

**Dawn Hofheimer**

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**From:** PATRICIA HIGGINS <pathiggins4085@gmail.com>  
**Sent:** Wednesday, August 13, 2025 4:20 PM  
**To:** Participate  
**Subject:** Trail Creek bridge

Please consider painting the Trail Creek bridge to 4 lanes when completed. Bikes do not need to be considered on this. Bikes have their own trail into town on the bike path.

Pat Higgins

Sent from my iPad

## Dawn Hofheimer

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**From:** Kristine Hilt <kristine@projectbigwood.org>  
**Sent:** Wednesday, August 13, 2025 4:22 PM  
**To:** Participate  
**Cc:** Amanda Bauman  
**Subject:** Comments to Council re: Comp Plan Changes  
**Attachments:** Comprehensive Plan Update - Ketchum CC 08.13.25.pdf

Hello!

Please refer to the attached for comments on a specific change to the Comprehensive Plan. Thank you for your consideration.

Thanks!

Kristine Hilt | Policy & Program Advisor  
(208) 721-7442  
[projectbigwood.org](http://projectbigwood.org), [@projectbigwood](https://www.instagram.com/projectbigwood)





13 August 2025

Dear Honorable Mayor and City Council Members,

Project Big Wood and our supporters thank you for the opportunity to participate in the public hearing regarding the Cohesive Ketchum - Comprehensive Plan update for the City of Ketchum.

The preservation of floodplain and riparian areas as open space is of paramount importance to ensure the protection of habitats, the prevention of further environmental degradation, and the safeguarding of water quality and fisheries. As correctly noted by staff, the River Run Base Area is characterized by limited accessibility and shares many of the defining features of other municipal lands designated as open space. We support the change from Mixed-Use Activity Center to Open Space.

We appreciate your steadfast commitment to the conservation of our natural resources and are grateful for the opportunity to provide input on this matter.

With Gratitude,

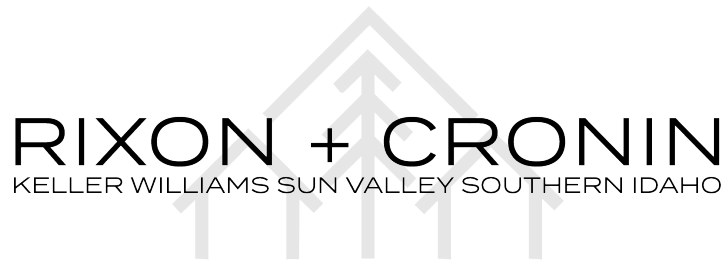
*Amanda Bauman & the team at Project Big Wood*

Executive Director

 [mendit@projectbigwood.org](mailto:mendit@projectbigwood.org)

 208-309-3457

 PO Box 5006, Ketchum, ID 83340



Hello Council. My name is Rob Cronin and I've been a Valley resident since 1995 and in business in Ketchum and Hailey since 2006.

I'm here in complete support of the Limelight proposal. If we're to attract and encourage new or existing residents and support existing businesses, as we should, then we need to allow for development of housing in every form, not just affordable or deed restricted units. It's hard enough for businesses in resort towns like Ketchum and Sun Valley and they need to be supported and encouraged not restricted or penalized by burdensome taxes, fees or restrictions. That is particularly true this Summer with so much road construction and travel difficulties impacting transit.

And given that the Limelight has agreed to provide \$467,000 to convert already existing space inside an existing building – seems like a win-win for the City to me...almost half a million dollars while costing nothing to the City, with little to no construction impact and new residences in a fully functioning business. I'm also a strong proponent of local government working WITH business not AGAINST it. The random selection of a multimillion dollar "uptick" of this fee is not only sloppy but it absolutely detrimental to local business as well as housing, especially when it comes at the expense of a great local community business partner.

I'm aware that The Limelight is a regular contributor to numerous Valley non-profits, housing support to many of their employees, as well as featuring regular free music year-round among other local contributions and sponsorships. My own personal businesses and nonprofits have benefited greatly from these relationships.

I encourage the Council to approve this project and to allow a local business, to run their own facility the way they see fit. Please feel free to contact me personally at any time to discuss at 208-720-2211.

Sincerely,

**Rob Cronin**

Rob Cronin  
Rixon and Cronin Luxury Real Estate  
PO 3455  
Sun Valley, Idaho 83353  
208-720-2211



## Dawn Hofheimer

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**From:** Matt McNeal <matthewmcneal@gmail.com>  
**Sent:** Thursday, August 14, 2025 11:49 AM  
**To:** Neil Bradshaw; Participate  
**Cc:** Courtney Hamilton; Amanda Breen; Spencer Cordovano; thutchinsion@ketchumidaho.org  
**Subject:** Comment Regarding Striping of Main Street between Serenade Lane and River Street

To The Mayor of Ketchum, regarding the striping of Main Street between Serenade Lane and River Street.

Neil, I am very discouraged after our many conversations about bike/ped infrastructure and vehicle safety at the southern entrance to town to see that you are supporting a 4 lane highway with no turning lane. I have correspondence dating back years with you and other city staff and elected officials about this stretch of road. Time and again the residents of the Gem Street neighborhood have asked for minimal safety improvements to connect our neighborhood with a safe walking and bike route to the city and improve vehicle access. Every time the answer was the same - we won't spend any city resources on improving this section of road because the Idaho Department of Transportation will be funding the improvements in the future. We could not even get the city to agree to painting a crosswalk.

But we patiently waited, believing (apparently naively) that the city would be an advocate for its residents safety and quality of life when it came to improving the travel experience for all.

I am extremely disappointed to see you signed a letter, undated, to the Idaho Department of Transportation in support of the 4 lane travel option with no turning lane. I am assuming this is in response to the August 9 survey which showed majority support for a 4 lane travel option. The survey did not ask for a respondents home address or how they utilized this stretch of road. Of course someone towing a camper and a boat through town from the south would want the most travel lanes possible. But let me ask, is that who you are supposed to represent as the mayor of Ketchum?

The original study, dating back to 2007, showed Ketchum and the broader community supported a two lane option. Now, after nearly two decades of waiting, you are willing to change the character of the entire project in the span of one week.

I understand everyone's frustration with the road construction and traffic delays this summer, which undoubtedly colored the results of your survey. Rushing this substantial change through a recommendation would do a disservice to the residents of Ketchum, your constituents. It is paint on a road. If having a safe turning lane and bike path for your residents turns out to be an unbearable negative, you can take the time to properly vet the alternatives, as was done with the current planned configuration of two travel lanes and a turning lane.

I hope that this additional letter can be included in the public comment for the August 18 Council meeting. I only saw your signed letter to ITD after it was included in the agenda packet.

Matthew McNeal  
330 Topaz Street

## Dawn Hofheimer

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**From:** Chez <chez@alchemiesites.com>  
**Sent:** Thursday, August 14, 2025 1:49 PM  
**To:** Participate  
**Subject:** Main Street between River & Serenade

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

I have been a Gem Street neighborhood resident for more than 25 years, and have lost track of the number of times I have almost been rear-ended while slowing to turn left onto Topaz Street. This is because there is no center turn lane.

In addition, the only current way to cross the highway as a pedestrian is to wait for a lull in vehicular traffic coming from both directions (and even this usually requires a sprint). If four lanes of vehicular traffic were installed on this stretch of Main Street, it would be almost impossible to cross the highway as a pedestrian.

Moreover, I have always felt disconnected from my town, when on foot or cycling; it is not safe to travel this portion of Main Street unless one is in a vehicle. If four vehicular travel lanes were installed here, cars would travel even faster, making a bad situation even worse for pedestrians and cyclists.

It is a profound disappointment that the City would consider a last minute alternate plan that favors vehicles over community safety and quality of life.

For these reasons, I strongly urge the City and the ITD to construct the plan as originally proposed to us: one vehicular travel lane in each direction, one center turn lane, crosswalks, and bike lanes and sidewalks on each side of the street.

Thank you for your consideration,  
Maria Sanchez  
Topaz Street

Sent from my iPhone

## Dawn Hofheimer

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**From:** LISA YOUNGBLOOD <lisayoungblood2@icloud.com>  
**Sent:** Thursday, August 14, 2025 4:07 PM  
**To:** Participate  
**Subject:** Main Striping on Highway 75 between Serenade Lane and River Street

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

After many years of public input, state and city planning, I am horrifically disappointed and saddened to see the KETCHUM city council considering abandoning the current plan that would truly benefit our small town. How can you all be thinking of bringing in even more traffic while destroying people's private property and ruining our small town. We are a town that thinks of our citizens not about the almighty BUCK. What you are proposing would be terrible for the Gem streets and for Ketchum.

We are a town that thrives on diversity and and taking care of our people. As a resident of the Gem Streets neighborhood I cannot overstate how critically important the turn lane is. And we have been waiting for so long to have a bike pedestrian infrastructure. I think that the original plan is critical for safety reasons for all of the community.

The residents have been requesting for years even the most basic improvements for safety. Time and time we were told no because the Idaho Department of Transportation would eventually rebuild the roadway. Now after decades of waiting the time has finally come. Many of us are so excited and relieved that the time is here. Our neighborhood will be better connected to town via the new sidewalks and bike lanes. A great for instance of the danger would be something that I saw that today . A family of five bikers on Sun Valley Road south of the highway . Obviously they had to leave the bike path. They were in the street with cars whizzing past. The littlest member, maybe 6, was not able to maintain a straight line and kept cutting in to the traffic. It was so dangerous. This is what we will face if we think about changing the highway so that more cars can get into Ketchum.

How can you even consider reversing this plan in favor of increasing traffic? WE are not Aspen. This is devastating to all of us residents and so discouraging.

So much of what we do in this town is by walking or biking. I urge the council to understand what we are all about, not traffic, but the quality of life we have always known here, being able to spend so much time outside.

Please keep the plan as originally intended. . We have been waiting for so long for a safe route into town without exposure to the possibility of being hit by cars.

Please do not give up on Ketchum being our safe , family friendly , walkable place to live.

Sincerely, Lisa Youngblood

220 Topaz Street, Ketchum, ID 83340

using bags a great plan as they can  
be sent if someone can't. (esp. when  
looking for long use)

1. Sheriff -  
Ketchum will not be saving \$ by dropping  
service w/ Morgan Pl Blaine City Sheriff.  
Ketchum would be removing/deleting a  
patrol deputy position. Currently there  
are 10 positions.

Also, Ketchum didn't "budget" everything  
related to this aspect of the budget.  
A lot of items were left off.

2. Trail Creek Bridge (4 lanes)

3. Bears / wildlife / garbage cans / trash

- We 'pride' ourselves on living in a mtn.  
community / largest wilderness in lower  
48 states etc!

It is our responsibility to 'keep things  
wild' ... to keep bears & other wildlife  
safe and the public! To co-exist  
safely

- Bears etc become habituated, casualties  
of habit to an area with garbage  
accessible & other food sources (bird  
feeders etc). Thus they become  
'defensive' of food sources which can  
put humans at risk of danger when  
put out right w/in

- for safety of both, 'safety' garbage  
containers may cost (to) more, incen -

will  
cost  
more?



Remission for humans - Wild life may still come but w/ less frequency b/c not getting regular food rewards!

There are different types of garbage containers to consider!

Craig White (RSPG Regl mgr) concurs with what I am stating! (208)

Brandyn Hurd (mgr over unimcd area)  
(208) 539-4403

Jennifer Montgomery

## Dawn Hofheimer

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**From:** Gary Vinagre <garyvinagre@hotmail.com>  
**Sent:** Sunday, August 17, 2025 7:11 PM  
**To:** Participate  
**Subject:** Gem Streets

Dear mayor and city council,

This is the Vinagre's, Gary and Linda, we have lived at 200 Garnet St. for over 53 years. Before you make any decisions on 2 lanes or 4 lanes, I think you need to know some history of the Gem Streets community.

This was never a subdivision, so city services were not provided except for road maintenance, all of the lots are tax lots with the county. For years, the houses were served with septic systems and community or individual wells. In 1971, the city brought the sewer system to the Gem Streets which had a mandatory hookup as it would end the septic systems from polluting the wells. By the way, we were the last area in Ketchum to get the sewer system. A few years later, the city brought city water to the Gem Streets, but after trying to force everyone to hook up to city water, they were unsuccessful and most of the lots stayed on their own water systems. The city actually paid for one owner on Garnet St to install city water to his house so the system didn't have a dead end and they then could get water to all of the fire hydrants. We were also the last area in Ketchum to get city water. The city council in 2008 informed the state highway department that they wanted the entry to Ketchum to remain 2 lanes, so we are very disappointed that the city is now considering changing the entrance to 4 lanes I feel at times the city views the Gem Streets as the ugly sisters. A few years back the city informed us that the city was no longer going to plow the street in the winter as we're living on streets with no public access, but city had signed a agreement in 1992 that Garnet Street was a public access street. So the city had to plow the streets.

Now comes the expansion of the 2 lane highway to four lanes. In the past 5 years trying to turn onto the highway going south has been almost impossible from the Gem Streets. Even turning north is very problematic in the morning traffic. If the road way is expanded to 4 lanes with no turn lane, you are just asking for a disaster to happen.

Please don't ruin the Gem Street community to appease the commenters from outside of the city. Keep the 2008 city council decision in tact!

Thanking you in advance for your consideration, The Vinagre's Sent from my iPad

August 17, 2025

Hello Mayor and Councilors,

I reviewed the council packet for the August 18 meeting: item 19. Briefing regarding November Municipal Elections.

I was asked by the City Administrator with the agreement of the City Attorney and City Clerk to review the ballot language once it was ready and before it went public. That step got missed.

I do not agree with the proposed ballot language proposed by staff. The following are my suggestions as to how the ballot should be formatted and why.

There has been only one city in Idaho that has had a similar ballot measure and that ballot was ordered in the following sequence:

- 1) A vote yes or no to change the form of government
- 2) The list of the candidates for office in the new form of government if the measure is approved
- 3) The candidates for office in the event the change of government does not preside.

This was the order for the ballot questions in Lewiston, Idaho – 2021. I am requesting the Ketchum City Council follow the same order for the November ballot. Instead of the proposed staff language, the following is the recommended ballot language for the Ketchum November ballot.

**Column 1 (left side of ballot)**

**Question #1**

City of Ketchum question

“Shall the city of Ketchum adopt the council-manager form of government as set forth in sections 50-801 through 50-813, Idaho Code?”

- Yes
- No

**Question #2**

Candidates for Office: (collectively known as the city council) to serve if the council-manager form of government prevails.

Vote for Five (5)

- Candidate Name\_\_\_\_\_
- Candidate Name\_\_\_\_\_
- Candidate Name\_\_\_\_\_
- Candidate Name\_\_\_\_\_
- Candidate Name\_\_\_\_\_

Note: If the ballot measure to adopt the city manager form of government does not prevail, the above election of 5 city council members is null and void.

**Column 2 (middle or right side of ballot)**

**Question #3**

In the event the ballot question “Shall the city of Ketchum adopt the council-manager form of government as set forth in sections 50-801 through 50-813, Idaho Code” does not prevail, the city shall keep the current mayor-council form of government. The terms for mayor and 2 city council seats will expire on January 4 under the current mayor-council government. The candidates to fill those seats are listed below.

Mayor

4 Year Term

Vote for One (1)

- Candidate Name\_\_\_\_\_
- Candidate Name\_\_\_\_\_
- Candidate Name\_\_\_\_\_

City Council

4 Year Term

Vote for Two (2)

- Candidate Name\_\_\_\_\_
- Candidate Name\_\_\_\_\_
- Candidate Name\_\_\_\_\_
- Candidate Name\_\_\_\_\_



### Council Considerations

The ballot language is crucial to providing voters a clear understanding of what is being proposed while at the ballot box.

I have concerns with the August 18<sup>th</sup> staff report, specifically, information in the policy analysis and background in the staff report. The following are my concerns:

Bullet point #4 The filing for candidates: The candidates must fill out separate declaration of candidacy forms for each position they are running for.

Bullet point #5 The direct election of a mayor by the voters under the council-manager form of government would have required approval of an ordinance by the current City Council. Unfortunately, the election time frame did not allow enough time for consideration of an ordinance for the November election.

I ask that the Council revise the ballot language as presented in this memo. Thank you.

Respectfully,

Anne Corrock

## Dawn Hofheimer

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**From:** Susan Pollock <spollocksv@msn.com>  
**Sent:** Sunday, August 17, 2025 3:27 PM  
**To:** Participate  
**Subject:** Bridge lane choice

Dear Ketchum City Council,

As a community member for the past 45 years, with 10 in Hailey and 35 in Ketchum, I have seen a lot of changes in the Wood River Valley. We grow, we change, we adjust. I do believe we try to be a thoughtful community.

We have a choice right now to make the entrance to Ketchum better, to think smarter, slower, that more is not always the only answer. Some ebb and flow into and out of town has more appeal than what poor Hailey has. Let's not become that.

I believe the plan for less lanes and a more bike and pedestrian friendly entrance to Ketchum is the better choice.

Thank you for your time and consideration Susan Pollock

08/17/2025

Sent from my iPhone

## Dawn Hofheimer

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**From:** Bill Vanderbilt <robalo61@gmail.com>  
**Sent:** Sunday, August 17, 2025 1:18 PM  
**To:** Participate  
**Subject:** Hy 75 Configuration from Serenade Lane past the Gem Streets

Dear Members of the City Council:

We have lived on Garnet Street for 43 years. Throughout that time, car access to Highway 75 south has been very risky with vehicles coming fast from both directions. Four lanes of traffic without a center turn lane will make turning south almost impossible, and even more dangerous.

The proposed light at Serenade will make right turns from the Gem Streets easier and safer. But even with the light, without a center turn lane there will be no safe way to merge into traffic when turning south. Also, without a turn lane, when Gem street residents are heading home from Ketchum they will have to stop in the left travel lane, blocking traffic and essentially creating a one-lane road, with the added risk of being rear-ended..

I think we can agree that for access and safety a center turn lane is essential for Gem Street residents. But equally essential is some sort of safe access for those of us walking or biking from the Gem Streets, either north to town or south to the Serenade light, where we can cross to the bike path.

There is very little pedestrian traffic on the west side of the highway, so a narrow sidewalk is adequate. On the Gem street side what is needed is a shared use path for people to have access north to Ketchum and south to the Serenade light to access the bike path.

Perhaps it is possible to eke out a center turn lane, a shared use path on the east side of the highway, a narrow sidewalk on the west side and four travel lanes.

Thank you for your time and consideration.

Bill and Annie Vanderbilt

300 Garnet Street  
Ketchum, ID 83340  
robalo61@gmail.com

## Dawn Hofheimer

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**From:** Peter Loeb <pkloeb@gmail.com>  
**Sent:** Saturday, August 16, 2025 11:38 AM  
**To:** Participate  
**Subject:** Re: How Route 75 is paved, four lanes or two

To the Ketchum City Council

Dear Members of the Council,

The challenge for those of us living on the Gem Streets in Ketchum is that our intersection with Route 75 is our only access point to our community from our homes. There's no "back way in" on side streets.

For years, we have worried about our children—and at times, ourselves—as we venture out on foot or bicycle to participate in the life of Ketchum. For years, we have lobbied (when asked) and taken heart in promises of sidewalks that would allow us safe passage downtown, or a traffic light that would stop traffic long enough for us to cross busy 75. Instead, we now face the prevailing view of those who see our intersection merely as a point of friction slowing their commute into town.

The real question before the council is this: where does Ketchum begin? Are the Gem Streets to be islands, cut off in the same way mid-valley neighborhoods border “a highway”? Or are we to be counted as part of Ketchum’s community, with the same access to its people, commerce, and culture that residents of, say, West Ketchum enjoy?

Creating a four-lane highway past our homes tells us we are not part of Ketchum’s community, but outsiders waiting to commute in. We ask instead to be included—to have bike lanes, sidewalks, and, in short, the infrastructure of \*belonging\* that allows us to truly live as part of the town.

Is inclusion of Gem Street residents worth slowing traffic for a short distance at the entrance to town? Yes—just as we slow or close streets for Ketch’em Alive and the Farmer’s Market. Do those closures impede traffic? Yes. But they also create community.

We, the residents of the Gem Streets, ask you to make the same choice: include us in Ketchum’s community, rather than shut us out in the name of commuter convenience.

Thank you for your attention and consideration.

Respectfully,  
Peter and Hillary Loeb  
112 Garnet St

**Dawn Hofheimer**

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**From:** Bob Lynch <boblynch54@gmail.com>  
**Sent:** Friday, August 15, 2025 6:35 PM  
**To:** Participate  
**Subject:** Highway design through the Gem Street Corridor

When I go for a ride on my motorcycle, the most frightening part is sitting in traffic with my turn signal on waiting to turn into Emerald Street and also waiting to get rear ended. Kelly and I were in the same situation in my pickup when we heard a screech of tires and I looked into my rearview mirror to see a Jeep Cherokee sliding sideways at us at a high rate of speed. Luckily, the driver corrected and missed us by inches.

Four lanes on this stretch would absolutely increase traffic speed and lead to disastrous results. I understand 90 some odd percent want to fly into town but the poor people that live on the Gem Streets will certainly pay the price.

## Dawn Hofheimer

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**From:** City of Ketchum Idaho <participate@ketchumidaho.org>  
**Sent:** Friday, August 15, 2025 4:11 PM  
**To:** Participate  
**Subject:** Form submission from: Contact Us

Submitted on Friday, August 15, 2025 - 4:11pm

Submitted by anonymous user: 184.183.123.46

Submitted values are:

First Name Pamela

Last Name Irby

Email phirby@aol.com

Phone number 4,156,244,426

Email/text notifications

Question/Comment

As a long time resident of the Gem Streets,I am very much in support of the original plan ..one north bound lane ,one south bound ,a turning lane ,bike lane and crosswalks.Anything other than that will be putting lives at risk .

I have school age children and there is no safe way for them to get into town either walking or biking . I worry constantly that one of these days someone will be badly injured. I implore you to stick to the original plan .

Pamela Irby

The results of this submission may be viewed at:

<https://www.ketchumidaho.org/node/7/submission/12962>

**Dawn Hofheimer**

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**From:** Janet Nathanail <jnathanail@hotmail.com>  
**Sent:** Friday, August 15, 2025 2:32 PM  
**To:** Participate  
**Subject:** road plans in ketchum

**Importance:** High

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

As a 22 year home owner in ketchum, I want to give my input on the question of the 2 versus 4 lane road into town from serenade to river street which is on Monday's agenda.

I am opposed to both options !! Neither solves the main problem of commuter traffic or for those of us who live on the Gem streets.

Instead I suggest 3 lanes which is the most flexible alternative:

One way north, one way south with a turning lane in between

Or

Two lanes north in the morning and two lanes south in the afternoon when the traffic is the most difficult.

In the future, the pattern could easily adjust....especially as the town develops and the other construction finishes and we see where are the greatest needs. No one wants to go thru another year of disruptive road work when we realize it isn't working as it should or as we hoped.

Also I am not sure why we are so fixated on bike lanes, when we already have a perfectly wonderful bike path.

Bikers only representing at most 30% of the population and it is basically a 6-7 month activity....whereas walking paths are multi use, friendly, year round and especially important to Gem street population.

I hope you will reconsider the options before a final decisions is made.

Many thanks for all your hard work  
Janet Nathanail  
201 Emerald Street  
Ketchum

Please consider your environmental responsibility before printing this email or any other documents.





**Dawn Hofheimer**

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**From:** Jordan Youngblood <jordanyoungblood@icloud.com>  
**Sent:** Friday, August 15, 2025 1:39 PM  
**To:** Participate  
**Subject:** Subject: Support for Main Street (Hwy 75) Striping Plan – Serenade to River

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

Dear Council Members,

I'm writing as a long time resident of the Gem Streets neighborhood to urge you to keep the Main Street striping plan between Serenade Lane and River Street as originally designed: two travel lanes, a center turning lane, bike lanes, sidewalks, and crosswalks. With out a turn lane it's bad enough crossing one lane imagine two It a bottle neck every time

For years, we've been told sidewalks and safe crossings would come with this project. Now that the moment has arrived—after decades of waiting and public input—it's disheartening to see safety and livability potentially sacrificed for more vehicle lanes.

There are children in elementary school, who walk or bike to school when possible, but it feels dangerous every time. There is no safe way for kids, adults, or anyone to get into town without risking a close call with a vehicle.

Please keep your commitment to a safe, vibrant, and connected Ketchum by preserving the original plan.

Thank you,

Jordan Youngblood

220 Topaz Street

205 Garnet Street

Ketchum, Idaho

Sent from my iPhone

## Dawn Hofheimer

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**From:** jwdavidson@cox.net  
**Sent:** Friday, August 15, 2025 1:22 PM  
**To:** Participate  
**Subject:** Main Street (highway 75) between Serenade Lane and River Street.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

I want to add to the public comment regarding the proposed striping of Main Street (highway 75) between Serenade Lane and River Street.

After attending years of meetings with ITD and contributing ideas and concerns, I was assured that the long term plan has always been to stripe two travel lanes, a turning lane, and have bike paths and sidewalks on each side of the road.

I support the current plan with 2 travel lanes (1 northbound, 1 southbound), a turning lane, bike lanes, sidewalks and crosswalks. As a longtime resident of the Gem Streets neighborhood in Ketchum, a turning lane and adequate bike/ped infrastructure are critical to a safe and vibrant neighborhood.

I live on the corner of Main Street and Topaz and have watched multiple rear-end collisions occur when cars try to enter the Gem streets. I have looked in my rear mirror when returning home and thought "I will be hit next." When pulling onto the HWY to go south, my heart is frequently in my throat as I try to cross just one northbound lane. I cannot imagine what it will be like to cross two.

I look forward to a safer environment for travel for all of us, on foot, by bicycle, and in our vehicles as our community grows, and the two lane plane that has been in development is the way to accomplish that. To change that plan and to add 4 lanes, after years of input and agreement is wrong, and a disservice to those that have taken the time and energy to make the highway better for all.

I raised my son here and now my granddaughter will be raised in this neighborhood. Safety shouldn't just be my main concern, it should be the main concern of all.

Janie Davidson  
100 Topaz St Ketchum ID  
[jwdavidson@cox.com](mailto:jwdavidson@cox.com)  
208-309-0350

**Dawn Hofheimer**

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**From:** Chuck Rumpf <svelkhorn@gmail.com>  
**Sent:** Friday, August 15, 2025 12:44 PM  
**To:** Neil Bradshaw; Courtney Hamilton; Amanda Breen; Tripp Hutchinson; Spencer Cordovano; Participate  
**Subject:** Four versus Two Lanes

My wife & I have owned and/or leased various office spaces in Ketchum for the last 25 years. In addition I served on the Marketing Alliance Board for several years. These experiences have enlightened me about the importance of tourism to Ketchum.

The question for having a two or four lane entrance to Ketchum is whether the City recognizes the importance of traffic for commerce. Visitors and those with businesses in Ketchum should have the best possible access to the City. Visitors drive the local economy and owners of business including their employees depend on this traffic.

Four lanes makes the most sense to ensure Ketchum is easily accessible. Backups waste time and result in unwanted air pollution from vehicles.

Additionally there is no need for bike lanes since there are miles of bike paths surrounding the city. Also having bike lanes will encourage bike traffic in the main city corridor. This will also spur on the use of e-bikes in the city.

**Chuck Rumpf**  
208.309.1625

**BENJAMIN W. WORST, P.C.**  
**ATTORNEY AT LAW**

**P. O. BOX 6962**  
**Ketchum, Idaho 83340**

**ben@benworstlaw.com**  
**Tel. (208) 720-8417**

July 22, 2025

Mayor Bradshaw and City Council Members  
City of Ketchum  
P.O. Box 235  
Ketchum, Idaho 83340

**RE: Parking on Stirrup Lane**

Dear Mayor Bradshaw and Council Members,

This law firm represents the residential property owners on Stirrup Lane, a quiet, residential cul de sac. As you know, my clients object to any parking lot adjacent to Stirrup Lane and to any increase in parking on Stirrup Lane. Several months ago, I filed a successful appeal on behalf of my clients challenging an administrative approval of such a parking lot for the owners of the Bigwood Golf Course. The parking lot was deleted from the administrative approval because it requires an amendment to the CUP; however, now it appears that the owners of the Bigwood Golf Course are once again imposing their parking issues (caused the restaurant construction) onto Stirrup Lane—again without any attempt to meet with and make mutually acceptable arrangements with the Stirrup Lane residents.

Since late June, multiple cars--at times as many as 25--have been parking on both sides of the north end of Stirrup Lane. Drivers are routinely entering my clients' private driveways to turn around. My clients do appreciate the City's putting in "No Parking" signs on the east side of the street and a part of the west side to alleviate the congestion at the Stirrup Lane/Saddle Road/cart path intersections. This was a small step; however, it is a temporary and inadequate response to a much larger problem.

My clients have been told that Zenergy has an arrangement with the owners of the Bigwood Golf Course allowing golf course employees to park in the Zenergy parking lot while Zenergy employees must park their cars on Stirrup Lane and walk from there to work. Such an arrangement and the resulting parking chaos is unacceptable. It is unsafe and unreasonable.

Stirrup Lane is a quiet neighborhood on a cul de sac. There is no developed apron for parking and the entrance to Saddle Road from Stirrup Lane is already one of the most dangerous intersections in the City. Even if there is an actual need for parking, there are many better alternative locations, such the parking lot for the Bigwood Recreation Center and the YMCA parking lot which was acquired to be a park-and-ride lot which could be serviced by a shuttle from Zenergy.

My clients brought this matter to the attention of the City as soon as the problems arose and were planning to address the issue with the Ketchum Traffic Authority on July 17 when the

meeting was abruptly cancelled. My clients have now been told that Zenergy and the owners of the Bigwood Golf Course are working with the City to come up with a new plan which will be discussed at a special meeting of the Traffic Authority. This is also unacceptable. Any public airing of this problem could be delayed until almost the end of the golfing season, which will moot the move to an appropriate solution. My clients are stakeholders. They must be included in this process, and if they are to be excluded, then a public hearing before the Traffic Authority must be held immediately. My clients demand transparency, due process and best practices.

Thank you.

Sincerely yours,

BENJAMIN W. WORST, P.C.  
Attorney At Law

By: /S/ Benjamin W. Worst  
Benjamin W. Worst

Cc: Clients

## Dawn Hofheimer

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**From:** HP Boyle <boylehp@yahoo.com>  
**Sent:** Friday, August 15, 2025 11:09 AM  
**To:** Participate  
**Cc:** Sarah Lurie; Theophilus Andrew  
**Subject:** Public Comment Council Meeting 8/18 Agenda Item 16: Fire District MOU

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

I urge the Council not to approve this MOU.

Also, given that Mr. Hutchinson will personally benefit if the MOU is adopted, he should be recused from this decision.

This is an objectively bad deal for Ketchum residents and taxpayers, and approval would be a gross and willful violation of the Council's fiduciary duty.

As you are well aware, there is no plan for county-wide consolidation. Multiple fire departments in the County stand in opposition to consolidation, notably the City of Sun Valley. As for intent, consolidation has never even been an agenda item for the Fire District commission. Everyone involved knows this. Thus, the core premise of approving this MOU is invalid, and to proceed would be a willful violation of your duty.

The MOU transfers all of our assets but retains our primary liability (fire house bond). This transaction would not stand scrutiny as a "prudent" disposition for Ketchum taxpayers in a court of law. Ms. Breen, as an attorney, must understand this, so if she votes for the MOU, she will have willfully violated her fiduciary responsibility.

The Council has already caused significant harm to the residents and taxpayers of Ketchum by approving this Fire District, which substantially raises taxes with no benefit to Ketchum constituents. Please do not add to this miscarriage of governance by approving this MOU.

Thank you,

Perry Boyle  
Ketchum

## Dawn Hofheimer

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**From:** HP Boyle <boylehp@yahoo.com>  
**Sent:** Friday, August 15, 2025 10:50 AM  
**To:** Participate  
**Cc:** Sarah Lurie; Theophilus Andrew  
**Subject:** Public Comment City Council Meeting 8/18 Agenda Item 9, Lease to Locals

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

I have been a supporter of this concept since Esther Williams and Halsey Pearce proposed it. Done right, it is the biggest bang for the buck for housing for teachers, first responders, healthcare workers, and city employees. However, the data needed to assess its success has been withheld from the public.

In particular, the Council should keep a couple of things in mind.

1. Who are the "locals?" There has been no reporting from staff on how many, if any, of the people housed in this program work in the City of Ketchum, whether they work for a for-profit, non-profit, or public service employer, and whether they work full-time or part-time. How can the Council determine if this program is meeting the community's workforce needs without this information? What is the motivation of the staff in withholding this information?
2. While it is evident that the staff is correct in admitting in the staff memo that they are not competent to manage a program like this, this is a hidden staff charge that should be added to the City treasurer's summary of how much overhead cost Ketchum taxpayers are footing for the housing department.
3. Does anyone on the Council understand how the housing staff spends its time? Have you ever received any information on how much time is spent on Ketchum vs BCHA business? Or how much time from other City staff members (e.g., Communications) has been taken by BCHA?

Thank you,

Perry Boyle  
Ketchum





August 15, 2025

## PUBLIC COMMENT

Regular Meeting of the Ketchum City Council on August 18, 2025

### Board of Directors

Chair:

Karen de Saint Phalle

Vice Chair:

Trish Klahr

Treasurer:

Mark Ullman

Secretary:

Jim Barnes

Mary Bachman

Kathleen Bean

Victor Bernstein

Barry Bunshoft

Jeff Johnson

Elise Lufkin

Nick Miller

Bob Ordal

David Perkins

Jeff Seely

Jim Speck

Gayle Stevenson

Roland Wolfram

David Woodward

### Advisory Council

David Anderson

Ed Cutter

Ranney Draper

Jack Kueneman

Kathie Levison

Sue Orb

Rebecca Patton

### Executive Director

Amy Trujillo



119 E. Bullion Street  
Hailey, Idaho 83333  
Phone: 208.788.3947

[WoodRiverLandTrust.org](http://WoodRiverLandTrust.org)

Federal ID: 82-0474191

## RE: Protect our lands, water and wildlife in the Future Land Use Map

To the Ketchum Mayor and City Council:

Thank you for your careful attention to the parcels located in the floodplain of the Big Wood River and its important tributaries. The Wood River Land Trust would like to comment on the Comprehensive Plan discussion happening tonight– specifically the Future Land Use Map’s designations of Mixed-Use Activity Center and Open Space zoning near the confluence of Trail Creek with the Big Wood River at River Run Lodge.

The area of the draft Future Land Use Map (FLUM) being discussed today includes the least developed stretch of the lower 3 miles of Trail Creek. Both the tributary stream and its confluence with the Big Wood provide habitats that are key to the spawning and resilience of redband trout in our watershed. To elaborate– redband trout travel out of the Big Wood River and up tributaries to spawn each spring. Before migrating up the tributary, they stage below the mouth of tributaries in habitats like those in the parcel being considered tonight. In the heat of summer, tributary streams also provide critical cold-water refuge to fish stressed by warmer waters in the main stream of the Big Wood. Local data shows us that, on average, Trail Creek is 2° Celsius colder than the Big Wood River in the month of August. The survival of fish in the Big Wood River– as well as the important role they play in the floodplain ecosystem and hydrology– relies on the protection of tributaries like Trail Creek.

How the land surrounding Trail Creek, and its confluence with the Big Wood, is developed or protected will significantly affect the resilience of redband trout populations in the watershed. Understanding that the land use designations in the draft FLUM account for the development rights associated with the 2010 River Run Annexation and Development Agreement, the Land Trust recognizes another example of the need for the City to explore and adopt additional land use regulations and tools to transfer density and development rights away from sensitive habitats. The Land Trust supports City Staff’s recommendation to redesignate the Mixed-Use Activity Center south of Serenade Lane as Open Space– to the greatest extent possible. For example, concentrating allowable densities further away from Trail Creek north of Serenade Lane would maximize contiguous open space, increase the potential for creek restoration and provide habitat for fish like the redband trout in our watershed.

Thank you for your particular attention to the importance of Trail Creek’s connection to the Big Wood and your consideration of the land, water and wildlife in the Wood River Valley.

Sincerely,

Ryan Santo  
River Project Manager

Cece Osborn  
Community Planning Director



August 15, 2025

**PUBLIC COMMENT**

Regular Meeting of the Ketchum City Council on August 18, 2025

**Board of Directors**

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David Anderson

Ed Cutter

Ranney Draper

Jack Kueneman

Kathie Levison

Sue Orb

Rebecca Patton

**Executive Director**

Amy Trujillo

**RE: Wildlife-resistant trash carts**

To the Mayor, Staff and Council of the City of Ketchum:

Thank you for paying attention to the risks of escalating wildlife-human conflicts in the Wood River Valley and planning for the implementation of wildlife-resistant trash carts citywide.

The Land Trust supports the recommended motion to approve the implementation of wildlife-resistant trash carts starting in fall 2025. As the rate of wildlife-human conflicts increases in the Wood River Valley, our community needs to embrace infrastructure and facilities that proactively deter conflicts—like bears and other wildlife getting into residents' trash.

The surrounding lands, water and wildlife are key to the character and quality of Ketchum. As such, our community wants healthy coexistence and thriving habitats for all. The issue of wildlife getting into trash bins and other sources of human food is acute and actionable, solutions are very much within reach. So, we thank you for taking this matter seriously and coursing out a plan of action.

Let's keep wildlife safe, healthy and active in their natural habitats.

Sincerely,

A handwritten signature in black ink, appearing to read "Cece".

Cece Osborn

Community Planning Director



119 E. Bullion Street  
Hailey, Idaho 83333  
Phone: 208.788.3947

**WoodRiverLandTrust.org**

Federal ID: 82-0474191

## Dawn Hofheimer

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**From:** Jennifer Bellinger <JBellingerart@protonmail.com>  
**Sent:** Friday, August 15, 2025 7:48 AM  
**To:** Participate  
**Subject:** Vote NO on Restriping from Serenade to River Street

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

Dear Mayor and City Council members,

We are against changing the striping plan from Serenade to River Street from 2 lanes to 4 for the following reasons.

1. We need a turn lane to safely access our neighborhood and businesses
2. We need a bike lane to provide safer travel into Ketchum
3. A “ bottleneck “ appropriately slows traffic approaching the 25mph [zone....like](#) entering Hailey from the north which works fine
4. Two lanes changing to 4 lanes at River Street allows slower, smoother approach to congested Main Street ( pedestrians, parked cars, lane switches)

Cons of a 4 lane/ no bike lane

1. Promotes speeding and passing
2. No center turn lane can cause backups and making left-hand turns onto 75 across 3 lanes instead of 2 ( especially from Garnet Street) less safe
3. Double the traffic noise
4. Reduced visibility of pedestrians crossing highway

Please do not vote to make last minute changes to a plan that was carefully designed and has support of Ketchum residents.

Sincerely,

Jennifer & Gary Bellinger  
100 Emerald Street  
Ketchum  
Sent from [Proton Mail](#) for iOS

## Dawn Hofheimer

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**From:** Jeff Jensen <jeff@jensenconsult.com>  
**Sent:** Monday, August 18, 2025 9:55 AM  
**To:** Participate  
**Subject:** Resident snowmelt

I don't think that charging additional fees for this is necessary or encouraging citizens to help with the snow removal. Currently, the plows pick up a blade full of snow from the vacant hillside before my drive and when it gets to my drive, it unloads an unusually large berm. I dutifully remove this and clear the drive.

Without snow melt in my drive, I quickly run out of snow storage.

Regretfully, this regime never misses an opportunity to ding the citizens with additional taxes and fees.

Jeff Jensen  
216 Sage Road  
Ketchum,Id

**Dawn Hofheimer**

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**From:** Ned Burns <ned@sunvalleyrealtors.org>  
**Sent:** Monday, August 18, 2025 10:37 AM  
**To:** Neil Bradshaw; Amanda Breen; Spencer Cordovano; Tripp Hutchinson; Courtney Hamilton; Participate; Morgan Landers  
**Subject:** Comp Plan Comments

Mayor and Council Members,

We thank you for the hard work that you've done on the Comp Plan over the last several weeks as you hopefully approach the home stretch.

A few more comments to contemplate tonight as you work towards a clean version 3.0. First, the Sun Valley Board of Realtors still has some concerns about the language restricting lot consolidation within the Retail Core only for hardship or non conformance, but not addressing exceptions for substantial public benefit such as underground parking or a potential workforce housing development, or a proposal that has exceptional architecture that addresses the visual perception of bulk or scale. It is our belief that the Comp Plan should guide, not restrict code implementation and this kind of definitive language seems restrictive rather than guiding.

One other point that we have made that we want to continue to reiterate since the latest round of changes between P/Z and Council is the proposed language for Action Item BNE1.e that focuses on dimensional standards rather than design standards, guidelines and review criteria that would address the visual perception of bulk and scale. This can be achieved by addressing materials, colors, facade articulation, upper floor offsets, fenestration and other significant architectural elements. It continues to be our belief that the Comp Plan should focus more on design rather than formulas to achieve buildings that properly satisfy the community's desire for a less imposing visual feel, while still being able to include potential for workforce housing units.

Thank you for your time as always, we appreciate your thoughtfulness on the Comp Plan.

--

Ned Burns  
Government Affairs Director  
Sun Valley Board of Realtors  
2083091183

## Dawn Hofheimer

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**From:** susiemichael <susiemichael@cox.net>  
**Sent:** Monday, August 18, 2025 11:25 AM  
**To:** Participate  
**Subject:** Comp Plan

Dear Local Government,

Nothing visionary begins by accepting limitations of the existing.

The whole point is to imagine, vision, another possibility and bring it into manifestation.

You all, the governing body -mayor, council, planning and zoning, staff -hereafter referred to as 'You' have told yourselves your rhetoric so many times that you have come to believe it even though it has been proven to be logically invalid and misaligned with core community values.

We can not even begin to speak about details of The Plan until the core issue of logical fallacy is recognized, seen, acknowledged and eliminated in order to move forward on a working document.

The concept of logical fallacy is evidenced throughout the Plan in contradictions, various word play meant to mask the actual meaning.

Personally, I feel these fallacies are mostly intentional due to myopic, self serving personal agendas which have lead to unintentional fallacies, because the path has been paved for them to exist.

Evidence: distorted manipulation of facts, invalid reasoning, deceptive appearance and presentation, the rhetoric of false dilemma with only two options allowed in context, presuming outcomes without them playing out crying to Slippery Slope, and attacking people personally and playing on emotion rather than sound civic and community values.

Get your shit together, be professional governance representatives and employees, then we, the residents, the people who are Ketchum will write our Comprehensive Plan that serves the best and highest good for our small town. If you can not shift course or behave in a way other than what You have demonstrated thus far, then bow out, because You are causing harm for all of us now and into the future. Bad form. Unacceptable.

We must address the root cause of our current dysfunction that is shaping the present mood of town. We know what we want. It is not about 'fighting' with local government. You are here to serve us. We must collaborate to save Ketchum's soul.

Ketchum Strong  
Susie Michael Ketchum