

## Cyndy King

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**From:** Thia Konig <thiakonig@gmail.com>  
**Sent:** Thursday, June 5, 2025 12:01 PM  
**To:** Participate  
**Subject:** the last city council meeting and my ideas for some quick fixes/rewriting code

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

Hi,  
Thank you for giving me this opportunity to share some ideas with you. No bad ideas in a brainstorm, right?

I'm dismayed at the reckless development that I have seen in Ketchum in the last couple of years.

Number one on my dismay list is the over encroaching of new buildings crowding out and completely overshadowing the historic cottages. Example: While the Maude building is fine as viewed from the corner (enough innies and outies and overhangs and balconies to be interesting) what that building did to Consign Design is abhorrent. That should never have been allowed. Now it's too late. Another example: The new Italian box restaurant built a wall up to the property line and completely boxed out Vintage. Although I can't afford to go to either restaurant, it still pains me everytime I drive or bike or walk by. Those kinds of walls that encroach on neighboring businesses should not be allowed! If a wall like that is to be allowed, then there should have been a set back, with a grotto wall, line of trees, or how about at least a mural?! It's just horrible, and now it's permanent. It makes the town of Ketchum look like there's nobody in charge. Every new building is an afterthought. No continuity. No transition to the non-box building next door. Please take a moment and write some code that does not allow any more 'building abuse' to happen. I don't know how to write code, but For instance: "If you are building a huge building next to an existing business in a cute one story cottage, then you can't build a 4 story, or 3 story, or 2 story wall right on the property line. You must work with the surrounding buildings and either terrace it so it transitions to the adjacent property, or a set back with room for a row of trees, or a grotto, or a mural. When walls go up like that it completely sucks the character out of Ketchum. Could you at least put a one year (2/3? year or permanent) pause on this building abuse!

I see plenty of 'for lease' signs around town. Let's not kick locals who have a place to live, but might not have a place for their business, if a new luxury retail monstrosity is built. (ok I might be talking about us in the Perry's building) How about writing some code that states if there are a certain number or percentage of retail or offices for rent, then those have to be rented before more can be built? Why allow more luxury retail to be built when the existing retail and office are vacant??

When you allow luxury homes to be built is it at the expense of the vibrancy of the town. Luxury homes exacerbate the housing crisis. Luxury homes are mostly paid for with cash from out of state people, then they Airbnb it out, to make their investment pay for itself. You are setting Ketchum up to be a ghost town, with all the Airbnb people walking around wondering why there is nobody to serve them food, or clean their house, or do their landscaping.

There should be a ridiculous fee for any new buildings, especially second, third and fourth homes!!!!!! (So high that it will discourage new development for awhile ) unless it is affordable housing. And I'm

not talking super low income, I'm talking for normal working class people. The Perry's building proposal only had 7 workforce housing units (the first proposal only had two!), but normal people make "too much" to qualify. What about teachers, firefighters, hairdressers, chefs, photographers, computer repair people, etc, etc, etc. In ten years we will only have a Disneyland of a town, a bunch of tourists (if they still keep coming) and nobody living here under the age of 80. Please don't let the tech bros do to Ketchum what they did to Truckee, Ca. They gentrify the place, displace the locals, then move on when there is nobody left to serve them.

Nothing can be done to the building abuse that has already happened. But please write some code and pass some laws or create some road blocks to mitigate the damage in the future.

On a side note: When expensive buildings are built, no locals can afford to live there, or have a store. Re: 5th and Main building - How many of us can afford the 8 million dollar condos? Can I please see a show of hands of those of you reading this email that shops at Johnny Was? How many of you have even been in that store? That building does nothing for the town except block the view of the mountains, and exacerbate the housing crisis. How about the luxury store that went in where Tribes used to be? Behind Chateau? Anybody??? Didn't think so.

Please write some quick code and stop (or at least pause for reflection) the predatory over development that is ruining our town. What's done is done, but please stop it from happening in the future.

Thia Konig

35 year resident of Ketchum (brief 3 years in Hailey because that's all I could afford), I own my Parkside condo outright (purchased in 2000), and rent the basement of the Perry's building, where I'm threatened to be kicked out every month.



<http://www.thiakonig.com>

<http://becauselifeisbeautiful.com>

**Cyndy King**

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**From:** Harry Griffith <harry@sunvalleyeconomy.org>  
**Sent:** Thursday, June 5, 2025 9:33 AM  
**To:** Participate  
**Subject:** SVED Comments on Ketchum Comp Plan  
**Attachments:** PROVIDED TO CITY OF KETCHUM RE JUN 14COMP PLAN cOk MEETING.docx

Please see the attached set of comments from SVED on the current draft of the comp plan going to City Council next week

Respectfully

**Harry Griffith**

Executive Director, Sun Valley Economic Development

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



RE: CITY OF KETCHUM RE JUN 14 COMP PLAN COK MEETING

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

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

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

2. Evaluations for Consistency with Comp Plan Page 9. The modified language in this section is minefield for future residential and commercials projects. This provides for reviews on a non-code basis by City Staff which is prima facia illegal under Idaho law. Do these three nested bullet points in this section become specific assessment criteria with associated findings of fact for every application? This is not the purpose of the Comp Plan and will lead to subjective judgements in contravention of Idaho Statues (67-6535. Approval or denial of any application to be based upon EXPRESS standards and to be in writing.)
3. FLUM for Higher Density Residential Map reference. I can support upzoning the Warm Springs area in reasonable proximity with the Fields WH project, the Limelight and other condo clusters. But I cannot understand doing so for significant portions of the rest of western Warm Springs. Likewise, why so much of West Ketchum shown as an additional large upzoned block apart from the area in proximity to the



Simplot parcel and a couple of the larger condo complexes. I can also understand needing a transition zones from High Density to Medium Density but I think these Medium Density zones are too large. Can you tell the public how many parcels are in the upzoned proposal so we get an idea of the scale? What's the ratio of upzoned former Low Density to new Medium Density and same for Medium to Hi? I suggest you evaluate reducing the size of the Warm Springs and West Ketchum upzones to more defensible areas based on some definitive criteria you can explain to the public. Right now, it seems that some very arbitrary zoning boundaries have been drawn, and the citizens need to better understand the rationale behind your FLUM boundaries to achieve any buy-in.

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

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

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

5. Lower Density Commercial Core. Downzoning of the commercial core through reduced intensity and funkiness is likely to result in major unintended consequences. Doing this will drive per square foot rental costs in the core upward

to the point that smaller local retailers will be unable to operate profitably. You will see, as a result, only national brand retailers who can afford to risk these inflated rents. Do what the rest of the country does and encourage development density in the inner core. That way we will not get urban sprawl like Twin Falls etc. And you won't have to push as widely for the upzoning of Low and Medium Density residential areas you are planning.

6. Appendix A. Errors on page 142. First, the years in the graphic should be 2012 to 2022. More fundamentally, the referenced data is incorrect, incomplete and misleading. The IRS SOI Tax data for 21-22 references 756 tax filers in migration (not 788). In addition, this is only part of the story as there is offsetting out migration of 703 tax filers, resulting in a net addition of only 53. Without showing the full data set of in/out, the figure presented are overly sensationalistic for the average reader.

**From a big picture perspective, item 5 above is the most serious issue, closely followed by item 2 above.**

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

Thanks

**Harry Griffith**  
**Executive Director. SVED**  
**May 5, 2025**



peopleforbikes

P.O. BOX 2359 BOULDER, CO 80306  
PeopleForBikes.org | 303.449.4893

Ketchum City Council  
Council President Breen  
P.O. Box 2315  
191 5th Street West  
Ketchum, ID 83340

June, 2, 2025

## **RE: PeopleForBikes Comments in Opposition to Ordinance 1262**

Ketchum City Council,

PeopleForBikes appreciates the opportunity to provide comments on proposed [Ordinance 1262](#). While we support efforts to ensure safe and responsible use of e-bikes and other micromobility devices, we oppose the proposed escalation of penalties from an infraction to a misdemeanor for reckless or inattentive operation. The changes proposed in this ordinance would mark a significant departure from current practice, with concerning implications for equitable enforcement, transportation access, and the broader goal of encouraging sustainable mobility.

### **About PeopleForBikes**

PeopleForBikes is a national bicycle organization and the U.S. bicycle industry's trade association representing more than 340 bicycle industry supplier members and nearly 1.4 million individual supporters. Through our three areas of influence — infrastructure, policy, and participation — we accelerate the construction of safe, fun, and connected places to bike; advance pro-bike and pro-bike-business legislation; and reduce barriers to welcome more people to the joys of riding a bike.

PeopleForBikes publishes an electric bicycle-specific E-Bike Owner's Manual for use with new electric bicycles, and we worked with the League of American Bicyclists and Bicycle Colorado to develop consumer directed online E-bike safety education, [E-bike Smart](#).

### **Concerns with Ordinance 1262**

PeopleForBikes respectfully urges the Council to reconsider the proposed ordinance for the following reasons:

#### **1. Disproportionate Penalties**

Proposed changes to Ketchum City Code §10.12.070(D) would escalate penalties for “reckless or inattentive operation” of an e-bike or other defined device from an infraction to a misdemeanor. Under Idaho Code §18-113, a misdemeanor can result in up to six months in jail, a fine of up to \$1,000, or both, compared to a maximum \$300

fine for an infraction. This penalty structure is excessive when applied to low-speed micromobility users and exceeds how many jurisdictions treat similar behavior by motor vehicle drivers.

## **2. Vague and Overly Broad Language**

The proposed ordinance defines “reckless or inattentive operation” as behavior carried out “inattentively, or carelessly and heedlessly, in light of the circumstances then existing, or without due caution and circumspection, or at such speed or in any other manner as to endanger or be likely to endanger any person or property” (§10.12.070(D), proposed revision). This language is highly subjective and could criminalize unintentional or minor behaviors that do not present a genuine danger.

## **3. Lack of Distinction by Vehicle Class**

The ordinance does not differentiate between Class 1 and 2 e-bikes, which are capped at 20 mph and allowed on multi-use paths under Idaho Code §49-106 and national best practices, and other faster or more powerful electric vehicles. Ketchum’s own definition of e-bikes limits motor power to 750 watts and specifies that they must cease to assist when braking and not exceed 20 mph, aligning with the Class 1/2 framework. Enforcement without this distinction may penalize legal and appropriate e-bike use.

## **4. Chilling Effect on E-Bike Use and Tourism**

The combination of vague definitions and harsh penalties could deter residents and visitors, especially new or cautious riders, from choosing e-bikes for transportation and recreation. Ketchum’s identity as a recreation hub and destination town makes it important to promote clarity and fairness in regulations, especially for those unfamiliar with local ordinances.

We urge Ketchum City Council reconsider the revision to elevate penalties for reckless or inattentive e-bike operation. We urge you to adopt a more balanced approach that prioritizes education, clear enforcement guidelines, and equitable treatment that aligns with both state and national standards for micromobility.

Thank you for your time and consideration. PeopleForBikes stands by as a resource for the Ketchum City Council on this and all bike and e-bike related issues. We welcome the opportunity to further discuss how the city can support safe, accessible, and fair policies for all users of Ketchum’s multi-use paths and public spaces.

Respectfully Submitted,



Noah Miterko | Senior Manager of State and Local Policy | PeopleForBikes  
[noah@peopleforbikes.org](mailto:noah@peopleforbikes.org)

**Cyndy King**

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**From:** Patrick Szczotka <pszczotka@eliasconstruction.com>  
**Sent:** Friday, June 6, 2025 3:02 PM  
**To:** Participate  
**Subject:** Request to Modify 2-Hour Parking Restriction to All-Day Parking

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

## **Re: Request to Modify 2-Hour Parking Restriction to All-Day Parking**

Dear Ketchum City Officials,

I am writing to respectfully request the City's consideration in modifying the current 2-hour parking restriction in the center parking on 1st Ave N between 4th St E and 5th St E to allow for all-day parking.

There have been notable changes to the character and needs of this block over the past few years. Perry's Restaurant, once a primary destination on the block, has been out of business for over two years. Currently, only a small number of businesses remain on this block that would benefit from short-term 2-hour parking, for example, Gail Severn Gallery. In contrast, several new developments—particularly the buildings at the south west and east corner of 4th and 1st—have brought in more businesses with full-time employees who work standard 8 a.m. to 5 p.m. shifts and require long-term parking options.

Additionally, 2-hour parking restrictions still remain along both sides of the street along the sides of 1st Ave, which continue to accommodate the needs of any remaining short-term visitors or customers. By converting a portion of the restricted parking to allow for all-day use, the City would better support the current business environment and commuting patterns in this area.

We believe this adjustment would improve overall parking availability for employees without negatively affecting customer convenience.

Thank you for your time and consideration of this request. Please let me know if any further information or a formal petition is needed to move forward with this proposal.

Sincerely,

Patrick Szczotka



**Patrick Szczotka**

Project Manager, Elias Construction

**P-** (208) 725-5400 | **C-** (760) 271-2388

**E-** [Pszczotka@eliasconstruction.com](mailto:Pszczotka@eliasconstruction.com)

**A-** PO Box 6272, Ketchum ID 83340

**Cyndy King**

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**From:** James Hungelmann <jim.hungelmann@gmail.com>  
**Sent:** Sunday, June 8, 2025 9:16 PM  
**To:** Neil Bradshaw  
**Cc:** Amanda Breen; Courtney Hamilton; Spencer Cordovano; Tripp Hutchinson; Participate  
**Subject:** Re: GENERAL PUBLIC COMMENT - KCC Meeting June 2 2025 - SNOWMELT AND WILDFIRES ALERT  
**Attachments:** CS Mayor letter to Governor June 2025 .docx

Hi Neil,

The attached draft letter is what I propose you send asap to Governor Little, especially important considering the serious wildfire risk reportedly now upon us. (text appears below also)

As always, I am happy to discuss or answer any questions.

Regards,  
Jim

Regards,  
Jim

**June \_\_, 2025**

The Honorable Brad Little  
Governor, State of Idaho  
Boise, ID 83720

**Re: Public Concerns Regarding Cloud Seeding and Weather Modification Activities**

Dear Governor Little:

As residents of the Wood River Valley prepare for what state and federal officials are forecasting to be a dangerously hot, dry year with greatly elevated wildfire risks, concern is growing regarding the role that cloud seeding and weather modification programs may be playing in shaping our local climate. State authorities - including the Department of Water Resources, the Water Resource Board, and others - have warned of unusually dry conditions and severe fire danger, even though snowpack this past winter was reported at approximately 20% above average.

I respectfully submit that it is both timely and necessary for our Governor to address the rapidly growing public concern regarding the nature, scope, safety, and legality of ongoing weather modification activities in Idaho.

## Background

According to public representations, cloud seeding has occurred annually in the Wood River Valley since 2013, limited to the winter months, as part of the Idaho Collaborative Cloud Seeding Program. This program is managed by Idaho Power Company in partnership with the Idaho Water Resource Board (IWRB), with financial support from one or more local water users. Similar initiatives are reported in the Boise and Upper Snake River Basins.

The program is designed to increase the efficiency of cloud precipitation by introducing ice-nucleating agents, using a combination of remote ground-based generators and small aircraft dispersal. Its stated goal is to enhance high-elevation snowpack in order to improve water availability for aquatic habitats, water quality, reservoir storage, recreation, and hydropower.

The following are the principal health and safety concerns being raised by the public:

### 1. Lack of Legal Authorization for Cloud Seeding in the Wood River Basin

According to Idaho Code § 42-4301(4), state funds may only be used for cloud seeding in basins where the Idaho Water Resource Board (IWRB) has made a formal *finding* that current water supplies are inadequate to meet *existing* needs:

(4) State funds may be used or expended on cloud seeding programs only in basins *where the water resource board finds* that existing water supplies are not sufficient to support *existing* water rights, water quality, recreation, or fish and wildlife uses dependent on those water supplies.

Local residents and legal analysts have searched but have not found any public record of any formal finding ever having been made for the Wood River Basin. The contention is that if no such formal determination was ever made — or cannot be factually supported —, then current cloud seeding activities in the Wood River Basin would be in violation of Idaho law and should be discontinued, especially if the program is failing to produce its intended results.

### 2. Disputed Claims of Water Augmentation from Cloud Seeding

The IWRB and Idaho Power have claimed that cloud seeding in the Wood River Basin has led to an average increase in water yield of approximately 10% annually. However, critics dispute both the methodology and the data, claiming that overall precipitation in the region from 2013–2025 appears *slightly below* the 30-year historical average (1991–2020). Also, from 2013 to 2025, the Wood River Basin's snowpack and water levels have exhibited significant variability against historical norms. While certain years have brought above-average snowpack and streamflow, the overarching trend points to increased variability and declining groundwater levels.

In fact, there is growing concern that cloud seeding may significantly disrupt and destabilize the natural hydrological cycle—diverting precipitation away from certain regions, intensifying drought conditions, and triggering more severe and unpredictable climate consequences downstream.

### 3. Toxicity of Cloud Seeding Agents

Critics warn that long-term environmental harm from accumulated toxins may far outweigh any short-term water gains.

The primary substance stated to be used in Idaho's cloud seeding programs is silver iodide, a compound identified by the Environmental Protection Agency (EPA) as an “extremely hazardous substance” and a “priority pollutant” under the Clean Water Act. Despite this, the Idaho legislature has provided blanket legal immunity to cloud seeding operators under § 42-4301(5) — effectively shielding them from liability for harm to health, property, or the environment:

(5) The act of cloud seeding pursuant to a project funded in whole or in part by the state of Idaho or authorized by the state water resource board shall not be the basis of any claim of liability, including but not limited to trespass or public or private nuisance, and shall not require any state or local permits.

While the IWRB asserts that decades of cloud seeding across the western U.S. have shown "no evidence of adverse effects," many challenge the quality and scope of the studies cited. Critics argue that toxicological and environmental testing has been minimal, outdated, and insufficient to assess the potential long-term harm to public health, ecosystems, and local economies from cumulative exposure. In a region like Blaine County—where quality of life, tourism, and outdoor recreation rely on a pristine environment—such risks demand serious scrutiny.

#### **4. Broader Weather Modification Activities Raising Alarm**

Public concern is mounting over large-scale, high-altitude aircraft operations believed to be dramatically altering weather patterns and posing serious health and environmental risks. Many residents report that the long, persistent white trails left behind by these aircraft are not typical condensation trails (contrails) formed by water vapor, but rather deliberate aerosol releases of climate-altering substances that are highly toxic to both humans and the environment. Unlike normal contrails, these trails often linger for hours, gradually spreading out into hazy, silvery cloud cover. Here in the Wood River Valley, the sunny, deep blue skies that used to prevail - and that have been at the heart of our health, happiness, and economic viability - are more and more a thing of the past, being replaced by increasingly gloomy, silvery skies.

Further, many complaints have been registered in recent years about our snow exhibiting very bizarre and dangerous characteristics which cannot be explained by the presence of “silver iodide” alone, including:

- Coming down in amorphous globs rather than in naturally hexagonal shaped flakes.
- Extremely compacted and slick, making it exceptionally dangerous for walking and driving, and exceptionally difficult to push around and remove.
- Sliding off the tops of cars and roofs in sheets and crashing with a metallic sound.
- Charring and emitting a strange chemical odor when exposed to flame instead of simply melting as clean snow should.
- Shrinking and sublimating directly to gas, bypassing the liquid state, and often leaving little trace of melted water behind.
- Rainfall year-round feels like tiny, sharp metal particles striking the skin and produces a similar metallic sound upon hitting windshields.

Moreover, an increasing number of individuals who work or spend time outdoors in falling snow report symptoms such as difficulty breathing, weakness, disorientation, dizziness, and nausea.

Independent environmental experts have found elevated levels of toxic metals—specifically nanoparticles of aluminum, barium, strontium, and polymer fibers—in samples associated with these spraying programs. Local professional testing has reportedly confirmed these troubling findings.

Residents here are uncertain whether the high-altitude spray operations observed year-round are connected to the Idaho Cloud Seeding program or if they stem from other weather modification efforts—programs whose potential risks to public health and safety demand thorough and transparent evaluation.

There is growing and serious public concern that various forms of aerial spraying may be a major factor driving the rising frequency and intensity of catastrophic wildfires. Critics of atmospheric spraying argue that the materials allegedly dispersed are not only seriously dangerous to health but also pose a serious and escalating wildfire hazard. They contend that these substances dry out vegetation by reducing natural moisture retention,



coat trees and soil with highly flammable residues, and disrupt local weather patterns, contributing to drought conditions followed by intense storms. According to these critics, the cumulative effect is an environment primed for ignition, where wildfires not only ignite more easily but burn faster, hotter, and with greater unpredictability. They further assert that the toxic buildup in soils and weakened plant life accelerates forest die-off, adding to available fuel loads.

## Summary

Rising levels of concern are being expressed that the Cloud Seeding program in the Wood River Basin has failed to fulfill its mission—if it ever had lawful authority—with snowfall moisture levels from 2013 to 2025 actually lower and more erratic than historical averages. Even more alarming is the fear that cloud seeding and other forms of weather “engineering” pose serious toxic risks to public health, safety, and the environment.

The most immediate and critical issue is the increased wildfire risk. If there is any possibility that sprayed materials are contributing to the ignition, severity, and rapid spread of wildfires, it is imperative that both the public and firefighting agencies be fully informed—and that such programs be suspended without delay.

## Accordingly, we respectfully urge you, Governor, to:

1. Implement regular, independent testing of air, soil, and precipitation for heavy metals and other possible contaminants.
2. Transparently publish the findings of these tests, highlighting any risks to public health, the environment, and, most critically, wildfire safety.
3. Immediately suspend or terminate any cloud seeding or weather modification programs that lack proper legal authorization or present unacceptable health or environmental hazards.

Thank you, Governor Little, for taking the time to consider and respond to these important concerns.

Respectfully,

Neil Bradshaw

Mayor, City of Ketchum

El lun, 2 jun 2025 a las 11:17, James Hungelmann (<[jim.hungelmann@gmail.com](mailto:jim.hungelmann@gmail.com)>) escribió:

Ok Neil I will revisit what I had sent previously and get back.

Thanks,  
Jim

El lun, 2 jun 2025 a las 11:08, Neil Bradshaw (<[NBradshaw@ketchumidaho.org](mailto:NBradshaw@ketchumidaho.org)>) escribió:

Jim,

I am happy to send a letter to the governor (or the appropriate state official) requesting information on this program.

Feel free to send me a "draft request letter" that covers the all the informational items you are requesting and I will forward to the appropriate state decision makers

Thank you

Neil

**NEIL BRADSHAW | CITY OF KETCHUM**

Mayor

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

o: 208.727.5087 | m: 208.721.2162

[nbradshaw@ketchumidaho.org](mailto:nbradshaw@ketchumidaho.org) | [www.ketchumidaho.org](http://www.ketchumidaho.org)

On Jun 2, 2025, at 10:05 AM, Kerrin McCall <[kerrinmac@gmail.com](mailto:kerrinmac@gmail.com)> wrote:

Attention: Ketchum City Council

It is truly alarming to me that the Ketchum City Council continues to ignore the dangerous poisoning of our community and Earth environment via GeoEngineering, euphemistically called “cloud seeding”, Thank you Jim Hungelman for once again bringing this issue to the City Council’s attention. Have you buried your compassion and awareness in the snow pack of denial? Cloud seeding has been going on in the WRV for 40 plus years, and is now increased by orders of magnitude by the global climate engineering agenda. Wake up! look up! Florida has recently made geo engineering activity illegal in the state. I am once again asking the Council to address this concern and press the Governor and the Idaho legislature to take action to halt chemical atmospheric spraying. From my letter written in 2016 printed in the Idaho Mountain Express, sent to the council previously and attached below: "All available data indicates that the ongoing global geo engineering programs are mathematically the greatest single assault against the web of life ever launched by the human race.”

Thank you for your attention,  
Kerrin McCall

Begin forwarded message:

**From:** Allison Goodwin <[allisongoodwin1@gmail.com](mailto:allisongoodwin1@gmail.com)>

**Subject: Re: GENERAL PUBLIC COMMENT - KCC Meeting June 2 2025 - SNOWMELT AND WILDFIRES ALERT**

**Date:** June 2, 2025 at 8:07:39 AM MDT

**To:** James Hungelmann <[jim.hungelmann@gmail.com](mailto:jim.hungelmann@gmail.com)>  
**Cc:** [ejones@mtexpress.com](mailto:ejones@mtexpress.com), "To: Neil Bradshaw"  
<[nbradshaw@ketchumidaho.org](mailto:nbradshaw@ketchumidaho.org)>, Amanda Breen  
<[abreen@ketchumidaho.org](mailto:abreen@ketchumidaho.org)>, Courtney Hamilton  
<[chamilton@ketchumidaho.org](mailto:chamilton@ketchumidaho.org)>, Spencer Cordovano  
<[scordovano@ketchumidaho.org](mailto:scordovano@ketchumidaho.org)>, Tripp Hutchinson  
<[thutchinson@ketchumidaho.org](mailto:thutchinson@ketchumidaho.org)>, Participate  
<[participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)>

Thank you Jim for continuing to bring the Criminal GeoEngineering Programs to Light. To date, too many people are still in denial of the Obvious Continual Spraying of our atmosphere - even RFK Jr. brings attention to these CRIMES AGAINST HUMANITY. Weather Modification is Real and there is Plenty of Proof - Both Dane Wigington of [www.geoengineeringwatch.org](http://www.geoengineeringwatch.org) and Health Ranger Mike Adams [www.naturalnews.com](http://www.naturalnews.com) show the Proof!  
(both discuss here)

<https://nexusnewsfeed.com/article/climate-ecology/dane-wigington-from-geoengineering-watch-joins-mike-adams-to-discuss-heavy-metals-chemtrails-fallout/>

Lab tests have confirmed the spraying of Nano-Aluminum, Barium, Strontium +++ -

Creating DROUGHTS (**Problem**) Media Claiming "Climate Change" (**Reaction**) then "They" Spray New Toxic Crap Silver Iodide that "Scientists" Concur is CLOUD SEEDING - Yes seeding Toxins into Rain (**Solution**).

Idaho needs to Wake the F up about these Criminal Programs that have been underway for well over 25 years and have Escalated Globally for the past 10+ years. The Spraying of Nano Aluminum and other Metals have altered the pH of soils and rendered the Forests Highly "flammable" - it's the opposite of materials that don't burn. Ask any seasoned fire fighter - I have in Santa Rosa CA - The Fires are Burning a Thousand X Hotter than Normal.

So Let's get Idaho on board with Banning Geoengineering over our Skies. This is a Start as I understand the Air Space 30+K Ft above is apparently not "Ours to Control?" Which is BS however We The People ALL Need Oxygen to Breathe NOT NANO PARTICULATES SPRAYED FROM DRONED JET AIRCRAFT!

Thanks Team!  
Allison Goodwin

On Sun, Jun 1, 2025 at 9:52 PM James Hungelmann <[jim.hungelmann@gmail.com](mailto:jim.hungelmann@gmail.com)> wrote:

----- Forwarded message -----

De: **James Hungelmann** <[jim.hungelmann@gmail.com](mailto:jim.hungelmann@gmail.com)>

Date: dom, 1 jun 2025 a las 21:45

Subject: GENERAL PUBLIC COMMENT - KCC Meeting June 2 2025 - SNOWMELT AND WILDFIRES ALERT

To: Neil Bradshaw <[nbradshaw@ketchumidaho.org](mailto:nbradshaw@ketchumidaho.org)>, Amanda Breen  
<[abreen@ketchumidaho.org](mailto:abreen@ketchumidaho.org)>, Courtney Hamilton <[chamilton@ketchumidaho.org](mailto:chamilton@ketchumidaho.org)>, Spencer  
Cordovano <[scordovano@ketchumidaho.org](mailto:scordovano@ketchumidaho.org)>, Tripp Hutchinson  
<[thutchinson@ketchumidaho.org](mailto:thutchinson@ketchumidaho.org)>, Participate <[participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)>

General Public Comment

Ketchum City Council Meeting – June 2, 2025

Re: Water Shortages and Wildfire Risk – Summer 2025

Dear Mayor and Councilors,

I write today regarding the recent *Idaho Mountain Express* article by Emily Jones, which outlines the state and federal government's outlook for the coming summer—an outlook of water shortages, drought conditions, and elevated wildfire risk, despite a winter with snowpack reported at 20% above average. The official narrative, as relayed by agencies like the Department of Water Resources, the Bureau of Reclamation, the NRCS, the national weather agencies, and others, attributes these concerns to a “faster-than-normal snowmelt” triggered by warm spring temperatures, “unusually dry soils” acting as a sponge, and—always lurking in the background—the vague specter of “climate change.” Yet, this mainstream account leaves much unspoken, particularly regarding government actions that have directly contributed to these conditions.

For example, there is no mention by any of these groups of the ongoing cloud seeding operations in the Wood River Basin—conducted by the Idaho Department of Water Resources and Idaho Power for the past 15 years—despite persistent questions about their long-term impacts. Independent experts and local testing have raised serious concerns about these programs, suggesting that cloud seeding is merely a cover for more sophisticated geoengineering activities, including the aerial dispersal of toxic and incendiary substances—materials that have been detected in alarming concentrations in local water samples, including aluminum levels five times above the EPA limit. These substances, they argue, act as desiccants, chemically altering snowpack and causing sublimation, whereby moisture bypasses the melt phase entirely, evaporating directly into the atmosphere rather than infiltrating the ground. This process reduces available runoff, dries out the soils, and ultimately contributes to the very drought and wildfire risks being reported.

This mayor and council have been presented with these concerns for over a decade, and records show that citizens have repeatedly requested action—such as a simple, respectful inquiry to Governor Little seeking transparency about these programs. Yet, time and again, the mayor and council have chosen silence and inaction.

This refusal to engage in good faith with the community's legitimate concerns raises serious ethical and legal questions. Many citizens now believe that our local officials bear direct responsibility for the resulting risks—whether through willful neglect or active complicity—particularly as wildfires, caused not by climate change but by wholesale arson, continue to devastate our treasured forests.

A Wrecking Crew of Blaine Pretenders that was giddy about imposing punishing COVID measures from isolation to masking that choked out and poisoned every breath for two years and pushing people to line up for injections of sketchy and potentially life threatening material, rejecting any notion of constitutionally mandated Due Process and instead based on the assurances of “doctor” Fauci who has now been, by virtue of the federal pardon, exposed as a lying racketeer if not homicidal maniac . . .

This Wrecking Crew of Ketchum mayor and city council has not the courage even to send a respectful letter of inquiry to the governor on the nature of the spray programs, drafted by the citizenry, at the request of the mayor.

Given the gravity of the situation, I once again urge your immediate action.

Your Failure to act will be considered to be aggravation of crime and cover-up on the part of exposed collaborators whose time in government is soon to end, abruptly. I hope you understand.

Respectfully,

Jim Hungelmann

Ketchum

--  
~~~~~  
Allison Goodwin  
775.781.1837

<chemtrails newspapers.docx>

## Dawn Hofheimer

---

**From:** Hugh Kretschmer <hughfk@verizon.net>  
**Sent:** Monday, June 9, 2025 9:56 AM  
**To:** Neil Bradshaw  
**Cc:** Participate  
**Subject:** Puerto Rico Home Prices Surge as Wealthy Buyers Flock to Island

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

Neil, the last two paragraphs are what I want you to read. Communities have to make decisions or they have no housing for workers.

I believe the reason you have a workforce housing problem is the short term rental market. It isn't going to be solved by building more density. This just becomes more VRBOs.

Manhattan Beach CA put some rules in place that limit short term rentals. No one wants to be told what they can do with their property but higher taxes on income for rentals under 30 days and hotelier registration fees might get more long term rentals on the market for full time tenants.

I'm interested to hear your thoughts.

<https://www.realtor.com/news/trends/puerto-rico-home-prices-tax-incentive-str/>

Hugh Kretschmer  
208-720-1895



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## TRENDS



# Home Prices Are Rising at a Staggering Pace on This Island as Tax Incentives Lure Wealthy Buyers

BY KEITH GRIFFITH

JUNE 9, 2025






Getty Images

**H**ome prices in Puerto Rico are rising at a staggering pace, signaling growing strength in the U.S. territory's economy while also severely straining affordability for local residents.

Overall home values in Puerto Rico jumped 11.6% in the first quarter of 2025 compared with a year ago, far surpassing the annual price growth in any U.S. state, according to data from the Federal Housing Finance Agency.

It followed a 22% surge in home values on the island in the final quarter of 2024, the largest annual gain in FHFA records dating to 1995.



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**View**

Tax incentives to lure wealthy new residents, a strong infrastructure recovery after Hurricanes Irma and Maria, and a boom in tourism and short-term rentals have all contributed to Puerto Rico's housing market boom.

Rising home prices also reflect high construction costs on the island, a reality that has reduced the incentive for developers to focus on affordable housing, leaving many local families priced out.



# Puerto Rico Home Values Surge

Following a decade of weakness, home values in Puerto Rico began rising sharply in 2020, and continue to accelerate.



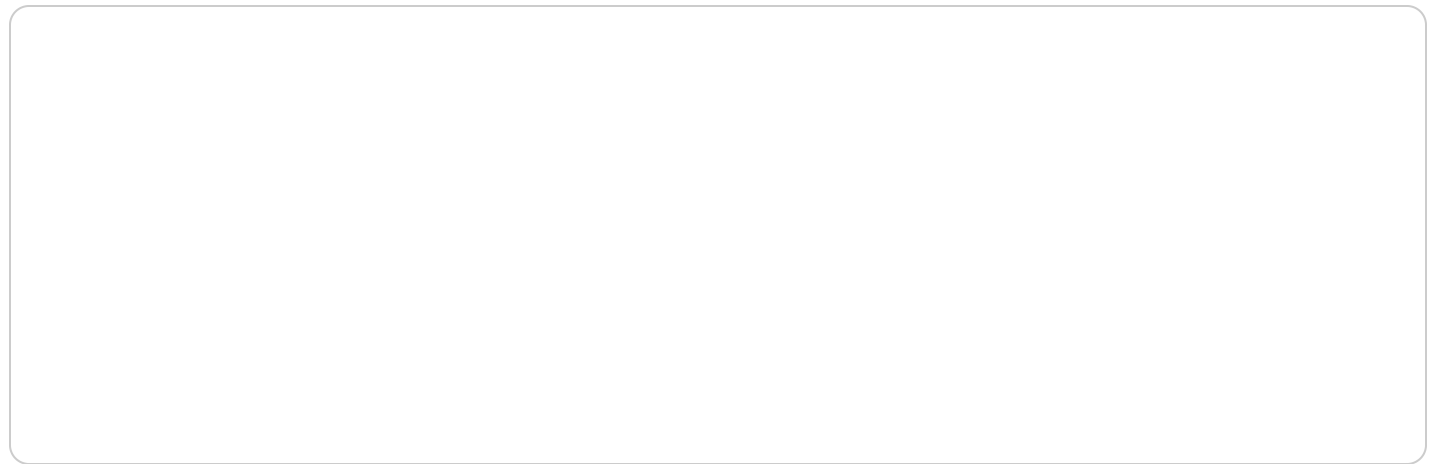
Still, home prices in Puerto Rico are relatively affordable in comparison with the U.S. mainland, a factor that helps explain the influx of outside buyers and investors in recent years. (Puerto Rico is a self-governed U.S. territory, allowing free movement without a visa between the island and the U.S.)

In the first quarter of 2025, the median home sales price in Puerto Rico was \$290,000—up 32% from a year earlier, but still far below the U.S. median sales price of nearly \$398,000 for that period, according to the [Stellar multiple listing service](#), which covers the island.

Puerto Rico's housing boom is a sharp reversal after more than a decade of home price weakness on the island following the 2008 financial crisis, a trend that was exacerbated by devastating hurricanes in 2017 and a government debt crisis that resulted in a bankruptcy filing that same year.

Mass emigration driven by high unemployment caused the island's population to shrink by 17% from 2004 to 2018, leaving rental vacancies high and home prices soft due to the lack of buyers.

Since 2019, however, Puerto Rico's population has stabilized. Net outmigration slowed dramatically during the COVID-19 pandemic, as the number of people leaving decreased while the number moving to the island rose.



## **Tax breaks draw wealthy newcomers to Puerto Rico**

Among the newcomers to the island are wealthy investors and individuals attracted by lucrative tax breaks that Puerto Rico offers new residents who meet certain conditions.

The tax incentives, known as Act 60 (formerly Act 22), grant new residents total exemption from local taxes on investment income such as dividends or capital gains. Due to Puerto Rico's territorial status, that income would also be exempt from U.S. federal taxes.

Conditions for the tax exemption include purchasing a house in Puerto Rico within two years, residing in Puerto Rico for at least six months each year, and contributing at least \$10,000 annually to a local nonprofit.

Critics of the island's tax breaks say they have disrupted Puerto Rico's housing market, while enabling wealthy Americans to evade taxes.

The "influx of wealthy Americans seeking tax breaks has oversaturated the housing market, driving up housing prices and reducing availability for long-term residents," House Democrats wrote in a resolution last fall taking aim at Puerto Rico's tax incentives.

Still, it's also likely that many of the new residents moving to Puerto Rico have strong family ties to the island, and are returning from the mainland in search of relatively more affordable homes.

Puerto Rico's unemployment rate has fallen sharply in recently years, averaging below 6% in 2024 for the first time in at least a half-century. The combination of improved job opportunities and relatively cheaper homes has likely drawn back some native Puerto Ricans from the mainland.



Home prices in Puerto Rico are rising at a staggering pace, signaling growing strength in the U.S. territory's economy while also severely straining affordability for local residents. (Pictured: homes in San Juan) GETTY IMAGES

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## Short-term rentals boom on the island

Another key factor fueling Puerto Rico's soaring housing prices has been the boom in short-term rentals through sites such as Airbnb and Vrbo.

The number of short-term rentals in Puerto Rico has exploded to more than 25,000 in 2023, up from about 1,000 in 2014, according to a report commissioned by the [Hispanic Federation](#).

The boom in vacation rentals has driven up home prices and exacerbated a housing shortage on the island, a separate report from Puerto Rican think tank [Center for a New Economy](#) found.

Using statistical analysis, CNE showed that a 10% increase in the vacation rental share of total housing in a given Puerto Rico census tract results in an average

increase of 7% in the median rent, 23% in median home prices, and 0.1% in housing sales volume in the following year.

“With so much to offer visitors, tourism will always be an important part of Puerto Rico’s economy. However, it cannot come at the expense of Puerto Rico’s residents and communities,” said **Frankie Miranda**, president and CEO of Hispanic Federation.

The group has recommended several regulatory reforms to rein in vacation rentals on the island, including requiring them to register as businesses and raising the room tax from its current 7% to a range of 9% to 11%.

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Keith Griffith is a journalist at Realtor.com covering housing policy, real estate news, and trends in the residential market. Previously, his work has appeared in Business Insider, The Street, Chicago Sun-Times, New York Post, and Daily Mail, among other publications. He has a master's degree in economic and business journalism from Columbia University.

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## Cyndy King

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**From:** Carissa Connelly  
**Sent:** Tuesday, June 10, 2025 1:08 PM  
**To:** Neil Bradshaw; D Bruce Johnsen  
**Cc:** Amanda Breen; Participate; Tripp Hutchinson; Spencer Cordovano; Courtney Hamilton; Daniel Hansen; Jade Riley  
**Subject:** RE: Is no one living at Bluebird?

Hi Bruce,

Perhaps you missed previous meetings and reports when the occupancy of Bluebird, along with the local, working, and financial requirements of its occupants were covered. Informed by those discussions, I think you may have better understood my response to Councilor Breen's questions and how it directly answered them.

BCHA screens all applicants to ensure that they meet the local preference policy. All households in Bluebird, except for two, have adults who work at least 30 hours a week or 1,500 hours a year for a Blaine County employer. The two households that do not meet those local work requirements meet the Fair Housing definition of persons with disabilities and are seniors who worked full-time locally for decades prior to reaching the age of 65.

In addition, Neil's comments regarding LIHTC requirements are correct. Tenants are required to continuously, physically occupy the unit. LIHTC is an IRS program. As such, it is incredibly stringent about qualifications and confirming income and assets (including evidentiary documentation). Tenants must recertify requirements annually at a minimum and tenant files are audited by the institutional equity investors (who don't get their tax credit if tenants are out of compliance), Idaho Housing and Finance Agency, third-party auditors, and the IRS.

Anyone who initially qualifies for a LIHTC unit can accept a promotion or switch jobs with higher pay after a probationary period and with certain guardrails. When Congress created the LIHTC program for public-private partnership in 1986, it was decided that participants shouldn't have to decide between being able to stay in their home and accepting a promotion. The aim is to provide stable, safe, affordable housing. Bluebird also contains a few apartments for households earning 140% area median income.

Ketchum's Community Housing solutions are complex and full of nuance. We are always here to answer questions regarding Bluebird, or any of our other community homes or programs, to keep the public apprised of occupancy and the rules governing them. I hope that in the future you can approach us with any questions regarding housing programs before assuming the worst.

Take care,

**CARISSA CONNELLY | CITY OF KETCHUM**

**Housing Director**

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340

o: (208) 727-5088 | f: 208.726.7812

[cconnelly@ketchumidaho.org](mailto:cconnelly@ketchumidaho.org) | [projectketchum.org/housing-matters/](https://projectketchum.org/housing-matters/)

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**From:** Neil Bradshaw <NBradshaw@ketchumidaho.org>

**Sent:** Tuesday, June 10, 2025 12:41 PM

**To:** D Bruce Johnsen <dbjohnsen@5bgazette.com>

**Cc:** Amanda Breen <ABreen@ketchumidaho.org>; Participate <participate@ketchumidaho.org>; Tripp Hutchinson <thutchinson@ketchumidaho.org>; Spencer Cordovano <SCordovano@ketchumidaho.org>; Courtney Hamilton <CHamilton@ketchumidaho.org>; Carissa Connelly <CConnelly@ketchumidaho.org>; Daniel Hansen <DHansen@ketchumidaho.org>; Jade Riley <jriley@ketchumidaho.org>

**Subject:** Re: Is no one living at Bluebird?

Thanks Bruce

Yes, let's meet up.

Suggest we meet at 3pm on Tuesday June 17th at city hall to discuss.

Workforce housing is complicated and challenging and I find that it is helpful to meet in person to discuss the nuances of government involvement in housing.

What I do know is that all elected officials campaigned on a platform of providing community housing and that policy is overwhelmingly supported by the voters.

Of course, there is always the potential for abuse of government housing and that is why monitoring compliance is important to maintain public trust in the policy and the process.

Does that time work for you?

Cheers

Neil

PS. I am unable to read the article as it is behind a paywall but would like to do so if you have a way of sending it to me.

## **NEIL BRADSHAW | CITY OF KETCHUM**

### **Mayor**

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

o: 208.727.5087 | m: 208.721.2162

[nbradshaw@ketchumidaho.org](mailto:nbradshaw@ketchumidaho.org) | [www.ketchumidaho.org](http://www.ketchumidaho.org)

On Jun 10, 2025, at 1:20 PM, D Bruce Johnsen <[dbjohnsen@5bgazette.com](mailto:dbjohnsen@5bgazette.com)> wrote:

Hey Neil,

Thanks for your quick response and your clarification. I am willing to be convinced, but I can't imagine IHFA effectively monitoring the wealth of tenants, as opposed to their income. Government agency personnel aren't that motivated or that clever. They can require tenants to "voluntarily" report under penalty of eviction or even prosecution, of course, but, with human ingenuity being what it is, along with the difficulty of identifying ownership of unreported assets, my confidence in government administration of a wealth test is low.

Did the Northridge tenant who owns the Porche Carrera report it to the IHFA? If so, why did s/he get a lease? Why isn't this the correct response to the applicant: "if you can afford a Porche Carrera, you surely don't need our help to afford housing"? I note there is at least one Porche parked in the Bluebird garage.

Aside from being inefficient in many ways, government housing promotes envy and resentment and undermines civil society. Why is it "fair" people who are net beneficiaries of the public fisc enjoy the best view in the county on the most valuable land in the county, for example?

If I knew public housing simply gave those temporarily in need a brief hand up, I wouldn't be so hostile to it, but the evidence is clear it does just the opposite, locking tenants into a life of dependency, [as I have reported in the 5bGazette](#), and many others have reported elsewhere.

I'm always happy to discuss.

Cordially,  
D. Bruce Johnsen  
Political Economy Editor  
Professor Emeritus of Law  
Antonin Scalia Law School, George Mason University  
703-915-0701  
[https://papers.ssrn.com/sol3/cf\\_dev/AbsByAuth.cfm?per\\_id=45127](https://papers.ssrn.com/sol3/cf_dev/AbsByAuth.cfm?per_id=45127)



On Tue, Jun 10, 2025 at 8:23 AM Neil Bradshaw <[NBradshaw@ketchumidaho.org](mailto:NBradshaw@ketchumidaho.org)> wrote:

Hi Bruce and thank you for your email.

Just to clarify, Councilor Breen was merely seeking confirmation from Ms Connelly that Bluebird was fully occupied following unfounded rumors in the community that it was not. Ms Connelly confirmed that Bluebird was fully occupied.

I would also like to put to rest the insinuation that the renters are not full time residents in Ketchum or potentially have independent wealth. All Bluebird occupants are have to meet the compliance standards as laid out by IHFA (Idaho housing finance association) to ensure that they remain in good standing with LIHTC (low income housing tax credits). Compliance is of utmost importance to me, the council and the housing developer to ensure that tax credit status is not forfeited.

Personally, I am not surprised that Bluebird was "eerily quiet" at mid day as I suspect most residents were at work.

I am more than happy to meet with you to address any further concerns you may have regarding Bluebird Village. It is so important to me that people understand the facts around the development and the people who occupy the units. Without that, we will continue to see rumors continue to persist that may undermine confidence in our community housing initiatives in general and the success of Bluebird in particular. Thanks for your email and please let me know if you would like to meet up.

Cheers  
Neil

**NEIL BRADSHAW | CITY OF KETCHUM**

**Mayor**

P.O. Box 2315 | [191 5th Street, W | Ketchum, ID 83340](#)

o: 208.727.5087 | m: 208.721.2162

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On Jun 9, 2025, at 10:42 PM, D Bruce Johnsen  
<[dbjohnsen@5bgazette.com](mailto:dbjohnsen@5bgazette.com)> wrote:

Dear Councilors,

At last Tuesday's meeting, someone, I believe it was Ms. Breen, said to Ms. Connelly she had heard no one is living at Bluebird. Ms Connelly said it was fully rented and gave a breakdown of the status of the renters.

I'm not sure what Councilor Breen had in mind, but it strikes me Ms. Connally completely deflected the question. Even if Bluebird is fully rented, that does not mean the renters are actually living there. Perhaps they are spending the summer at their Mexican bungalows, or traveling in Spain, or trekking in Nepal.

As I understand it, qualifying for residence at Bluebird does not require the applicant to list all their assets, which would be impossible to check, even if required. How, for example, could the City possibly know if a renter inherited \$10MM dollars after qualifying to live there? So, much like the renter at Northwood Place who owns a Porche Carrera (and has the temerity to park it there), how can you be sure the people of Ketchum are not being taken for a ride, again?

I paid a visit to a friend who lives at Bluebird a few weeks ago, and it seemed like an eerily quiet place. Over the course of at least an hour tour at mid-day, I saw no other face. Hmm?!

After Councilor Breen asked the question, I should think one of you would have had the fortitude to press a lot harder on Ms. Connally, rather than accept her non-answer at face value. I'm quite disappointed in your lack of inquisitorial commitment.

Cordially,

D. Bruce Johnsen

Political Economy Editor

Professor Emeritus of Law

Antonin Scalia Law School, George Mason University

703-915-0701

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## Cyndy King

---

**From:** Brenda Moczygemba  
**Sent:** Monday, June 2, 2025 8:46 AM  
**To:** michael stemp; Neil Morrow; [articipate@ketchumidaho.org](mailto:articipate@ketchumidaho.org)  
**Cc:** Participate  
**Subject:** RE: warm springs re- zone

Michael,

Thank you for your comment. It was received by Neil Morrow and I. However, upon further review, it may not have made it into the City of Ketchum public comment because the email address you have is missing the 'p' in participate. Looks like what you have is:  
[articipate@ketchumidaho.org](mailto:articipate@ketchumidaho.org)

At the May 7 and May 13 P&Z meeting, the Warm Springs neighborhood was discussed in detail, including the Short Swing neighborhood and areas around Flower Drive. I feel like – of the residents that attended those meetings – many left with a much better understanding of proposed unit density per acre. At this point, the draft comprehensive plan will go in front of the City Council for their first hearing on June 16. You may submit your public comment for review by Council as well.

Since March of 2024, the City has hosted several community outreach meetings, open houses, and surveys. If you scroll into the Project Ketchum website under "Cohesive Ketchum" and then to the tab called "Get Involved", you can view past events, public comment, and survey and outreach summaries.

<https://www.projectketchum.org/cohesive-ketchum/>

Thanks again for your comments. We appreciate everyone's participation.

Brenda Moczygemba

---

**From:** michael stemp <[mwstemp01@gmail.com](mailto:mwstemp01@gmail.com)>  
**Sent:** Friday, May 30, 2025 2:35 PM  
**To:** Neil Morrow <[nmorrow@ketchumidaho.org](mailto:nmorrow@ketchumidaho.org)>; Brenda Moczygemba <[BMoczygemba@ketchumidaho.org](mailto:BMoczygemba@ketchumidaho.org)>; [articipate@ketchumidaho.org](mailto:articipate@ketchumidaho.org)  
**Subject:** Re: warm springs re- zone

Mayor Bradshaw and other members,  
Curious if anyone received this email? I have no confirmation or acknowledgement of my comment?  
Have a nice day,  
Mike Stemp  
(208)720-0236

On Tue, May 13, 2025 at 4:09 PM michael stemp <[mwstemp01@gmail.com](mailto:mwstemp01@gmail.com)> wrote:

Hi Neil and other members,



Writing to express initial opposition to the proposal to rezone property in the Warm Springs neighborhood. As a permanent resident and property owner I have found that there seems to be a general lack of information about the proposals and potential implications. I recently did a remodel and had to notify nearly 300 people about improvement that brought the interior of my home closer to modern code and safety standards with no visible changes to the exterior. I live and own property within blocks of this proposed change and have received no direct communication about the issue that will have widespread implications to the entire neighborhood.

I have concerns about water usage, snow removal, wildlife, pedestrian traffic and safety, traffic volume. The changes proposed appear to be significant and will have widespread implications. Please consider finding ways to include my voice in your process. A community meeting? A survey that includes a larger share of the permanent residents?

I'm for affordable housing and workforce housing development. At this time however, I'm not sure this density change will protect the distinct warm springs neighborhood and character. Lot's of changes abound, let's take our time and do it right.

Thanks for your consideration

Mike Stemp

**Cyndy King**

---

**From:** Harry Griffith <harry@sunvalleyeconomy.org>  
**Sent:** Thursday, June 5, 2025 9:33 AM  
**To:** Participate  
**Subject:** SVED Comments on Ketchum Comp Plan  
**Attachments:** PROVIDED TO CITY OF KETCHUM RE JUN 14COMP PLAN cOk MEETING.docx

Please see the attached set of comments from SVED on the current draft of the comp plan going to City Council next week

Respectfully

**Harry Griffith**

Executive Director, Sun Valley Economic Development

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



RE: CITY OF KETCHUM RE JUN 14 COMP PLAN COK MEETING

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

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

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

2. Evaluations for Consistency with Comp Plan Page 9. The modified language in this section is minefield for future residential and commercials projects. This provides for reviews on a non-code basis by City Staff which is prima facia illegal under Idaho law. Do these three nested bullet points in this section become specific assessment criteria with associated findings of fact for every application? This is not the purpose of the Comp Plan and will lead to subjective judgements in contravention of Idaho Statues (67-6535. Approval or denial of any application to be based upon EXPRESS standards and to be in writing.)
3. FLUM for Higher Density Residential Map reference. I can support upzoning the Warm Springs area in reasonable proximity with the Fields WH project, the Limelight and other condo clusters. But I cannot understand doing so for significant portions of the rest of western Warm Springs. Likewise, why so much of West Ketchum shown as an additional large upzoned block apart from the area in proximity to the

Simplot parcel and a couple of the larger condo complexes. I can also understand needing a transition zones from High Density to Medium Density but I think these Medium Density zones are too large. Can you tell the public how many parcels are in the upzoned proposal so we get an idea of the scale? What's the ratio of upzoned former Low Density to new Medium Density and same for Medium to Hi? I suggest you evaluate reducing the size of the Warm Springs and West Ketchum upzones to more defensible areas based on some definitive criteria you can explain to the public. Right now, it seems that some very arbitrary zoning boundaries have been drawn, and the citizens need to better understand the rationale behind your FLUM boundaries to achieve any buy-in.

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

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

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

5. Lower Density Commercial Core. Downzoning of the commercial core through reduced intensity and funkiness is likely to result in major unintended consequences. Doing this will drive per square foot rental costs in the core upward

to the point that smaller local retailers will be unable to operate profitably. You will see, as a result, only national brand retailers who can afford to risk these inflated rents. Do what the rest of the country does and encourage development density in the inner core. That way we will not get urban sprawl like Twin Falls etc. And you won't have to push as widely for the upzoning of Low and Medium Density residential areas you are planning.

6. Appendix A. Errors on page 142. First, the years in the graphic should be 2012 to 2022. More fundamentally, the referenced data is incorrect, incomplete and misleading. The IRS SOI Tax data for 21-22 references 756 tax filers in migration (not 788). In addition, this is only part of the story as there is offsetting out migration of 703 tax filers, resulting in a net addition of only 53. Without showing the full data set of in/out, the figure presented are overly sensationalistic for the average reader.

**From a big picture perspective, item 5 above is the most serious issue, closely followed by item 2 above.**

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

Thanks

**Harry Griffith**  
**Executive Director. SVED**  
**May 5, 2025**

## Cyndy King

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**From:** HP Boyle <boylehp@yahoo.com>  
**Sent:** Friday, June 6, 2025 7:55 PM  
**To:** Participate  
**Subject:** Public Comment for P&Z Meeting 6/10

To the Commissioners:

The staff has done great work on these revisions. However, I believe some improvements can still be made for consistency and avoidance of doubt. My suggestions are below.

Thank you for your service to the community,

Perry Boyle  
Ketchum

### NON-CONFORMING

#### A.3 Abandonment

If a non-conforming SFR is turned into an AirBNB for over 6 months (multiple short term leases), is that deemed an "abandonment". I suggest that it should be. The house will have cease to be functioning as a SFR, it will have been turned into a de facto hotel.

#### B.1

What if the property has no parking/loading and utilizes the public street for this purpose and the City decides to take away the parking spots that are used for unloading? Shouldn't that non-conforming business be protected from actions of the City that are adverse to its interest under this clause?

#### B.2.a.

This is confusing. "degree" is too subjective.

B.2.b. Why require a conditional use permit at all? What public interest purpose does a CU garner the City?

B.2.c. I think this is unreasonable. The P&Z Commission, not a staffer, should make that decision.

B.2.e. Too arbitrary. The city employee can just "decide" they don't like it. I think this should have to be due to public safety concern and or public utility concern and should come before the Commission.

B.3.a. the word "condition" is to subject to interpretation. What does this mean? If they had a fire prone roof before, can't they replace that with a fire resistant roof? Perhaps restore to its previous "external dimensions"?

B.3.b. Who is "the City"? Perhaps make this the City Planner? I would include "safety" as a permitted change. I would delete the last sentence, as ANY square footage increase of a non-conforming building is material.

### PARKING

H.1. I read it three times. Then I read it out loud several times. I do not understand what it means. The State has a “plain English” requirement for this stuff. Let’s conform to that requirement.

H.2. “may” invites the option not to do a study. Why not “must”?

J.1. Shouldn’t safety be a consideration?

J.2. The Commission, not the Administrator should be making decisions like this.

J.6 Same comment. These decisions have significant community impact and should not be done in the dark.

## NEIGHBORHOOD MEETING

Bravo! This is terrific.

## DESIGN REVIEW

2.a.3. This is a HUGE thing. Unless there is some economic impact study required, this seems incredibly arbitrary and is being decided by people with no expertise in this area. It can be used for all sorts of shenanigans. I would strike this provision. Design review should be about design, not building purpose. The Zoning Code is the arbiter of allowed purposes.



June 10, 2025

**PUBLIC COMMENT**

Regular Meeting of the Ketchum City Council on June 16, 2025

To the Ketchum City Council,

**Board of Directors**

Chair:

Roland Wolfram

Vice Chair:

Karen de Saint Phalle

Treasurer:

Mark Ullman

Secretary:

Jim Barnes

Mary Bachman

Kathleen Bean

Victor Bernstein

Barry Bunshoft

Jeff Johnson

Trish Klahr

Elise Lufkin

Nick Miller

Bob Ordal

David Perkins

Jeff Seely

Jim Speck

Gayle Stevenson

David Woodward

**Advisory Council**

David Anderson

Ed Cutter

Ranney Draper

Jack Kueneman

Kathie Levison

Sue Orb

Rebecca Patton

**Executive Director**

Amy Trujillo

As you consider the draft updates to Ketchum's Comprehensive Plan ("Draft Plan"), the Wood River Land Trust appreciates your careful conviction and adherence to widely shared conservation values. As you know, Comprehensive Plan policies guide the revision and implementation of the City's Municipal Code— influencing how the community impacts habitats, land and natural resources.

The Land Trust hears the community's repeated concerns that water is scarce, the changing climate brings an increase in natural hazards, and that which makes our home special is changing. From the Land Trust's perspective, the Wood River Valley community needs to increase its commitment to the restoration, stewardship and conservation of our lands and waters— in order to adapt to and mitigate the impacts of the changing climate. Healthy natural systems help protect our community from wildfires and floods, whereas stressed systems exacerbate the risks of increasingly common and destructive natural disasters. In many ways, quality of life in Ketchum is grounded in the conservation of our incredible natural environment.

The Draft Plan repeatedly promises to protect our incredible natural environment through Core Values 2, 4 and 6: Honoring Ketchum's Distinctive Built and Natural Environment, Exceptional Recreational Opportunities, and Responsible Stewardship of Natural Resources. The Draft Plan's policy statements recognize the benefits of riparian habitats to water availability and quality (pg. 49-54, 86, 89), threats of water scarcity and wildfires as our winters warm (pg. 57, 61-62, 85-86), risk of property damage from floods and avalanches (pg. 61, 85), and negative impacts of development on wildlife (pg. 44, 49-54, 86, 89). In addition to acknowledging the "limited development potential" (pg. 84) of the Adams Gulch/Hulen Meadows and Board Ranch ACI areas, the Future Land Use Plan incorporates open space and specialized zoning districts to protect from the risks associated with development in the floodplain and in avalanche terrain.

The Land Trust looks forward to participating in the planning, restoration and conservation called for under the purview of Policy NR-1.5 of the Draft Plan: "Natural Lands Preservation - Support the protection of lands with the highest scenic and habitat values through acquisition, regulations, and collaboration with private, non-profit, and public entities." While those three tools are in action today, there remains great potential to leverage them further in efforts to tackle wildlife, habitat, and watershed challenges regionally across the basin.

As the Land Trust pursues regional conservation goals that are aligned with Ketchum's Draft Plan, we invite the City of Ketchum's Staff and leadership to participate in the upcoming growth scenario planning project. Sponsored by the Land Trust, Wood River Water Collaborative, and Bureau of Reclamation, the project will use population projections, regional climate trends, and local zoning regulations to map various growth scenarios. Growth scenario planning will 1) map which sensitive areas of the basin are most susceptible to the negative impacts of development, 2) evaluate the benefits and risks of existing and potential zoning regulations across the County, and 3) explore regulations and tools that can increase the protection of the Big Wood River's precious water and habitats. Due to begin this fall, the growth scenario analyses and findings may be used to inform Ketchum's implementation of updated Comprehensive Plan goals and policies.

The Land Trust appreciates its ongoing partnership with the City of Ketchum— as we collaboratively work together to steward our river, floodplain, and surrounding terrestrial habitats that create such a spectacular environment that we are lucky to call home. When the time comes for the implementation of the Comprehensive Plan goals and policies, the Land Trust looks forward to working with you to direct growth away from sensitive habitats.

Sincerely,

Roland Wolfram  
Chair, Board of Directors

Amy Trujillo  
Executive Director

Cece Osborn  
Community Planning Director



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

WoodRiverLandTrust.org  
Federal ID: 82-0474191