

Cyndy King

From: Courtney Hamilton
Sent: Monday, June 16, 2025 8:18 AM
To: Edith Iler-Wiedemann; Participate
Subject: Re: Comp Plan Follow-Up

Thanks Edith - I've added your comments to the public record so all councilors can see. And I'd like to assure you that I do not make decisions based on what the mayor wants, but rather on what I'm hearing from the community.

Courtney

COURTNEY HAMILTON | CITY OF KETCHUM

City Council Member

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

mobile: 208.481.1211

chamilton@ketchumidaho.org | www.ketchumidaho.org

From: Edith Iler-Wiedemann <edithilerwiedemann@gmail.com>
Sent: Sunday, June 15, 2025 9:16:40 PM
To: Courtney Hamilton <CHamilton@ketchumidaho.org>
Subject: Re: Comp Plan Follow-Up

Thank you.

1. Wildlife corridor is not just horizontal behind the Schernthanners.

The wildlife come from high up to low down to drink.

We need a clear passage perpendicular to Wm Sprs Rd. That's why Wanderers Way & Short Swing have seen a lot of cougars.

2. If this is pushed through as you explained because three readings are not required, then there is going to be HUGE outcry.

I have already heard more than 4 people say it's time to lawyer up. That's not a threat, but meant to convey how dear & important that we use *EVERYONE not just select groups* to weigh in, brainstorm, and **continue** this as a process for more time, LISTENING to the people of Ketchum, not just the Mayor.

It is feasible that extending the process 6-12 months, publishing meetings that are *not* scheduled during busy holidays or events or vacations (as has been done with this process up to now), getting people involved (vs. self-selecting the sub groups you think are necessary), and expanding the public discussion to include the County and all cities in the WR Valley, will allow us all to feel heard and arrive at the best most creative solution to our valley's challenge - it really is the valley's not just Ketchum's.

Neighborhoods can hold smaller meetings with a representative to volunteer and connect with the City to convey ideas, concerns, questions. Working open lunch mtgs. 1-2x/month Sept-March can be held at the Comm. Library. Later, a prioritizer can be created based on new surveys and discussions. Volunteers can help with the reachout process to ensure that all citizens feel heard and are given an honest opportunity to participate.

If I work in Boston, I can't necessarily live in Boston. People commute and get housing where they can make it work. Ketchum might solve its problem of supplying the essential workers with housing by doing what SV has done, and purchasing down valley housing or land. We have a super public transportation system which I use going to work at WRHS.

Many people are putting heads together to find solutions. That is what we need to continue to do. Rushing to pass a draft and blocking community input before sufficient and collaborative solutions have been found hurts everyone.

Making rushed decisions to approve regulations which will tie our hands and serve developers what they want is not going to solve our challenge. The existing code which allows PUD's was used productively for Pine Ridge, The Fields, and another... We do not need this crazy increase in density. We DO need to annex land into Ketchum on perimeters, and be creative. We need to work with Bellevue, Hailey, Sun Valley, & Blaine County, with major stakeholders, populations, neighborhoods and workforce sectors' participation. Surveys, in person work sessions, small-group neighborhood meetings, there are many options which can bring us together. Who knows what additional benefits might be reaped.

Again, I support **slowing this process down** and involving more parties and population in more creative and transparent manners.

This is an opportunity, as I said yesterday, to press pause and RESET - begin an additional phase of outreach and be certain that all your constituents are heard and considered. It is hard, but necessary. The future City of Ketchum will be stronger for your willingness to *restart*.

Thank you for working hard for our friends, neighbors, teammates and others. We can do this.

Respectfully,

Edith

On Sun, Jun 15, 2025 at 5:05 PM Courtney Hamilton <CHamilton@ketchumidaho.org> wrote:

Hi Edith,

Thanks again for your comments yesterday. I just learned that this is not an ordinance process, so three readings are not required for council adoption of the Comprehensive Plan. I'm so sorry for my misunderstanding. There may very well be more than one hearing at Council, but I can't guarantee what the outcome of tomorrow's discussion will be and if there will be additional hearings, so I wanted to let you know ASAP! [Here is the agenda item for tomorrow](#), including the staff presentation, which does a great job of outlining the process so far and P & Z's proposed changes.

Additionally, I wanted to follow up on a few items we discussed yesterday regarding the comp plan. It sounds like you've been following the process closely and have read [the plan](#), but I just wanted to highlight a few pages that discuss some of the concerns you brought up:

1. Page i lists the members of the Community Advisory Group and the Technical Advisory Group that met continuously throughout this process to share and discuss the plan.

2. Pages 4 & 5 discuss the variety of ways that city has worked to connect with the public and get input throughout the process
3. Page 96 highlights the intention for low-density neighborhoods, which includes the addition of ADUs and reducing lot sizes
4. Pages 98 and 99 outline the vision for medium-density, which your neighborhood is designated in the draft plan. You'll note that it mentions allowing "redevelopment that is compatible with the surrounding neighborhood," and that density should "generally be six units per acre." I looked up your property, and (assuming my math is correct) with your ADU, your property is currently at 9.2 units per acre, so properties like yours are well within the targeted scope for the neighborhood. It also mentions that "densities up to 18 units per acre may be permitted if community housing is the primary use and the project is compatible with the surrounding neighborhood." And finally, it discusses parking requirements and adequate separation and setbacks to reinforce the neighborhood scale. Based on that verbiage, I think it's safe to say that the Planning and Zoning commission would have a solid basis to reject a 6-unit apartment complex with insufficient parking and snow storage next door to you.
5. In terms of your concerns regarding high-density designations for the Schernthanner property, I understand your concerns. The Schernthanners are amazing stewards of their property, wildlife, and our community. It sounds like P&Z heard some of that and has proposed changing a portion of that property along the edge of public land to low density out of wildlife concerns. They also proposed changing the neighborhood behind Four Seasons to medium-density. There are ample mentions throughout the plan of protecting wildlife, which makes for a valid argument in future redevelopment to preserve a wildlife corridor through that property. That is a unique property in that it's one of the last large undeveloped parcels in the city – I will think more about this. I do think that having density along Warm Springs Road makes sense given the close access to Mountain Rides and the fact that it is already an established thoroughfare with a walking/biking pathway into town.

I hope this helps – thanks again for being a part of this process, and let me know if you have any further follow up or questions prior to tomorrow's meeting.

Courtney

COURTNEY HAMILTON | CITY OF KETCHUM

City Council Member

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

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Cyndy King

From: Elizabeth Bunce <e.bunce@me.com>
Sent: Monday, June 16, 2025 5:56 AM
To: Participate; Jack Bunce
Subject: Comment on Adopting the Comprehensive Plan

To the City Council and Mayor Bradshaw,

It feels at this time that not a day goes by without a conversation with a friend, shop keeper or neighbor expressing disappointment, concern and/or anger at the direction Ketchum housing and zoning is taking. Buildings are too big, quaint neighborhoods are being overbuilt, historic buildings are being overshadowed.

A perfect example of the lack forethought and a well executed plan is the Marriott hotel which you all approved and now are regretting trying to unwind, which is resulting in a lawsuit.

The proposed changes for your meeting today don't have community support or understanding.

We hope you will slow down and find a path forward that has more community support and supports the small town feel we all cherish.

We would like these comments read at the meeting and recorded in the minutes.

Thank you,

Jack and Elizabeth Bunce
370 Canyon Run Blvd, Warm Springs

Sent from my iPhone

Cyndy King

From: Karoline Droege <karoline.droege@gmail.com>
Sent: Sunday, June 15, 2025 7:53 PM
To: Spencer Cordovano; Tripp Hutchinson; Neil Bradshaw; Participate; Amanda Breen; Neil Morrow; Brenda Moczygemba; Tim Carter; Matthew McGraw; Susan Passovoy
Subject: Comprehensive plan

Dear City Council and P&Z Members,

My family and I are residents of the Warm Springs area and strongly oppose the current comprehensive plan that proposes an increase to the housing density in our neighborhood. While we understand the need to address our current housing crisis, we do not support increasing density in the proposed areas.

We would appreciate not only more time, but more community involvement in developing a master plan that keeps high density in the core of Ketchum and in areas such as the base of the ski resort. There are more creative ways to address our community housing needs. There is no reason to pass the current plan, which is not supported by a majority of Ketchum residents; please listen to your constituents.

Sincerely,

Karoline Droege

Cyndy King

From: Laurie Leman <l.m.leman@gmail.com>
Sent: Sunday, June 15, 2025 8:52 PM
To: Participate
Subject: Ketchum Comp Plan

To whom it may concern,

Regarding the new Ketchum Comp Plan, I am still very concerned about it changing the character of my neighborhood in West Ketchum (Bordeaux Street).

Please accept and adopt the commission's recommendation to list single family and duplex as primary uses in MDR land use designation.

I worry about the ability of developers to combine lots & build larger, more dense buildings. Perhaps put in language that restricts combining lots unless it is part of a conditional use permit, which would allow property owners within 300' to comment & be part of the planning process.

Please be thoughtful about changing Ketchum!

Laurie Leman
PO Box 3631
162 Bordeaux St
Ketchum, ID 83340

Cyndy King

From: HP Boyle <boylehp@yahoo.com>
Sent: Sunday, June 15, 2025 6:08 PM
To: Participate
Subject: PUBLIC COMMENT on MOU For Y Parking Lot Development

Have any of the Council members looked at the housing projects developed by the developer chosen by the BCHA executive director for this project? Can you find a single instance of one that you would want to have in Ketchum from an esthetic perspective? Has anyone explored with the developer our P&Z requirements that development fit into their surroundings?

2 c. This is generic. How many community outreach meetings in what format? What effort must they expend to inform the community of the meetings? The could satisfy this the clause with a single unadvertised zoom call.

2.d this should be MAXIMUM of 3 stories, not minimum. It should be 1 parking spot per bedroom, not per unit. There is no maximum number of units in this MOU. Why is that?

2 e what does "primarily" mean in this context? Over 50%? The single largest contribution?

2 f Is the Council or BCRD aware that this project could "...closer or permeently hinder the public's use of the adjacent Wood River Trail...? Why is this provision in here unless it is anticipated that this will occur?

2 e ii. Why does the developer need 30 days to tell the City that a tax credit application is unsuccessful? Shouldn't they tell you not later than five business days?

The definitions of "community housing" and "local use" are not defined anywhere. This means they can be defined any way the developer chooses. For example, "local use" to the people of Ketchum, who are subsidizing this development, likely means someone who works in Ketchum for a Ketchum based employer. What other definition would be acceptable to the Council?

The Housing Director seems to be walking the Council's expectations for 25% Category Local units back toward 10% and wants you to pre-authorize a reduction to 20%. What is the minimum percentage that is acceptable to the Council? Why not just tell her that up front rather than get saddled with a project that does not satisfy Ketchum's housing needs? This project was sold to the community as 25% Category Local as being the minimum for this, as you are aware that the other categories will not accommodate essential workers.

2 e iv. Here again, the Housing Director is walking back expectations for family units. How does she define "family?" For example, could 7 unrelated people occupy a supposed "family unit?" Can we prohibit that upfront, given that the public subsidy for this project is based on their being at least 12 units for families to conform with the values of the Comp Plan?

3 b. How is this possible if the City has not come to agreement on the displaced parking with the Y?

3 d. Has KURA been informed that it is going to pay for the site demolition and clean up? Is this in KURA's budget? If KURA does not commit to this, it looks like the City is on the hook to loan the developer the money. How much and under what terms? Is it legal for the City to lend its credit to a project? Given that the clause binds the City to that obligation, is it legal?

3 e. Has the Y been informed of this? What if this impacts the parking there prior to the City providing new parking?

3 f. It would be in the City's interest to provide for a ground lease term no longer than what is required for the project to be feasible. Why not include that language and provide a maximum term of 75 years rather than the current MINIMUM of 75 years?

3 g. What is the City's financial commitment to this project? This language leaves it open ended. Should it not limit the local match to the \$1mm number? If it does not, how do you control what the Housing Director gives away to the developer?

4. A four year extension of this lease seems overly-generous. Why not 12 months? The City can always move to extend it again.

8. there is a typo. "Identity" is misspelled.

Thank you,

Perry Boyle
Ketchum

Cyndy King

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Sent: Sunday, June 15, 2025 6:08 PM
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Thank you,

Perry Boyle
Ketchum

June 15, 2025

Dear City Council Members and Mayor Bradshaw,

Thank you for your time and service to the City of Ketchum.

As a resident who has followed the process of creating the new Comprehensive Plan since the beginning, I am concerned about the timeline, and perceived rush to approve this document. The undertaking could have been better. Although I've heard multiple times from Staff at their P&Z presentations, in their estimation, they did a more than adequate job of engaging residents. I respectfully disagree.

My recommendation is to slow down the sprint to finalize the Comp Plan and re-start with an initiative that includes every residential neighborhood in the City of Ketchum. We could select one person to represent each neighborhood's interests and work with Staff to communicate concerns, ideas and suggestions. Regretfully, this could have been done from the start, and I believe you would be reviewing a document on Monday, June 16, 2025 that you would be proud of, and that residents would support. Now, you have a document that is flawed, with especially the Warm Springs neighborhood being adversely affected with residents there who are very displeased.

Our neighborhood in West Ketchum got together and submitted a petition signed by **57 homeowners** asking for no change to the primary use in Medium Density, or otherwise for our streets, Bordeaux and Sabala to be shifted to Low Density. Even though the Commission has recommended a change to allow for "smaller single-family homes" in Medium Density primary use, this does not effectively address our concerns. What is the maximum square footage of a "smaller" home? I understand this can be worked on in the process of writing the zoning code, but it is a problem. Will "larger" homes become non-conforming? Furthermore, we do not want more buildings/dwelling units per lot than what is currently allowed: 2 buildings maximum. Our streets are short in length, narrow with mostly small lots. Another issue is the potential for this plan to allow for lots to be purchased and combined into bigger lots, thus allowing for larger buildings. We need to restrict the removal of lot lines in this case. More cars, more traffic, more congestion does not improve the quality of life for those of us who live here full time or part-time. Nor does it solve the issue of work-force housing – it will only add to more short-term rentals.

I regret to say that this process has been lacking, without **truly listening to all community concerns**.

In closing, I've spoken my mind; I've asked for these considerations, and there have been some changes but not enough. Please do listen to your constituents with intent and in a mindful way. This is your opportunity to do the best for us and for the City of Ketchum going forward.

Respectfully,

Gina Poole
Ketchum

Cyndy King

From: Linda Woodcock <ldwoodcock@cox.net>
Sent: Monday, June 16, 2025 8:55 AM
To: Participate
Subject: First and Washington parking lot

I strongly believe we need to keep the First and Washington lot in its present usage. Your past decisions/ removing parking on Main Street has caused enough havoc. PLEASE keep the lot as is!!! thank you, Linda Woodcock, 51 year resident .

Sent from my iPad

Cyndy King

From: James Hungelmann <jim.hungelmann@gmail.com>
Sent: Sunday, June 15, 2025 9:57 PM
To: Neil Bradshaw; Amanda Breen; Spencer Cordovano; Courtney Hamilton; Tripp Hutchinson; Participate
Subject: General Public Comment June 16 2025 city council meeting
Attachments: CS Mayor letter to Governor June 2025 .docx; Slurs of Hate and Control june 11.docx

General Public Comment

Ketchum City Council Meeting – June 16, 2025

Re: Cloud Seeding Ingredients / Slurs of Hate and Control

Dear Mayor and Council Members,

For inclusion in the public record of this June 16, 2025 City Council meeting, please find enclosed the following:

1. Per your request, a proposed letter to Governor Little regarding the nature, toxicity, and wildfire risks associated with cloud seeding and other weather modification activities. This letter was previously submitted to you on June 2. So far, no action, and now, consistent with his track record, Mr Mayor intends there be none.
2. A copy of *Slurs of Hate and Control*, a recently prepared paper written by me in response to cowardly and uninformed remarks—made by the mayor and others behind the back of those so attacked—targeting Ketchum residents who have raised legitimate, evidence-based concerns about important issues of public health and safety. These matters, while deemed too "controversial" by Ketchum officialdom to even acknowledge, deserve open and respectful dialogue.

In authoritarian regimes where human rights are routinely violated, slurs such as the N-word or "conspiracy theorist" are casually weaponized. In the United States, we rightly reject such language and insist on civil discourse and robust debate on matters of public interest.

Given the seriousness and urgency of the fire threat, I once again call on you to take immediate action and communicate with the governor. As I noted in my June 2 submission, this issue has been brought to your attention numerous times over the past decade—in a professional and respectful manner—yet the mayor and council have consistently refused to act.

Such ongoing failure to respond to an announced grave threat will be recorded and evaluated in full accordance with the rule of law.

Respectfully,

Jim

June __, 2025

The Honorable Brad Little
Governor, State of Idaho
P.O. Box 83720
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

Slurs of Hate and Control:

The N-Word and ‘Conspiracy Theorist’ as Tools of Marginalization

June 2025/ the white room LLC

1. The Power of Labels: From Racial Slurs to Ideological Silencing

While the N-word remains one of the most hateful and racially charged slurs in the English language, there is another term in modern usage that, though less visibly violent, serves as a powerful tool of social control and silencing: “conspiracy theorist.” This phrase, now embedded in media, politics, and even casual conversation, is not used to foster inquiry or constructive debate. It is used to shut people down.

To compare this term to the N-word is not to equate their histories, but to recognize that both function as tools of dehumanization. The N-word enforces a racial caste system by reducing a human being to a slur. The term “conspiracy theorist” enforces an intellectual caste system by casting the dissenter as mentally defective or socially dangerous. Both terms strip individuals of dignity, voice, and credibility. Both serve to marginalize. And both, in their respective contexts, enable systems of power to go unchallenged.

2. The Social Muzzle: How the Label “Conspiracy Theorist” Silences Truth

What makes the label “conspiracy theorist” so dangerous is not merely that it ridicules—it delegitimizes entirely. In today’s information war, the term functions like an intellectual scarlet letter, signaling to others: “This person is not rational. Do not engage. Do not listen.” No matter how well-supported the claims—grounded in public records, peer-reviewed science, FOIA requests, or courtroom-admissible evidence—those who challenge dominant narratives are often cast out of so-called reasonable discourse.

Alarming, this label is frequently applied not to the paranoid or uninformed, but to individuals with top professional credentials who are committed to truth, constitutional principles, and the disciplined application of evidence, often at personal risk. In a society that professes to value free speech and the rule of law, such wholesale dismissal is deeply corrosive. The label serves as a social muzzle, a tool for silencing uncomfortable questions and shielding the status quo from legitimate scrutiny.

To call someone a conspiracy theorist today is often an admission that their argument is too dangerous to confront directly. Instead of addressing their evidence, those in power attack their credibility. The goal is not debate—it is exile.

This is why the label is so insidious. It serves as a preemptive strike on truth. It tells the public: “You don’t have to think. We’ve done the thinking for you. This person is crazy.” But history shows us that the people branded “crazy” are often the first to see the danger. They are the early warners. The canaries in the coal mine. And they are often the first to be silenced.

The deeper tragedy is that this tactic works. Many people who are labeled “conspiracy theorists” feel isolated, demoralized, and shut out of conversations they care deeply about—conversations about freedom, justice, health, safety, and truth. Some give up. Others go silent. And when that happens, we all lose something: the robust dialogue and critical questioning that are essential to a free society.

3. Indoctrination by Fear: The Impact on Youth and Public Discourse

When young people witness adults being mocked, censored, or socially destroyed for asking difficult questions—even those grounded in logic, evidence, or law—they absorb a chilling lesson: thinking for yourself is dangerous. Curiosity, courage, and integrity are replaced by the perceived safety of conformity. As a result, children and teens—naturally wired to explore and seek truth—begin to self-censor, not just their words but their thoughts. They learn to distrust their instincts, stay silent when something feels wrong, and recognize which ideas are "safe" or "taboo" not through understanding, but through observing the consequences of dissent. This is the quiet violence of indoctrination—not by force, but by fear—training young minds to trade truth for approval and potential for compliance.

And it doesn’t stop there. Youth growing up in such an environment often become enforcers themselves—mocking or isolating peers who ask challenging questions, just as they’ve seen modeled by adults, teachers, media, and even algorithms. This is how authoritarian mindsets replicate—not from decrees, but from peer pressure, ridicule, and the fear of exclusion. The result is a generation that is easier to manipulate, quicker to obey, and less capable of distinguishing truth from illusion.

The greatest tragedy is that this isn’t just about politics or policy—it is about the soul of a generation. When we teach young people to suppress their reasoning, ignore their conscience, and follow the crowd regardless of truth, we are not educating them. We are disabling them. We are turning free human beings into obedient subjects. And in doing so, we forfeit the very purpose of education, democracy, and civilization itself.

4. The Psychological Profile of the Slur Artist

Definitionally, a “slur artist” is someone who strategically deploys dehumanizing language—like the N-word or “conspiracy theorist”—not to argue or engage, but to shame, exile, or control.

In the end, the use of the term “conspiracy theorist” as a slur says more about the one using it than the one being labeled. It reveals a refusal to engage, a preference for ridicule over reason, and a fear of facts that may challenge the status quo.

Not surprisingly, the psychological profile of someone who hurls the N-word and someone who reflexively labels others “conspiracy theorist” reveals striking similarities. Both rely on dehumanizing language to discredit, shame, and silence rather than engage. Driven by fear, insecurity, and a need for control, they lash out to avoid confronting uncomfortable truths or questioning dominant narratives. This behavior reflects not only intellectual laziness but also a deep craving for tribal belonging—a desire to stay safely within the crowd by ridiculing those who stand apart. Ironically, those who most aggressively wield such labels are often themselves mentally and physically unfit, undereducated, and resentful of those who possess the courage, discipline, and clarity to pursue independent thought. Though the social contexts differ, the function is the same: to suppress dissent and protect the fragile comfort of the status quo.

5. Branding Truth as Treason: A History of Silencing Dissent

The C-word is a modern instrument of marginalization, a way to discredit individuals not for who they are, but for what they dare to question. And like the most dangerous forms of propaganda, it masquerades as reason and rationality while serving the agenda of suppression.

This is not a fringe phenomenon. Throughout history, individuals who exposed uncomfortable truths—whether about CIA mind control programs, corporate lies about tobacco and toxic chemicals, or illegal government surveillance—were first ridiculed as “conspiracy theorists” before being vindicated by facts. The label served to delay public awareness and discredit the messenger, not because their claims were irrational, but because they were inconvenient. Today, the same tactic is used against whistleblowers, independent journalists, scientists, doctors, and concerned citizens—many of whom act in full compliance with constitutional principles and legal standards. Far from being paranoid, these individuals scrutinize evidence, cite the law, and defend the very principles once considered foundational to civil society. Yet they are mocked, censored, blacklisted, or even investigated—not because their claims are false, but because they challenge powerful interests. In an era when terms like “misinformation” and “disinformation” are increasingly weaponized to police dissent rather than uphold truth, this pattern should deeply concern anyone who values democracy.

The tactic of branding dissent as madness or danger is not new. It has been the hallmark of every authoritarian regime that feared the truth being uncovered.

In Nazi Germany, one of the earliest and most chilling examples came in the wake of the Reichstag Fire in 1933. The German parliament building was set ablaze, and without credible investigation, the Nazis immediately blamed communists and used the event to justify mass arrests, the suspension of civil liberties, and the consolidation of power under Adolf Hitler. A handful of journalists, lawyers, and thinkers questioned the official account—some even suggesting that the fire was orchestrated by the Nazis themselves to create a pretext for dictatorship. These individuals were labeled traitors, enemies of the state, or mentally unstable. Many were imprisoned, silenced, or killed. The tactic worked: the masses, whipped into fear and obedience, rallied behind the false narrative, while those who spoke the truth were erased.

A similar pattern emerged under Stalin's Soviet regime. Dissenters who questioned the purges, the show trials, or the forced famines were often accused of being "saboteurs," "foreign agents," or suffering from "anti-Soviet delusions." These were not random insults; they were carefully crafted smears used to justify imprisonment, torture, and execution. Intellectuals, scientists, and even loyal Party members were denounced for holding views that diverged slightly from official dogma. Once branded, they were no longer citizens with a voice—they were conspirators against the people. And the people, made to fear their neighbors and taught to mock independent thinking, became complicit in the destruction of their own society.

This weaponization of language and fear was not limited to the two most infamous totalitarian regimes of the 20th century. In Rhodesia, the white-minority government used similar tactics to discredit and destroy those who opposed its rule—whether black nationalists demanding basic rights or white liberals calling for reform. Political opponents were cast as "terrorists," "agitators," or subversives aligned with communist forces, regardless of their actual beliefs or actions. Entire communities were placed under surveillance, dissenters were detained without trial, and press freedoms were strangled under the guise of national security. By collapsing legitimate resistance into the language of threat and instability, the Rhodesian regime insulated itself from scrutiny and prolonged a system of racial oppression. As in Germany and the Soviet Union, the strategy was brutally effective: isolate the truth-tellers, vilify the challengers, and convince the public that obedience is safety and silence is virtue.

6. A New Generation Awakens: Resistance, Renewal, and the Fight for Truth

To be clear, the N-word carries a uniquely violent and racist legacy that cannot be diminished. Yet the term 'conspiracy theorist'—while operating in a different domain—performs a similarly corrosive function: it carries the power to destroy lives, suppress inquiry, and enable tyranny through ridicule and dismissal. Both terms dehumanize. Both silence. Both serve systems that fear truth and dissent.

In a truly free society, we do not marginalize people for asking hard questions—we examine the evidence, apply professional forensic tools when needed, and engage in open debate. Truth,

unlike power, has nothing to fear from scrutiny. It demands and welcomes it. If we wish to remain free, we must resist the temptation to use weaponized language to silence those who challenge us. Too often, today's "conspiracy theorist" becomes tomorrow's vindicated witness. And the cost of dismissing them may be the very things we claim to cherish most: liberty, justice, and truth itself.

As Mark Twain so aptly put it,

"In the beginning of change, the patriot is a scarce man, and brave, and hated and scorned. When his cause begins to succeed, the timid join in, for then it costs nothing to be a patriot."

Today's patriots are being smeared and silenced—but their ranks are growing, and they are not backing down. Many who are labeled as "conspiracy theorists" are not folding under the weight of ridicule or silencing. They stand firm—armed not with ideology or hysteria, but with evidence, disciplined inquiry, and a fierce commitment to constitutional principles and human dignity. And in exploding numbers, young people are watching - and learning.

Thankfully, a powerful and rapidly growing movement of youth is rising - youth who will never again blindly trust what comes from official storylines, from sources that have proven themselves unworthy of their trust and that seek to intimidate free and honest inquiry. These youth are forging for themselves a new standard of truth and freedom grounded in three unshakable pillars:

- A deep understanding of natural and constitutional rights—inalienable protections that no authority may override without full and lawful due process
- A commitment to reason, logic, and evidence-based thinking—using every tool available, including advanced AI, to pierce falsehoods and discern truth from propaganda.
- Disciplined development of body, mind, and spirit—in harmony with nature, grounded in resilience, and steeled with the courage to defend liberty.

To conclude, the use of slurs—whether racial or ideological—to shame, silence, or divide belongs to a shameful and fading era. In its place, a new generation is rising: thoughtful, principled, and unwilling to trade truth for approval. Here begins the quiet work of rebuilding a truly free society—not by force or conformity, but through the steady power of awakened minds and courageous hearts that will not be fooled again.

Dawn Hofheimer

From: Adrian Montgomery <chimp75@gmail.com>
Sent: Saturday, June 14, 2025 1:41 PM
To: Participate
Subject: Re: You've gridlocked Ketchum

I thought you all were voting on a measure to allow for nighttime work. We need to get this done as fast as possible. Nights and weekends are worth it. I work at the Coho building, and the noise is right below my office window for the next two years. I'd be happy to know work is being done while I'm not working or on the weekends. Get er done.

On Wed, Jun 11, 2025 at 8:35 AM Participate <participate@ketchumidaho.org> wrote:

Hi Adrian,

Your frustration is warranted. Please voice your concerns to ITD as this is their project and the City doesn't have any control over it. The best person to reach out to is:

Courtney Salmon

Email: Courtney.Salmon@itd.idaho.gov

Phone: 208-886-7805

If enough people call in, maybe they can problem solve. Somewhat good news is that Elkhorn Rd intersection should be completed by the end of this week.

Best,

CYNDY KING | CITY OF KETCHUM

Events and Community Engagement Specialist

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

d: 208.806.7005 | o: 208.726.3841

cking@ketchumidaho.org | www.ketchumidaho.org

From: Adrian Montgomery <chimp75@gmail.com>

Sent: Tuesday, June 10, 2025 5:53 PM

To: Participate <participate@ketchumidaho.org>

Subject: You've gridlocked Ketchum

Congratulations. No one can get in or out by car. This roadway project is an abomination. Why would anyone willingly go to Ketchum?

Dawn Hofheimer

From: lroquet@lizzysfreshcoffee.com
Sent: Thursday, June 12, 2025 3:01 PM
To: Participate
Subject: Urgent Request for Action on Highway 75 Construction Delays

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor and Council Members,

I'm writing to express the deep frustration and disruption the Highway 75 construction project is causing for our business and for countless others across Ketchum.

The current delays are devastating. Our customers are turning around before they even reach town. Deliveries are late. Service companies don't arrive for the scheduled appointments or simply refuse service. My staff is in traffic extra hours every single week. Residents are rearranging their entire lives around a two-lane bottleneck that seems to have no end in sight.

We understand that large-scale infrastructure projects take time—but right now, we're seeing a complete breakdown in traffic flow, with no clear communication on when relief will come. Businesses are bleeding revenue. Locals are late to everything and avoiding town altogether. People are exhausted.

I'll detail just one of the many negative impacts we're dealing with. Our team starts work at 7:00 a.m. Monday through Thursday, and we used to enjoy a more relaxed 7:30 a.m. start on Fridays. Now, just to help staff avoid the worst traffic, I bring them in earlier—and I'm paying an extra \$100 every Friday to do it. That's \$400 a month in additional staffing costs, just to keep things running smoothly. And I know we're not the only business making these kinds of small but costly adjustments just to keep our teams happy, on time, and committed.

We implore you to act. Push the project managers at ITD to accelerate the timeline. Open more lanes wherever physically possible. Demand better traffic management, alternate detour planning, extended work hours—whatever it takes. The status quo is not sustainable, and this community cannot afford to wait until 2026 for things to improve.

We need to see visible, urgent action from our local leadership to protect our town from further economic damage.

Thank you for listening—and more importantly, for acting.

Sincerely,
Liz Roquet
Founder & President
Lizzy's Fresh Coffee



208.788.6102 | INFO@BCOHA.ORG | WWW.BCOHA.ORG
111 N 1ST AVE STE 2J, HAILEY, ID 83333 | PO BOX 4045, KETCHUM, ID, 83340

Subject: Support for Ketchum's Draft Comprehensive Plan

June 16, 2025

Dear Mayor Bradshaw and Ketchum City Council Members:

On behalf of the Blaine County Housing Authority (BCHA), we write to express our strong support for the proposed updates to the Ketchum Comprehensive Plan. We believe the update makes meaningful policy strides and lays the groundwork for zoning code amendments to improve community housing production in Ketchum.

BCHA's mission is to be a central source for innovative solutions, advocacy, and knowledge for **community housing** in Blaine County. Toward that end, we partner with local governments and non-profit organizations to engage and collaborate on efforts concerning community housing and advocate for sensible policies at the local, state, and federal levels to support community housing in Blaine County.

Community housing is housing that is legally restricted, typically via deed restriction, for long-term local use and occupancy, and includes both income-restricted and more flexible, "Category Local" units. Community housing requires full-time occupancy and cannot be used for short-term rentals. Deed restrictions provide BCHA and other housing program administrators with enforcement mechanisms to ensure compliance with terms and requirements. BCHA conducts annual compliance monitoring for all units in our portfolio to ensure that community homeowners, tenants, and landlords are complying with our policies.

BCHA is supportive of the proposed Comprehensive Plan update, particularly as it amplifies policies for expanding and preserving community housing and expanding and leveraging housing resources and capacity in Ketchum. We are pleased to see "Chapter 3: Housing" in the current Comprehensive Plan remade to focus entirely on community housing, with goals and policies that align with and support the implementation of Ketchum's Housing Action Plan.

BCHA wants to specifically recognize the importance of Policy H-1.6: Alignment of Policies and Regulations, in achieving the community housing goals and vision identified in the Comprehensive Plan. Aligning the Future Land Use Map (FLUM) and zoning regulations in support of community housing production is essential.

Policy H-1.6: Alignment of Policies and Regulations

Ensure the Future Land Use Map and zoning regulations are aligned to foster the integration of community housing options throughout Ketchum and facilitate the efficient processing of development applications and building permits for community housing units.

With limited options available in Idaho to support production of, or funding for, community housing, strategic zoning incentives and incentive regulations are some of Ketchum's strongest tools.

Importantly, BCHA is not in support of allowing any increased residential density for density's sake; in fact, developing additional market-rate housing, regardless of size, without significant community housing

contributions will only exacerbate the community's housing challenges. BCHA's 2024 [Nexus Study of the Impacts of New Development on Community Housing Demand](#) (presentation recording [here](#)) shows that new market rate housing development throughout Blaine County generates further housing demand and adds to existing need at rate of about 1 new community housing unit for every 10 market rate units developed. The Nexus Study's findings are one resource to contextualize and inform future zoning to implement this Comprehensive Plan. It is important to ensure that future zoning tools developed provide meaningful community housing production and preservation while balancing existing community character and context.

The proposed Comprehensive Plan attempts to right size and align the development and character already on the ground with a vision that provides opportunities for community housing production. The proposed future land uses in the Comprehensive Plan would allow for base residential densities that are consistent with what is currently allowed in Ketchum's neighborhoods, and the plan stresses that development exceeding the base levels of density should only be permitted if it is primarily producing community housing. Bonus residential densities that would be allowed for community housing are consistent with those of existing, developed examples in the neighborhoods.

We commend Ketchum's Planning Department for their extensive and in-depth engagement efforts, with public meetings commencing over a year and a half ago in August 2023. A couple of our team members participated in neighborhood walks, open houses, and workshops and consistently heard from community members that residents are open to residential density – so long as new homes are occupied by locals and not seasonally used or short-term rented. The only way to ensure local occupancy of new units is by incentivizing the creation of community housing that is legally restricted and subject to ongoing program enforcement.



Figure 1 Examples of "Gentle Density"

Lastly, we wish to emphasize that multifamily residential “density” can take many building forms and configurations and is not limited to large apartment buildings. Multifamily buildings can be rentals or ownership units and include a variety of unit sizes. The additional, community housing-driven residential density identified in the Medium-Density Residential and High-Density Residential districts of the Future Land Use Map can be accommodated with “missing middle”/“gentle density”/ “incremental density” housing types that fit with the context and character of existing residential neighborhoods. We wish to reiterate that this form of housing can be as simple as a single-family home that is rehabilitated into multiple apartments or duplexes that are the same size and scale as a single-family home but house two families instead of one.

We look forward to adoption of Ketchum’s updated Comprehensive Plan and development of the zoning tools to implement its community housing vision.

Sincerely,



Keith Perry
Blaine County Housing Authority Board of Commissioners, Chair



Carissa Connelly
Housing Director



Dawn Hofheimer

From: Monika Schernthanner <schernmo@yahoo.com>
Sent: Monday, June 16, 2025 10:59 AM
To: Participate
Subject: proposed zoning changes/comp plan

Dear Ketchum Council (participate@ketchumidaho.org),

As a representative of ownership for 25-acre parcel number RPK05170000020 in Warm Springs and some neighboring properties, I would like it recorded that I am opposed to the proposed changes to zoning, especially high density. I and other owners (also, neighboring residents) have expressed this in meetings, draft plans, and community discussions.

Sincerely hoping you respect ownership wishes,

Liesl Schernthanner
Monika Schernthanner
259 and 261 Hillside Drive
Ketchum, Idaho

Dawn Hofheimer

From: Beth Chiodo <bajabethy@gmail.com>
Sent: Monday, June 16, 2025 11:03 AM
To: Participate
Subject: PEG

Dear City Council,

I'm opposed to the PEG/Marriott project going forward under any circumstances!

Thank you

Beth Chiodo

box 1203 ketchum

From: Casey Dove <dovecasey@yahoo.com>
Sent: Monday, June 16, 2025 11:16 AM
To: Participate
Subject: Proposed comprehensive plan

Mayor Bradshaw and City Council Members

Re: Opposition to Proposed Density Increases and Multiplex Development in Residential Neighborhoods

Dear Mayor and Council Members,

As a 15-year Ketchum resident and prior KURA member, I strongly oppose the Comprehensive Plan's proposed density increases that would allow multiplex construction in our working-class neighborhoods.

Insufficient Community Input

The plan relies on a survey representing only 11% of residents (330 of 3,000). At every public meeting, residents have clearly stated: we support workforce housing but oppose multiplexes and density increases in established neighborhoods. This plan ignores that feedback.

Disproportionate Impact Through Multiplex Development

The plan targets Warm Springs and West Ketchum for the highest density increases—up to 30 units per acre with "community housing benefits." This allows multiplexes where only single-family homes and duplexes currently exist. The Schernthanner properties alone could see allowable units nearly double from 234 to 446, fundamentally changing our neighborhood character.

Infrastructure Cannot Support Multiplexes

- Warm Springs Road lacks capacity for tripled density
- Streets cannot accommodate parking and snow storage for multiplex developments
- Wildlife migration corridors would be disrupted
- Water supply concerns remain unaddressed

The plan's Goal BNE-1 promises to "protect and enhance Ketchum's eclectic character"—yet multiplex construction in single-family neighborhoods directly contradicts this.

Recommendations

1. **Pause adoption** until after November's leadership transition
2. **Prohibit multiplexes** in Low and Medium Density Residential zones
3. **Focus density** in downtown and base areas already zoned for it
4. **Complete infrastructure studies** before any rezoning
5. **Engage a majority of residents**, not just 11%

The comprehensive plan should reflect our entire community's vision. Rushing through dramatic changes that allow multiplex construction throughout our neighborhoods, based on minimal public input, violates the principles of responsible planning.

Please slow this process and work with residents to find creative solutions that don't sacrifice neighborhood character for density.

Respectfully,

Casey Dove

Resident of Warm Springs

[Sent from Yahoo Mail for iPad](#)

Dawn Hofheimer

From: Donna Gould <dagould@hotmail.com>
Sent: Monday, June 16, 2025 11:17 AM
To: Participate
Subject: High density zoning warm Springs

Hello,

I have lived at warm Springs for 30 years and am very concerned about putting large scale housing in our neighborhood. The traffic is already quite busy and our water source is not capable. Also, the Shernthanners have provided decades of affordable housing for locals. If you reign, they will quite possibly lose their property. I am strongly opposed to this move. Shou Augustus should stay in downtown Ketchum. Stay in downtown Ketchum.d stay on down town Ketchum.

Thank you,
A very concerned, citizen
Donna Gould
Sent from my iPhone

Dawn Hofheimer

From: Broschofsky Galleries <art@brogallery.com>
Sent: Monday, June 16, 2025 11:33 AM
To: Participate
Subject: Comprehensive Plan Draft

City of Ketchum, Mayor and City Council,

The up-zoning of mid Warm Springs would exacerbate the animal/human /pet vehicle conflict that already exists. Recently, a bear had to be euthanized , a woman was stomped in her driveway by a moose, and a video was circulated about showing a cougar walking past a child's swingset in the neighborhood. .

The proposed upzoning from low density to high density in mid Warm Springs is in direct contrast with the stated goals in the Comprehensive Plan draft. As stated in the draft, one of the City's goals is "Preserving and enhancing the natural habitat for fish, wildlife, plants and other creatures in our ecosystems ".

Idaho Department of Fish and Game responded to this in a letter to the City on May 2, with these words:

"Appendix B: Land Demand and Capacity

Wildlife near or in Ketchum (elk, deer, moose, mountain lions) mainly use intact habitat on currently designated "Open Space", "Residential Transition", or Low Density Residential". Re-zoning and development decisions will have the least impact to wildlife if prioritized in other land use areas (e.g., Downtown, Industrial Area, Base Areas southern, Southern ACI).

We concur with the Draft that "deer and elk are also a relatively common sight feeding on South facing slopes in the Warm Springs Canyon... " The Warm Springs canyon is of particular value for wintering elk. Re-zoning or development of parcels in Warm Springs canyon would be expected to decrease big game habitat in the Ketchum area. It may also displace animals into lower elevation City areas, and increase human -wildlife conflict (vehicle collisions and landscaping damage.)

p. 44 "Policy R-3.6. Identify trails and other links to connect usable, open space, river and creek corridors, and scenic entryway corridors with other public areas."

Public access is essential for perpetuating outdoor recreation, including hunting and fishing. However, trail development has also been shown to fragment wildlife habitat, cause wildlife disturbance, and reduce overall habitat. potential wildlife impacts should be carefully weighed for any trail development near open space areas, (including from subdivisions/housing onto adjacent public land); ID FG is available to provide technical expertise on specific proposals."

IDFG responded with direct language and professional knowledge about the impact of re-zoning this area. And, as they state: " IDFG is available to provide technical expertise on specific proposals ".

I also see in a letter addressed to Ketchum City Council dated June 10 from Wood River Land Trust.

In their words:"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.

Further in the letter, the Wood River Land Trust invites the city of Ketchum's staff and leadership to participate in the upcoming growth scenario planning project due to begin this fall. The growth scenario analyzes and findings may be used to inform Ketchum implementation of updated Comprehensive Plan goals, and policies. And, lastly, they express appreciation for the ongoing partnership with the City of Ketchum and the collaborative work together to steward our

river, floodplain and surrounding terrestrial habitats. When the time comes for the implementation of the comprehensive plan goals and policies the Land Trust looks forward to working with the city to direct growth away from sensitive habitats.

These two professional organizations, Idaho Department of Fish and Game and Wood River Land Trust have both expressed concerns about the comprehensive plan and offered expertise with their professional knowledge in these areas. This should not be ignored.

At the final meeting with the planning and zone committee in May during which the mid warm Springs up -zoning was voted to approve with the reason, and I quote "one of the only opportunities for that type of development". That reasoning does not make it a good idea. The animals are already there.

Minette Broschofsky

Dawn Hofheimer

From: alpine7@mindspring.com
Sent: Saturday, June 14, 2025 2:35 PM
To: Participate
Subject: E-Bike Ordinance

Dear City of Ketchum,

Wow! It appears to me that a very vague and subjective portion of the Ordinance can now result in a MISDEMEANOR?

That means arrest, fines up to \$1000 and up to 6 months in jail and the need to spend big buck on an Attorney.

The People For Bikes letter comes from people that know a lot more about bicycles than anyone at the City and I hope that you will consider their statements.

I seriously hope that you will reconsider that portion and keep it an Infraction.

When did that portion get added?

I guess you will ignore my suggestion that all rentals and sales of any type of bicycle should come with a City pamphlet explaining the rules and new rules such as which side of the road to ride on, staying off of downtown sidewalks and respecting speed limits on bike paths, and that riding a bicycle may result in a misdemeanor.

Now that the crowds are back, I have seen even more cyclists that appear to be unaware of the rules or choose to ignore them, and most likely the former.

When will we see the education portion besides the kids Bike Rodeo at the Y parking lot?

Respectfully,

Bruce Smith
Ketchum, ID 83340

From: Sam Christian <samchr@gmail.com>
Sent: Monday, June 16, 2025 11:57 AM
To: Participate
Subject: Input on Cohesive Ketchum 2025 Comprehensive Plan

Letter to Ketchum City Council Regarding the Cohesive Ketchum Comprehensive Plan

To: Mayor Neil Bradshaw and Ketchum City Council Members
From: Sam Christian, Concerned Ketchum Resident, 15yr full time resident
Date: 6/16/25
Re: Fundamental Concerns with the Proposed Comprehensive Plan Process and Content

Dear Mayor Bradshaw and Council Members,

I write as a longtime resident deeply concerned about both the process and substance of the proposed Comprehensive Plan update. I must respectfully but firmly express my objections to moving forward with this plan in its current form.

Process Failures Undermine Democratic Planning

The Comprehensive Plan should indeed be "the people's plan," as one of my neighbors correctly noted. However, this process has failed to meet that fundamental standard. Despite the consultants' claims of adequate community engagement, the widespread opposition from residents who *did* participate in early outreach clearly demonstrates a disconnect between community input and the final product.

A truly inclusive process would have:

- Established neighborhood liaisons from each residential area from the outset
- Conducted ongoing feedback loops rather than front-loading engagement then proceeding without course correction
- Recognized the 57-signature petition from West Ketchum residents as a clear signal requiring plan modifications
- Provided meaningful opportunities for residents to review and respond to draft policies before finalization

The current rush to adoption suggests a predetermined outcome rather than genuine community-driven planning. This violates core principles of democratic land use planning and sets a troubling precedent for future municipal decision-making.

Targeting Working-Class Neighborhoods Threatens Community Character

The plan's focus on upzoning established residential neighborhoods—particularly those housing workers and longtime residents—represents poor planning policy that will accelerate gentrification pressures. The GR-L areas, Warm Springs neighborhoods, West Ketchum, and similar areas provide exactly the type of housing diversity and affordability that your own Housing Action Plan seeks to preserve.

These neighborhoods are community assets that:

- Provide naturally occurring affordable housing for the local workforce
- Maintain the "small-town feel" central to Ketchum's identity
- Offer opportunities for young families to establish roots in the community
- Preserve the character-defining architecture and scale that attracts residents and visitors alike

Upzoning these areas to encourage "smaller multi-family residential" development will likely result in:

- Displacement of existing affordable housing through redevelopment pressure
- Loss of mature trees and established landscaping that defines neighborhood character
- Increased density without corresponding infrastructure improvements
- Speculative investment that drives up property values and taxes

The Medium Density Designation Creates False Choices

The proposed language allowing "smaller multi-family residential" in Medium Density areas is problematic because:

1. **Undefined terms create uncertainty** - What constitutes "smaller"? Without specific square footage limits, this becomes meaningless
2. **Existing homes may become non-conforming** - This creates regulatory uncertainty that could impact property values
3. **Infrastructure impacts are unaddressed** - Higher density requires adequate water, sewer, stormwater management, and parking
4. **No guarantees for workforce housing** - Market-rate "smaller" units will still be unaffordable to local workers

Specific Recommendations for Plan Improvements

Immediate Actions Needed:

1. **Pause adoption** to allow for genuine neighborhood-level engagement
2. **Establish neighborhood representation** - one delegate per residential area to work directly with staff
3. **Maintain current zoning** for GR-L areas, Sunshine Subdivision, The Fields, Pine Ridge, and other established neighborhoods
4. **Respect property owner wishes** - particularly the Scherthanner family's clear opposition to upzoning

Long-term Process Improvements:

1. **Focus density increases** in appropriate locations like the Community Core, base areas, and light industrial transitions
2. **Strengthen historic preservation tools** to protect character-defining structures
3. **Require infrastructure capacity analysis** before any upzoning
4. **Establish clear community housing requirements** rather than relying on market forces

Conclusion: This Plan Fails Ketchum's Values

The community vision statement speaks of maintaining an "authentic mountain community with world-class character, yet small-town feel." The current plan's approach to residential neighborhoods directly contradicts this vision by:

- Prioritizing development potential over neighborhood preservation
- Dismissing resident concerns as obstacles rather than valuable input
- Creating regulatory uncertainty that threatens property rights
- Failing to protect the very qualities that make Ketchum special

I respectfully request that you:

1. **Vote against adoption** of this plan in its current form
2. **Direct staff to restart** the neighborhood engagement process
3. **Maintain current residential zoning** until proper community input is obtained
4. **Establish clear timelines** for meaningful public participation in any future revisions

The people of Ketchum deserve a comprehensive plan that truly reflects their values and protects their community's character. This can be achieved, but only through a process that genuinely respects both democratic participation and sound planning principles.

I remain committed to working constructively toward solutions that balance growth management with community preservation, but cannot support a plan developed through such a flawed process with such concerning outcomes.

Thank you for your consideration and service to our community.

Respectfully,

Sam Christian
140 Short Swing Ln
samchr@gmail.com; 415-706-9627

From: Sam Christian <samchr@gmail.com>
Sent: Monday, June 16, 2025 11:57 AM
To: Participate
Subject: Input on Cohesive Ketchum 2025 Comprehensive Plan

Letter to Ketchum City Council Regarding the Cohesive Ketchum Comprehensive Plan

To: Mayor Neil Bradshaw and Ketchum City Council Members
From: Sam Christian, Concerned Ketchum Resident, 15yr full time resident
Date: 6/16/25
Re: Fundamental Concerns with the Proposed Comprehensive Plan Process and Content

Dear Mayor Bradshaw and Council Members,

I write as a longtime resident deeply concerned about both the process and substance of the proposed Comprehensive Plan update. I must respectfully but firmly express my objections to moving forward with this plan in its current form.

Process Failures Undermine Democratic Planning

The Comprehensive Plan should indeed be "the people's plan," as one of my neighbors correctly noted. However, this process has failed to meet that fundamental standard. Despite the consultants' claims of adequate community engagement, the widespread opposition from residents who *did* participate in early outreach clearly demonstrates a disconnect between community input and the final product.

A truly inclusive process would have:

- Established neighborhood liaisons from each residential area from the outset
- Conducted ongoing feedback loops rather than front-loading engagement then proceeding without course correction
- Recognized the 57-signature petition from West Ketchum residents as a clear signal requiring plan modifications
- Provided meaningful opportunities for residents to review and respond to draft policies before finalization

The current rush to adoption suggests a predetermined outcome rather than genuine community-driven planning. This violates core principles of democratic land use planning and sets a troubling precedent for future municipal decision-making.

Targeting Working-Class Neighborhoods Threatens Community Character

The plan's focus on upzoning established residential neighborhoods—particularly those housing workers and longtime residents—represents poor planning policy that will accelerate gentrification pressures. The GR-L areas, Warm Springs neighborhoods, West Ketchum, and similar areas provide exactly the type of housing diversity and affordability that your own Housing Action Plan seeks to preserve.

These neighborhoods are community assets that:

- Provide naturally occurring affordable housing for the local workforce
- Maintain the "small-town feel" central to Ketchum's identity
- Offer opportunities for young families to establish roots in the community
- Preserve the character-defining architecture and scale that attracts residents and visitors alike

Upzoning these areas to encourage "smaller multi-family residential" development will likely result in:

- Displacement of existing affordable housing through redevelopment pressure
- Loss of mature trees and established landscaping that defines neighborhood character
- Increased density without corresponding infrastructure improvements
- Speculative investment that drives up property values and taxes

The Medium Density Designation Creates False Choices

The proposed language allowing "smaller multi-family residential" in Medium Density areas is problematic because:

1. **Undefined terms create uncertainty** - What constitutes "smaller"? Without specific square footage limits, this becomes meaningless
2. **Existing homes may become non-conforming** - This creates regulatory uncertainty that could impact property values
3. **Infrastructure impacts are unaddressed** - Higher density requires adequate water, sewer, stormwater management, and parking
4. **No guarantees for workforce housing** - Market-rate "smaller" units will still be unaffordable to local workers

Specific Recommendations for Plan Improvements

Immediate Actions Needed:

1. **Pause adoption** to allow for genuine neighborhood-level engagement
2. **Establish neighborhood representation** - one delegate per residential area to work directly with staff
3. **Maintain current zoning** for GR-L areas, Sunshine Subdivision, The Fields, Pine Ridge, and other established neighborhoods
4. **Respect property owner wishes** - particularly the Scherthanner family's clear opposition to upzoning

Long-term Process Improvements:

1. **Focus density increases** in appropriate locations like the Community Core, base areas, and light industrial transitions
2. **Strengthen historic preservation tools** to protect character-defining structures
3. **Require infrastructure capacity analysis** before any upzoning
4. **Establish clear community housing requirements** rather than relying on market forces

Conclusion: This Plan Fails Ketchum's Values

The community vision statement speaks of maintaining an "authentic mountain community with world-class character, yet small-town feel." The current plan's approach to residential neighborhoods directly contradicts this vision by:

- Prioritizing development potential over neighborhood preservation
- Dismissing resident concerns as obstacles rather than valuable input
- Creating regulatory uncertainty that threatens property rights
- Failing to protect the very qualities that make Ketchum special

I respectfully request that you:

1. **Vote against adoption** of this plan in its current form
2. **Direct staff to restart** the neighborhood engagement process
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