

# **Public Comment**

## Cyndy King

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**From:** Teri Ottens <tottens@amsidaho.com>  
**Sent:** Thursday, March 20, 2025 12:37 PM  
**To:** Participate  
**Subject:** Comp Plan Comments  
**Attachments:** ketchum comments mar 25.docx

March 20, 2025

To: City of Ketchum City Council and Planning and Zoning  
Fr: Idaho Manufactured Housing Association  
Ginger Bidegaray, Executive Director  
Teri Ottens, Planner  
Re: Comments concerning Comprehensive Plan Amendments

The Idaho Manufactured Housing Association (IMHA) noticed that the City of Ketchum is currently updating zoning issues in your comprehensive Plan. The Idaho Manufactured Housing Association would like to provide some input on some possible suggestions to address accessory dwelling units (ADU's) and other alternatives to traditional housing that could be incorporated in your Comp Plan and/or zoning ordinance.

IMHA is a non-profit association formed to encourage all forms of affordable housing, including manufactured homes. Over the past decade manufactured homes have been recognized by housing organizations, states and the federal government as the only truly **unsubsidized** affordable housing on the market. The manufactured housing industry is seen nationally as a key solution to successfully addressing the affordable and workforce housing crisis every city and county is currently facing.

We believe that looking at some housing options that have been overlooked in the past due to negative views on factory built housing might assist in meeting your housing goals:

- 1. Allowing for single sectional manufactured homes as ADU's**– These are not like the old mobile homes of the past. Manufactured homes of today can have eaves, pitched roofs and look like a site-built home. And they are much more affordable and less expensive to transport. We would like to suggest that smaller manufactured homes could be allowed as both a housing option to the site-built home (see #2 below) and as ADU's in your comp plan language and subsequent zoning ordinances. Currently one can order a manufactured home built to HUD standards at 320 square feet or larger which can be easily and affordably transported and placed on existing property in far less time and less expense than a site-built home. As you know, housing built to HUD standards are allowed under federal and state law and do not bring into question building and occupancy safety issues that recreational vehicles or tiny homes do when suggested for ADU's.

The city could apply many of the same conditions under state law to the placement of such homes as ADU's including having a pitched roof, exterior appearances similar to site built homes in the area, etc, to fit in with the neighborhood aesthetics.

- 2. Considerations for single section manufactured homes as an option the site-built homes** - To go even further we would like to suggest that the city might consider that single sectional

manufactured homes be allowed outright or under a special use in areas where lot sizes are potentially non-conforming due to their size, similar to a “skinny homes” exception. Traditionally these were not allowed in the past, based on the appearances and safety issues with the older mobile homes, but those issues are moot when addressing the manufactured home standards (units built after 1976). It would require an allowance in your ordinance to look at these smaller lots as a housing opportunity and for infill, if it is not already addressed.

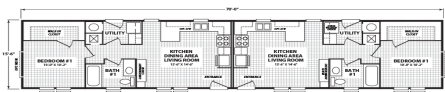
We note that the City of Boise last year adopted a change to their ordinance allowing single sectional manufactured homes without a special permit in **all** residential zones to address their affordable housing needs. Several other counties and cities in Idaho are now currently considering such a change to their Comp Plans and ordinances for the same reasons.

**3. Multi-Family Housing** - The industry is now starting to construct manufactured homes built to the HUD code as duplexes. These Energy Star units feature one bedroom/one bath units with an open plan living area in a 70 by 15.5 feet, suitable for narrow lots. It can assist communities looking to utilize smaller lots and provide more attainable housing units. A visual example can be found below.

Could there be verbiage that allows manufactured home duplexes as HUD now does allow multi family construction of manufactured homes? Again, this provides another more affordable housing option to site-built.

Thank you for your consideration of our suggestions. We are available to discuss these with you, or answer any questions you might have. We have sample language we can share addressing all of these issues if you would like it. In addition, we have put together a guide for planning departments on housing options and sample language. If you would like one emailed or mailed to you, just let us know.

Please contact Teri Ottens at 208-869-6832 or at [tottens@amsidaho.com](mailto:tottens@amsidaho.com) or Ginger Bidegaray at the IMHA Association at [info@idahohousingassociation.org](mailto:info@idahohousingassociation.org) with any questions, comments or needs.



dd17 March 2025

Comments on the second draft of the City of Ketchum's Comprehensive Land Use Plan ("Plan").

There are two good reasons to delay the process of updating the Plan until after the City's November elections.

- 1 There's a high likelihood that there won't be enough time to complete both the update to the Plan and the corresponding updates to the city's zoning regulations prior to the November 2025 elections. Because the Plan and zoning changes go hand in hand, they should be completed as close together in time as possible and be done while the same City Council is in place.
- 2 Many of the pandemic driven changes to Ketchum's real estate market are just now beginning to unwind. The pandemic significantly increased many of the community housing challenges and prompted many of the Plan changes that are being discussed now. It would be better to evaluate changes to the Plan after most of the transitory effects of the pandemic have worked their way through Ketchum's real estate market.

There are two provisions that are unfair to existing single-family homeowners that should be changed in the Plan's MIX OF USES for MDR properties.

- 1 Single-family homes should not be Secondary Uses, but rather, Primary Uses.
- 2 Single-family homes should not be limited to "small" homes.

These provisions have the potential to cause hundreds of Ketchum homeowners overnight to become owners of non-conforming homes. We can't think of all the potential unintended consequences of creating hundreds of non-conforming homes, but it's certain that mortgages and property insurance for those homes won't get easier or cheaper.

Thanks for your consideration,

*Sarah & Stu*

Sarah W. and J. Stuart Ryan

301 Sabala St.

Ketchum, ID



## Cyndy King

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**From:** Kelly Bird <kelly@bird-and-co.com>  
**Sent:** Saturday, March 22, 2025 12:02 PM  
**To:** Participate  
**Subject:** 140 West Second Street

Hello!

I am sending this letter of support on behalf of Bill and Missi Griffin regarding their proposed project at 140 West Second Street. As a Ketchum resident and business owner for 40+ years I have seen a lot of architectural changes in our downtown core. While some of the newer developments have too much of a “box” feel for my taste, I am very impressed with the Griffins’ thoughtful design. I appreciate the varied exterior elevations as well as the attractive "earth tone" integration of stone, wood and stucco. In my opinion, this project aligns perfectly with the City of Ketchum’s downtown “core” vision. There is no question that this building and new gallery space for Wood River Art will be a HUGE improvement over the existing structure.

On a personal note, I have known Bill and Missi for many years and have had the pleasure of working professionally with Bill since 2011. While Bill is known for representing many international artists worldwide he has also shown great support for our community. As the owner of Wood River Art, Bill has served as a mentor for many emerging artists as well as “keeping it local” when it comes to fine art services needed for his collection. He has also served on the Community School board, and has committed his time to many local nonprofits over the years.

In conclusion, I wholeheartedly support this project and look forward to this beautiful building/gallery space coming to fruition!

Best,

Kelly Bird

Kelly Bird  
Bird and Company  
kelly@bird-and-co.com  
p. 208-726-6096  
f. 208-726-3010  
c. 208-720-4154

## Cyndy King

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**From:** Ric Flores <ricmflores@gmail.com>  
**Sent:** Saturday, March 22, 2025 11:13 AM  
**To:** Participate  
**Subject:** Comments on Revised Comp Plan-- Warm Springs

City of Ketchum Planning-

I am writing to express my strong opposition to the proposed zoning change in the Sunshine Subdivision in mid-Warm Springs, which would reclassify our current Low-Density designation to High-Density Residential. As a homeowner and full-time resident of this neighborhood, I find this proposed change deeply troubling — both personally and on behalf of the broader character and long-term sustainability of our community.

When I chose to purchase my home, I did so after careful consideration of many factors, one of the most important being the neighborhood's zoning. The existing low-density designation gave me confidence that I was investing in a peaceful, nature-adjacent, and thoughtfully planned residential area. Had high-density development been allowed or imminent at that time, I may not have made the life-altering decision to buy here. This is not just a matter of personal preference — it is a matter of investment security and the legitimate expectation that zoning plans will be upheld to preserve neighborhood integrity.

Warm Springs is a uniquely beautiful area, and it should not be the default location for cramming additional apartment and condo development. The proposed shift toward high-density zoning threatens to degrade our natural landscape, obscure our views, and strain local infrastructure and environmental resources. Aesthetically and ecologically, it risks introducing long-term, irreversible consequences to the very things that make Warm Springs special.

A high-density designation is simply incompatible with our community's character and values.

Furthermore, Idaho Code § 67-6502(a) states that one of the key purposes of the comprehensive plan is to "*protect property rights and enhance property values.*" The proposed zoning reclassification undermines our property rights and has the strong potential to reduce — not enhance — our property values.

This is a matter that touches on fundamental questions of fairness, responsibility, and the stewardship of community resources. I urge you to reconsider this zoning proposal, respect the integrity of Warm Springs, and preserve our ability to enjoy and protect our homes, as originally intended.

Sincerely,

Ric Flores220  
Four Seasons Way  
310.993.6229

**Cyndy King**

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**From:** Beth Chiodo <bajabethy@gmail.com>  
**Sent:** Monday, March 24, 2025 10:31 AM  
**To:** Participate  
**Subject:** comp plan and housing

Dear City Council and Mayor, PnZ

Please Do Not upzone West ketchum and Warm Springs!

I urge you to consider a housing project for essential workers at the St Luke's WR Upper parking lot.

Thank you  
Beth Chiodo  
Ketchum



208.788.6102 | [INFO@BCOHA.ORG](mailto:INFO@BCOHA.ORG) | [WWW.BCOHA.ORG](http://WWW.BCOHA.ORG)  
111 N 1ST AVE STE 2J, HAILEY, ID 83333 | PO BOX 4045, KETCHUM, ID, 83340

**Subject: Support of Ketchum’s Draft Comprehensive Plan**

March 24, 2025

Dear Chair Morrow and Ketchum Planning and Zoning Commission:

On behalf of the Blaine County Housing Authority (BCHA), I write to express our strong support for the proposed updates to the Ketchum Comprehensive Plan. We believe the proposed updates make meaningful policy strides and lay the groundwork for zoning code updates 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, “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 regulations are some of Ketchum’s strongest tools.

Importantly, the increased density envisioned for some of Ketchum’s neighborhoods in the FLUM alone will not address Ketchum’s community housing needs. BCHA is not in support of increased residential density

for density's sake; in fact, increased density 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 proposed future land uses in the comprehensive plan allow for greater density than currently exists in some neighborhoods, but the plan stresses that these additional levels of density should only be permitted if it is primarily producing community housing. The Nexus Study's findings are one resource to contextualize and inform future zoning development to implement this comprehensive plan. It is important to ensure that the zoning tools developed provide meaningful benefits to community housing production and preservation while balancing existing community character and context.

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 greater 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 include rentals or ownership units as well as 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 and 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



## Cyndy King

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**From:** Carol Klick <carolklick@gmail.com>  
**Sent:** Monday, March 24, 2025 2:06 PM  
**To:** Participate  
**Subject:** Comprehensive Plan

Greetings,

Thank you for reading and considering my point of view. I am a taxpayer on a commercial condominium. Therefore, I can not vote, but I must pay the taxes imposed by the city.

1. I am definitely against all of you up zone ideas. The current zoning is the best plan moving forward. Increasing density will only cause more problems with parking and travel plans, additionally, the current water and sewer systems are already maxed out. Repair and maintenance of the roads and sidewalks should take priority as well as the utility repairs.
2. Ketchum approved a snow melt system in the alley behind the Bluebird. Why was that approved? I attended the meeting which presented and approved it. Who is paying for the snowmelt power? I recall that when the pavers were first installed on 4th street years ago, a snowmelt system was installed which NEVER was used. It was pricey to put down. Now when the new pavers are installed the snowmelt lines are being removed. I understand that it's difficult to get everything right the first time, however, an in depth review should be required.
3. Parking is a problem now and will be more of a problem as time goes on. Traffic and people here will increase. Onsite parking must be required for any future building, both residential and commercial.

Finally, please hold any changes before the current projects are completed. This is very important!

Thank you,  
Carol Klick

## Cyndy King

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**From:** Broschofsky Galleries <art@brogallery.com>  
**Sent:** Monday, March 24, 2025 5:18 PM  
**To:** Participate  
**Subject:** For public comment -agenda -3/25 P& Z meeting

Since 1987 we have owned a home in the Warm Springs area. Over the decades we have watched a development of family dwellings and neighborhoods resulting in a cohesive community. The area, adjacent to our home is currently under review for an extreme upgrade from low density to high density zoning.

Warm Springs is a tight canyon with mountains jutting down to the valley from the north and south sides. It is prone to avalanches and forest fires and has been evacuated for both impending disasters on several occasions.

With climate change exacerbating conditions we saw those brown hillsides going into winter 2025 and declarations “extreme drought” followed a couple weeks later by heavy snow covered hills with cornices and avalanches.

The area designated for high density off Flower Drive to Wanderer’s Canyon is an animal corridor linking Warm Springs to the vast mountain system north & northwest. The abundant animal tracks along the hillsides and frequent sightings of deer and elk give proof to this habitat. Other mammals, -moose, bear, cougar, coyote and fox are other animals I have observed this winter coming from this corridor and into the neighborhoods. Unfortunately this has created some problems which has resulted in the deemed necessity to eradicate an animal or trap



and relocate it. Imagine what such a proposed increase in population, pets, & vehicles would bring!

The proposed high density is a bad idea for these reasons.

1.The already built up neighborhoods and infrastructure of Warm Springs Road which already supports a massive number of cars and service vehicles to the Warm Springs ski lift and lodge access does not support this increase.

2.The resulting noise, light pollution and vehicle danger from such an increased population would affect the existing neighborhoods that we homeowners have invested in and enjoy as community.

3.The utter devastation of a very much used and important animal corridor habitat for multiple species and impending animal/human/pet/ vehicle conflicts.

(Above was my public comment at the 3/11 planning &zoning meeting).

..Today I would like to add to this statement I gave at the Planning & Zoning, March 11 meeting, and focus just on the wildlife impacts here.

It seems like there has been very little attention put to wildlife and the impact of high density from Flower Drive into Wanderer's Canyon.

Under "Responsible Stewardship of Natural Resources", habitat is finally given a little nod in the last sentence of Development Impacts. "Wildlife considerations are primarily addressed through these regular tools in conjunction with site, specific data and information provided by the Idaho Department of Fish and Game ( provided on an as needed basis). Well, wouldn't you think this would be an important time to address that? -through

fish & game - the impact of a high density zoning in wildlife habitat corridor?

Please read your stated GOALS AND POLICIES -Land, Water and Habitat Conservation,  
NR-1-1 PRESERVE AND ENHANCE THE NATURAL HABITAT FOR FISH, WILDLIFE, PLANTS, AND OTHER CREATURES IN OUR ECOSYSTEMS.

Policy NR-1.1 : Big Game Habitat and Use Areas

Policy NR -1.2: Wildlife -Friendly Development.

It is unfathomable that these are stated goals in the document which are in direct opposition to what maximum density's impact would be to this habitat corridor.

Minette Broschofsky

## Cyndy King

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**From:** Alison Burpee <alison.burpee@gmail.com>  
**Sent:** Monday, March 24, 2025 9:55 PM  
**To:** Participate  
**Subject:** Request to postpone public hearing on the Ketchum Comprehensive Plan

My name is Alison Burpee and I live off Warm Springs Road in Ketchum. I am PLEADING with the planning and zoning commission to vote to postpone the public hearing on the Ketchum Comprehensive Plan until April. I have been involved in the process of following/learning about the Comp Plan as a citizen of this community and would like to be able to be present, informed, and able to contribute my opinion regarding such an important decision for our community. With the community hosting the World Cup (volunteering, attending community events, all the things we are actively doing to help our town to support this race) and with my two kiddos on spring break from Hemingway, I would be so disappointed if this commission (established and chosen to represent the community) did not approve to delay and created a situation where the public could not be adequately heard. Please vote to delay and let us lean into and celebrate the once in a lifetime event happening AT THE VERY TIME you all chose to schedule a public comment meeting about this vital issue!

Thank you so much for your consideration,

Alison Burpee

## Cyndy King

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**From:** Kathryn Hulbert <kathrynhulbert123@gmail.com>  
**Sent:** Tuesday, March 25, 2025 8:17 AM  
**To:** Participate  
**Subject:** No to rezoning

Please add my voice to the huge list of local residents again rezoning. I am a voter and also live close to the impacted area.

Why is the council so insistent on taking action that the electorate disagrees with?

## Cyndy King

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**From:** Wesley R. Fleuchaus <wfleuchaus@gmail.com>  
**Sent:** Tuesday, March 25, 2025 8:25 AM  
**To:** Participate  
**Subject:** I oppose the future land use map

Hi,  
I'm writing to express my opposition to the upzoning in the future land use map. Please don't turn our town into Park City. Thanks!  
Wes Fleuchaus  
Ketchum resident

## Cyndy King

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**From:** Kathryn Hulbert <kathrynhulbert123@gmail.com>  
**Sent:** Tuesday, March 25, 2025 8:17 AM  
**To:** Participate  
**Subject:** No to rezoning

Please add my voice to the huge list of local residents again rezoning. I am a voter and also live close to the impacted area.

Why is the council so insistent on taking action that the electorate disagrees with?

## Cyndy King

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**From:** David Kistler <kistlerd@mac.com>  
**Sent:** Tuesday, March 25, 2025 8:29 AM  
**To:** Participate  
**Subject:** Proposed Comp Plan Update

We purchased our West Ketchum home in 2010 in large part because of it was located in a family-oriented, low density neighborhood. We are strongly opposed to any upzoning which effectively requires property owners to build bigger. Moreover, we are also strongly opposed to any new taxes to pay for any new infrastructure to support upzoning. Stop already!

David and Wendy Kistler

## Cyndy King

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**From:** Harry Griffith <harry@sunvalleyeconomy.org>  
**Sent:** Tuesday, March 25, 2025 8:34 AM  
**To:** Participate  
**Subject:** SVED Support for 140 West 2nd SAve

I am writing to you on behalf of the mixed use project planned by Bill Griffin on 140 West 2<sup>nd</sup> Ave Ketchum.

The arts community has become an increasingly important part of the economy. Local purchases by homeowners and out of state purchases by second homeowners and art aficionados continue to increase. Out of county purchases taxed by the state are an increasingly important factor

Griffiin's gallery has demonstrated increased sales and attention year on year by both buyer groups. The city benefits from the LOT component of such sales for helping improve city infrastructure and public safety services.

In addition more middle income market rate rentals are welcome to help people live and work in Ketchum.

I would encourage you to support this project which will increase the economic vitality and diversity of the Ketchum business community.

**Harry Griffith**

Executive Director, Sun Valley Economic Development

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



## Cyndy King

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**From:** Anna (Schimelpfenig) Rothgeb <schimelpfeniga@gmail.com>  
**Sent:** Tuesday, March 25, 2025 8:43 AM  
**To:** Participate  
**Subject:** NO to UPZONING!!

Ketchum City Council and Ketchum P&Z -

First and foremost, the timing of this meeting is extremely disappointing. Holding it during the World Cup is inconsiderate of our community. Hundreds of Ketchum residents are volunteering their time, and thousands are attending the events — this is not the time to schedule such an important meeting.

As a resident of West Ketchum, I strongly oppose the proposed upzoning. Preserving the character of our town and neighborhoods is essential, and this proposal, along with the Comprehensive Plan, threatens that. Increasing the density in West Ketchum will lead to more traffic, change the character of the neighborhood, and push out families and long-time residents.

With so much public opposition, I have to ask: why is this plan still being pushed forward? It's incredibly frustrating to attend meetings where community input is requested, only to feel as though that input is ultimately ignored.

Please remember your own slogan as you consider the long-term consequences of these changes: "*Small Town, Big Life.*" Let's protect the qualities that make Ketchum such a special place to live.

Sincerely,  
Anna Rothgeb  
Resident, West Ketchum

## Cyndy King

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**From:** JORI POTIKER <jorip123@mac.com>  
**Sent:** Tuesday, March 25, 2025 8:45 AM  
**To:** Participate  
**Subject:** No Upzoning

I wish to register my disapproval to up zone density in Ketchum. Our community character is already declining with all the new condos and big box buildings being built all through town. Regretably we already have several hotels coming also. It appears that no thought is being given to what residents actually want their community to be because they have never been asked. No one knows if anyone actually wants to live in those dense neighborhoods other than as tourist rentals. Stop!

Jori Potiker  
530 Northwood Way

## Cyndy King

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**From:** gwen raney <gwenraney@yahoo.com>  
**Sent:** Tuesday, March 25, 2025 8:47 AM  
**To:** Participate  
**Subject:** Upzoning

As a resident of Ketchum for close to 20 years my concerns for its future are more paramount than ever given the direction the City Council and Planning and Zoning are going with the proposed rewrite of Ketchum's Comprehensive Plan. I join the voices opposing the idea of changing the zoning in any part of Ketchum that restricts single family housing and requires density to replace it. To my knowledge there is nothing to support this idea and Ketchum's elected and appointed so called leaders are considering decisions that do not reflect the interests of Ketchum and will destroy the character of Ketchum forever.

Gwen Raney, Ketchum

**Cyndy King**

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**From:** Dan Gorham <daniel.j.gorham@gmail.com>  
**Sent:** Tuesday, March 25, 2025 8:55 AM  
**To:** Participate  
**Subject:** No to upzoning

KCC and K P&Z , Please vote against any upzoning in West Ketchum and Warm Springs.

Sincerely,  
Dan Gorham

Sent from my iPhone

## Cyndy King

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**From:** Stephanie Osborne <stephanieosborne6@gmail.com>  
**Sent:** Tuesday, March 25, 2025 9:00 AM  
**To:** Participate  
**Subject:** Upzoning Opposition

P&Z Commissioners,

I am writing to you to respectfully request that the AA zoning for our adjoining neighborhood be changed to the "Low Density Residential" (LDR) designation, as outlined in the Proposed Comprehensive Plan. We believe this adjustment more accurately reflects both the current character and future vision for our community. We also support similar changes requested by other West Ketchum neighborhoods.

As homeowners in West Ketchum we are deeply worried that the character, property values and way of life of our neighborhood will be ruined once surrounded by this new higher density zoning. We walk our dog, say hello to our neighbors and host the few "Ketchum cabins" still in existence in town. If they are torn down and higher density buildings are planned, we will have delivered our neighborhood to VRBO and other short term rental companies.

Please change the zoning of our surrounding neighborhood to LDR.

Thank you for your consideration.

Stephanie and Nick Osborne  
105 Wood River Dr North

## Cyndy King

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**From:** Simon Wenet <simonwenet@gmail.com>  
**Sent:** Tuesday, March 25, 2025 9:11 AM  
**To:** Participate  
**Cc:** Sara Super  
**Subject:** Opposition to West Ketchum Upzoning

Hello, my wife and I are community members and owners of 307 Main St S in Ketchum. I am reaching out to express our opposition to upzoning of West Ketchum.

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Best,  
Simon Wenet

## Cyndy King

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**From:** Timothy Mott <tim@mottventures.com>  
**Sent:** Tuesday, March 25, 2025 9:14 AM  
**To:** Participate  
**Subject:** There are serious flaws in the Ketchum Comp Plan Research and Process

Attention: Ketchum City Council and Ketchum Planning & Zoning

Put the brakes on the proposed Comprehensive Plan and Zoning Restrictions

Show the community the research that justifies this Plan before proceeding.

The public deserves to fully understand zoning implications.

Our neighborhoods cannot handle the dramatic density increases on our:

- Water
- Streets
- Emergency Accesses (Public safety) • Uninsurable Flood, Fire, and Avalanche Risks

The proposed Comprehensive Plan and Zoning:

- Will not guarantee affordable workforce housing
- Medium density will restrict the rights of property owners
- Does not control lot sizes or property set backs • Taxpayers will pay for infrastructure, not developers

## Cyndy King

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**From:** Gretchen Flint <gretchenflint@gmail.com>  
**Sent:** Tuesday, March 25, 2025 9:31 AM  
**To:** Participate  
**Subject:** Future Land Use Map

I am **NOT** in favour of the current upzoning of Warm Springs or West Ketchum. Please stop.

Gretchen Flint



**Cyndy King**

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**From:** John Melin <johntmelin@gmail.com>  
**Sent:** Tuesday, March 25, 2025 10:22 AM  
**To:** Participate  
**Subject:** No to Upzoing

Hello,

My message is above. I believe high-density housing belongs down valley or on the Simplot property in 2 store buildings.

John Melin  
30 year resident of Ketchum

## Cyndy King

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**From:** Marilyn Hoffman <mer.hoffman208@gmail.com>  
**Sent:** Tuesday, March 25, 2025 10:26 AM  
**To:** Participate  
**Subject:** Upzoning

I totally disagree. I say NO to upzoning. What are you all thinking?

Marilyn Hoffman  
Ketchum Resident

## Cyndy King

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**From:** Jeff Parks <Jeff@rwcm.com>  
**Sent:** Tuesday, March 25, 2025 10:42 AM  
**To:** Participate  
**Subject:** No Upzoning

We need to keep Ketchum special.

Jeff  
Resident  
711 Walnut

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## Cyndy King

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**From:** Juanita Young <belespritskin@gmail.com>  
**Sent:** Monday, March 24, 2025 2:15 PM  
**To:** Participate  
**Subject:** up zoning

Dear P & Z members, City Council Members and Mayor:

Stop Up zoning (FLUP) Warm Spring and West Ketchum. Do not disturb existing zoning. We want more single family houses, not more garbage like Bluebird. That is the most appalling building. I have spoken to many people who said most the residents don't even work Ketchum.

Upzoning will not make housing more affordable, just the opposite. I sure haven't noticed prices in Ketchum coming down.

Please, please stop comparing Ketchum to Aspen and Vail. I don't care if we have more parking slots than Aspen. We want more parking spots for customers to come and shop and dine. That is why people come to Ketchum the..the ease of getting to and from where they want to consume.

Stop trying to provide housing for worker in Ketchum, obviously Bluebird is not doing that.

## Cyndy King

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**From:** Tom Monge <tom@mongeinvestments.com>  
**Sent:** Tuesday, March 25, 2025 10:51 AM  
**To:** Participate  
**Cc:** Cindy Monge; Alex Monge  
**Subject:** Ketchum UPZONE Proposal

To the City of Ketchum Planning and Zoning Commission and City Council and Mayor:

Both my wife Cindy Monge and myself Thomas Monge would like to go on record to **OPPOSE** the current proposed UPZONE of the entire City Of Ketchum. This proposal will NOT provide the intended purpose of providing “workforce” housing within of City limits .. it will only add to the complete destruction of our limited single-family neighborhoods and push out locals like my wife and I who have been residents in the City of Ketchum for over the last 47 years. We have watch for many years City Staff and City Governments try to change this City’s land uses and the only results that we have seen is more and more complicated zoning ordinances which have NEVER this provided City with any better design or planning... STOP this insanity and leave our Zoning Ordinance alone...it is fine the way it is and if anything it should be more simplified !!!

**PUT THE BRAKES ON THIS UPZONE IMMEDIATELY!!!**

**Very are very, very Concerned about this proposal.**

Thomas R. Monge  
Monge Family Trust  
Monge Investments  
P.O. Box 307  
700 Sun Valley Road  
Sun Valley, ID. 83353  
Mobile – 208-720-0490  
Office – 208-622-4100  
Email: [tom@mongeinvestments.com](mailto:tom@mongeinvestments.com)

## Cyndy King

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**From:** Jeff Jensen <jeff@jensenconsult.com>  
**Sent:** Tuesday, March 25, 2025 11:28 AM  
**To:** Participate  
**Subject:** 2025 Comprehensive Plan Comments

P&Z,  
I am writing to oppose this plan.  
We will be directly affected by these changes to our neighborhood and am not in favor.  
The increased density will forever change the character of the neighborhood and create a serious safety hazard with more traffic and Avalanche risks.  
Please do not approve this plan.

Jeff Jensen  
216 Sage Road Unit B  
Ketchum, ID 83340

## Cyndy King

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**From:** Mark Maykranz <mmaykranz@hotmail.com>  
**Sent:** Tuesday, March 25, 2025 11:32 AM  
**To:** Participate  
**Subject:** No upzoning

Do not up zone Ketchum. I was just contacted by a small (well-funded) business group that intends to hire a lobbyist to cut off federal funding for institutionally- sized housing in Ketchum. You are shooting yourselves in the foot, as usual. The fact that Bradshaw was not even born in this country, and he wants to make many of our homes non conforming is ugly bold! Fire Breen and Bradshaw. They can go back to their cities and trash them instead of small town Ketchum. I support Michele Stenett's proposal.