



---

## comp plan

---

**From** Steve <steve@morconefamily.com>  
**Date** Thu 2/6/2025 11:59 AM  
**To** Participate <participate@ketchumidaho.org>

### **Dear Ketchum City Council,**

I am strongly opposed to any increase in density in West Ketchum, particularly along the Bird Drive corridor. Like many of my neighbors, I have been expressing this concern for years. Despite numerous studies, surveys, and walking tours, my opinion—and the opinion of many residents—has remained unchanged. However, it seems that rather than respecting this consistent feedback, the city continues to reframe the conversation, moving the goalposts in search of a different answer.

I find it frustrating and difficult to understand the purpose of the repeated studies and questionnaires when residents have been clear from the start: **we want to slow growth in Ketchum, not increase it.** Yet, we are asked to reiterate this position again and again, as if waiting for us to change our minds. **Less development is more.** Less change in the West Ketchum residential area will preserve the character, property values, and quality of life that residents cherish.

Increasing density would have serious negative impacts, including:

- Increased traffic and congestion
- More noise and parking issues
- Reduced property values
- A diminished sense of community and residential character

For years, I have asked the city to address traffic concerns on Bird Drive. Despite numerous studies and temporary seasonal measures, nothing permanent has been done, and the problem persists. Instead of solving this long-standing issue, the city is now proposing to **increase** density, which will **only exacerbate traffic problems that have already gone unaddressed for years.** If residents have been consistently asking for **less growth and slower traffic**, why are you looking for alternatives that contradict this?

Furthermore, your walking tours and studies failed to provide meaningful engagement. There was little to no discussion about plans for increased density, and the information given was minimal. Many residents I spoke with came away feeling confused and uninformed. Once again, the city asked for community participation but appears to be ignoring the feedback.

I urge you to listen to the residents of West Ketchum and **prioritize maintaining the character of our neighborhood.**

Respectfully,  
Steve Morcone



---

**parking**

---

**From** Steve <steve@morconefamily.com>  
**Date** Thu 2/6/2025 12:59 PM  
**To** Participate <participate@ketchumidaho.org>

**Dear Ketchum City Council,**

### **Who Should Pay for the Parking Structure?**

While the Local Option Tax (LOT) funds many important projects, the parking structure should be given serious consideration for funding. Additional parking will benefit the entire city, and **the cost should be shared by all residents and visitors—not placed solely on businesses in the downtown core.**

Placing the financial burden on existing businesses is both **irresponsible and excessive.** Ketchum's business community has already faced significant challenges in recent years, including the economic impact of COVID-19, reduced tourism, and multiple road construction projects that have limited customer traffic. The **seasonal nature of business in Ketchum makes profitability difficult,** and adding yet another tax on them to fund parking would only make survival harder.

A fair, balanced funding solution is necessary—one that doesn't unfairly penalize the very businesses that help drive Ketchum's economy.

**Sincerely,**

**Steve Morcone**

## Cyndy King

---

**From:** City of Ketchum Idaho <participate@ketchumidaho.org>  
**Sent:** Sunday, February 9, 2025 4:07 PM  
**To:** Participate  
**Subject:** Form submission from: Contact Us

Submitted on Sunday, February 9, 2025 - 4:07pm

Submitted by anonymous user: 184.183.123.27

Submitted values are:

First Name Bill  
Last Name Flanz  
Email wflanz@yahoo.com  
Question/Comment

As I will be unable to attend the in person meetings, I will offer comments by email.

For these locations, and for any other subsidized, multi-family dwellings:

- Restrict to individuals, where at least one resident is an “Essential Worker”, defined to include only a person who works full-time in Ketchum, or another nearby Blaine County community, for a school, hospital, fire or police department.
- No income limit (or much higher than currently contemplated), and no retirees.
- If a unit no longer has an Essential Worker in it there should be a requirement that it be rented or sold to an Essential Worker. Failing to include this provision would eventually convert all these units to retirement homes, subsidized by tax-payers.
- All buildings should include more than sufficient parking, so extra cars do not spill out and take up parking that is needed by the community. This point is especially important where public parking is at risk of being inadequate, such as the Washington Ave site.

Lift Tower Site – please include the following features:

- Access from 2nd Ave or Serenade. No auto access from Highway 75 so as not to create more traffic congestion on the highway.
- Put the parking on the bottom level or levels.
- Take advantage of the slope, and do not build more than two stories above the Highway 75 grade.

YMCA South Parking Lot

- It will be especially important to ensure that residents do not park in the North Lot, which is often quite full with people using the Y facilities. The Y is a very important part of the community and care must be taken not to adversely impact its use by taking away one of its parking lots.

- Placing this multi-family building in or near the Industrial Area should help demonstrate the logic of placing such buildings within walking distance to schools and other important facilities without placing undue stress on the downtown (in contrast to the Bluebird and Washington St buildings). The Industrial Area has much more capacity to incorporate similar future projects, compared with building in the already congested and overbuilt downtown.

Bill Flanz, Ketchum

The results of this submission may be viewed at:

<https://www.ketchumidaho.org/node/7/submission/12621>

## Cyndy King

---

**From:** Janet Nathanail <jnathanail@hotmail.com>  
**Sent:** Sunday, February 9, 2025 7:14 PM  
**To:** Participate  
**Subject:** Potential housing development presentations

**Importance:** High

I am not able to attend the meetings set up for this week, but I did want to register my concerns about the thinking and the consequent decisions being made by the mayor and the city council.

### **Low income housing**

Clearly, we all believe that worker housing is a must, however why should it be located in the centre of town? It acerbates the parking and traffic problems

Young families do not want to live there, preferring instead quieter neighbourhoods. It uses prime expensive real estate which would be better sold, so more appropriate options could be purchased.

That is why both the YMCA parking lot and the Lift Tower Lodge are good options. Please consider putting that entrance on second avenue and NOT on highway 75... so as to not further complicate the already existing traffic bottleneck with the gem streets.

Let's make more of an effort to prioritize essential workers....nurses, teachers, fireman. Given their locations, these two options would be perfect for them.

### **Cars versus bikes**

Isn't it obvious that cars are the preferred mode of transport for workers, for residents, especially older ones, or ones with young families. Knowing this, consider seasonal use and prioritize parking for cars over new bike lanes.

### **Increased Density**

Encouraging, even demanding that multi family replace single family houses not only drastically changes the character of Ketchum, the policy is draconian and takes the options away from the home owners and puts all the power with the developers. The council seems to be more interested in encouraging seasonal tourism rather than supporting full time residents. Tourists shop and eat 5 months of the year, but how are our local businesses meant to survive the other 7 months unless there are more year round residents?

Since it is clear that much of the residential and business community is adamantly against many of these new policies being promoted by the council, why push them through ?? why not continue to discuss and find workable solutions that the town will not regret and that will create a town where we can all be proud to live.

While I applaud these regular meetings and the questions asked, I ask that you please consider carefully the answers and responses that you receive.

Thank you  
Janet Nathanail  
201 Emerald Street  
Ketchum

Please consider your environmental responsibility before printing this email or any other documents.

## Cyndy King

---

**From:** Bill Flanz <wflanz@yahoo.com>  
**Sent:** Sunday, February 9, 2025 7:28 PM  
**To:** Participate  
**Subject:** Housing comment

I am unable to attend the upcoming meetings in person so will provide comments by email.

For these two locations, and for any other subsidized, multi-family dwellings:

- Restrict to individuals, where at least one resident is an "Essential Worker", defined to include only a person who works full-time in Ketchum, or another nearby Blaine County community, for a school, hospital, fire or police department.
- No income limit, and no retirees.
- If a unit no longer has an Essential Worker in it there should be a requirement that it be rented or sold to an Essential Worker. Failing to include this provision would eventually convert all these units to retirement homes, subsidized by tax-payers.
- All buildings should include more than sufficient parking, so extra cars do not spill out and take up parking needed by the community. This point is especially important where public parking is at risk of being inadequate, such as the Washington Ave site.

Lift Tower Site – please include the following features:

- Access from 2<sup>nd</sup> Ave or Serenade. No auto access from Highway 75 so as not to create more traffic congestion on the highway.
- Put the parking on the bottom level or levels.
- Take advantage of the slope, and do not build more than two stories above the Highway 75 grade.

YMCA South Parking Lot

- It will be especially important to ensure that residents do not park in the North Lot, which is often quite full with people using the Y facilities. The Y is a very important part of the community, and care must be taken not to adversely impact its use by taking away one of its parking lots.
- Placing a multi-family building in or near the Industrial Area should help demonstrate the logic of placing such buildings within walking distance to schools and other important facilities without placing undue stress on the downtown (in contrast to the Bluebird and Washington St buildings). The Industrial Area has much more capacity to incorporate

similar future projects compared with building in the already congested and overbuilt downtown.

Bill Flanz

Ketchum



## Cyndy King

---

**From:** David Hutchinson <david@vpcompanies.com>  
**Sent:** Saturday, February 8, 2025 11:49 AM  
**To:** Participate  
**Subject:** Potential housing development presentations

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

Comment-

Lift Tower Lodge is logical #1 choice within the city limits ( including over Washington Street ). It also provides the opportunity to contact SV Company to expand the footprint onto their property and create a lasting public/private partnership. A strong and cooperative relationship with SV Co. is the future based upon the significant land they own within the city and their future need for employee housing, especially at River Run. DH



**David Hutchinson**

*President*

(208) 726-1875

(208) 720-0789 (cell)

[www.vpcompanies.com](http://www.vpcompanies.com)

---

The contents of this email and any attachments are all property of VP Companies and are subject to copyright and other protections. If you are not the intended recipient of this email or you received this email in error, please be aware that any dissemination, distribution, or copying, this email or any attachment is strictly prohibited and may be unlawful. Also, if you are not the intended recipient of this email, please notify the sender immediately and permanently delete all copies of this email and any attachments. Any statements, opinions or claims contained in this email or any attachment constitute a personal message from the sender, unless otherwise stated, and may be incorrect, untrue or inaccurate. VP Companies is not responsible for any action taken in relation to or reliance upon any such statements, opinions or claims. If you do not wish to receive further emails from VP Companies, please contact the sender immediately. Please note, VP Companies will remove your name from its marketing lists but may still contact you via email in connection with any pre-existing relationship or business transaction between you and VP Companies.

## Cyndy King

---

**From:** Ben Lawrence <benjie.lawrence33@gmail.com>  
**Sent:** Saturday, February 8, 2025 9:47 AM  
**To:** Participate  
**Subject:** Potential housing development presentations

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

We were told last week at the city council session on the master plan discussion we are back to the 1.5% annual growth rate or adding 26 ( families?) people each year. We don't need 500 plus new units!

Ben