborhood should remain low density. The same argument should be applied to Warm Springs as well. No one we have spoken to wants this upzone. Our little streets in west Ketchum are not the answer to Blaine county's community housing! We are in favor of affordable (attainable is a more realistic word) housing, but Salaba st. And Bordeaux St. are not where density should be allowed.

Years ago Bob Kantor proposed a new city in Blaine County to be built on the south side of Timmerman Hill. Bob was way before his time. What a great concept! New homes, new school, new infrastructure and great outdoor opportunities for starter families! Open space, Safe environment and in Blaine county! As great idea that today Bob Kantor says is still a viable idea. The land is there. It was turned down by the County Commisioners but it can be resurrected.

Please listen to the citizens of Ketchum. You are working for us, the tax payers, people that have had businesses that supported our town for decades and deserve to be listened to.

Thank you for your time and concern in reading our email.

Bruce and Kelly Martin

211 Sabala St. Ketchum

Sent from my iPad

## Cyndy King

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**From:** Alli Rathfon <allirathfon@gmail.com>  
**Sent:** Tuesday, April 8, 2025 9:49 AM  
**To:** Participate  
**Subject:** Ketchum Footnote 37 DO THE RIGHT THING :)

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.

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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.

Thank you for your time and taking part of keeping Ketchum what Ketchum is meant to be. A space to connect, live and build community.

Sincerely,

Allison Rathfon

Ketchum Community Member

## Cyndy King

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Please feel free to contact us for additional information.

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

## Cyndy King

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**From:** Amanda Breen  
**Sent:** Friday, April 11, 2025 10:09 AM  
**To:** Cyndy King  
**Cc:** Daniel Hansen  
**Subject:** Fw: Marriott Hotel

Public comment.

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**From:** Julie Brewer <julienb@cruzio.com>  
**Sent:** Friday, April 11, 2025 10:03 AM  
**To:** Amanda Breen <ABreen@ketchumidaho.org>  
**Subject:** Marriott Hotel

Good morning,

I'm writing to voice my concerns about building a Marriott in downtown Ketchum. I hate the idea of a huge high rise chain hotel. We don't need another hotel for one thing. For another, a huge high rise building like that doesn't fit at all with the desired character of Ketchum. The people who live here don't want big, boxy, high rise buildings. We want buildings with lower profiles and some small town character. We don't need more traffic and more people vying for parking spots. We don't have a need for more hotel rooms. I wouldn't be surprised if we have excess hotel room capacity already. Please do more to maintain the charm of our town and the quality of life here.

By the way, the amount of construction going on in our downtown is too much. It's disrupting commerce and quality of life. Please don't add another huge project and another huge hotel.

Thank you for considering my views,

Julie Brewer

**Cyndy King**

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**From:** Michael Jones <michaelarthurjones@gmail.com>  
**Sent:** Thursday, April 10, 2025 9:59 AM  
**To:** Participate  
**Subject:** Proposed amendment to change the Ketchum Smoke-Free Air Ordinance

I oppose the proposed amendment to change the Ketchum Smoke-Free Air Ordinance #1259

Michael A. Jones  
115 Telemark Road  
PO Box 651  
Ketchum, ID 83340

**Cyndy King**

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**From:** Stu Ryan <Stu.Ryan@rydout.com>  
**Sent:** Thursday, April 10, 2025 11:43 AM  
**To:** Neil Bradshaw; Amanda Breen; Courtney Hamilton; Tripp Hutchinson; Spencer Cordovano; Neil Morrow; Brenda Moczygemba; Tim Carter; Matthew McGraw; Susan Passovoy  
**Cc:** Participate  
**Subject:** Potential problems for owners of non-conforming properties

## **Lahaina's Lessons for Los Angeles**

### **Nearly two years after a deadly fire destroyed homes and businesses in Maui, rebuilding efforts are wrapped up in red tape.**

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By  
Keli'i Akina  
April 6, 2025 4:16 pm ET

California Gov. Gavin Newsom suspended his state's coastal-commission rules within a week of the January wildfires that incinerated parts of Los Angeles. But Hawaii's response to the August 2023 fires that razed the historic port town of Lahaina and claimed more than 100 lives has been another story. Nearing two years after the deadly Maui fires, Hawaii lawmakers have finally gotten around to removing the major state and county barriers that have hindered reconstruction.

Maui County took eight months to set up a private permitting office to handle the rush of rebuilding applications, and only last month did the county council and mayor approve a bill that allows the reconstruction of "nonconforming" buildings that didn't meet current zoning code. Those were great victories, and they certainly will make recovery easier for Maui residents after any future disasters. But Lahaina residents struggling to rebuild now are still beset by many inflexible state and county regulatory barriers.

Among these are Hawaii's Coastal Zone Management Act, which applies two sets of regulations to construction along the coast: the special management area (SMA) and the shoreline setback. Obtaining permits to build under either set of these regulations can be arduous, time-consuming and costly. During the past decade, Maui County has approved an average of only four SMA use permits a year. During that same period, the country granted 456 shoreline approvals, but most were for renovations or maintenance.

With so many structures in these areas destroyed by the 2023 fires, it might have been reasonable to expect a response similar to California's—immediate waivers followed by legislation to provide regulatory relief. But that's not what happened.

To his credit, Gov. Josh Green acted before the state Legislature, which has yet to pass regulatory relief for Lahaina residents. Soon after the fires he suspended several laws to speed up recovery efforts. But it wasn't until October 2024, more than a year after the fires, that the governor added multifamily homes to the existing SMA exemption for single-family homes. And it wasn't until early February that he finally exempted most other rebuilding projects from the SMA regulations.

Those exemptions are laudable, but there still have been no changes to the shoreline-setback rules, which generally apply to properties within 200 feet of the water. There is no proposed state legislation to loosen the rules, and Maui County hasn't acted on the issue either.

For restaurants such as Kimo's and Fleetwood's that are seeking to rebuild along Lahaina's famous Front Street, which runs parallel to the coastline, this poses great uncertainty. These and many other businesses and homes are completely within the shoreline setback; rebuilding is impossible without county approval. For homeowner Lynn Barr, whose Front Street property was destroyed by the fires, the current shoreline rules would allow her to rebuild, but only on a third of her property and not on the same footprint as before.

The only good news here is that the Legislature is considering a measure, Senate Bill 1296, that would permanently exempt all disaster-related reconstruction from the SMA rules and codify the governor's waiver for future disasters. But shoreline property owners would still have to deal with the shoreline rules.

Natural disasters are unfortunate facts of life. Hawaii's morass of inflexible rules and regulations has made it difficult for Lahaina to bounce back. Lawmakers across the country should take note of the structural factors slowing down Hawaii's response. Act now to avoid finding yourselves in the same predicament after some future tragedy.

*Mr. Akina is president and CEO of the Grassroot Institute of Hawaii.*

*Stu*

J. Stuart Ryan  
301 Sabala St.  
Ketchum, ID

[stu.ryan@rydout.com](mailto:stu.ryan@rydout.com)  
Phone: 415-608-0080



## Cyndy King

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**From:** Amanda Breen  
**Sent:** Monday, April 14, 2025 3:40 PM  
**To:** Cyndy King  
**Cc:** Daniel Hansen  
**Subject:** Fw: No on PEG Marriott

Public comment.

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**From:** Blakesley Chappellet <bachappellet@gmail.com>  
**Sent:** Monday, April 14, 2025 2:48 PM  
**To:** Amanda Breen <ABreen@ketchumidaho.org>; Courtney Hamilton <CHamilton@ketchumidaho.org>; Tripp Hutchinson <thutchinson@ketchumidaho.org>; Spencer Cordovano <SCordovano@ketchumidaho.org>; Neil Bradshaw <NBradshaw@ketchumidaho.org>  
**Subject:** No on PEG Marriott

I am reaching out to voice my opposition to the PEG Marriott project currently under review with P&Z.

We have had a family home in Ketchum for over 20 years and have just acquired another property in Gimlet

The gateway to our beautiful western town should not be three large modern hotels. Especially a massive 72' tall hotel jammed into a one acre lot.

Permitting this structure will dramatically change the character of the town in a negative way. We thought the city had a 35' limit on buildings. How can you even consider a 72' structure? It will be the largest building in Ketchum!

Permitting this will set a precedent and allow others to further destroy the quaint nature of the town. Vail and Aspen are full of high rise condos and large hotels. They are more like a metropolis than a Western town. We, and most people we know who have homes in the wood river valley, are here, not there, for just this reason. We sold our house in Vail to be in a quieter and more authentic mountain town.

Sun Valley Co has protected their entrance to retain the charm. We have all worked to protect Reinheimer Ranch from development. The city of Ketchum seems to be working against the wishes of tax paying citizens and Sun Valley Co.

We ask the city to consider how permitting this hotel will impact parking and traffic associated with hotel workers and guests. We also want you to weigh the need for additional hotel rooms given current hotel occupancy rates- factoring in a 40-room hotel about to come online. Is there is a demand for more rooms?

Next, look at flight capacity into the SUN airport. How will hotel guests get into the area? Do current flights have capacity to accommodate filling 140 new hotel rooms?

To me, everything about this project will make life worse for Ketchum Residents.

- a massive dominating building welcoming you to town
- more traffic
- higher demand for parking
- multi- year construction disruption

Please reject this project! Or at the very least, stick to your 35' height restriction, legal setbacks etc. there should be no variances allowed on this project!!!

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Sent from my iPhone

## Cyndy King

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**From:** Amanda Breen  
**Sent:** Monday, April 14, 2025 3:42 PM  
**To:** Cyndy King  
**Cc:** Daniel Hansen  
**Subject:** Fw: Marriott/Limelight

Public comment.

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**From:** Mark Maykranz <mmaykranz@hotmail.com>  
**Sent:** Monday, April 14, 2025 7:30 AM  
**To:** Amanda Breen <ABreen@ketchumidaho.org>; Courtney Hamilton <CHamilton@ketchumidaho.org>; Tripp Hutchinson <thutchinson@ketchumidaho.org>; Spencer Cordovano <SCordovano@ketchumidaho.org>  
**Subject:** Marriott/Limelight

I am opposed to granting the Marriott another extension. Look how the hotel formula ruined Jackson Hole in just 6 years. Drive over to Jackson and talk to the locals. Look around. Do not make the same mistakes. The Marriott is way too large and tall. It will cannibalize rooms from the older hotels and dump a bunch of low-paying jobs and housing needs on our community. This project was always very unpopular- let's end it.

Ridiculous to let Limelite do more penthouses! No one likes these silly policies. Don't forget this is an election year.

Do not follow the policies of a very unpopular mayor. Distinguish yourselves.

Best,  
Mark

**FOR SALE** | Investment Opportunity

## 251 South Main Street

Ketchum, ID



Colliers has been retained to solicit offers for the fully entitled full-block site at the entrance of the world-renowned Sun Valley/ Ketchum, ID. This is a tremendous opportunity to develop a destination hotel or residential project in one of the top-rated mountain towns in the United States. The 1.05-acre Property is located at 251 South Main Street, on the southwest corner of Main Street and River Street (the "Property" or "Development"). The owner has spent several years developing a spectacular hotel program, obtaining all necessary approvals and finalizing design plans, which a buyer can use to begin construction within months. Ketchum is a high-barrier-to-entry market; the Property's location, scale of project and in-place entitlements are irreplaceable.

*Call for Offers Due Friday, January 31st by 3:00PM MT.*

[Click to View](#) 

[Offering Memorandum](#)

**Asset Type**

Land - Hospitality

**Parcel Size**

1.05 Acres

**Bradley Burwell**

212 716 3730

[Bradley.Burwell@colliers.com](mailto:Bradley.Burwell@colliers.com)

**Jimmy Roumanis**

208 908 8998

[jimmy.roumanis@colliers.com](mailto:jimmy.roumanis@colliers.com)

**Colliers**

# 251 South Main Street | Investment Highlights

[Click to View Offering Memorandum](#)



Location, Location, Location

The Property is spectacularly located at the entrance to Ketchum/Sun Valley on the corner of Main Street and River Street. This provides unparalleled visibility, access to downtown Ketchum and the resort's amenities, and tremendous unimpeded vistas of the surrounding mountains.

Fully Entitled Project with Near Complete Plans

The Development is offered with full entitlements to develop a hotel with an increase in total project density. AJC Architects and Edge ID have developed a well-thought-out program and plans that a buyer can easily complete and use to price the project as well as pull building permits within short order. Ketchum is an incredibly high-barrier-to-entry market for development; replicating these entitlements would take several years.

Excellent Designed Hotel and Program

The beautifully designed project includes 96 hotel rooms and suites as well as an additional 15 employee housing units, three food & beverage venues, 4,250 square feet of meeting space, 84 parking spaces and other high-end amenities. The owner and City of Ketchum spent nearly three years working together to develop a program ideal for the market and community. The conceptualized Hotel will demand top-of-market RevPAR while generating significant additional income from F&B, parking and other revenue sources.

Under-Supplied Lodging Market

Despite global recognition, consistently ranking as one of the top mountain resorts in North America, and having ample airlift, Ketchum/Sun Valley has few lodging options. Beyond the Sun Valley Resort and Aspen Skiing Company's Limelight Hotel, there are only a few small inns and motels. A 72-room luxury hotel is currently under construction in Ketchum and this Development will further develop the resort's ability to accommodate higher-rated customers and take on larger, city-wide events.

Tribute by Marriott

The owner has secured the Tribute by Marriott branding for this hotel, which could be transferred to a new owner. Marriott's global distribution system and Bonvoy loyalty program is best in the business, providing an owner and manager a great competitive advantage. Ideal for this resort, the Tribute hotels provide a one-of-a-kind look and feel unique to the destination. The design by Edge ID leverages building materials native to Ketchum (i.e. black lava stone and quality wood), incorporates Ketchum's rich history and culture, and runs with the "mountain-modern" design aesthetic that creates a warm, welcoming, and unique experience that will exist nowhere else.

Strong Residential Market

Since 2019, Sun Valley/Ketchum has experienced a 150% increase in property sale values as square foot pricing leaped from under \$500 per square foot to over \$1,200 in Ketchum. New condos in the market are pricing near \$1,500 per square foot with some projects, including one fractional ownership project selling north of \$2,500 per square foot. A developer has the opportunity to develop the entitled project and potentially sell it as a condo hotel or timeshare units at pricing above that of an ongoing hotel.



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## Cyndy King

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**From:** Kim Maykranz <stoefflerdesigns@hotmail.com>  
**Sent:** Monday, April 14, 2025 7:44 PM  
**To:** Amanda Breen; Courtney Hamilton; Tripp Hutchinson; Spencer Cordovano; Participate  
**Subject:** Marriott

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

Hi Amanda, et al, I am totally opposed to extending the zoning approval for the Marriott. You were wrong to approve it when you knew the community did not want the project. You displayed unbridled hubris. Now, you have a chance for a do over.

The project is way too big. Show humility Amanda. None of us has the right to indelibly change the footprint of our historic mountain town in such a massive way. These hotels pay their help very poorly and will saddle our community with housing needs that we cannot afford. You are also going to cannibalize our smaller hotels out of existence, like what happened in Aspen.

Wrong project, wrong town! Stop letting the mayor ruin our town and our harmony. It's endless with his stupid behavior- he is clueless about our ethos; it's all about him.

Thanks,  
Kim Stoeffler  
Ketchum

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