

Public Comment

Ketchum Business Advisory Coalition Public Comment to Planning and Zoning
March 8th, 2025

The Ketchum Business Advisory Coalition (KBAC), now representing more than 140 local business owners and community members, would like to thank the City of Ketchum for scheduling a public meeting with the Planning and Zoning Commission to discuss the current draft of the Comprehensive Plan. Such opportunities for the community to meet directly with their government officials are important, greatly appreciated, and are vital as we collaborate on the values and needs of our incredible town.

However, KBAC strongly urges The City and P&Z to re-schedule the March 25th meeting to April 22nd, since March 25th is right in the middle of the Audi FIS Ski World Cup Finals and related festivities. We know that the city has at times been frustrated and disappointed with the sparse public attendance at public meetings, and KBAC has been working to support the city by encouraging greater public attendance and engagement. We are hearing from our members that they will not be able to attend a meeting on March 25th because they'll be working overtime to meet the needs of the thousands of visitors here to experience the World Cup and all that the Ketchum/Sun Valley area has to offer.

Given the fact that this next phase of the Comprehensive Plan is expected to take several years to complete, a few weeks' delay for this important public meeting is reasonable and will ensure greater public participation. We hope both the city, and the Planning & Zoning Commission will agree with this, and will therefore reschedule the meeting to April 22nd.

Thank You for Your Consideration,

The KBAC Board of Directors

Cyndy King

From: Jacqueline Jablonski <jfjablons@gmail.com>
Sent: Monday, March 10, 2025 4:09 PM
To: Participate
Subject: Request to Reschedule Planning and Zoning Commission Meeting

Greetings,

I noticed that the upcoming public hearings with the Planning and Zoning Commission are scheduled for March 25 and April 8 at 4:30 PM at City Hall. While I appreciate the opportunity for community input, I am concerned about the timing of these meetings.

The first date overlaps with major local events, including the World Cup festivities and Lindsay Vonn's appearance at River Run. Additionally, Main Street will be occupied with the Black Diamond Experience at 5:30 PM in conjunction with the 5850 Fest. Given the significance of these events, many community members, myself included, may be unable to attend the meeting.

As a concerned citizen, I respectfully request that you consider postponing these important public hearings until after the World Cup Finals to allow for greater participation from the community. I believe rescheduling would demonstrate a more thoughtful approach to planning and ensure that the voices of all citizens are heard.

Thank you for your attention to this matter. I look forward to hearing your response.

Sincerely,
Jacqueline Jablonski

208-954-3285

Cyndy King

From: Julie Johnson <jjnourishme@gmail.com>
Sent: Wednesday, March 5, 2025 9:55 PM
To: Participate
Subject: March 25th public hearing

Follow Up Flag: Follow up
Flag Status: Completed

Hi All;

I don't always agree with Pam Morris but on the poor timing for this public hearing I do.

All business owners and citizens will be preoccupied with the World Cup this week.

I believe the date should be postponed a week.

Thanks for your consideration.

ciao

JJ

--

Nourishme & Julie Foods

Julie Johnson NTP
151 north main st.
Ketchum, ID 83340
208 928 7604 /fax 928 7605

Cyndy King

From: Alex Babalis <alexandrababalis@gmail.com>
Sent: Wednesday, March 5, 2025 1:13 PM
To: Participate
Subject: March 25

Please reschedule this very important public meeting. Many locals are either volunteering for the World Cup or heading out of town during this time.

Thank you,

Alex Babalis

Alex Babalis

208.964.1258 | Ketchum, Idaho |

Cyndy King

From: Chris Spain <john.chris.spain@gmail.com>
Sent: Tuesday, March 11, 2025 7:43 AM
To: Participate
Subject: Comments by Chris Spain

Respectfully ,

It really doesn't look like the overlay was well thought out. No buffer between single-family and high density. No real thought about traffic, public opinion, etc. Density certainly doesn't solve the affordable housing issue. Really a county issue. Ketchum is already pretty baked. Without straight up gifts and cash subsidies the economics dictate affordable housing be built in South County. Ketchum should be working with Hailey and Bellevue to figure out the best place, and how to provide lower density quality housing that's affordable. Housing that a resident can be proud of and will want to live in long-term. Even the affordable housing that has been created has an end of life.

I understand the land directly behind my house is proposed for 30 units to the acre, no buffer between single-family and higher density. This is really an insult to Warm Spring in general as the density is unprecedented. It's also poor planning as there is no transition, no thought about property values of existing taxpayers. Whoever was hired to do this land planning clearly has been advised to maximize density and not consider the big picture.

Increasing density doesn't help affordable housing, it just creates higher demand for services in our town that are currently struggling to find employees.

I am just scratching my head. Is all of this being driven by affordable housing or is it the mayor's desire to have Ketchum be city like Chamonix?

These are really two very different topics.

I understand that the density allowed in downtown Ketchum is on the lower end of other urban areas. But I think it seems like things are shaping up pretty well. We are getting our small town urbanized and it seems to be in fairly good taste and scale. To move to the more suburban parts of the Ketchum, and overlay density that is 30 units to the acre with no regard for tax paying neighbors has no precedent and is a broad brush policy that few taxpayers would support.

I'm really asking why.

If you own a half a lot and Ketchum that under the new overlay is now allowed for two instead of one housing unit, what is this do for affordable housing? Again you are just creating more unaffordable high-end housing that will require more services.

A dense walkable downtown creates value for everyone and it preserves the quality of life for existing residents in the more suburban areas of Ketchum. Why try to change this.

If indeed, the city wants more affordable housing, then work with the county and Hailey/Bellvue and shell out the cash that it's gonna take to do this right.

Don't come up with a broad brush, high density plan and think that this is going to make a difference on the cost of housing.

Again, I would just ask why on the higher density plan? And if it's not affordable housing, it's just the mayors dream to have Ketchum be one big urban area , then give us a plan that is well thought out.

Again, I am really shocked at the lack of professionalism in the city overlay and the lack of consensus building that has been undertaken by the government.

Thanks!

Sent from my iPhone

Cyndy King

From: Steve Lentz <steve@far-away.com>
Sent: Tuesday, March 11, 2025 9:57 AM
To: Participate
Subject: March 25 P&Z

Bad timing on this one. Please move to later date.

Steve Lentz

Cyndy King

From: PATRICIA HIGGINS <pathiggins4085@gmail.com>
Sent: Monday, March 10, 2025 9:03 PM
To: Participate
Subject: Meeting during the World Cup Races

Please postpone this meeting during the World Cup Races. Many of us who care about Ketchum are also involved in volunteering for this event.

Pat Higgins

Sent from my iPad

Cyndy King

From: Harry Griffith <harry@sunvalleyeconomy.org>
Sent: Monday, March 10, 2025 6:47 PM
To: Participate
Subject: March 25 Comp Plan proposed review date

Several businesses have spoken to me about problems attending the proposed meeting date in the middle of the WC finals. I think it would be more inclusive to defer this meeting to a later date.

Thanks for your consideration

Harry Griffith

Executive Director, Sun Valley Economic Development

www.SunValleyEconomy.org