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September 30, 2025

Via Email Only: mlanders@ketchumidaho.org

Ketchum Planning & Zoning Commissioners
c/o Morgan Landers, Planning & Building Director
P.O. Box 2315
Ketchum, Idaho 83340

RE: Bigwood Golf Course – Follow up from September 23, 2025 meeting

Dear Commissioners and Director Landers:

Thank you for the thoughtful and productive meeting on September 23, 2025, when you discussed approved uses at the Bigwood Golf Course. The discussion was informative and helps Bigwood with its planning efforts moving forward as the owners endeavor to maintain the Bigwood Golf Course as a first-rate facility, in accord with its governing documents.

This letter summarizes our understanding of the direction that the Planning & Zoning Commission (“PZC”) provided at that meeting.

1. **Current Parking.** PZC agreed with Staff that Bigwood is in full compliance with its parking obligation and, in fact, remains over-parked relative to the applicable requirement. As a matter of recent City action, the 2023 approval of year-round restaurant operation affirmed that the existing parking and site infrastructure are adequate for expanded food-service use.
2. **Ancillary Services.** PZC recognized that “customary ancillary services” are part of the overall golf course use and are allowed per the golf course governing documents. All principal components of a golf facility are expressly authorized on the property, including the golf course, putting greens, driving range, clubhouse, pro shop, maintenance facilities, and restaurant/bar. The governing instruments provide that golf course use inherently encompasses “customary ancillary services offered at public golf courses.” That provision was deliberately included to ensure the lawful operation of activities and services integral to the functioning and operation of such facilities.

The City’s own research confirms the prevailing standard. Of the 45 publicly accessible golf courses surveyed, every facility included a restaurant or comparable hospitality component reflecting the social aspect of the game, and all routinely rented their premises for public and private events as part of their normal operations. Bigwood’s operations are consistent with this standard. For decades, the course has provided not only daily play but also tournaments, instructional clinics, winter Nordic skiing and fat-biking, and a broad range of community

events, including fundraisers, social functions, and weddings. The City has further expressly authorized casual outdoor amenities—such as the snack shack and lawn area—as low-impact, guest-serving features consistent with customary ancillary services.

The City’s record demonstrates that these activities have consistently been treated as permitted uses, not requiring separate event authorization or additional conditional use approvals. This open, continuous, and longstanding practice has created settled expectations and vested rights upon which our client has reasonably relied. These uses are neither an afterthought nor an expansion of the governing approvals; they are the expected and intended functions of a community-serving golf course. In that same vein, Bigwood will continue to coordinate with City staff regarding the logistics of occasional larger gatherings—such as traffic management, hours of operation, and sound—ensuring such programming remains ancillary to the course’s primary use and fully consistent with existing entitlements.

Further, PZC affirmed that parking is a customary ancillary service to a golf course, and that off-street parking could occur on golf course property.

3. **Golf Course Use and Expansion on Designated Parcels.** PZC recognized and agreed that the parcels identified for “golf course use and expansion” may be improved and operated in service of the golf course use authorized by the governing documents, including ancillary functions such as off-street parking.
4. **Public Streets.** Notwithstanding any document to the contrary, PZC affirmed that public streets in the City remain open to the public and are governed by City ordinances and rules. No clause in any historic document alters the public character of these streets or restricts Bigwood’s patrons from using them consistent with City code. The City’s on-street parking network is a shared public resource that supports access to businesses and community destinations; Bigwood’s patrons—like those of any other Ketchum establishment—are entitled to use it consistent with posted rules.

We greatly appreciate the time and effort that the Planning & Zoning Commission devoted to these issues and the clarity provided through its direction. Bigwood remains committed to maintaining the course to the highest standard, operating within its entitlements, and working in partnership with the City on practical measures that support safety and access for the entire community.

Sincerely,



Elizabeth A. Koeckeritz

Dawn Hofheimer

From: Neil Bradshaw
Sent: Friday, October 3, 2025 11:13 AM
To: Participate
Subject: Fwd: Unsafe parking on Stirrup Lane

Follow Up Flag: Follow up
Flag Status: Completed

For public record
Sent originally on 8/15/25

NEIL BRADSHAW | CITY OF KETCHUM

Mayor

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

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nbradshaw@ketchumidaho.org | www.ketchumidaho.org

Begin forwarded message:

From: Lyndsay Lyle <ll@bigwoodsv.com>
Subject: Re: Unsafe parking on Stirrup Lane
Date: July 24, 2025 at 5:44:05 PM MDT
To: Derek Agnew <dagnew@zenergysv.com>
Cc: "nbradshaw@ketchumidaho.org" <nbradshaw@ketchumidaho.org>, Christopher Lyle <cl@bigwoodsv.com>, Jade Riley <jriley@ketchumidaho.org>

Mayor Bradshaw and Jade (cc Derek),

We are writing in response to the recent letter submitted by counsel on behalf of the Stirrup Lane residents regarding parking near the Bigwood Golf Course and Zenergy.

As you are aware, we are investing material time and capital to revitalize and enhance Bigwood, creating significant community benefits for the broader Ketchum area, including nearby homeowners. We have received overwhelmingly positive feedback from community members on the renewed vibrancy and community value this effort brings.

Several factual inaccuracies and misleading assertions in Mr. Worst's letter require correction:

- Bigwood and Zenergy have coordinated on jointly-owned surface spots and garage access on Thunder Trail to better provide parking for our patrons. Bigwood has *never* directed or suggested that Zenergy employees—or anyone else—should park on Stirrup Lane.
- Stirrup Lane is a public street, and therefore parking by Zenergy employees and patrons is entirely lawful and appropriate. We have previously suggested creating trailhead-style parking on our property along Stirrup Lane to help structure parking better, and we remain open to pursuing this solution.
- Golf course employees park where they always have—primarily on our property by the maintenance shed at 100 Stirrup Lane. Efforts are underway to expand available employee parking in this area by clearing debris.
- The letter incorrectly characterizes a prior appeal as successful. Rather, the appeal became moot after we voluntarily removed the parking component from our remodel plans at the City's request. The City wished to reinstate the review process with additional documentation, not due to the merits of any legal claims raised by Stirrup Lane residents.
- The letter suggests using the Bigwood Recreation Center for overflow parking. This likely refers to the private lot owned by the Bigwood Property Owners Association on Clubhouse Drive, over which neither Bigwood Golf nor Zenergy has control or authority. We cannot and have not directed patrons or employees to park there.
- Contrary to claims made in the Worst letter, prior to our remodel, Bigwood proactively reached out to nearby homeowners, including Stirrup Lane residents, to share our vision and solicit feedback with openness and respect. Unfortunately, certain individuals from Stirrup Lane responded in ways that were deeply unproductive, including raised voices and personal threats. Further, we are aware of recent incidents where Zenergy employees have been yelled at and video-recorded while parking legally on Stirrup Lane, and vehicles parked on Stirrup Lane have been vandalized. As a result, while we remain open to dialogue, we no longer feel it is productive to proactively initiate meetings with that group.

We remain open to thoughtful, community-minded conversation, and we continue to engage regularly with homeowner groups across the Bigwood area and the city to ensure collaboration and transparency. We believe our record shows a sincere commitment to doing what's best for Ketchum—not just for golfers and diners, but for our neighbors and the City alike. We appreciate the Council's ongoing attention to this matter and remain available for any constructive engagement.

Sincerely,

The Bigwood Golf Team

On Thu, Jul 24, 2025 at 4:53 PM Derek Agnew <dagnew@zenergysv.com> wrote:

Neil, I think it's best to first give you a brief history about parking on the Thunder Spring property. When I was GM of Bigwood and Zenergy from 2007 to 2012, we of course managed the parking as one big, shared lot. This worked extremely well as both businesses have their various ebbs and flows to the day. It also created a much better guest experience, not directing cars to Zenergy or Bigwood designated spots. I shared this with the Lyles and encouraged them to take this approach with Zenergy, which they thankfully agreed to.

To be entirely clear on the most important point of this, this parking plan came from Zenergy not Bigwood; Benjamin Worst should be directing his comments at Zenergy, not Bigwood Golf. It was my decision to utilize PUBLIC streets for Zenergy employee parking to ensure we had the maximum number of spaces possible for our dues paying members and spa clientele. It's made a huge difference in their parking experience, and we will continue to utilize this plan moving forward during peak season.

Zenergy has 20 deeded spaces in the lower Thunder Spring garage on Thunder Trail, which we have traditionally used for my employees. Knowing I needed to move Zenergy employees out of this garage, I contacted Head Community Service Officer West (and later Jade) to confirm the surrounding streets are public and open for anyone to park on. I then instructed Zenergy employees to park on Stirrup, Spur or any proper outside location of their choice to free up as many spaces possible for our members and guests. The Bigwood employees were instructed to park at their maintenance area, where they have ample parking for their staff. Bigwood and Zenergy would never have employees continue to park in the lower lot, when the entire goal was to free up as many spaces possible for patrons of both businesses. The spaces in the parking garage have served us well on numerous peak days, like Zenergy's Sunday live music afternoons and busy mornings in the Club.

To help reduce the number of employee cars coming to the "neighborhood", we decided to offer a \$5 account credit for any employee who rides their bike or takes the bus. Employees have loved this with at least ten per day taking advantage of the offer, which of course means ten less cars on the surrounding **public** streets. I personally check Stirrup and Spur at least once per day and it's been consistently about 10 to 15 cars on Stirrup (never once have I counted 25), and roughly five on Spur. I've sent several emails to the Zenergy staff with clear instructions to only park on the westside and never on the eastside; I can certainly send updated instructions telling them to never turnaround in a driveway and to utilize the cul-de-sac.

In talking with Jade, we agreed it would be a great idea to put a few No Parking signs on the eastside (I had seen maybe two cars that didn't know east from west) and several No Parking Here to the Corner at the start of the

westside. He felt this would help with the Saddle Road intersection and the golf carts and maintenance equipment crossings, which of course made complete sense.

On Thursday July 10th, one of my massage therapists called me very confused why she had a towing sticker on her car. I immediately went down to Stirrup and found nine cars had been stickered; not just a friendly sticker, but a complete smear job that required special liquids and razor blades to remove them. I called West and texted him pics (see below) and he quickly confirmed the stickers were not from the City and I should call the police. Two Sheriffs showed up and shared West's opinion that they were store (Amazon) purchased stickers applied by someone else. We then realized this individual had also moved one of the No Parking signs from the eastside to the westside. It was clearly out of place as it was seven car lengths down from the proper No Parking Here to the Corner signs. This individual (obviously a Stirrup homeowner) had a master plan that any car parked past this illegally moved sign would be stickered. The police confirmed this was nine counts of vehicle tampering; it moved to 12 counts when they stickered three more cars the next day. To say the least, this was an awful act by a mean spirited individual. Zenergy has honest, hard-working employees who put in big days during our peak summer months and it's a terrible, illegal act to do this to them after a long day at work.

It should also be noted that one previous July morning a man was out filming my employees parking; he was even making sure to film their faces, which made my massage therapist Rebecaa LaPointe very uncomfortable. Based on her description of this man, Rebecca confirmed the identity of Robert Degennaro after I pulled him up on Google. I shared this with Officer Kyle McCauley who later visited Degennaro's house; I don't know what transpired in their conversation, but we've had no stickers since then.

I hope this email clears up the numerous inaccuracies in Worst's letter to the city. We can certainly chat further about this when you have time next week.

Thank you,

Derek







Derek Agnew

general manager



245 Raven Road

Post Office Box 1363

Ketchum, Idaho 83340

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Mobile: 208.309.5128

www.zenergysv.com

From: Neil Bradshaw <NBradshaw@ketchumidaho.org>

Sent: Tuesday, July 22, 2025 5:22 PM

To: Derek Agnew <dagnew@zenergysv.com>; Christopher Lyle <cl@bigwoodsv.com>; Lyndsay Lyle <ll@bigwoodsv.com>

Subject: Fwd: Unsafe parking on Stirrup Lane

Lyndsay, Christopher and Derek

FYI

We should discuss sometime (see attached)

I want to get your perspective on this matter

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

nbradshaw@ketchumidaho.org | www.ketchumidaho.org

Begin forwarded message:

From: Ben Worst <ben@benworstlaw.com>

Date: July 22, 2025 at 3:43:51 PM MDT

To: Neil Bradshaw <nbradshaw@ketchumidaho.org>, Participate
<participate@ketchumidaho.org>, Spencer Cordovano
<SCordovano@ketchumidaho.org>, Tripp Hutchinson
<thutchinson@ketchumidaho.org>, Amanda Breen
<ABreen@ketchumidaho.org>

Cc: Jade Riley <jriley@ketchumidaho.org>, jshaw@co.blaine.id.us, Ben
Worst <ben@benworstlaw.com>, 1hodgie@gmail.com, Bob Cloninger
<rclono72@gmail.com>, bobkaplan007@gmail.com, Charlotte Cloninger
<charcloninger@gmail.com>, chefdoughty@gmail.com, Chrissy Davis
<rbrdavis@gmail.com>, "David Perdue (dlperdue@riverlyproperties.com)"
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<janesemel@gmail.com>, Larry Rothstein <rothstein.larry@gmail.com>,
Ralph Gomery <reg@gomory.org>, Robert DeGennaro
<robert@premiummedia360.com>, sjpassovoy@icloud.com, Yuhko
Grossmann <ygrossmann@gmail.com>

Subject: Unsafe parking on Stirrup Lane

Mayor Bradshaw and Council Members,

Please see the attached correspondence regarding the unsafe parking
matter on Stirrup Lane.

Thank you.

Ben Worst

BENJAMIN W. WORST, P.C.

P.O. Box 6962

Ketchum, Idaho 83340

Tel. (208) 720-8417

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Geoff Isles
235 Spur Lane
Ketchum, ID 8330

Dear P&Z Board Member:

I write to you today as a follow up to meeting yesterday on the parking issues brought on by entities now owned by the Lyle's on the North side of Saddle Road. What I thought was going to be a technical discussion of the codes, zoning, deeds, and plats of the area, for some reason turned into something completely different, into a question of deserving something because of the Lyle's community generosity. For the record, no one is questioning that generosity nor their contribution to Blaine County. Nor are we questioning the importance of the Bigwood Golf Course or Zenergy. But that seemed where the meeting headed. So also, for the record, I too donate generously towards the community as do several people living on Spur and Stirrup lanes in much large numbers than even the Lyle's. My point is that it is moot and cannot be considered by the P&Z.

I also have a huge problem with the direction, and biasness, that the staff took in the meeting. I think the reason they are having issues is that they cannot get around our objections to what the golf course and in a de facto kind of way, what the staff are trying to do to help them. Our issue is parking, specifically Zenergy's orders to their employees that they need to park on our two roads; two roads that are entirely in residential neighborhoods. At our recent meeting with staff, we made it clear that we want "Residents Only Parking" on the two roads. We are fully aware that it hasn't been done in Ketchum, but it doesn't mean it shouldn't be done, or that it is any way prohibited, especially when a commercial entity decides that it's their way out of a situation that they themselves caused. It just hasn't been done before. So why did the staff not present any of our counter arguments? Why didn't they say exactly what our complaint was which had nothing to do with the golf course? The fact is they barely mentioned Zenergy, which is the problem. Why weren't the deed and the plats presented as they are the real proof of our position, and ones we specifically detailed to them in our prior meetings?

Many things became clearer yesterday, especially after Mr. Hutchinson spoke on behalf of the Lyle's. I finally have a figure to blame for the situation, since Mr. Hutchinson was

apparently in charge of Thunder Springs when the initial problems happened. So here is what probably happened:

- 1- Thunder Springs who owned the golf course at the time, had plenty of land to build parking and the workforce housing they were required to build.
- 2- Thunder Springs decided that it was much more lucrative to build \$4million condos on the land and swung a deal with the City to build the workforce housing on the berm between the golf course and the cemetery.
- 3- Apparently, no one at the City noticed that the golf course and the condos were separate entities, and that not only did they have no right build the housing on another property, but they didn't look at the deed or plats which specifically ban construction anywhere on the golf course except for making additional golf course (that means greens, fairways, tee boxes, roughs, and bunkers.)
- 4- When confronted with these facts, the City Council correctly rejected the plan.

In a nutshell, Mr. Hutchenson should have built the parking then, on the property that his high-end condos were built on, as he apparently saw the need as he stated in yesterday's meeting.

I should add additionally, the cemetery had their sights on the berm as well, but I pointed out the exact same thing. They cannot because the deed and plats restrict the use of the land.

So, let's go to yesterday.

Why is the staff having so many issues? Well, they already admitted to a huge mistake, and I give them credit for owning up to it, but as I said earlier, it looks to me the problem is they are favoring the two commercial entities over the two neighborhoods they should be defending. Why didn't they bring our request for "Resident Parking Only" to you yesterday? It is a valid request. But there are other facts they don't seem to accept or are not willing to accept. So here they are in writing to you:

- 1- The parking issue is with Zenergy more than the golf course, and as a separate corporation they aren't entitled to any benefits the golf course may have. They need to figure out their own parking problems and not dump them onto two separate residential neighborhoods. This issue is probably the fact that the owners of Zenergy grew the business beyond their ability to service the members, at least with parking.

- 2- The golf course has a set number of golfers per day, and it hasn't changed in decades. No additional parking has ever been needed, even when the restaurant was in full operation.
- 3- Over the decades, when events were held at Bigwood, no additional parking was ever needed, no cars ended up on Spur and Stirrup Lanes, it was never an issue, even when the Museum had their wine picnics that was mentioned at the meeting.
- 4- We hold that the deed, which is guided by the individual plats, is definitive in the fact that nothing can be built on those plats, and that it was meant to keep the land structure free "in perpetuity." On this point, I need to point out the bizarre Homer Simpsonesque way the City and other entities have approached the plats. It's like Homer going "How 'bout now? How 'bout now? How 'bout now?" Their interpretation is the real reason Jade and Morgan have such difficulties with this. And as property owners, we thought this was decided years ago, and it is what we have to protect our properties. There was a full City Council meeting, and the vote went in our favor. The owners around the golf course should be able to rely on that fact.

So, where are we with this? Well, we want our neighborhoods protected by the City. We requested that our streets become "Resident Parking Only" which is something that is legal, and something that is precedent in neighboring Sun Valley for the exact reason we are requesting it. You must look no further than the base of Proctor Mountain, where only residents are allowed to park at the end of Fairway Rd. The City of Sun Valley recognized the need to protect the intrusion on a neighborhood, and Spur and Stirrup Lanes should be granted the same. You grant this request, let Zenergy work out their parking issues on their property, and the case is closed. Any other request for changes should go through the proper channels, but with the deed and plats completely in mind. Yesterday's decision by the P&Z goes directly against the decision of the City Council and should be immediately rescinded. Again... defend the owners of two 100% residential neighborhoods. That's what your job is.

Respectfully,

Geoff Isles

islesglass@aol.com

917-626-1134

Dawn Hofheimer

From: City of Ketchum Idaho <participate@ketchumidaho.org>
Sent: Monday, October 27, 2025 8:40 AM
To: Participate
Subject: Form submission from: Contact Us

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Monday, October 27, 2025 - 8:39am

Submitted by anonymous user: 68.105.209.195

Submitted values are:

First Name Claudia
Last Name Fiaschetti
Email c123fish@gmail.com
Phone number 2,087,203,512
Email/text notifications Opt in to receive text notifications
Question/Comment

Good morning,

I am concerned about the construction parking on Saddle Rd. in front of the new construction just east of Spur Lane. The city has put up a sign that says Work Zone in the area I am referring to. Can you please make that little stretch a no parking zone. I don't care if they park on Spur Lane which is where I live but we cannot see the cars coming over the hill on Saddle when the work trucks are parked there. My neighbor was hit last winter when the snow banks were too high. I hate pulling out when I have my 4 year old granddaughter in the car.

Also, I see where the city is taking out a couple of trees on Spur by that construction. Can you please trim back the ones that face Saddle Rd. around the corner so we have clear visibility? Trucks speed over the top of the hill and we can't see them.

I have no problem with people parking on Spur Lane associated with the construction. It is a public street, not my private road. But please enforce some restrictions. They park right up to the Stop sign, park side by side in front of the Bigwood condo garages and it's a bottle neck. Perhaps restricting people to just one side of the street would help.

Thank you very much,

Claudia Fiaschetti

The results of this submission may be viewed at:

<https://www.ketchumidaho.org/node/7/submission/13114>

