

Dawn Hofheimer

From: susancneaman@gmail.com
Sent: Thursday, June 26, 2025 9:10 AM
To: Participate
Subject: Limelight Hotel

I am in favor of the limelight request only if there is enough parking for this room change from hotel to condo units . The two apartments need to each have at least 2 parking spaces available 2 for each unit. Also that the city does not loose any taxes from this conversion.

Thank you,
Susan Neaman
Sent from my iPhone

June 24, 2025
Mayor Neil Bradshaw
Ketchum City Council Members
Ketchum City Hall
191 5th Street W.
Ketchum, Idaho 83340

Dear Mayor Bradshaw and Esteemed Members of the Ketchum City Council,

My name is Magaly Estrada, and I am the owner of Sushi on Second, one of Ketchum's older and most enduring local restaurants. For years, we have served residents and visitors alike, proudly contributing to the unique culture, economy, and spirit that makes this town so special. I write today with a heavy heart and a deep sense of concern about the recent issuance of one of the new resort liquor licenses.

I was shocked to learn that a newly opened restaurant was recently awarded a license, not by chance or merit, but because they were granted early insider knowledge about the new licenses becoming available. While the rest of us were unaware of any pending release, they were quietly informed and advised to act, getting a head start before the opportunity was publicly known.

This was not simply a case of someone "beating us to the punch." This was an unfair advantage, made possible through privileged access to information that should have been made equally available to all interested parties. In effect, they were allowed to cut to the front of the line before the rest of us even knew there was a line forming.

What makes this more painful is that small, locally owned businesses like mine, who have operated with integrity, who have served this community through thick and thin, are now left at a structural disadvantage. The competitive edge that a liquor license provides is significant, and to have that handed to a new restaurant based on quietly passed along information rather than a fair and transparent process undermines not only the trust we place in our city, but the very principles of equity and accountability.

I urge the Council to take a hard look at how this process unfolded. How did this information reach a single applicant before it was made public? Why weren't existing businesses informed or given a fair opportunity to respond? And most importantly, what measures will be taken?

I believe Ketchum can and should do better. Our community deserves processes that are transparent, equitable, and grounded in fairness, not favoritism. I respectfully request that this issue be addressed publicly, and that future license allocations be made with an explicit commitment to fairness and equal opportunity for all.

Thank you for your attention to this matter. I remain hopeful that the values this town was built on, community, fairness, and integrity, will guide your decisions moving forward.

With respect and sincerity,
Magaly Estrada
Owner, Sushi on Second
714.280.3997
Sushion2nd@gmail.com

Dawn Hofheimer

From: Courtney Ammons <courtneyammons@gmail.com>
Sent: Wednesday, June 25, 2025 5:32 PM
To: Participate
Subject: Traffic with IDT

PLEASE consider allowing overnight work to speed up the construction. Even with the extended hours, it is still affecting residence negatively. My daughter was peeing blood today and instead of being able to get to urgent care quickly, we were sitting in traffic. I fear with my whole heart that people's lives will be taken if they cannot access the hospital in time. Courtney Ammons Sent from my iPhone

Dawn Hofheimer

From: D Bruce Johnsen <dbjohnsen@5bgazette.com>
Sent: Wednesday, June 25, 2025 4:19 PM
To: Participate
Cc: Sarah Lurie
Subject: Bike Safety

Unfortunately, I missed the early public comments regarding bike safety in Ketchum that preceded the recent changes in the ordinance, but I would like the following points made part of the record.

One of the changes was to make speeding and reckless riding a misdemeanor. I support enforcement and citations. But making speeding and reckless riding a misdemeanor seems like overreach. A better approach is to issue escalating fines for repeat infractions, reserving misdemeanor charges for egregious repeat offenders or those who recklessly injure others. This mirrors how motor vehicle infractions are generally handled.

I'm a big fan of Ketchum's virtual leash law, according to which dogs must either be leashed or subject to their owner's immediate control. But the Wood River Trail is no place for dogs off leash. That should be considered an infraction, and in the event a cyclist is injured from an off-leash dog it should raise a presumption the owner acted negligently.

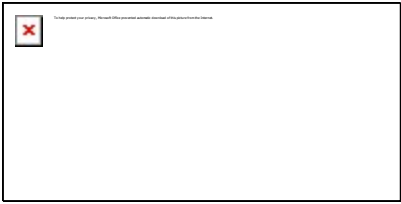
One extraordinarily dangerous intersection in Ketchum is where Thunder Trail Road meets Saddle Road near the Big Wood Golf Course crossing. Riders—often children—speed downhill along the Saddle Road bike path. Motorists pulling out on Thunder Trail Road to turn onto Saddle Road can't see more than 30 feet up the path due to obstructions. To get a proper view, they must pull forward into the path, blocking it in the process and giving speeding cyclists too little time to stop or swerve.

The City seems aware of the danger: a new sign beneath the red stop sign reads, "Stop/Watch for Pedestrians and Bicycles." But watching won't help if you can't see around corners. The path has a "Caution" marking painted on the surface 30 feet uphill, but that's not enough.

Extraordinary dangers demand extraordinary precautions. The City should consider installing rumble strips on the path before the intersection and providing better warning to cyclists. Across Saddle Road sits a manhole cover no doubt under City control; nearby, the City should consider installing a curved mirror on a post to give drivers a view of approaching cyclists and vice versa.

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Cordially,
D. Bruce Johnsen
Political Economy Editor
Professor Emeritus of Law
Antonin Scalia Law School, George Mason University
703-915-0701
https://papers.ssrn.com/sol3/cf_dev/AbsByAuth.cfm?per_id=45127



Dawn Hofheimer

From: Kristin Derrig <kristinderrig@gmail.com>
Sent: Wednesday, June 25, 2025 3:35 PM
To: Participate
Subject: Liquor license

To Whom it may concern,

As the owner of a liquor license in Ketchum I have a few thoughts of the new resort licenses. First of all the cost is extremely skewed. I understand there are limitations to them but considering how much people have had to pay for them there should be something a bit more comparable.

Second, I feel since people have been waiting a long time for any license to become available they all should have an opportunity in the option to buy one. The fact that a certain restaurant, Fiamma, was on the list before others even knew about it is absurd. I have many friends in this industry and it is truly unfair that these "new" licenses were not fairly announced to everyone.

Kristin Derrig
208-720-1580

Dawn Hofheimer

From: Carol Klick <carolklick@gmail.com>
Sent: Tuesday, June 24, 2025 4:46 PM
To: Participate
Subject: City taxpayer ideas

Regarding city spending, I have numerous ideas which I would like you to think about and consider. They are as follows:

2026 Budget

Overall, this budget should be reduced to half. Town square is fine as is, actually, better than fine. It does not need funding for a remodel.

Staffing in administration could be reduced. And outside consultants are eliminated or voted for by the taxpayers, not hired by staff.

Community service trucks and employees should be assessed as to what they are doing for the city and if they are necessary. Issuing parking tickets to cars would not cover their payroll and increasing their ticket collecting would be counterproductive to being a welcoming city for businesses and visitors alike. It's time to stop treating cars and the people who drive here as bad and needing punishment. Most if not all are considerate people who are responsible.

Parking

All parking should be free. And time limits on spaces removed. Residents should have parking provided on property, not assigned street parking. This is still a mountain town.

YMCA Housing

Bad idea!!! It will not provide housing for community workers. Do the math on what workers make in Ketchum. Cleaning staff makes \$25 - \$35 per hour. They would not qualify with the government guidelines as set forth for funding. So who would qualify? Workers who work for cash and those who limit the hours they work to qualify. Basically, the "get over" workers.

I believe the ship sailed already to build affordable housing in Ketchum. It's time to consider options for affordable housing outside of Ketchum.

In review, chop, chop on the spending of taxpayer funds! Lighten up on the drivers who park in Ketchum. They are your business owners, workers and visitors who keep the city rolling.

And realize that the units proposed for the YMCA lot will not alleviate the shortage of workers in Ketchum.

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Dawn Hofheimer

From: Neil Bradshaw
Sent: Tuesday, June 24, 2025 10:47 AM
To: Participate
Subject: Fwd: \$68,000 Emergency Housing Fund for Ketchum BCHA Condo Owners
Attachments: SMichael Emergency Housing Fund 6-24-2025.docx

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: Sarah Michael <ms.sarahmichael@gmail.com>
Date: June 24, 2025 at 10:45:54 AM MDT
To: Neil Bradshaw <nbradshaw@ketchumidaho.org>, Courtney Hamilton <CHamilton@ketchumidaho.org>, Amanda Breen <ABreen@ketchumidaho.org>, Spencer Cordovano <SCordovano@ketchumidaho.org>, Tripp Hutchinson <thutchinson@ketchumidaho.org>
Cc: Jade Riley <jriley@ketchumidaho.org>
Subject: **\$68,000 Emergency Housing Fund for Ketchum BCHA Condo Owners**

Below and attached is my written statement which I summarized to you during the City of Ketchum Meeting today. Please establish a \$68,000 Emergency Fund in your FY 2026 Budget and create the program from existing FY 25 funds to address the emergency financial needs that existing homeowners are facing today. A simple application form and an expedited approval process are critical.

June 24, 2025

To: City of Ketchum, Mayor Bradshaw and City Council Members
From Sarah Michael, former BCHA Interim Executive Director and County Commissioner

Subject: Establish a \$68,000 Annual Emergency Housing Fund for Ketchum BCHA Condo Owners for Extraordinary HOA Dues and Special Assessments

BCHA staff Rian Rooney and Carissa Connelly developed a staff report for the June 18, 2025, Housing Authority Board meeting which identified the potential of 32 out of the City of Ketchum's 78 condo owners who may be facing an inability to pay for HOA Dues and Special Assessments. Staff estimated that the potential financial gap for them could be \$68,000 in 2025, and this amount could be recurring.

For the past year, the BCHA has been aware of specific homeowner financial challenges but so far, the staff has only recommended that the owners apply to local charities for funding assistance. No local or state organization can address this level of ongoing expenses. In 2025, one owner in the Evergreen building faces an \$18,976.00 and another faces \$16,591 bill for HOA dues, reserves and special assessments. You can do the math on how much these translate into monthly costs for two long time Ketchum residents living in Deed Restricted housing. Both continue to work well past retirement age to stay here. They need help now.

While the BCHA deliberates the problem, we urge the City of Ketchum to find funding now and add a \$68,000 line item in the City's FY 26 Annual Budget to create an Emergency Housing Fund for existing BCHA homeowners that will provide direct grants and loans to keep them in their homes.

Assisting current Ketchum BCHA homeowners fits past and current City of Ketchum programs to maintain or increase affordable units in the city of Ketchum.

In February, the City of Ketchum purchased 3 condos for \$2.4 million, which will be sold, "after the city conducts repairs on the building which are estimated to cost \$75,000." In March, according to the Mt Express, the city committed \$244,000 for the Lease to Locals program and now, in its place, the City is undertaking a new, three-year "light preservation program," which will offer current long-term-rental owners a cash incentive to keep offering their properties as long-term rentals for locals. A studio owner would receive an incentive of \$6,000, an owner of a one-bedroom unit would receive \$8,000, an owner of a two-bedroom unit would receive \$10,000 and an owner of a three-bedroom unit would receive \$12,000.

Keeping long term residents in their homes, I hope, will become one of the City's highest housing priorities in 2025 and in your FY 2026 Budget. Please establish a program now with a simple administrative application for emergency funds.

The only documentation should be proof of the dues, capital reserve fees, and the amount and duration of the special assessment. If the BCHA current homeowner's current income show that they are paying more than 30% of their annual income for housing, then grants should be provided to meet the emergency.

These hardships are ones that have been created by past BCHA actions but fortunately, the BCHA staff is recommending changes to future deed restrictions, so these exorbitant amounts won't be levied on deed restricted units in the future,

Thank you.

Sarah Michael
P.O. Box 3060
Sun Valley, ID 83353
(208) 721-1593or

Dawn Hofheimer

From: Amy Martin <amymartin00@me.com>
Sent: Monday, June 23, 2025 11:14 PM
To: Participate
Subject: Affordable housing

To Whom it May Concern,

I am writing to express my deep disappointment in the City Council's recent decision to vote against the proposed affordable housing project at the Y.

While I understand that housing policy is complex and that there is a need to support individuals and families at a range of income levels, we cannot continue to overlook those with the greatest need. Lower-income residents are an essential part of our community — they work here, live here, and help this city thrive. They deserve the same chance at stable, affordable housing as anyone else.

From what I understand, Ketchum may also be eligible for additional grant funding if it includes housing options for lower-income populations. If securing those grants is a goal, then offering housing that serves those most in need is a practical and necessary step forward.

Our community is stronger when everyone has a place in it.

Sincerely,

Amy Martin

Dawn Hofheimer

From: Juanita young <belespritskin@gmail.com>
Sent: Monday, June 23, 2025 10:17 PM
To: Participate
Subject: budget

I think it is wrong to vote on a budget when 2 new city council members and mayor will be elected this Nov. They should be able to create a new budget, that is inline with the voters of Ketchum.

We need less gov't. The city council and mayor want to create more agencies. Let's get rid of KHD and BCHA. They do nothing and the city wants to to give them more money.

I walk pass City Hall everyday and the community service trucks are just sitting there. Get rid of the trucks. We would get 2 more parking spaces and save alot of money.

Can you all think about saving money, not spending money.

You need to eliminate all part time employees. There are plenty of full time employees who are making too much money and not enough work to do.

It seems to me that nobody at City Hall knows what they are doing. Look at the mess you have created with all the road and building construction. Did anybody think of the impact this has on businesses and citizens (nobody wants to come Ketchum). Have you ever thought of allowing one project to be completed then allowing the next project and so on down the line.

I hope the the citizens of Ketchum clean house when November rolls around.

Dawn Hofheimer

From: Donna Finegan <donna@dfinegan.com>
Sent: Monday, June 23, 2025 8:55 PM
To: Participate
Subject: Low income housing on YMCA lot

Councilwoman Breen,

I oppose any attempt to turn part of the YMCA parking lot into any type of housing and hope you will continue to stand strong against this measure.

Thank you.

Donna Finegan

Sent from my iPad

Dawn Hofheimer

From: Gretchen Flint <gretchenflint@gmail.com>
Sent: Monday, June 23, 2025 6:59 PM
To: Participate
Subject: Y Housing

I am in favor of "essential workers" housing at the YMCA location. And only if it is for essential works.

Gretchen Flint

Gretchen Flint
Idaho Mountain Real Estate
251 First Avenue North
Ketchum, Idaho 83340
gretchenflint@gmail.com
208-720-6429

May 24, 2025

Dear Mayor Bradshaw and City Council Members,

I would like to inquire about the status of the third liquor license to be issued in Ketchikan.

How is it possible this was never public knowledge? "First come first serve" would have been totally fair if our existing local restaurants were informed.

It is outrageous that Harry Griffith (SUEO) informed Fiami before they were open for business and still a "hole in the ground", to get on the "secret list."

Please consider denying the last resort license to Fiami, and consider longtime restaurants local owners + staff. Such as:

Apples Bar + Grill

Sushi on Second

Enoteeca

Christina's

Cook Book + Scout

Thank You, Janet Appleton japple208@gmail.com
208.720.7941

Dawn Hofheimer

From: Ryan Gallagher <ashtongallagher@gmail.com>
Sent: Thursday, June 26, 2025 4:19 PM
To: Participate
Subject: Constitution in West Ketchum

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Officials,

I am writing to express serious concerns about the ongoing construction project on Wood River Dr. While I have tried to be patient with the disruption, the situation has become increasingly problematic for our neighborhood and community.

The construction has created significant traffic hazards and disruptions:

- Construction vehicles are regularly parked in the street, forcing traffic into opposing lanes
- Large trucks that appear oversized for our residential roads are accessing the site
- Traffic is frequently blocked, creating dangerous conditions for residents and emergency vehicle access
- Construction activities regularly continue past 7pm

I am particularly troubled by the environmental impact of this project:

- Construction activities appear to be taking place within or immediately adjacent to the river
- The environmental studies for this project were funded by the property owner, raising questions about their objectivity and thoroughness
- The potential for water quality, habitat disruption, and seasonal flooding seems significant

While I understand the need for development, this project raises serious questions about community benefit:

- A single 10,000 square foot residence does not appear to serve broader community needs
- Such large-scale luxury development will likely drive up housing prices, making our area less accessible to working families
- The scale of disruption seems disproportionate to any community benefit

I'm hoping the city can help address some of these issues:

- Review whether the project is following traffic management requirements
- Enforce better controls on where construction vehicles can park
- Look into the nighttime construction noise - it's really disruptive
- Consider getting an independent environmental review
- Think about whether projects like this fit with what's best for our community

I know others have probably complained about this, but I wanted let concerns be known. While I understand construction is part of growth, I hope you'll consider implementing stricter guidelines for future large residential projects to minimize the impact on existing residents and our environment. I would feel a lot more grace toward large construction projects lead to full time occupancy in west Ketchum. Of the last 8 years that I've owned a condo in West Ketchum we've had a large construction project within one block of us for 6 of them. None of these seem to have lead to more housing for locals (or even supply for vacation rentals.) Most seem to either be second homes or vacant.

I'd really appreciate hearing back about what can be done to address these concerns, both for this project and moving forward.

Thanks for taking the time to consider this.

Sincerely,

Ryan Gallagher + Lisa Hansen

119 Williams St.



Sent from my iPhone

Dawn Hofheimer

From: Gerri Pesch <gerrip2749@gmail.com>
Sent: Thursday, June 26, 2025 3:28 PM
To: Participate
Subject: Re: YMCA - South parking lot housing

Follow Up Flag: Follow up
Flag Status: Flagged

Last Friday, I suffered a major stroke (a clot in my brain) and I just want to add that, by the grace of God, and the quick intervention from our EMT's and St. Lukes, I had minimal to no damage. However, on the way to the airport to be medivaced to Boise, I was able to visit with EMT (Keith). He is commuting from Twin Falls (for some time) because his landlord more than doubled his rent and he could not find affordable housing.....and he's not alone in this problem. More than ever, I realize how critical our FIRST RESPONDERS (Fire, EMT, Police & Hospital) are and how we need to better provide for them. What they do is "life altering/saving". They should be at the "top of the list" for affordable housing! I also believe that anyone even considered for "affordable housing" must absolutely LIVE and/or WORK in BLAINE COUNTY. NANNY'S are NOT Essential workers (they work for a private individual - not the community)! Teachers are essential and full time. You should see my drift - we need to be pretty absolute about who is essential and where the money is coming from to build housing.

On to my next point: **LIMELIGHT HOTEL**

I agree that they should be able to convert some rooms to condos..... only with the stipulation that they pay LARGE "In Lieu" fees for AFFORDABLE HOUSING! They stand to make MILLIONS \$\$ and I believe this community should be actively involved in the decision making process and there is complete transparency from our "elected" administration on the collection & distribution of the funds. In the past, very few of us actually knew what happened to all the "In Lieu" funds that were collected....they just seemed to have disappeared. There's definitely a "Trust" issue because of the seemingly rampant over-development that's been happening with this administration - it appears heavily in favor of the DEVELOPERS and NOT the COMMUNITY! I believe that the majority of us are not rabidly against considerate, intelligent development, that truly considers the COMMUNITY'S needs/wants, but that is not what has been happening. Many feel it's a waste of time to even verbalize their opinions, because they don't seem to be listened to. Please listen, thank you

Gerri Pesch

On Mon, Jun 23, 2025 at 10:42 AM Gerri Pesch <gerrip2749@gmail.com> wrote:

Yes, I think we need to put housing there!

That lot is sparsely used and we desperately need AFFORDABLE housing, especially for our essential workers.... many of whom have had to move out of the valley because their landlords have raised their rents to unaffordable amounts. I think special consideration should be given to paramedics & fire personnel, because it is near the fire station. I also think at least 30-40% should be dedicated to low income for "normal wage earners" who work in our shops, restaurants and businesses IN KETCHUM. We also need to consider Elders, who live on "fixed incomes" and comprise the bulk of our volunteer staff for our many non-profits. The lack of affordable housing is changing the vital character of our community, and we need to mitigate that NOW!

Gerri Pesch

Dawn Hofheimer

From: mike wallett <mwallettmaui@yahoo.com>
Sent: Friday, June 27, 2025 12:06 PM
To: Participate
Subject: Leash Laws

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing this because I'm a responsible dog owner and I am so freaking tired of people's dogs running up to my dog when he is on leash. There are far too many people not leashing their dogs and walking around town. You guys need to do something about this start fucking writing tickets because I've never seen anything like it.

[Sent from Yahoo Mail for iPhone](#)

Proposed YMCA project

From Kevin Hicks <ghosttree22@gmail.com>

Date Sun 6/22/2025 8:43 AM

To Participate <participate@ketchumidaho.org>

To Whom It May Concern:

Unfortunately, a family obligation will keep me from attending the public meeting at City Hall this Tuesday morning. Please accept this email in lieu of my presence.

I write as a concerned resident to encourage the City to rebid this project with a scoring system that truly prioritizes essential workers. I'll add that the final plan should not depend on street parking on either Saddle Road or Lewis Street.

I also encourage the City to explore building units on underutilized land at the water treatment facility and around the hospital, and by upzoning existing low income housing in the trailer parks and elsewhere.

Last, I encourage the City to act in these matters with greater transparency and inclusiveness. Doing so would better demonstrate the good faith, respect, and sense of responsibility to the future that are presumably among your highest principles.

Sincerely, and with gratitude for your service,

Kevin Hicks

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Kevin Hicks

ghosttree22@gmail.com

208-309-5648

June 20, 2025

Mayor Bradshaw and Members of the Ketchum City Council

Ketchum City Hall
191 5th St W
Ketchum, ID 83340

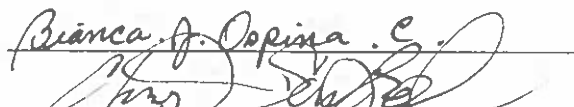

Dear Mayor Bradshaw and Council members,

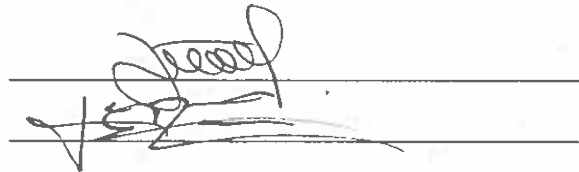
We are writing as families currently living in affordable housing, which is community housing, here in Ketchum. As residents of Bluebird Village, we include working class families, individuals and retirees. Some of us have been in Ketchum most of our lives and worked for St Lukes, pharmacies, locally owned businesses. We've served you food while working in downtown restaurants and we've maintained your homes and cars, we've taught your children and coached sports over the years. We are participating in the Ketchum economy and love living, working and playing here. We pay taxes, we volunteer, we ride our bikes and enjoy the trails and parks here. Our affordable home and thus, our livelihood, has been made possible by the City of Ketchum leveraging funds and using federal housing tax credits to build beautiful homes – allowing us to stay and thrive here. These apartments are not just buildings; they are homes, and launchpads for families to grow and continue to contribute to Ketchum's vibrant fabric.

We want to express our strong support for the proposed housing development located at the South Y site. It is ideally suited for redevelopment into affordable community housing that does not cost Ketchum much. It is walkable and bikeable, it's connected to pathways and will be a great place for Ketchum's families to thrive. We will be better when the people who make it our community work—from teachers and janitors to hospitality workers and caregivers—can afford to live here. A healthy, inclusive community requires housing at all income levels. The proposed 26 units will not solve all our community housing problems, but it will address some.

To date the City has prioritized this site through a rigorous planning process, please proceed. Thank you for your leadership and commitment to making Ketchum a community that works for everyone.

Sincerely,



Michelle Mounier



Jaslyn Taylor

ly

Residents of Bluebird Village

Tyler

Sam

Cyndy King

From: Pat Higgins <pathiggins@cox.net>
Sent: Saturday, June 28, 2025 8:19 AM
To: Participate
Subject: Public comment comp plan

Dear City Council,

It looks to me like you have a lot of VERY important issues on your plate. Rather than speeding thru the process, wouldn't it be wise to table some of these issues till after the election? The Comp Plan is of high priority and I see it gets very confusing for those of us who are trying to follow mixed in with other issues that need addressing. Now we are talking about a roundabout at Lewis and Warm Springs.... The tax increase for combining the fire departments was rushed thru and many people had no clue what it was for. BCRD will soon be proposing their needs, again another tax increase.

Your meetings are marathons, the next meeting July 7th at the tail end of the 4th of July holiday and during Allen and Co. is bad timing in my opinion. It really feels like you are rushing through these decisions, many meetings are standing room only, the public wants to be involved.

One of the discussions during the scope of the comp plan was addressing the Mcanville property by the hospital for higher density for housing. I can't seem to find any of this in the proposed comp plans. Wouldn't this be a good idea to further explore and discuss rather than putting higher density in neighborhoods that are against it? Why don't you keep the 2014 comp plan in place and move on?

Pat Higgins
Sent from my iPad

Cyndy King

From: Joe L'Heureux <joelheureux@gmail.com>
Sent: Friday, June 27, 2025 5:25 PM
To: Participate
Subject: High density in Warm Springs

I would like to voice my opinion on the high density proposal for the Warm Springs area. I am vehemently against any changes to the building code in warm Springs in favor of higher density or building elevations. As a local homeowner, constituent, and business owner who moved here originally in 1988. I have lived in Ketchum, Sun Valley and Hailey and have seen this town change in a way that is unsustainable. We have finite resources in the Wood River Valley and continual growth is against the will of the majority of local residents. We moved here because it wasn't overrun with people and development and want to keep it that way. Everyone can't move here, that's a fact and it was never deemed an "affordable" place to live. Stop the continual growth and put an end to it once and for all. Again, we have finite resources and this valley cannot sustain the projected increases in population that Blaine County is projecting. Constant growth is not the answer. Stop promoting this place and subsidising airfare for people that can readily afford to come here. Use the extra \$'s from the LOT to preserve this valley, not continue to build and ruin this place we all love and call home!

Joe L'Heureux
2004 Warm Springs Rd
PO Box 4414
Ketchum, ID 83340
808-989-1250

Cyndy King

From: csbinkley@comcast.net
Sent: Tuesday, July 1, 2025 5:41 PM
To: Participate
Subject: Just what is the City Council thinking about upzoning Warm Springs Rd?

Dear Mayor and City Council Members,

I know you are facing a difficult decision on whether or not to adopt the new "Comprehensive" plan. I urge you to reject, or at least delay adoption as this plan is deeply flawed.

The City is proposing to upzone large parts of the Warm Springs area from low- and medium-density residential to High-Density Residential ("HDR"). The proposal also eliminates the possibility of single-family houses ("SFH") as part of mixed-use developments. It also would permit "small-scale commercial and office" buildings in the HDR zones. This proposal is fraught with problems.

The purpose of zoning is to balance serving community needs with maintaining the character of existing neighborhoods. The proposed changes do not achieve this balance because:

- The scale of the proposed HDR zones is completely inconsistent with the surrounding neighborhoods.
- The current medium-density zoning in many places along Warm Springs Rd. provides for considerable new housing.
- Excluding SFH is inconsistent with the surrounding neighborhoods.
- Permitting three stories is largely inconsistent with the existing development pattern in the area and the possibility of higher buildings is completely inconsistent.
- Until the City gets control of short-term rentals, it is likely that many new units will be developed and purchased for that use and not for permanent workforce housing.
- There is currently no commercial development on Warm Springs Rd west of Saddle Rd. except for the Warm Springs base at Mt. Baldy. Allowing commercial development here would be completely inconsistent with the

nature of the adjacent neighborhoods and indeed all of Warm Springs Road more generally.

- Finally, and perhaps most importantly, the added density would create enormous traffic problems along Warm Springs Rd. These problems likely would force the City to expand it to four lanes. Given the topography and likely eminent domain issues needed to acquire the necessary right of way, upgrading the road would be costly and take a long time. Until the road was upgraded, a fire coming down Warm Spring canyon, as has happened in the past, would comprise an emergency evacuation nightmare.
- Most importantly, it would appear that the so-called “Comprehensive” plan has not included *any* quantitative analysis of the traffic impact of the increased density along Warm Springs Rd. How could a responsible City Council approve a plan without this critical information?

I could provide a lot of details describing these problems (and I have in an earlier note to the City) but let me just highlight two here.

The first is this: if the City were truly concerned with increasing density along Warm Springs, why on earth did the City permit the SFH development just south of the Fields between Warm Springs Rd and Warm Springs Creek? Because of that site’s unique topography, perhaps nowhere else in Ketchum could you find a better place to build 5+ story community/work-force housing without impacting adjacent neighborhoods. A truly “comprehensive” plan would have found this sort of opportunity. Unfortunately, this plan does not.

The second and more important problem is traffic along Warm Springs Rd. I don’t have analytical access to the very nice GIS maps comparing the 2014 and proposed zoning plans. Based on a rough eyeball assessment, it looks like the proposal would add some 30-35 acres of HDR zoning along Warm Springs Rd. At the maximum increased density in the HDR zone, this could add nearly 2000 cars per day along Warm Springs Rd.

This increased traffic likely would necessitate traffic lights along Warm Springs to permit entry from the many entering roads, especially those from the north. The additional traffic likely would lead to significant congestion—we already see such congestion when exiting west from Main/ID 75 onto Warm Springs Rd. There would be pressure to add lanes to Warm Springs Rd. Due to the topography and the likely need for eminent domain seizure of adjacent properties, this would end up being a costly and contentious effort.

Thinking about congestion, has the City thought about the capacity for emergency evacuation of all these new residents in the event of a fire coming down the Warm Springs Canyon? One nearly got here in 2017, and our planet's warming is not going to make the gravity of this issue recede. The only way out for residents in this part of Ketchum is to head east on Warm Springs Rd. If density along the road increases, it is not hard to imagine the California-like disaster of an evacuation.

So, here's the biggest problem of all: as near as I can tell, the Comprehensive Plan contains absolutely no detailed and quantitative analysis of the traffic impacts of the proposed density increases. Maybe I missed it, but if not, how can a City Council member possibly vote to support such an incomplete and irresponsible plan?

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