From: GabKyle Rafford <raffordkg1@gmail.com>

Sent: Thursday, July 3, 2025 8:44 AM

To: Participate

Subject: WS Neighborhood Plan

We are commenting to voice our full support of the Warm Springs Neighborhoods Letter to the City dated June 30, 2025. As stated in the Letter, we believe the best path forward is to maintain the land use designations set forth in the 2014 Comprehensive Plan.

Thank you, Kyle and Gabrielle Rafford

From: Timothy Mott <tim@mottventures.com>

Sent: Wednesday, July 2, 2025 5:01 PM

To: Participate Cc: Timothy Mott

Subject: City of Ketchum Comprehensive Plan and FLUM

City Council Members and Staff.

I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

Tim Mott.

From: Holbrook Newman <holbrooknewman@me.com>

Sent: Wednesday, July 2, 2025 5:04 PM

To: **Timothy Mott** Cc: Participate

Re: City of Ketchum Comprehensive Plan and FLUM **Subject:**

I AGREE!

> On Jul 2, 2025, at 5:00 PM, Timothy Mott <tim@mottventures.com> wrote:

> City Council Members and Staff.

> I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

> Tim Mott.

From: Michael Marks <marks@mftrust.com>
Sent: Wednesday, July 2, 2025 5:05 PM

To: Timothy Mott; Participate

Subject: Re: City of Ketchum Comprehensive Plan and FLUM

I also oppose it

From: Timothy Mott <tim@mottventures.com> Date: Wednesday, July 2, 2025 at 7:01 PM

To: Participate <participate@ketchumidaho.org> **Cc:** Timothy Mott <tim@mottventures.com>

Subject: City of Ketchum Comprehensive Plan and FLUM

City Council Members and Staff.

I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

Tim Mott.

From:	Gary Borman <gebmusic@me.com></gebmusic@me.com>
Sent:	Wednesday, July 2, 2025 5:10 PM
То:	Timothy Mott
Cc:	Participate
Subject:	Re: City of Ketchum Comprehensive Plan and FLUM
l agree	
Gary Borman	
> On Jul 2, 2025, at 5:00 PM, Tii	mothy Mott <tim@mottventures.com> wrote:</tim@mottventures.com>
>	
> City Council Members and Sta	aff.
>	
> I oppose the current Compreh	nensive Plan and wish to see its approval delayed until the next administration is seated
>	
> Tim Mott.	
>	
> PS. By all means, forward as y	you see fit.

From: Anne Borman <ahborman@gmail.com>
Sent: Wednesday, July 2, 2025 5:51 PM

To: Participate Cc: Tim Mott

Subject: Re: City of Ketchum Comprehensive Plan and FLUM

I agree with Mr. Mott. The Comprehensive Plan should be delayed until the next administration is seated. Thank you,

Anne Borman

- > On Jul 2, 2025, at 5:00 PM, Timothy Mott <tim@mottventures.com> wrote:
- > City Council Members and Staff.
- > I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.
- > Tim Mott.
- > PS. By all means, forward as you see fit.

> PS. By all means, forward as you see fit.

From: Marty Albertson <albertsonmarty@gmail.com> Wednesday, July 2, 2025 5:37 PM Sent: **Timothy Mott** To: Cc: Participate; Timothy Mott **Subject:** Re: City of Ketchum Comprehensive Plan and FLUM I resoundingly agree with Tim that the importance of the Comp Plan should be the priority of the next administration. Please pause your work and pass the torch to the next group who will be much more responsible for the implications of the plan. Marty Albertson **Music Education Matters** Please support the Mr. Holland's Opus Foundation http://www.mhopus.org/ > On Jul 2, 2025, at 5:01 PM, Timothy Mott <tim@mottventures.com> wrote: > > City Council Members and Staff. > I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated. > Tim Mott.

From:	Dan Drackett <dan@drackettsv.com></dan@drackettsv.com>	
Sent:	Wednesday, July 2, 2025 5:30 PM	
To: Cc:	Timothy Mott Participate; Timothy Mott	
Subject:	Re: City of Ketchum Comprehensive Plan and FLUM	
Subject.	No. City of Retenum Comprehensive Flan and Feore	
City of Ketchum,		
• •	mprehensive Plan and see no reason why it needs to be accelerated, rather than w administration is in place to implement or oppose it. (My father always cautioned me our signature immediately.)	
No need to rush this through. No	o need at all.	
Harry R. Drackett, III		
Martine M. Drackett		
Property owners and 24-year residents.		
"Dan" Drackett		
79 Greenhorn Road		
Hailey, Idaho, 83333-5108		
(208) 578-9200 Home Phone		
(208) 891-1061 Dan's iPhone		
(208) 891-1062 Martine's iPhone		
_	dan@drackettsv.com	
martine@drackettsv.com		

> On Jul 2, 2025, at 5:01 PM, Timothy Mott <tim@mottventures.com> wrote:

> City Council Members and Staff.

> I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

> Tim Mott.

From: ksteel1@aol.com

Sent: Wednesday, July 2, 2025 5:22 PM

To: Participate; Timothy Mott

Subject: Re: City of Ketchum Comprehensive Plan and FLUM

City Council Members -

I agree with Tim Mott's position. I oppose the current Comprehensive Plan and wish to see its approval delayed.

Sincerely,

Kim Steel

On Wednesday, July 2, 2025 at 05:01:10 PM MDT, Timothy Mott <tim@mottventures.com> wrote:

City Council Members and Staff.

I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

Tim Mott.

From: Rebecca Neeley < rneeley@briodest.com>

Sent: Wednesday, July 2, 2025 5:18 PM

To: Timothy Mott; Participate

Subject: Re: City of Ketchum Comprehensive Plan and FLUM

I completely agree!

Rebecca Neeley PO Box 4938 Ketchum, ID 83340 rneeley@briodest.com 208-720-6912

From: Tim Mott <tim@mottventures.com> Date: Wednesday, July 2, 2025 at 5:01 PM

To: Participate <participate@ketchumidaho.org>

Cc: Tim Mott <tim@mottventures.com>

Subject: City of Ketchum Comprehensive Plan and FLUM

City Council Members and Staff.

I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

Tim Mott.

From: Cindy Dodge <family_dodge@hotmail.com>

Sent: Wednesday, July 2, 2025 5:52 PM

To: Timothy Mott; Participate

Subject: Re: City of Ketchum Comprehensive Plan and FLUM

I agree!

Cindy Dodge

From: Timothy Mott <tim@mottventures.com>

Sent: Wednesday, July 2, 2025 5:00 PM

To: Participate <participate@ketchumidaho.org> **Cc:** Timothy Mott <tim@mottventures.com>

Subject: City of Ketchum Comprehensive Plan and FLUM

City Council Members and Staff.

I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

Tim Mott.

From: Geoff Isles <islesglass@aol.com> **Sent:** Wednesday, July 2, 2025 5:47 PM

To: Participate

Subject: Comprehensive Plan

Dear Mayor Bradshaw and City Council Memebers:

I write to you in opposition to the proposed Comp Plan. I would ask that you put it off until the next administration as this City Council has virtually no support for the plan as proposed and read, and will not have it prior to the next election. As elected officials you must do what the majority wants, and your plan is not it.

Sincerely

Geoff Isles

Geoff Isles islesglass@aol.com 917-626-1134 235 Spur Lane Ketchum, ID 83340

> Tim Mott.

> PS. By all means, forward as you see fit.

From: Kingsley H. Murphy <nakllc@yahoo.com> Sent: Wednesday, July 2, 2025 7:40 PM To: **Timothy Mott** Cc: Participate; Timothy Mott Re: City of Ketchum Comprehensive Plan and FLUM Subject: I agree. I went to many of those city council meetings, and I never understood who was making the decisions and how and what information was being used to make those decisions. I found it very confusing and not very inclusive of the general public. I got the impression that staff had an agenda on what they wanted. Staffs agenda was achieved without public consideration. Thank you I do hope you will hold this over to the next administration, I think it needs much more public input. Kingsley H. Murphy P. O. Box 6570 Ketchum, Idaho 83340 Mobile: 208-720-0403 > On Jul 2, 2025, at 5:01 PM, Timothy Mott <tim@mottventures.com> wrote: > > > City Council Members and Staff. > I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

From: Probst, Larry <lprobst@ea.com>
Sent: Wednesday, July 2, 2025 6:42 PM

To: Timothy Mott; Participate

Subject: Re: City of Ketchum Comprehensive Plan and FLUM

I agree.

From: Timothy Mott <tim@mottventures.com> Date: Wednesday, July 2, 2025 at 4:01 PM

To: Participate <participate@ketchumidaho.org> **Cc:** Timothy Mott <tim@mottventures.com>

Subject: City of Ketchum Comprehensive Plan and FLUM

City Council Members and Staff.

I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

Tim Mott.

From: Tim Wolff <tim@atindustrialco.com> Sent: Wednesday, July 2, 2025 8:45 PM

To: Timothy Mott; Participate

Subject: City of Ketchum Comprehensive Plan and FLUM

City Council Members and Staff.

It's with sadness that I wholly oppose the current Comprehensive Plan, as well as the process thus far. I wish to see its approval delayed until the next administration is seated.

Tim Wolff



Tim Wolff
CEO & MANAGING PARTNER
C 480.205.1795 | Etim@atindustrialco.com
Carla Bucci, Executive Assistant
C 440.328.5762 | E carla@atindustrialco.com
atindustrialco.com

From:	Lisa Rose < lrose3309@gmail.com>
Sent:	Thursday, July 3, 2025 7:16 AM

To: Participate

Subject: City of Ketchum Comprehensive Plan and FLUM

> City Council Members and Staff.
> I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.
> Lisa Rose
>

From:	Maryanne Davis <maryannedavis729@gmail.com></maryannedavis729@gmail.com>
Sent:	Thursday, July 3, 2025 7:24 AM
То:	Timothy Mott
Cc:	Participate; Timothy Mott
Subject:	Re: City of Ketchum Comprehensive Plan and FLUM
l agree!	
Sent from my iPhone	
> On Jul 2, 2025, at 7:01 I	PM, Timothy Mott <tim@mottventures.com> wrote:</tim@mottventures.com>
>	
>	
> City Council Members a	and Staff.
>	
> I oppose the current Co	emprehensive Plan and wish to see its approval delayed until the next administration is seated
>	
> Tim Mott.	

From:	C Woof <c@robinwoof.net></c@robinwoof.net>
Sent:	Wednesday, July 2, 2025 8:54 PM
To:	Timothy Mott
Cc:	Participate; Timothy Mott
Subject:	Re: City of Ketchum Comprehensive Plan and FLUM
l agree.	
> On Jul 2, 2025, at !	5:01 PM, Timothy Mott <tim@mottventures.com> wrote:</tim@mottventures.com>
>	
>	
> City Council Memb	pers and Staff.
>	
> I oppose the curre	nt Comprehensive Plan and wish to see its approval delayed until the next administration is seated.
>	
> Tim Mott.	
_	

From: Reisha Holton <reishaholton@gmail.com>

Sent: Thursday, July 3, 2025 9:29 AM

To: Participate

Subject: Please consider my comment

We are homeowners at 3023a Warm Springs and love our community. We are grateful for our quiet streets and low density neighborhood.

I am commenting to voice my full support of the Warm Springs Neighborhoods Letter to the City dated June 30, 2025. As stated in the Letter, we believe the best path forward is to maintain the land use designations set forth in the 2014 Comprehensive Plan.

Thank you for your consideration and care with our wonderful city.

Reisha Holton

Sent from my iPhone. Please excuse typos!

Reisha Holton reishaholton@gmail.com 425.213.3640

From:	Andrea Cookston <barronandy123@gmail.com></barronandy123@gmail.com>
Sent:	Thursday, July 3, 2025 10:47 AM
То:	Participate
-	to voice my full support of the Warm Springs Neighborhoods Letter to the City dated June 30, Letter, we believe the best path forward is to maintain the land use designations set forth in the Plan."
We can't handle anym	of 112 Short Swing Lane, Andrea Cookston. ore density in these neighborhoods! It is not safe! t if there is a fire, it's a death trap waiting to happen. The traffic and congestion has already picked o get to town.
Please stop this propo	sal.

Sent from my iPhone Andrea Cookston

From: Annelies Ware <anneliesware@hotmail.com>

Sent: Thursday, July 3, 2025 9:55 AM

To: Participate

Subject: No on densification

I am commenting to voice my full support of the Warm Springs Neighborhoods Letter to the City dated June 30, 2025. As stated in the Letter, we believe the best path forward is to maintain the land use designations set forth in the 2014 Comprehensive Plan."

Sent from my iPhone

From: Pete Holton <pwholton@comcast.net>
Sent: Thursday, July 3, 2025 11:00 AM

To: Participate

Subject: Maintaine Current Land Use Designations

I am commenting to voice my full support of the Warm Springs Neighborhoods Letter to the City dated June 30, 2025. As stated in the Letter, we believe the best path forward is to maintain the land use designations set forth in the 2014 Comprehensive Plan.

Thanks Pete Holton 3023A Warm Springs Road

From: Courtney Hamilton

Sent: Thursday, July 3, 2025 2:46 PM

To: Participate; AllCouncil; Neil Bradshaw; Morgan Landers; Abby Rivin

Subject: Fw: Warm Springs Comp Plan Proposed Revision

COURTNEY HAMILTON | CITY OF KETCHUM

City Council Member

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

mobile: 208.481.1211

chamilton@ketchumidaho.org | www.ketchumidaho.org

----- Forwarded message -----

From: **BECKY KLASSEN** < beckyklassen1@msn.com >

Date: Thu, Jul 3, 2025 at 2:35 PM

Subject: Warm Springs Comp Plan Proposed Revision

To: Courtney Hamilton

Dear Fellow Warm Springs Residents, Mayor and City Council,

I am writing to voice my support for the proposed revision to the comp plan for warm Springs.

As far as I can tell, the revision proposes no change to the height restrictions or to the size of a building that is <u>currently</u> allowed on a lot. The change, as I understand it, would be to allow more units <u>within</u> the current height and size restriction, as long as at least one of those units falls into the affordable housing requirements. For example, a lot currently zoned for a duplex could have a triplex in the same footprint and with the same height as currently allowed, as long as one of the units is deeded as an affordable housing unit. I have no problem with this. In fact, I think it's an acceptable solution to help with our affordable housing crisis.

Actually, I would prefer to see a triplex that is occupied by members of the community that actually live and work here full-time, than another mega mansion that is occupied only several months a year. I am trying very hard not to be a NIMBY.

Sincerely, Becky Klassen 121 Belmont Drive Warm Springs

From: David Woodward <dcwoodward100@gmail.com>

Sent: Thursday, July 3, 2025 10:44 PM **To:** Participate; Timothy Mott

Subject: I Agree

Increasing the density in West Ketchum would only make our workforce housing situation worse, much worse. Every new second home high density developments in the proposed zoning area is going to require landscapers, maintenance, house keeping, healthcare, police and fire and all of the other workers required to support the tourist economy.

The notion that it will improve the workforce housing issue is idiotic.

Dave

Sent from my iPad

> Tim Mott.

From:

Sent:	Thursday, July 3, 2025 10:35 PM
То:	Timothy Mott
Cc:	Participate; Timothy Mott
Subject:	Re: City of Ketchum Comprehensive Plan and FLUM
I also oppose the Con Sarah Woodward	nprehensive Plan and agree that the decision should be postponed.
Sent from my iPhone	
> On Jul 3, 2025, at 4: >	:19 PM, Timothy Mott <tim@mottventures.com> wrote:</tim@mottventures.com>
> City Council Membe >	ers and Staff.
> I oppose the curren	t Comprehensive Plan and wish to see its approval delayed until the next administration is seated

Sarah WOODWARD <drawdoow5@aol.com>

From:

>

From:	CHARLES DUNN <charliedbr@cox.net></charliedbr@cox.net>
Sent:	Thursday, July 3, 2025 7:45 PM
То:	Timothy Mott
Cc:	Participate; Timothy Mott
Subject:	Re: City of Ketchum Comprehensive Plan and FLUM
l agree	
Charlie Dunn	
Sent from my iPhone	
Please excuse brevity	and typos.
> On Jul 3, 2025, at 4:	19 PM, Timothy Mott <tim@mottventures.com> wrote:</tim@mottventures.com>
>	
> City Council Membe	ers and Staff.
>	
> I oppose the curren	t Comprehensive Plan and wish to see its approval delayed until the next administration is seated.
>	
> Tim Mott.	

From: Colin@jensenstern.com

Sent: Thursday, July 3, 2025 7:10 PM

To: Timothy Mott

Cc: Participate; Timothy Mott

Subject: City of Ketchum Comprehensive Plan and FLUM

City Council Members and Staff

I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

colin jensen

From: Chip Fisher <chipfisher1@gmail.com>
Sent: Thursday, July 3, 2025 6:24 PM

To: Timothy Mott; Participate

Cc: Timothy Mott

Subject: Re: City of Ketchum Comprehensive Plan and FLUM

I agree

Get Outlook for iOS

From: Timothy Mott <tim@mottventures.com>

Sent: Thursday, July 3, 2025 4:18:48 PM

To: Participate <participate@ketchumidaho.org> **Cc:** Timothy Mott <tim@mottventures.com>

Subject: City of Ketchum Comprehensive Plan and FLUM

City Council Members and Staff.

I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

Tim Mott.

From:	Peter Prekeges <pre><pre>prekeges@gmail.com></pre></pre>
Sent:	Thursday, July 3, 2025 5:43 PM
To:	Timothy Mott
Cc:	Participate
Subject:	Re: City of Ketchum Comprehensive Plan and FLUM
I agree	

Peter Prekeges

On Thu, Jul 3, 2025 at 16:19 Timothy Mott < tim@mottventures.com> wrote: City Council Members and Staff.

I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

Tim Mott.

From: Jennifer Cosgrove <jen.cosgrove@gmail.com>

Sent: Thursday, July 3, 2025 5:08 PM

To: Participate Subject: Density changes

As a resident of Warm Springs who is also an architect, urban planner, and former Planning and Zoning Commissioner, I know that the planned increases in density will have a detrimental effect on quality of life, the natural environment we are so proud of, and the City as a whole. Please revisit this policy items with more studies from reputable firms with expertise in traffic studies, environmental quality studies, and visualizations of the impact on City form and future development.

Respectfully,

Jennifer Cosgrove, AIA, MUP

"I am commenting to voice my full support of the Warm Springs Neighborhoods Letter to the City dated June 30, 2025. As stated in the Letter, we believe the best path forward is to maintain the land use designations set forth in the 2014 Comprehensive Plan.

Sent from my iPhone

From: Tod R Hamachek <thamachek@gmail.com>

Sent: Thursday, July 3, 2025 5:04 PM

To: Timothy Mott Cc: Participate

Subject: Re: City of Ketchum Comprehensive Plan and FLUM

To the City Council and Staff, I agree with Tim Mott. The Comprehensive plan currently under consideration should not be approved until a new City Council is seated in 2026. The plan does not enjoy wide support and should be the subject of debate in the eclections in November, Tod R Hamachek

On Thu, Jul 3, 2025 at 4:19 PM Timothy Mott < tim@mottventures.com> wrote: City Council Members and Staff.

I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

Tim Mott.

--

Tod R Hamachek P.O. Box 14001, PMB 477 198 Ramona Lane Ketchum,ID 83340

From:	Theresa Jensen <tjensen@jensenstern.com></tjensen@jensenstern.com>
Sent:	Thursday, July 3, 2025 4:55 PM
To:	Timothy Mott
Cc:	Participate; Timothy Mott
Subject:	Re: City of Ketchum Comprehensive Plan and FLUM
I fully agree.	
Theresa Jensen	
Sent from my iPhone	
> On Jul 3, 2025, at 4:19	PM, Timothy Mott <tim@mottventures.com> wrote:</tim@mottventures.com>
>	
> City Council Members	and Staff.
>	
> I oppose the current C	omprehensive Plan and wish to see its approval delayed until the next administration is seated.
>	
> Tim Mott.	

From: Allyn Stewart <toallyn@mac.com>
Sent: Thursday, July 3, 2025 4:26 PM

To: Timothy Mott Cc: Participate

Subject: Re: City of Ketchum Comprehensive Plan and FLUM

I agree.

On Jul 3, 2025, at 4:18 PM, Timothy Mott <tim@mottventures.com> wrote:

City Council Members and Staff.

I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

Tim Mott.

From: Scott Carlin <scooto@gmail.com>
Sent: Scott Carlin <scooto@gmail.com>
Thursday, July 3, 2025 4:25 PM

To: Timothy Mott Cc: Participate

Subject: Re: City of Ketchum Comprehensive Plan and FLUM

I/we agree! Thanks Tim

On Thu, Jul 3, 2025 at 4:19 PM Timothy Mott < tim@mottventures.com> wrote: City Council Members and Staff.

I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

Tim Mott.

--

Scott Carlin | Time Zone: Mountain | m- 917-207-7431

From: Timothy Mott <tim@mottventures.com>

Sent: Thursday, July 3, 2025 4:19 PM

To: Participate Cc: Timothy Mott

Subject: City of Ketchum Comprehensive Plan and FLUM

City Council Members and Staff.

I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

Tim Mott.

>

From:	Kim Rogers <kimmrogers@cox.net></kimmrogers@cox.net>
Sent:	Friday, July 4, 2025 9:26 AM
To:	Timothy Mott
Cc:	Participate; Timothy Mott
Subject:	Re: City of Ketchum Comprehensive Plan and FLUM
I agree. This is Not wha	t the majority of the citizens want. Very unhappy with the entire plan.
	9 PM, Timothy Mott <tim@mottventures.com> wrote:</tim@mottventures.com>
>	7 IVI, Timothy Wote Killie motiventures.com/ Wrote.
> City Council Members	s and Staff.
>	
> I oppose the current (Comprehensive Plan and wish to see its approval delayed until the next administration is seated
>	
> Tim Mott.	

From: Baird Gourlay <bairdg7@gmail.com>

Sent: Friday, July 4, 2025 9:21 AM

Cc: Participate

Subject: Re: City of Ketchum Comprehensive Plan and FLUM

Sent from my

>

> City Council Members and Staff.

>

I'm ver concerned about the current Comp Plan there are provision that could have long lasting and devastating consequences to many neighborhoods. Part of Ketchum's beauty and appeal are its view corridors and height limitations in most of the zoning areas. The increased densities that are being put forward neglect to take into consideration both of those aspects. I have no problem with density in the core on some surrounding areas and as you should know, I'm a strong proponent of affordable housing. If you look at places like Breckenridge, Steamboat, telluride or aspen, they have encouraged height and density up against the hillside. Very forward thinking as it promotes additional housing, without dramatically effecting either view corridors or imposing on neighbors quiet enjoyment. So, I oppose parts of the current Comp Plan and hope you consider some.

Baird Gourlay Former 4 term councilmen

From:	Bob Colman <bcolman@colman-partners.com></bcolman@colman-partners.com>
Sent:	Friday, July 4, 2025 8:23 AM
То:	Timothy Mott; Participate
Subject:	Re: City of Ketchum Comprehensive Plan and FLUM
l agree	
On 7/3/25, 4:19 PM, "Timoth	y Mott" <tim@mottventures.com <mailto:tim@mottventures.com="">> wrote:</tim@mottventures.com>
City Council Members and Sta	aff.
I oppose the current Compre	hensive Plan and wish to see its approval delayed until the next administration is seated.
Tim Mott.	

From: Andrew Sabel <acs@sabel-co.com>

Sent: Friday, July 4, 2025 8:21 AM

To: Participate Cc: Timothy Mott

Subject: RE: City of Ketchum Comprehensive Plan and FLUM - Andrew Sabel

City Council Members and Staff.

I strongly oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

Please register my comment in the Public Record relating to this Plan

Regards,

Andrew Sabel

From: GabKyle Rafford <raffordkg1@gmail.com>

Sent: Friday, July 4, 2025 8:09 AM

To: Participate

Subject: Re: WS Neighborhood Plan

Hi- we just read the newsletter which was very helpful thank you. If heights stay the same as they are allowed now and the only reason density is increased is for one community housing deed restricted unit in the warm springs area- then we can support the plan.

Gabrielle and Kyle Rafford

On Thu, Jul 3, 2025 at 8:49 AM Participate participate@ketchumidaho.org wrote:

Thank you, Kyle and Gabrielle. Your comments will be part of public records for the next City Council meeting July 7.

CYNDY KING | CITY OF KETCHUM

Events and Community Engagement Specialist

P.O. Box 2315 | 1915th Street West | Ketchum, ID 83340

d: 208.806.7005 | o: 208.726.3841

cking@ketchumidaho.org | www.ketchumidaho.org

From: GabKyle Rafford <raffordkg1@gmail.com>

Sent: Thursday, July 3, 2025 8:44 AM

To: Participate <participate@ketchumidaho.org>

Subject: WS Neighborhood Plan

We are commenting to voice our full support of the Warm Springs Neighborhoods Letter to the City dated June 30, 2025. As stated in the Letter, we believe the best path forward is to maintain the land use designations set forth in the 2014 Comprehensive Plan.

Thank you, Kyle and Gabrielle Rafford

From: Barbi Reed <barbireed@gmail.com>

Sent: Friday, July 4, 2025 2:34 PM

To: Participate Cc: Timothy Mott

Subject: City of Ketchum Comprehensive Plan and FLUM. Expressing desire to not approve

Ketchum Comp Plan as currently proposed

I agree that the Comp Plan needs further deliberation. This incredibly important document (the previous Comp Plan being in effect for over 10 years) will have a long life and to have possible unintended consequences carefully exposed and considered.

Therefore I oppose the Comprehensive Plan as currently proposed, not being approved at this time. Although a valiant start (even one overdue), it does not deserve to be rushed into approval until further, balanced consideration be given by the next administration. Development and growth are inevitable, but the consequences of not being more careful and deliberate about the 100 year plus consequences are sadly apparent everywhere in Ketchum (much to the dismay of many: long time, short time residents and tourists alike).

Unless with a personal "stake in the game", I've never heard of those who have not benefited from a SLOW DOWN approach.

With appreciation that Ketchum has always allowed residents who take an opposite position express their thoughts as they join you in caring deeply about this community,

Barbi Reed

Barbi Reed barbireed@gmail.com

208-841-9200

From: Mac Moriarty <amm@lawsonlaski.com>

Sent: Friday, July 4, 2025 1:42 PM

To: Participate

Subject: Public Comment on the Proposed Comprehensive Plan

Attachments: Lawson Laski Clark Letter to City Council.pdf

Please see the attached letter for public comment on the Proposed Comprehensive Plan scheduled for July 7, 2025.

Best,



ALLAN "MAC" MORIARTY

Associate

Lawson Laski Clark, PLLC 675 Sun Valley Road, Suite A PO Box 3310 Ketchum, ID 83340 208-725-0055 Phone 208-725-0076 Fax

From: Mac Moriarty <amm@lawsonlaski.com>

Sent: Friday, July 4, 2025 1:41 PM

To: Participate

Subject: Public Comment on the Proposed Comprehensive Plan

Attachments: 6.30.25 revised- Letter to City on Behalf of Warm Springs - final.pdf

Please see the attached letter for public comment on the Proposed Comprehensive Plan on behalf of the Warm Springs Neighborhoods.

Best,



ALLAN "MAC" MORIARTY

Associate

Lawson Laski Clark, PLLC 675 Sun Valley Road, Suite A PO Box 3310 Ketchum, ID 83340 208-725-0055 Phone 208-725-0076 Fax

From: Sent: To: Cc: Subject:	Sharon Twigg-Smith <sharona.twiggsmith@gmail.com> Friday, July 4, 2025 12:57 PM Participate tim@mottventures.com Re: City of Ketchum Comprehensive Plan and FLUM</sharona.twiggsmith@gmail.com>			
l agree!				
n Thu, Jul 3, 2025 at 2:56 PM Barbi Reed < <u>barbireed@gmail.com</u> > wrote:				
To: Participate < <u>par</u>	ticipate@ketchumidaho.org>			
Cc: Timothy Mott < tim@mottventures.com >				
City Council Member	's and Staff.			
I oppose the current next administration is	Comprehensive Plan and wish to see its approval delayed until the s seated.			
Tim Mott.				
Barbi Reed barbireed@gmail.com				
208-841-9200				

From: Jane Nicoll <janenicoll@gmail.com>

Sent: Friday, July 4, 2025 12:52 PM

To: Participate

Subject: Keep existing density

I am commenting to voice my full support of the Warm Springs Neighborhoods Letter to the City dated June 30, 2025. As stated in the Letter, we believe the best path forward is to maintain the land use designations set forth in the 2014 Comprehensive Plan."

Regards,

Jane Nicoll

1908 Warm Springs Rd, Unit 14 Ketchum, ID 83340

PO Box 4704 Ketchum

From: rebecca wilkinson <bexwilkinsonketchum@gmail.com>

Sent: Friday, July 4, 2025 11:09 AM

To: Timothy Mott Cc: Participate

Subject: Re: City of Ketchum Comprehensive Plan and FLUM

Sounds great. They have destroyed Ketchum. I cannot vote there because I live in Hailey, but I'm behind you. 100% from South Valley. Honestly, I try everything not to drive up there, but I do have at do sometimes. It's SHIT SHOW!

Bex

www.bexwilkinson.com

Bex Wilkinson Artchurch 323 N. 2nd Ave. Hailey, Id. 83333

On Thu, Jul 3, 2025 at 4:19 PM Timothy Mott < tim@mottventures.com> wrote: City Council Members and Staff.

I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

Tim Mott.

From: Mac Moriarty <amm@lawsonlaski.com>

Sent: Friday, July 4, 2025 11:00 AM

To: Participate

Subject: Comment on the Comprehensive Plan

Attachments: Letter to City on Behalf of Warm Springs Creekside Subdivision - executed.pdf

Attached is a letter to the Mayor and City Councilmembers on behalf of the Warm Springs Creekside Subdivision.

Best,



ALLAN "MAC" MORIARTY

Associate

Lawson Laski Clark, PLLC 675 Sun Valley Road, Suite A PO Box 3310 Ketchum, ID 83340 208-725-0055 Phone 208-725-0076 Fax

From: Dave Woodham <davewoodhamsv@gmail.com>

Sent: Saturday, July 5, 2025 10:33 AM

To: Participate **Subject:** Land Use

I am commenting to voice my support in the warm Springs neighborhood letter to the city dated June 30, 2025 as stated in the letter I believe the best path forward is to maintain awareness of ignition set for the 2014 comprehensive plan.

Thanks

Dave and Caroline Woodham

From: Scott Watanabe <watscott1@gmail.com>

Sent: Saturday, July 5, 2025 10:18 AM

To: Participate

Subject: Comprehensive Plan

I would like to see more time taken to understand the challenges and how the residents and taxpayers will be affected by any proposed changes. Further, it appears that the municipality of Ketchum has taken the responsibility to solve challenges that are really County wide housing issues. As a resident of the Valley since 1981, I also faced affordability challenges even then but did not look to the local government to address what I saw as a personal choice to move here. I quickly found that the optimal choice was to buy a house in Hailey in spite of the commute to my business in Ketchum. Further, I have been an employer of dozens of employees since moving here and felt it was my responsibility to pay them a "living" wage or suffer the negative affects.

I would encourage a process of forming a coalition of the municipalities of Ketchum, Sun Valley, Hailey and Bellevue as well as Blaine County to discuss the challenges and come up with proposed solutions that benefit all parties involved and affected. We all have a vested interest in creating standards that make sense for the long term.

All the best,

Scott Scott Watanabe C: 801-550-3735

From: Sent: To: Cc: Subject:		scott rosenberger <26rosenberger.scott@gmail.com> Saturday, July 5, 2025 10:16 AM Participate editor@mtexpress.com Input for City Council on the FLUM
	Dear Council Members,	
	Please do not continue any work on the Comprehensive Plan and the FLUM. Make only the minime changes to the zoning code that are required for clarity.	
		up in November, allow the new City Council run a new Comp Plan process ent and incorporates collective citizen input. Please Stop the undesired
	Respectfully,	
	Scott Rosenberger	
	127 Mountain Creek Dr, K	etchum 83340

From: Elizabeth Insinger < lizinsinger@gmail.com>

Sent: Saturday, July 5, 2025 9:42 AM

To: Participate

Subject: Public Comment for City Council on the FLUM

Council Members,

Please stop your work on the Comprehensive Plan and the FLUM. Make only the minimum changes to the zoning code that are required for clarity.

We have an election coming up in November. Let the new City Council run a new Comp Plan process that is inclusive and transparent.

Respectfully,

Elizabeth Insinger 301 Williams St. Ketchum

From: Marilyn Hoffman <mer.hoffman208@gmail.com>

Sent: Saturday, July 5, 2025 9:21 AM

To: Participate

Subject: Comprehensive plan

Please stop your work on the Comprehensive Plan and the FLUM. Make only the minimum changes to the zoning code that are required for clarity.

We have an election coming up in November. Let the new City Council run a new Comp Plan process that is inclusive and transparent.

Marilyn Hoffman

From: Pat Higgins <pathiggins@cox.net>
Sent: Saturday, July 5, 2025 9:18 AM

To: Participate Subject: Comp plan

"I am commenting to voice my full support of the Warm Springs Neighborhoods Letter to the City dated June 30, 2025. As stated in the Letter, we believe the best path forward is to maintain the land use designations set forth in the 2014 Comprehensive Plan."

Pat Higgins Sent from my iPad

From: Marilyn Hoffman <mer.hoffman208@gmail.com>

Sent: Saturday, July 5, 2025 9:19 AM

To: Participate

Subject: Fwd: V2N35: Stop Density in the FLUM

----- Forwarded message ------

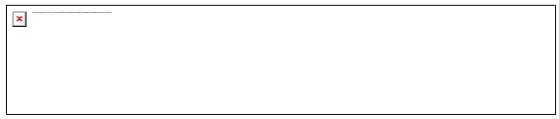
From: Perry Boyle from The Ketchum Sun < theketchumsun@substack.com>

Date: Sat, Jul 5, 2025 at 8:12 AM

Subject: V2N35: Stop Density in the FLUM

To: <mer.hoffman208@gmail.com>

Forwarded this email? Subscribe here for more



The Ketchum Sun

V2N35: Stop Density in the FLUM

More misrepresentation of the Comp Plan from the City--They have no shame.

PERRY BOYLE

JUL 5















If You Already Know the Deal With the FLUM...

You can save the 15 minutes it will take to read the rest of this and spend that time sending an email to the City Council with your thoughts. Someone asked for a template, so here it goes, but say whatever is meaningful to you:

To: participate@ketchumidaho.org

CC: editor@mtexpress.com

Subject: Public Comment for City Council on the FLUM

Council Members,

Please stop your work on the Comprehensive Plan and the FLUM. Make only the minimum changes to the zoning code that are required for clarity.

We have an election coming up in November. Let the new City Council run a new Comp Plan process that is inclusive and transparent.

Respectfully,

[Your name and address]

Our Council needs to hear from as many people as possible so that it is crystal clear to them that we don't want a lame-duck council jamming through a Comprehensive Plan that is not representative of the community consensus.

They Use Our Money To Dupe Us

According to the latest "Word on the Street" from the City of Ketchum, the City is concerned that we don't understand what density is and what they propose to do to us in the Future Land Use Map (FLUM). Here is what they said:

Much of the public comment received recently is related to density information in Medium Density Residential areas outlined in the draft comprehensive plan. In follow-up discussions with citizens, it is clear that this topic is somewhat confusing. To assist in the conversation, staff prepared a fact sheet to provide an overview of the density proposed in the plan. It includes details on what density means and what density looks like.

To ensure we have the facts, the City has spent your money to publish a fact sheet, which I have reproduced above.

One True Fact: Deed Restriction

Some of the facts are indeed facts—particularly the fact, helpfully identified as such, in the blue box. You can only obtain below-market-priced housing via a deed restriction on the unit.

There are three ways to get deed restrictions.

- The City pays for it: this is what they did when they bought the workforce housing out from under the Limelight on Second Street and displaced the Limelight workers. Presumably, the City will provide housing to workers who make even less than the Limelight crew. The City calls this "housing preservation." Actually, the City pays nothing. You, the taxpayer, pay for it. The City usually conducts these transactions in secret (they refer to it as an "executive session").
- A developer pays for it: in exchange for getting a substantially bigger box to build, a developer can either provide deed-restricted units or buy their way out of that obligation with an "in-lieu-of" fee that the City uses to build Bluebirds. Guess which is more popular with developers? The City sets the in-lieu fee at an arbitrary amount that is low enough so the developer almost always pays it. Actually, no developer ever pays it—they pass it on to the buyer of their development. That is what will happen when the City extorts \$450,000 from the Limelight for a room conversion to condos, which the City will then hand over to BCHA for its Lift Tower Lodge lowincome housing project.
- Someone donates it: I have never heard of this happening in Ketchum, but it's possible that someone, out of the goodness of their heart, puts a deed restriction on their property for workforce housing. The closest example I am aware of is when one of the Pine Wood owners sold a unit to the City for transfer to BCHA and took a deduction. However, he received payment for the unit and avoided a \$40,000 assessment in the process.

Selective Facts From The City

My beef with this is that they have only shared the facts they want to share and have withheld the facts they don't want you to have. This is a classic Bradshaw administration tactic and part of the jam job that has perverted the Comprehensive Planning process.

It pisses me off that the Mayor is constantly declaring how transparent the City is when the City is so non-transparent.

Where in the fact sheet is the expansion of the areas subject to high-density zoning?

Where in the fact sheet is the fact that single-family residences in some areas of the FLUM will be non-conforming homes with limits on their owners?

Are these facts irrelevant?

The BIG LIE: Community Housing

They insult our intelligence. Look at the green box. When you go from 11 du/ac to 18 du/ac (du/ac = dwelling units per acre), you have increased density by over 60%.

They state they would only go to 18 units if the "primary" use is community housing. What does that even mean? They get to define primary in any way they want, just like they have defined "unhoused" to include people with housing who commute more than 45 minutes, and "worker" to include people who choose not to work (see page 7 of Ketchum's Housing Action Plan).

The big lie in all of this is that the 18 dwelling-unit buildings they want to put up will be community housing that addresses Ketchum's needs. What does "community housing" mean? Whatever they want it to mean. To them, it means low-income housing that keeps wages depressed for the tourism industry, similar to what they attempted at the YMCA parking lot.

We know what "community housing" doesn't mean. It doesn't mean the tenant has to provide a public service (such as being a teacher, first responder, or

healthcare worker). It doesn't mean the tenant has to work in Ketchum. It doesn't mean the tenant has to work full-time. It doesn't mean the tenant has to work at all.

Wasn't our housing program supposed to address Ketchum's workforce challenges?

It's a "trust me" approach. Look at what they've done to Ketchum. Do you trust these people?

The Better Way Forward For Housing

One key fact the City doesn't want you to know: we don't have to destroy what is left of our residential neighborhoods by upzoning them.

We have plenty of land elsewhere that is far better suited for workforce housing. We can focus Ketchum's scarce resources on Ketchum's workforce by avoiding the use of the Blaine County Housing Authority (BCHA) and its million-dollar bureaucracy, and instead working with local workforce housing non-profits like ARCH and WRCHT.

I laid out a plan for this in Issue V2N33.

What Can You Do To Stop The FLUM?

Despite my suggestion at the top of this post, I don't think you can. There are three solid votes on the Council to ram this through. We screwed up when we returned the Troika of Bradshaw, Breen, and Hamilton to office.

To paraphrase one of Ms. Breen's choicer comments, it doesn't matter what the people of Ketchum want; the Council gets to decide. Just look at how they run the budget—they put up a slide with each Council member's spending wish list. They put up no slide addressing the community's wish list from the existing Comp Plan. They run the City for their vision, not yours.

If I lived in one of the areas slated for upzoning, I would join with my neighbors, hire a lawyer, and sue the City. They have declared war on Ketchum's neighborhoods, and you can only battle them in court.

If you want some amusement and have the time, you can join me in attending the City Council meetings and watch them rationalize their program for closing the real estate price gap between Ketchum, Aspen, Jackson, and Vail. At the least, it is entertaining.

Leave a comment
Share The Ketchum Sun

Thanks for reading The Ketchum Sun! Subscribe for free.



"Let's Keep Aspen a Tree in Ketchum"



From: Marilyn Hoffman <mer.hoffman208@gmail.com>

Sent: Saturday, July 5, 2025 9:16 AM

To: Participate

Subject: Subject: Subject: Public Comment for City Council on the FLUM Council Members,

Please stop your work on the Comprehensive Plan and the FLUM. Make only the minimum changes to the zoning code that are required for clarity. We have an election

coming up i...

Ρ

From: Heidi Watanabe <heidiwat@cox.net>
Sent: Saturday, July 5, 2025 9:11 AM

To: Participate

Cc: editor@mtexpress.com

Subject: Public Comment for City Council on the FLUM

Council Members,

Please stop your work on the Comprehensive Plan and the FLUM. Make only the minimum changes to the zoning code that are required for clarity.

We have an election coming up in November. Let the new City Council run a new Comp Plan process that is inclusive and transparent.

There are lots of different solutions for community housing with vacant land in areas that will not change the charm of old existing neighborhoods. Please respect and consider your current citizens who pay taxes - rather than focusing on developments for future visitors or residents.

My husband and I have been in the valley for 30 + years- buying our first affordable houses in Hailey and commuting to Ketchum every day for work. We didn't expect to live in Ketchum at the expense of the taxpayers. As we became more financially stable- we moved up valley. Once our children moved on- we sold our mid-valley house downsizing for a unit in Ketchum to be close to our jobs (like many of our neighbors in The Heatherlands). We bought in the Timbers (high density) and it was lovely- but the noise, traffic, and outdoor lights on all night- put us on a search for a place in a quiet, dark, and established neighborhood with minimal development - Warm Springs. We love our neighborhood and now contemplate- do we need to move again?

Respectfully,

Heidi Watanabe 120 Shortswing Lane

From: JULIE WILSON <wilsonbay@mac.com>

Sent: Saturday, July 5, 2025 8:30 AM

To: Participate **Subject:** Upzoning

Dear Council Members,

At your meeting Monday,

please consider pausing any changes to density to Ketchum.

We are concerned about increased traffic, lack of parking and construction overwhelming our community.

Thoughtful projects on land closer to our wonderful hospital would be ideal for development geared towards workforce housing. But not until after all the road construction is completed.

Thank you,

Julie and Justin Wilson Sent from Julie's iPhone

From: ron stradiotto <ronstrad@sbcglobal.net>

Sent: Saturday, July 5, 2025 8:29 AM

To: Participate

Cc: editor@mtexpress.com

Subject: FLUM

Dear Ketchum CIty Council,

Please stop your work on the Comprehensive Plan and the FLUM. Make only the minimum changes to the zoning code that are required for clarity.

Your claimed work on "community housing" is a pivot from an actual fact to monetize empty lots throughout Ketchum.

The need for rezoning in the lift area around Warm Springs can be handled with individual PUD plans.

We have an election coming up in November. Let the new City Council run a new Comp Plan process that is inclusive and transparent.

Respectfully,

Ron and Becky Stradiotto

256 Hillside Dr. A, Ketchum 83340

From: Lars Guy <larsguy@me.com>
Sent: Friday, July 4, 2025 7:28 PM

To: Participate

Subject: C of k comp plan and flum

City Council Members and Staff.

I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

Lars Guy Provisualization, Inc. 220 River Street East (PO Box 2675) Ketchum, Idaho 83340

C: 208.720.9684

From: Mark Maykranz <mmaykranz@hotmail.com>

Sent: Saturday, July 5, 2025 10:44 PM

To: Participate; Amanda Breen; Courtney Hamilton; Spencer Cordovano; Tripp Hutchinson

Subject: FLUM

The mayor and council are in a pattern of poor decision making: community didn't want a tall Limelite, mayor and council voted it in. Community didn't want the tall Marriott, mayor and council voted it in. Community didn't want a Bluebird along with federal mandates, the mayor and council voted it in. The Community didn't want housing on First and Washington, the mayor and council spent tons of money designing it and tried to force it in. Community didn't want the federal formula for Y housing, the mayor and council pursued it anyway. Friction, friction, friction. The community doesn't want upzoning and homeowners don't want their properties to be turned into nonconforming properties, Mayor and council pursue it anyway. More friction, more money wasted on lawsuits. Mayor and council buy an existing property on Sun Valley Road, no community friction. Mayor and council buy an 11 unit building in West Ketchum, no community friction.

The mayor, being from Southern Africa, seems to thrive on friction. It's his kool aid. This community will never recover from what he has done. It is my opinion that he has become persona non grata. The other four of you need to check your ridiculous hubris at the door. You were not elected because we think you are rocket scientists. Get real and climb down from your high horses and show some humility. Your job description is really, first and foremost, to do no harm. Stop turning this community into an endless friction factory. If you want to do housing, buy older buildings in town and pursue housing options around St. Luke's=no community friction.

You guys are making decisions way above your pay grade and you don't seem to learn. There will be a political sea change in November, and two years later. You guys have awakened the sleeping giant called community (even though we would much rather be hiking and skiing).

Sent from my iPhone

From: Mimi Avins <mimiavins@gmail.com>
Sent: Saturday, July 5, 2025 8:10 PM

To: Timothy Mott Cc: Participate

Subject: Re: City of Ketchum Comprehensive Plan and FLUM

I agree and strongly oppose the current Comprehensive Plan.

On Wed, Jul 2, 2025 at 5:01 PM Timothy Mott < tim@mottventures.com> wrote: City Council Members and Staff.

I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

Tim Mott.

PS. By all means, forward as you see fit.

From: Karen Tietje-Holzman <svskibum@gmail.com>

Sent: Saturday, July 5, 2025 6:32 PM

To: Participate

Cc: editor@mtexpress.com

Subject: Public Comment for City Council on the FLUM

Council Members,

Please stop your work on the Comprehensive Plan and the FLUM. Make only the minimum changes to the zoning code that are required for clarity.

We have an election coming up in November. Let the new City Council run a new Comp Plan process that is inclusive and transparent.

Respectfully,

Karen Holzman

Sent from my iPhone

From: Jeff Oak <jeff.oak11@gmail.com>
Sent: Saturday, July 5, 2025 6:31 PM

To: Participate

Subject: Public Comment for City Council on the FLUM

Dear Council Members,

We do not want High Density Zoning in Warm Springs. There isn't going to be "community housing" build 3 blocks from the chairlift! The FLUM only destroys our neighborhood.

Please stop your work on the Comprehensive Plan and the FLUM. Make only the minimum changes to the zoning code that are required for clarity.

We have an election coming up in November. Let the new City Council run a new Comp Plan process that is inclusive and transparent.

Thank you for your consideration,

Jeff Oak 3015 Warm Springs Road

From: Sharon Twigg-Smith <sharona.twiggsmith@gmail.com>

Sent: Saturday, July 5, 2025 6:12 PM

To: Participate

Cc: tim@mottventures.com

Subject: City of Ketchum Comprehensive Plan and FLUM. Expressing desire to not approve

Ketchum Comp Plan as currently proposed

I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

We can't be too careful in coming up with a plan that serves our community as a whole into the future.

Sharon Twigg-Smith

Sent from my iPhone

From: robert g vallee jr <robertgvalleejr@gmail.com>

Sent: Saturday, July 5, 2025 5:11 PM

To: Participate **Subject:** Stop!

Dear Council Members,

Please **stop** your work on the Comprehensive Plan and the FLUM. Make only the minimum changes to the zoning code that are required for clarity.

There is an election coming up in November. Let the new City Council develop a new Comp Plan and process that is inclusive and transparent, different than what's been happening

Sincerely,

Robert G Vallee Jr 180 N 2nd Ave Ketchum, ID

From: Joe Hogan <joehogan56@gmail.com>

Sent: Saturday, July 5, 2025 4:40 PM

To: Participate

Cc: editor@mtexpress.com

Subject: Public Comment for City Council on The FLUM

Dear, Council Members,

Please stop your work on the Comprehensive Plan and the FLUM. Make only the minimum changes to the zoning code that are required for clarity.

We have an election coming up in November. Let the new City Council run a new Comp Plan process that is inclusive and transparent.

Respectfully, Joseph Hogan

From: Constance S. McCamant <constanceinsunvalley@gmail.com>

Sent: Saturday, July 5, 2025 4:02 PM

To: Participate

Cc: editor@mtexpress.com

Subject: Public Comment for City Council on the FLUM

Council Members,

Please stop your work on the Comprehensive Plan and the FLUM. Make only the minimum changes to the zoning code that are required for clarity.

We have an election coming up in November. Let the new City Council run a new Comp Plan process that is inclusive and transparent.

Respectfully,

Constance S. Smith

Post Office Box 1165 Sun Valley, Idaho 83353

From: Martin Henry Kaplan <mhk@martinhenrykaplan.com>

Sent: Saturday, July 5, 2025 11:18 AM

To: Participate

Subject: 2025 Comprehensive Plan

To Whom This May Concern:

I am commenting to voice my support of the Warm Springs Neighborhoods Letter to the City dated June 30, 2025.

In addition, I will be submitting a comment letter and presenting it at the hearing on 7 July 2025.

Thanks for your attention, Martin Kaplan, AIA

Martin Henry Kaplan, Architects AIA
Sun Valley Idaho Office
251 Hillside Drive, PO 482, Ketchum, ID 83340
T.206.682.8600 C 206.972.9972

www.MartinHenryKaplan.com

Notice: Privileged and confidential communication. If you are not the addressee, you may not read, copy, or distribute this email. If you receive this email in error, please advise us immediately by return email and delete it from your system. Thank you.

From: Scott Watanabe <watscott1@gmail.com>

Sent: Sunday, July 6, 2025 6:44 PM

To: Participate

Subject: Comp Plan - Warm Springs

I have known some of you since you were children. I voted for you. Now I find myself conflicted with that decision. Now I feel that you are concerning yourselves more with taking care of those who *may* come here and *may* stay here rather than someone like me who will likely be buried here. Having moved here in 1981 and employed many people over those years, I understand the struggle. I have worked 10-15 hours per day over those years and still own a business here in Ketchum at the age of 70. This is what it has taken for me to exist here. I didn't have the benefit of growing up with wealth but rather an instilled work ethic. I have lived in 4 communities in the WR Valley starting in Hailey, then moving mid Valley, to the Timbers and now here on Short Swing Lane in Warm Springs just 4 years ago. We finally chose here because of the quality of the neighborhood, the tranquility, the easy access to services and the ability to safely walk our dog every evening. Now you have me questioning that decision and wondering if I need to now contemplate another move somewhere in the Valley that is not governed by any organized group whether it be an administration or an HOA. I don't even know if that exists, at least that I can afford.

Please, please consider a plan that does not change the quality of our neighborhood.

All the best,

Scott Watanabe C: 801-550-3735

From: Chip Bailey <chiphuntssv@gmail.com>

Sent: Sunday, July 6, 2025 6:32 PM

To: Participate

I am vehemently opposed to the City of Ketchum Government's proposal to ruin the Warm Springs area, which is one of the nicest residential neighborhoods in the Western United States by the proposed increased density and building height in the 2025 Proposed Comprehensive Plan. This will turn Warm Springs into an uncontrolled short term rental area. (State of Idaho Law does not allow municipalities to regulate short term housing). Density and building height in Warm Springs should remain as it is in the Existing 2014 Ketchum Comprehensive Plan. Chip Bailey Jr. 115 Wanderers Way Ketchum, Idaho.

From: Chip Bailey <chiphuntssv@gmail.com>

Sent: Sunday, July 6, 2025 6:10 PM

To: Participate

I did not get the opportunity to sign the Warm Springs neiborhood's Attorney letter regarding the proposed increased density and building height in Warm Springs. By submitting this email I wish to be considered as if I had signed said letter. Chip Bailey Jr. 115 Wanderers Way Ketchum, Idaho

From: Broschofsky Galleries <art@brogallery.com>

Sent: Sunday, July 6, 2025 5:35 PM

To: Participate

Subject: One long sentence..

Having submitted my letters and made enough public comments at Ketchum Planning and Zoning and City Council meetings to express concern about the zoning up from low density to high density in mid Warm Springs because of the sensitive habitat that exists in this animal corridor,

I would hope that the letters submitted by Idaho Department of Fish and Game and the Wood River Land Trust-both offering assistance with their professional expertise in this area- will be followed up by City Council for the purpose of coming to a realization of the need to examine the detrimental affects that up zoning would inevitably bring.

Minette Broschofsky

From: Sandra Fisher <sandra.fisher@cox.net>

Sent: Sunday, July 6, 2025 5:10 PM

To: Participate

Subject: Fw: City of Ketchum Comprehensive Plan and FLUM

Sent from Yahoo Mail for iPad

Begin forwarded

Sent: Friday, July 4, 2025 6:51:01 PM

To: lars provisualization.com < lars@provisualization.com > **Subject:** Fw: City of Ketchum Comprehensive Plan and FLUM

To: Participate <participate@ketchumidaho.org>

City Council Members and Staff.

I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

Sign and send Sandra Fisher

From: Will Hovey <whovey@greyhawkcm.com>

Sent: Sunday, July 6, 2025 4:09 PM

To: Participate

Subject: Public Comment for City Council on the FLUM

Council Members,

Please stop your work on the Comprehensive Plan and the FLUM. Make only the minimum changes to the zoning code that are required for clarity. Your direction for the plan is not what the local people want and will do irreparable harm to our town. The new density code you are pushing in order to solve affordable housing will fail to accomplish that goal. Making developers include affordable units in their projects rather than just paying in lieu of fee, updating outdated industrial area zoning to include affordable residential on upper floors – both of these will do far more than increasing density for more second homes in west ketchum and warm springs.

We have an election coming up in November. Let the new City Council run a new Comp Plan process that is inclusive and transparent.

Respectfully,

Will Hovey 581 Wood River Drive Ketchum, ID 83340

John Milner <jmilnersv@gmail.com< th=""></jmilnersv@gmail.com<>		
y 6, 2025 11:08 AM		

To: Participate

Subject: Public Comment for City Council on the FLUM

Council Members,

Please stop your work on the Comprehensive Plan and the FLUM. Make only the minimum changes to the zoning code that are required for clarity.

We have an election coming up in November. Let the new City Council run a new Comp Plan process that is inclusive and transparent.

Respectfully,

John & Kim Milner

110 Lindsay circle

Ketchum

From: Harry Griffith harry Griffith harry@sunvalleyeconomy.org

Sent: Sunday, July 6, 2025 7:44 PM

To: Participate

Subject: SVED Statement regarding Ketchum July 7 Council Meeting - Consent Agenda Item #6

Attachments: SVED Commnets on Fiama SLL.docx

In advance of this Monday's meeting, please share the attached letter with members of council for your meeting this week.

This is a set of comments based on the last minute addition of Fiama's specialty license approval to the consent agenda between Thursday pm (not listed as a consent item in the on-line package) and Friday pm. I have provided this in light of the letters protesting this award, and due to the fact that public comment is not allowed as part of any consent discussions.

Thanks

Harry Griffith

Executive Director, Sun Valley Economic Development

www.SunValleyEconomy.org

Dear Council Members

RE: Ketchum Council Meeting July 7 2025 – Consent Agenda Item #6 Recommendation to approve alcohol beverage liquor license renewals

It has come to my attention that there have been two complaints about the City approving Fiama/ Little Flame LLC for the 3rd resort cities specialty liquor license. One is attached to tonight's package as a comment from the owner of Sushi on Second. The other was provided in a letter written by Brian Barsotti to the City of Ketchum on May 27, 2025. They are conspicuously similar in tone.

The essence of both complaints is that 1) Fiama obtained "privileged access to information" and 2) preference should be given to long time local restaurants for these licenses.

I would respectfully disagree with both perspectives as follows:

Privileged Access

- Fiama's application on March 29th occurred after SB 1381 had been approved by both the House and Senate earlier in March. For reference, a copy of the draft bill was publicly available via the Idaho Legislative website as early as Feb 28th
- SB 1381 was identified by the Resort Cities Coalition as a "key priority for the City of Ketchum". As a key priority, it would be incumbent for the City of Ketchum to take the lead in informing potentially interested parties about the opportunity.
- When contacted by Fiama, SVED provided an overview of how liquor licenses could be
 obtained. One of our key roles as mandated by the Idaho Dept of Commerce is to assist
 new businesses. That said, if asked, we would certainly have given similar advice/
 information to any other businesses making an inquiry.
- Any existing business desiring a license could (and arguably should) have had their name
 on the master waiting list long ago like Smokey Mountain and the Kneadery. SVED
 consulted with neither and yet they received licenses one and two.
- The information that SVED provided to Fiama was all publically available. To suggest otherwise is flat out wrong and professionally insulting.

Preference to Long-Standing Local Businesses

• The City needs to follow the rules approved by the legislature and utilized by the ABC for license approval. Length of time in business is **not** an evaluative criterion, priority position on the Ketchum master waiting list is. The city must treat all applicants equitably and fairly without consideration of length in time as a business.

- Adding length of time in business as a Ketchum-specific criterion is ill-advised. It is
 unprofessional, unfair and quite possibly illegal. Moreover, it is impossible to reconcile
 adding a brand-new criterion now, after two licenses have already been issued, without
 leading to claims of unequal treatment. If Ketchum changes their evaluation criteria for
 this third license, this will expose the City to a valid claim of bias and unfair treatment.
- Rejection of Fiama under the pretext of new, poorly defined criteria could be viewed as an unethical decision by elected public officials. Especially as the City just approved Fiama' initial application for a beverage beer & wine license 5 months ago with no discussion or qualifications.

In closing, the City should follow the authorized regulatory framework and award this third resort license to Fiama as a fully qualified applicant. Other interested parties on the waiting list should hope that this legislative experiment is viewed favorably and that additional resort licenses may be made available in the future.

Sincerely

Harry

Harry Griffith, ED Sun Valley Economic Development

From: Martin Henry Kaplan <mhk@martinhenrykaplan.com>

Sent: Sunday, July 6, 2025 8:58 PM

To: Participate

Subject:Comp Plan Update Comment LetterAttachments:Kaplan Comp Plan Comment Letter.pdf

To Whom This May Concern;

I have attached my comment letter related to the current Comp Plan Update and the City Council Meeting on 7 July 2025.

Thanks for your attention, Martin Kaplan

Martin Henry Kaplan, Architects AIA

Sun Valley Idaho Office
251 Hillside Drive, PO 482, Ketchum, ID 83340
T.206.682.8600 C 206.972.9972

www.MartinHenryKaplan.com

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KETCHUM, IDAHO

251 Hillside Drive, Unit West Post Office Box 482 Ketchum, Idaho 83340 T: 206.682.8600 mhk@martinhenrykaplan.com

6 July 2025

Commentary Regarding the 2025 Ketchum Comprehensive Plan Update

Respectfully Submitted By:

Martin Henry Kaplan, Architect AIA

- Resident of Ketchum and Hillside Drive since 1992.
- Owner: 251 Hillside Drive,
- Owner: 241 Hillside Drive, a 4.9-acre undeveloped parcel,
- Principal of Martin Henry Kaplan, Architects AlA for 45 years,
- Highly honored firm focused upon architecture and planning,
- Member of the Seattle Planning Commission for 8 years, (steward of the Comp Plan)
- Member of first ARCH Community Housing board of directors 2006-2010.
- Currently devoted to donating architectural services to ARCH designing affordable housing,
- Completed 3 affordable projects in Hailey since 2021,
- Currently permitting 4th affordable project in downtown Ketchum community core.

A. Introduction

Amending and updating any city's Comprehensive Plan and amending the FLUM is a complex task, and I applaud the city's time and efforts in advancing the current proposal. The complexity of the task naturally inspires many public reviews and expected objections, many of which are founded upon very personal and emotional foundations. But each deserves a full hearing considering the weight and potential future impacts both intentional and unintentional. It is these impacts that I'd like to focus my commentary upon. Thanks for the opportunity to contribute to the discussion.

B. The Comp Plan Update Mission

Cohesive Ketchum Density Fact Sheet:

"The community told the city that the top two priorities for the next 10 years should be affordable housing and preserving our community character. Regulations that facilitate "community housing" that is compatible with our existing neighborhoods is one way to address the community's priorities."

Scores of my neighbors see this much differently and question the calculus of the pool of respondents that suggested this as "fact." My neighbors, while strongly supporting housing affordability as I do, have expressed serious concerns about community character, compatibility, continuity, fairness, and logic - some of which I will highlight below:

1. Cities across the world are dealing with strategies for increasing housing affordability while respecting strategic planning initiatives, environmental factors, neighborhood character, land values, and stakeholder investments among other issues. These cities are revising and updating land use policies that encourage affordable development near centers of employment, services, and transportation hubs.

ARCHITECTURE PLANNING INTERIORS DEVELOPMENT

This FLUM concentrates future density properly in West Ketchum but questionably identifies and sporadically maps increased densities miles from town into the Warm Springs valley. I believe that focusing future density opportunities miles from town is antithetical to principles of common planning strategies.

- 2. At a time when Ketchum rejected recent affordable development proposals at Washington Street and the south YMCA lot due to parking restraints and high costs, why would the city focus large upzones and greater densities out the Warm Springs Valley? Doing so would require most new residents to drive into Ketchum and beyond, adding traffic, reducing safety, increasing vehicle storage, and placing greater significant pressures on parking and environmental challenges.
- 3. In addition, building affordable housing upon very expensive Ketchum properties today requires either a generous donating landowner, some type of total subsidy, or donated public property; very few if any of these opportunities can be found west of the Big Wood River. Warm Springs land values do not support developing any type of affordable housing, no matter what the FLUM suggests. I believe that focusing so much attention upon unrealistic opportunities may miss the more obvious prospects nearer the city center and obviously valley wide.
- 4. And if the concern and mission is to provide opportunities for affordable housing in Ketchum, then why would the city even entertain a two-house development (Sawtooth Serenade @ 260 1st) in the middle of downtown where one might be able to provide +/- 80 units of housing instead. It would take decades to get 80 units of similar affordable housing out Warm Springs!

C. Concurrency and Transportation Challenges

I'm told by the city that there has been a study of water and sewer capacities but there has not been an EIS nor any professional study of transportation impacts. As you know, the entire Warm Springs Valley, Board Ranch, and Warm Springs base and parking lots and environs have but one access point over the river. If the mission is to significantly increase and encourage housing density, resulting in greater vehicle storage and daily trips, then a proper EIS should be completed to prove the concept and find ways to mitigate what would be growing conflicts in traffic, safety, parking and single access over one bridge. Many neighbors are legitimately concerned that this Comp Plan update ignores the reality and challenges of increased traffic, safety and parking impacts both in the neighborhood and downtown as well – recognizing that mountain towns in the west historically cannot count on public transportation to mitigate these impacts associated with individual auto ownership and daily use.

D. Public Outreach

While City Hall has held public hearings, completed one nearby neighborhood walk-though outside our community, facilitated an online survey and updated the website occasionally, my neighbors and I have not been given an opportunity to engage with the planners and consultants on a personal level in our neighborhood. Unlike most other Comp Plan updates in other cities, some of which I have been personally involved in as a planning commissioner, there have been no specific individual community meetings held.

As one travels west from the YMCA, one passes through many distinct neighborhoods that deserve analysis with a scalpel, not a sledgehammer. Reviewing the published FLUM online, it is very difficult to understand the rational for upzoning certain neighborhoods and streets while leaving other untouched. Understanding that the FLUM will directly influence zoning changes, there are very serious inconsistencies as one observes certain neighborhoods that have been left unchanged while others noted to accept all the upzones. One cannot underestimate the future unequal impacts from the decision to do so with relationship to properties that may be deemed less valued by some planners, or too valuable in other cases – all subjective, biased, and profoundly unfair. I believe that artificial lines have been drawn with little foundation upon existing conditions or special conditions that offer unique

opportunities. For instance, please review the artificial north/south line separating zones just west of our home and property at 241 Hillside Drive that divides our neighborhood for some unknown reason.

Of course, this FLUM was completed without one neighborhood centric meeting or meaningful property owner personal input. Reliance upon an online survey only gathers info from a few citizens - those connected to the city website, online savvy users, and land use nerds. That is not a typical Ketchum citizen, or any of our city's neighborhood profiles.

E. Community Character

I can unequivocally attest to the fact that my neighborhood community does not question the need for affordable housing, and our critique of the Comp Plan update is based upon many issues, including community compatibility and historical character. Most of us have lived in the Warm Springs Valley for many decades and cohesive land use strategies, property uses, and future changes rise to significant importance, especially when city hall focuses growth upon our streets which have remained 'cohesive' forever. Everyone is concerned about increasing densities on some lots, protecting others, and the resultant changes in differentiating building forms, envelope sizes, parking challenges and community character. Far from being NIMBY's, we are concerned that planners and council members may not fully appreciate the full value of our community and those adjacent neighborhoods in our valley. We enjoy an eclectic collection of single-family homes and townhomes that form the foundational land use character. We simply wish that this overwhelming character remains respected.

F. Conclusion

Thanks for the opportunity to submit my comments addressing my concerns and those of scores of my neighbors related to pushing through the Comp Plan update absent any further meaningful community consideration. Having worked on many such updates over many decades as an architect, planner, planning commissioner, and property owner, I understand the deadlines and need to advance from studies on to accepting the FLUM and zoning changes thereafter. However, with all due respect and appreciating the incredible effort that has gone into composing the proposed FLUM this date, I ask you to pause, listen carefully to my neighbors, your constituents, and me and reconsider the many issues that I and many others have conveyed. While it is natural for all of us to rest upon emotion at times for questioning and resistance, I suggest that there are many professional planning principles, strategies, and policy considerations that can better be evaluated in composing a more thoughtful, fair, and economically responsible solution to moving forward, and actually achieving future success.

To generate more future housing affordability throughout our valley, I believe that it is reasonable to suggest that such a comprehensive planning study should not be focused solely upon Ketchum alone, but our sister cities and county as well to develop a more inclusive study and uncover many significant adjacencies and land use opportunities and strategies that benefit all of us together as one valley in common need to encourage and plan better for housing affordability. In my opinion, taking pieces of Ketchum and attempting to encourage a cohesive planning strategy for housing affordability fails at creating an overall vision and strategic plan for achieving the greatest chances for success.

Thanks for your careful consideration, Martin Henry Kaplan, Architect AlA

From: James Hungelmann <jim.hungelmann@gmail.com>

Sent: Sunday, July 6, 2025 9:52 PM

To: Neil Bradshaw; Courtney Hamilton; Spencer Cordovano; Amanda Breen; Tripp

Hutchinson; Participate

Cc: Governor@gov.idaho.gov; AGLabrador@ag.idaho.gov

Subject: GENERAL PUBLIC COMMENT

Attachments: Independence Day 2025 anti masking .docx

Dear mayor and councilors:

Attached please find for the record of the Council meeting July 6 2025:

INDEPENDENCE DAY 2025 -

Constitutional Authority, COVID Abuses, and the Failure of Idaho's Anti-Masking Law

Thank you,

Jim

INDEPENDENCE DAY 2025:

Constitutional Authority, COVID Abuses, and the Failure of Idaho's Anti-Masking Law

INTRODUCTION

In March 2025, Idaho enacted a law prohibiting governmental entities from imposing mask mandates—even during declared emergencies. Though framed as a defense of liberty in response to pandemic-era overreach, the law presents a deeper constitutional concern: it risks confusing the public about where their rights truly come from, and how they are protected.

By isolating masks as the sole focus of legislative protection, the law implies that other pandemic-era intrusions—such as mandated lockdowns and business closures and pressured vaccinations—may have been lawful. This narrow focus threatens to erode public understanding of the Constitution's supremacy and the inalienable nature of individual rights protected by it.

This paper argues that:

- Inviolate Constitutional protections of inalienable rights were flagrantly violated during COVID-19, systematically;
- The Idaho anti-masking law misleads the public by treating rights as legislative grant rather than constitutional guarantees;
- Civic education is essential to ensure this erosion of rights is not repeated.

DISCUSSION

1. The Constitution: Supreme Law Above All

The U.S. Constitution is the supreme law of the land. It ranks above all statutes, executive orders, and regulatory policies—federal and state. The U.S. Supreme Court interprets the Constitution for the nation, while state supreme courts uphold state constitutions—each of which has protections of individual liberties that are the same or similar to those found in the U.S. Constitution.

Any law, mandate, or order that contradicts the Constitution is void—regardless of whether it was passed in a time of crisis. Any statute that merely duplicates what the Constitution already guarantees is not only unnecessary—it risks undermining constitutional supremacy by implying that rights depend on legislative recognition rather than existing inherently.

2. The Strongest Charter of Liberty in Human History

No document in human history has more rigorously protected individual liberty than the U.S. Constitution, in the form of the Bill of Rights and the Due Process Clause of the Fourteenth Amendment. These protections were not invented overnight but reflect centuries of struggle and refinement.

From the political philosophy of ancient Greece and Rome to the Magna Carta, from the natural rights theories of John Locke to the ideals of the American Enlightenment, the evolution of civil liberties reflects a hard-won understanding across centuries: government power must be constrained to preserve individual freedom. This principle ultimately culminated in the U.S. Constitution and Bill of Rights, which enshrine limits on state authority and affirm that rights are inherent—not granted by rulers or legislatures.

At the heart of these protections is the principle of due process of law—the foundational requirement that government may not deprive any person of life, liberty, or property without:

- A clear and lawful basis.
- Evidence subject to challenge,
- A fair and open hearing,
- An impartial judge or tribunal.

These are not optional safeguards. They are binding obligations on all branches of government, in all conditions. They do not vanish during pandemics. They do not depend on any legislation to become enforceable.

3. How Due Process Was Abandoned During COVID

Despite these constitutional guarantees, the COVID-19 response saw the near-total collapse of due process protections nationwide. Many millions of Americans were:

- Confined to their homes
- Barred from working or running businesses,
- Separated from family and loved ones,
- Coerced into receiving experimental medical treatments,
- Treated as health threats

Masking, though often seen as a symbolic issue, was only the most visible layer of these violations. Far more serious to many were the violations of bodily autonomy, speech, assembly, and economic liberty—all imposed without proper legal process.

Government agencies relied not on transparent hearings or first-hand, challengeable evidence, but on:

- Executive declarations,
- Cable news speculation,
- Pharmaceutical lobbying,
- CDC models and "projections" detached from local health realities.

Today, the COVID-19 narrative is unraveling at an accelerating pace. Dr. Anthony Fauci—once the most visible advocate of mandates, lockdowns, and mass vaccination—has received a federal pardon, an act that strongly implies serious misconduct shielded from accountability. Meanwhile, the FDA has formally acknowledged significant risks associated with mRNA injections, including the now well-documented threat of life-threatening myocarditis, particularly in young males. Seventeen state Attorneys General are said to be investigating Fauci and others involved in COVID-era decision-making, yet there is little public evidence of any serious legal proceedings or transparent investigatory process actually underway.

The widespread desire to simply "move on" from COVID presents a serious danger to constitutional governance. If the sweeping violations of civil liberties are not openly acknowledged and legally condemned as unconstitutional, a dangerous misconception may take root: that these measures were lawful, merely controversial or unpopular. In the absence of a public reckoning, silence becomes precedent—and compliance becomes the default. Such passive acceptance is unacceptable in the face of grave deprivations of fundamental rights during the COVID era.

4. No Due Process Means No Legal Authority

As a matter of law, because COVID mandates were issued without due process, they were legally null and void *ab initio*—invalid from the beginning. Most of the public, unaware of their rights, complied out of fear or confusion. But constitutional violations do not become lawful just because they go unchallenged.

5. How Idaho's Anti-Masking Law Undermines Constitutional Supremacy

Idaho's anti-masking law may have been passed with good intentions, but its narrow scope sends a dangerous and misleading message. By codifying resistance to only one form of government overreach—mask mandates—it implies that:

- Masking was the only abuse requiring legal protection,
- The Constitution is insufficient or irrelevant without legislative backup,
- Other, far more serious COVID-era violations—such as lockdowns, forced quarantines, business closures, and vaccine coercion—may have been lawful simply because they were not addressed.

Rather than restoring liberty, the law risks reinforcing the flawed belief that rights exist only when explicitly recognized by lawmakers. This idea turns constitutional supremacy on its head. Rights are inherent and exist independently of any statute; no law can grant or revoke them.

By focusing narrowly on one abuse without acknowledging others, the law may mislead the public into thinking rights depend on legislative recognition. That mistaken view dilutes the constitutional principle that all unauthorized infringements on liberty are unlawful—not just the politically convenient ones.

Enacted five years too late, the law does little to correct past wrongs and may even erode public trust by sanitizing broader abuses that were never lawfully imposed.

6. The Idaho Legislature Failed to Challenge Illegal COVID Measures

The Idaho Legislature had a clear constitutional duty to oppose executive overreach from the start. Under Idaho law, the governor's emergency powers were limited to 30 days, renewable once for a total of 60 days. After that, legislative authority was to be restored.

However, Governor Brad Little unilaterally extended the emergency for over two years, effectively sidelining the Legislature. Many legislators acquiesced to this prolonged executive authority—complying with mandates, wearing masks, and accepting vaccinations themselves. While political pressures were immense, their failure to assert constitutional limits during the crisis remains a serious dereliction of duty.

Only a small minority voiced opposition, and none took decisive action when it was most needed.

Now, long after the fact, lawmakers have passed a narrow, largely symbolic anti-mask law that fails to address the full scope of constitutional violations. By focusing solely on masking, it risks minimizing the severity of the broader civil liberties infringements that occurred during the pandemic.

The danger is not just legislative misjudgment—it is public misunderstanding. This limited law may lead citizens to believe that rights violations were isolated or minor, rather than recognizing them as part of a sweeping and unlawful overreach of state power.

7. What Our Children Deserve to Know

The greatest long-term damage from the COVID era may not be the mandates themselves, but the failure to teach young people the truth about them:

- That rights are inalienable,
- That due process is non-negotiable,
- That government cannot act by decree,
- That noncompliance can sometimes be a civic duty.

Instead, we taught obedience and compliance—encouraging belief that government "knows best," even without evidence or legal authority. If left uncorrected, this failure will raise a generation unable to distinguish fact from fiction, lawful from unlawful, freedom from coercion. A generation stripped of the tools needed to resist future waves of fear-driven control. What greater failure could there be for Idaho's education system than leaving children in the dark about the most vital safeguard of sanity and survival: due process?

Thankfully, a powerful and rapidly growing youth movement is emerging from these chaotic times—young people who refuse to blindly trust information from so-called "health" or other authorities. This new generation is cultivating critical thinking and evidence-based reasoning, essential skills to discern truth from deception. They are developing the understanding, courage, and resolve to defend their fundamental human rights—rights indispensable to sanity and survival, and never again to be violated.

CONCLUSION

Idaho's anti-masking law may have been enacted with good intentions, but it overlooks a deeper truth. True liberty depends on a public that understands the Constitution, demands due process, and recognizes that emergencies do not suspend fundamental rights. Moving past COVID requires more than silence; it demands a full public reckoning—an honest acknowledgment and contrition for the abuses inflicted by officials who violated fundamental rights and tolerated by legislators who failed to uphold their constitutional responsibility to stand, oppose, and defend against governmental overreach.

Idaho's lawmakers, educators, and citizens must recommit to restoring constitutional order, reinforcing civic education, and ensuring that future emergencies never again become a pretext for trampling liberty.

From: Gabrielle Tierney <gigi_eric@hotmail.com>

Sent: Sunday, July 6, 2025 11:09 PM

To: Participate
Cc: Gabrielle Tierney

Subject: 16. Vote NO on Comprehensive up-zoning. - Use PUD process

Dear Mayor and City Council,

Thank you for your efforts at addressing our housing issues. But please don't rush to enact this Comprehensive Plan (and FLUM update) that up zones our residential neighborhoods. A 60% increase in density will change the character and owner occupied residency of our neighborhood and result in more short-term rentals.

The survey you refer to was not representative of the citizens and residents who live here. It is not a mandate.

This up-zoning does not provide what we need - workforce housing for teachers, healthcare workers or first responders. Please reconsider the "how" and work with ARCH and Wood River Community Housing Trust who have the expertise and track record and can be of real assistance for housing.

Please maintain the 2014 land use designations and building heights. You have a tool in the existing planned unit development (PUD) process to facilitate 100% workforce housing proposals. This comprehensive plan doesn't need to be rushed.

The intensification of zoning in Warm Springs appears arbitrary or biased with properties selected and lines drawn based on unknown logic. It also ignores avalanche risks. Why would you rush to focus on single family neighborhoods versus lots adjacent to existing higher density uses such as the YMCA affordable project which was in the right location.

Please reconsider your vote on this Comprehensive Plan and FLUM update and please take the time needed to do this well for Ketchum,

Thank you for your consideration.

Gabrielle Tierney 253 Hillside Drive

From: Eric Bindelglass <ebindelglass@hotmail.com>

Sent: Sunday, July 6, 2025 10:48 PM

To: Participate

Subject: Public Comment for City Council On The FLUM

Dear Mayor and City Council Members,

Please maintain the existing 2014 land use designations and building heights for the Warm Springs neighborhoods. A density increase in excess of 60% (11 du/ac to 18 du/ac) would dramatically change the scale and character of Warm Springs. Our neighborhood of predominantly full-time residents and workers will change to short term rentals and vacant owner-occupied units, especially since there is no ability to regulate short term rentals in Idaho.

If there is a need to facilitate additional density and height for 100% workforce housing projects, then allow those projects to proceed under the existing planned unit development (PUD) regulations.

Thank you for your consideration, and for your work. Regards, Eric Bindelglass (253 Hillside Drive, Warm Springs)

From: Ellen Noble <emnoble2@gmail.com>
Sent: Saturday, July 5, 2025 9:59 AM

To: Participate

Subject: Comprehensive Plan

Council Members,

Please stop your work on the Comprehensive Plan and the Future Land Use Map. Make only the minimum changes to the zoning code that are required for clarity.

We have an election coming up in November. Let the new City Council run a new Comp Plan process that is inclusive and transparent.

Respectfully,

Ellen and Charlie Noble 2107 Warm Springs Rd. #206

From: Jeff Jensen <jeff@jensenconsult.com>

Sent: Monday, July 7, 2025 8:42 AM

To: Participate

Cc: slurie@5bgazette.com

Subject: City Council comments on the FLUM

7.7.25

Dear City Council,

Please list me as requesting you to stop the process on the Future Land Use Map.

I have read the latest City release last Friday in the Mayors letter and disagree with the assessment that the public is confused.

I can see clearly and understand what the City is attempting to do and disagree with this plan completely.

This process has been difficult to follow, and I wonder if this is intentional.

There are very clear issues that need to be addressed regarding the impact that this new plan will have on the character and makeup of the Warm Springs area. At the very least a traffic impact study should have been commissioned prior to this vote. That is a fundamental requirement for any material changes in most jurisdictions. Why not here?

There is an election for a new Mayor and Council this fall, and I think that this FLUM process should be shelved until they are elected.

The city citizens deserve to have a chance of being listened to. The current Leader's group is not listening.

Thank you.

Jeff Jensen

216 Sage Rd Unit B

Ketchum, ID 83340

From: cfabian0202@aol.com

Sent: Monday, July 7, 2025 8:24 AM

To: Participate

Subject: Public Comment for City Council on the FLUM

Council Members,

Please stop your work on the Comprehensive Plan and the FLUM. and make only the minimum changes to the zoning code that are required for clarity. Since we have an election coming up in November, let the new City Council run a new Comp Plan process that is inclusive and transparent. Thank you.

Sincerely, Lucinda Fabian 216 Aspen Drive Ketchum

From: Debbie Bacca <debbiebacca@gmail.com>

Sent: Monday, July 7, 2025 9:23 AM

To: Participate

Subject:Comprehensive Plan CommentAttachments:City Counciljuly7Letter.pdf

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Debbie Bacca

From: Anna (Schimelpfenig) Rothgeb <schimelpfeniga@gmail.com>

Sent: Monday, July 7, 2025 9:16 AM

To: Participate

Cc: editor@mtexpress.com

Subject: Public Comment for City Council on the FLUM

Hi Council Members,

I'm asking you to hit pause on the Comprehensive Plan and the FLUM. These are big decisions that will shape Ketchum for years to come, and they shouldn't be rushed through by a Council that's about to change.

Let the new Council take this on after the election, with a process that truly involves the community. In the meantime, just make the minimal zoning updates needed for clarity.

Thank you, Anna Rothgeb 150 Wood River Dr, Ketchum

From: Larissa DeHaas <lolodehaas@gmail.com>

Sent: Monday, July 7, 2025 9:12 AM

To: Participate
Subject: limelight hotel

You gave limelight the ability to build higher with extremely tall cielings because they were building hotel rooms. We get told "we need more hotel rooms" whenever a new hotel is proposed. They get to get special treatment because they are building hotel rooms.

Now you think we should allow them to become condos? It seems like you're setting a terrible precedent for hotels to fake being hotel rooms and then turn into more empty penthouses.

I am against this because of the special treatment you're giving a company that never built workforce housing, and now wants to convert hotel rooms. If we're going to be able to keep bringing events like the world cup to town then we need our hotel rooms. Not buildings full of empty penthouses that pad the pockets of real estate agents. There are already massive penthouses for sale on main street currently! why would you add to that inventory?

Please excuse any errors, sent from my mobile device.

Larissa DeHaas Lolodehaas@gmail.com 2088903685

From: Tom Monge <tom@mongeinvestments.com>

Sent: Monday, July 7, 2025 9:09 AM

To: Neil Bradshaw; Amanda Breen; Participate

Subject: Comprehensive Plan Final VOTE

Mayor and Council Members: I URGE YOU ALL to give CAREFUL consideration to this EXTREMELY IMPORTANT VOTE that You are ALL about to make at this upcoming meeting regarding the City Of Ketchum Revision/Re-Write to the Comprehensive Plan and FLUM. In my humble opinion, I believe that You should ALL STOP this VOTE and Revision process until then next election, this coming November 2025. The Mayor is a "Lame Duck" Mayor and will NOT be a [part of the City Government after this next election and there is also that probability and some of You Council Members may not be re-elected as well.

In light what has occurred to our City over these past few years and based upon the extremely UNPOPULAR decisions made by this Mayor and Council, I feel that it is imperative that we STOP any and ALL Planning going forward and issue a COMPLETE MORATORIAM of any NEW Development Approvals until after the 2024 Mayor and Council Elections. We as a CITY and AREA need to re-think what we want our Community to look like and become going forward. It may already be a little too late to change directions but in my opinion the planning process that has occurred within this current Government and Administration has been very chaotic and has destroyed the very fiber of our Community.

PLEASE VOTE TO STOP ANY APPROVAL OF THIS COMPREHENSIVE PLAN AND FLUM PROPOSALS.

Thomas R. Monge

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

From: Harry Griffith harry Griffith harry@sunvalleyeconomy.org

Sent: Monday, July 7, 2025 9:07 AM

To: Participate

Subject: SVED Statement for Council - Consent Agenda Item #6

Attachments: SVED Commnets on Fiama SLL.docx

In advance of this Monday's meeting, please share the attached letter with members of council for your meeting this week.

This is a set of comments based on the last minute addition of Fiama's specialty license approval to the consent agenda between Thursday pm (not listed as a consent item in the on-line package) and Friday pm. I have provided this in light of the letters protesting this award, and due to the fact that public comment is not allowed as part of any consent discussions.

Thanks

Harry Griffith

Executive Director, Sun Valley Economic Development

www.SunValleyEconomy.org

From: Kathy Rothgeb <kathy@todd-rothgeb.com>

Sent: Monday, July 7, 2025 9:05 AM

To: Participate

Cc: editor@mtnexpress.com

Subject: Public comments for City Council on the FLUM

Dear Council Members,

I am writing this letter, to ask you to please stop your work on the Comprehensive Plan and the FLUM. I would like see only minimum changes to the zoning code that is required for clarity on this matter.

I do not feel your Comp Plan process is inclusive and transparent and not in the best interest of most residences in Ketchum.

Please stop!!!!!

Respectfully submitted,

Kathy Rothgeb Robinson 218 Broadway Blvd. Ketchum

From: Alex Higgins <alex@svassociates.com>

Sent: Monday, July 7, 2025 8:45 AM

To: Participate

Subject: Public Comment on the FLUM

Council Members,

Please STOP your work on the Comprehensive Plan and FLUM. Make only the minimum changes to the zoning code only necessary for clarity.

We have an upcoming election in November. Let the new City Council run a new Comp Plan process that is inclusive and transparent.

Respectfully submitted,

Alex Higgins 200 Aspen Dr. Ketchum

Alex Higgins Associate Broker/Partner Alex@svassociates.com

Sun Valley Associates www.svassociates.com Off: 208-622-4100 Cell: 208-720-0525

Fax: 208-622-9567

From: Jennifer Bellinger < JBellingerart@protonmail.com>

Sent: Monday, July 7, 2025 10:01 AM

To: Participate

Cc: editor@mtexpress.com

Subject: Public Comments on FLUM

Dear City Council and Mayor Bradshaw,

I am very concerned that Ketchum residents objections to the Comprehensive Plan are not being considered fully by current Council Members.

I am in favor of putting the plan on hold until after the November elections. It would bring to light pros and cons of the Comprehensive Plan as it stands now by candidates and invite more public involvement.

We cannot afford to see this plan rushed forward. The quality of life, the vitality of our neighborhoods and rights of current property owners must not be overlooked in the push for high density projects within our city.

Sincerely,

Jennifer Bellinger

From: Alex Hughes <alexsunvalley@gmail.com>

Sent: Monday, July 7, 2025 10:19 AM

To: Participate

Subject: On behalf of Warm Springs neighborhoods

To All of the City Council and Ketchum Government officials, elected and unelected,

I am writing to let you know that I live in Warm Springs and I am completely opposed to our city council even thinking about changing the zoning in Warm Springs neighborhoods. I agree with The Letter to maintain the land use designations set forth in the 2014 Comprehensive Plan.

Increasing the already high density and height in the Warm Springs neighborhood is over and beyond your supervision for the citizens of Ketchum. You clearly have left out the safety of the citizens in Warm Springs. There is an 'out of touch' circle of elected officials working against the citizens and the spirit of Ketchum and Warm Springs.

Alex Hughes Sage Road, Warm Springs

Sun Valley, A Great Place to Wake UP!

Alexandria 'Alex' Hughes (208) 720 7444 cell alexsunvalley@gmail.com

From: Jennifer Bellinger < JBellingerart@protonmail.com>

Sent: Monday, July 7, 2025 10:14 AM

To: Participate

Subject: Public comments Comprehensive Plan FLUM

Dear City Council and Mayor Bradshaw,

I am very concerned that Ketchum residents objections to the Comprehensive Plan are not being considered fully by current Council Members.

I am in favor of putting the plan on hold until after the November elections. It would bring to light pros and cons of the Comprehensive Plan as it stands now by candidates and invite more public involvement.

We cannot afford to see this plan rushed forward. The quality of life, the vitality of our neighborhoods and rights of current property owners must not be overlooked in the push for high density projects within our city.

Sincerely,

Jennifer Bellinger

Sent from Proton Mail for iOS

From: Joan Diteman <imjmd@aol.com>
Sent: Monday, July 7, 2025 11:03 AM

To: Participate

Subject: Comp plan Please stop all work on the comp plan as of this minute and cancel the

space at tonight's meeting until there has been an election in November Listen to the

people they are trying very hard to be heard. Joan diteman

Sent from my iPhone

From: Susan McGuigan <sqmcguigan@gmail.com>

Sent: Monday, July 7, 2025 11:03 AM

To: Participate

Subject: Ketchum Comprehensive Plan Update Comment

Attachments: Ketchum Comprehensive Plan Letter.docx

Dear Mayor Bradshaw and City Commissioners,

Please include this letter in the record of the proceedings of the City Council on the Ketchum Comprehensive Plan update.

Thank you,

Susan McGuigan 134 Irene Street Ketchum, ID 83340

From: Robyn Newcomb < robyn_newcomb@glassmasters.biz>

Sent: Monday, July 7, 2025 10:49 AM

To: Participate

Subject: FW: cohesive plan

From: Robyn Newcomb

Sent: Friday, April 04, 2025 3:49 PM **To:** participate@ketchumidaho.org

Subject: cohesive plan

To all,

Your presentation leave a lot out. The firm you hired is probably good a designing a new subdivision, not retrofitting an existing one.

Portraying density by elevation views is absurd. That is what you are showing.

Plan view of an acre and how it might be divided into lots makes more sense. Virtually nobody knows the size of a acre let alone the dimensions of their own lot.

To over densify a town because your approach is additional housing for work force is absurd. Build work force housing where it is affordable.

Ketchum is not a ski in ski out town, never will be

To make it look like Snowmass, Vail, Parkcity, New York, seattle with taller buildings and no openspace for a yard is not where the town started.

Just because you will make a decision on what your vision is does not make it correct.

Robyn Newcomb



From: Gina P <ginapoole10@gmail.com>
Sent: Monday, July 7, 2025 11:10 AM

To: Participate

Subject: Comment for today's City Council Meeting

Attachments: Bordeaux Sabala Petition_3.docx; Untitled attachment 00116.htm

Thank you for reading this into the public record for today's City Council Meeting.

Sincerely,

Gina Poole Ketchum

From:	Gina P <ginapoole10@gmail.com> Monday, July 7, 2025 11:19 AM Participate</ginapoole10@gmail.com>	
Sent:		
То:		
Subject:	Comp Plan - River Run Annexation	

Attachments: River Run .pdf; Untitled attachment 00133.htm; Screen Shot 2025-05-13 at 12.42.59

PM.png; Untitled attachment 00136.htm; RR_Annex_Sawtooth_Environmental.pdf; Untitled attachment 00139.htm; Rezone_Annexation_Application(4).pdf; Untitled

attachment 00142.htm

Dear Mr. Mayor and City Council Members,

Please include this in today's public comments.

I am resubmitting this as I have not received an explanation from the City regarding the reason why the 17 acres south of River Run Lodge is designated as Mixed Use Activity Center vs. how it was annexed into the City of Ketchum as Residential. As you'll see below, it would be beneficial to our community if the City of Ketchum could work with Sun Valley Company to insure that future residential area is not developed but conserved as a nature reserve. It seems that this should be corrected on the FLUM.

-	
Best,	
Gina	
Gina Poole	
Ketchum	

Thank you.

Dear Mr. Mayor, City of Ketchum Council Members, Planning & Zoning Commissioners and Staff,

I'd like to bring to your attention a discrepancy in the proposed Future Land Use Map. Pursuant to Sun Valley Company's River Run Annexation in 2009, 14.3 acres of land south of River Run Lodge was designated as the Big Wood River Ecological Park, and two Residential Areas consisting of Area C (9.2 acres) and Area D (7.8 acres.) Many Ketchum residents at the time advocated for including the Residential Areas into the Ecological Park, as advised by the environmental review. Please see attached document.

The proposed FLUM shows this area as Mixed Use Activity Center. The residential areas are located on Trail Creek with the western part of the land at the confluence of the Big Wood River. Please see attached map.

In light of the recent controversial approval of the construction of two spec homes in the flood plain on Wood River Drive, one at 10,000 sq. ft. and the other at approximately 9,000 sq. ft, it's important to ensure this vital riverine ecology is protected from future over development. It would be wonderful if the City of Ketchum and Sun Valley Company worked together to create a 31 acre Nature Preserve as recommended in the environmental review to be "conjunctively managed under a conservation easement, with limited or no development to ensure:

Conservation Protections on Sensitive Natural Tract of Land Protection of High Quality Wildlife Habitat Protection of Wildlife Corridors and Habitat Connectivity Natural Dynamic Riverine, Wetland and Floodplain function.

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Best,

Gina Poole Ketchum

From: Anne Corrock <annecorrock@gmail.com>

Sent: Monday, July 7, 2025 11:53 AM

To: Neil Bradshaw; Amanda Breen; Spencer Cordovano; Courtney Hamilton; Tripp

Hutchinson

Cc: Participate

Subject: Consent agenda item #7

Attachments: Microsoft Word - table Consent agenda item 7.docx.pdf

From: Cierra Castle <ccc@lawsonlaski.com>
Sent: Monday, July 7, 2025 12:15 PM

To: Participate

Cc: Jim Laski; Mac Moriarty

Subject:Current Proposal for Cohesive Ketchum Comprehensive PlanAttachments:6.30.25_revised-_Letter_to_City_on_Behalf_of_Warm_Springs.pdf

Good afternoon,

Attached please find a letter regarding the Current Proposal for Cohesive Ketchum Comprehensive Plan dated, June 30, 2025.

In follow-up to Mr. Moriarty's email from Friday, July 4, I am submitting additional signatures that have since been collected.

If you have any questions or need further information, please feel free to contact Mr. Laski.

Thank you.



Cierra C. Castle

Lawson Laski Clark, PLLC 675 Sun Valley Road, Suite A PO Box 3310 Ketchum, ID 83340 208-725-0055 Phone 208-725-0076 Fax

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From: Neil Bradshaw

Sent: Monday, July 7, 2025 12:19 PM

To: Tom Monge

Cc: Amanda Breen; Participate

Subject: Re: Comprehensive Plan Final VOTE

Thanks Tom

This been and thorough process with significant community participation and input over the last year and half

We have to weigh your opinion with the opinion of others and decide what is best for the community This comprehensive plan is community driven and in response to multiple requests for the plan to be updated

It will be a council decision, but I personally would be reluctant to forgo the transparent process and the schedule that was laid out during the development of the plan. I would find it disrespectful of all of the community input that we have welcomed throughout this exhaustive process.

Thanks for your participation

Cheers

Neil

NEIL BRADSHAW | CITY OF KETCHUM

Mayo

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

On Jul 7, 2025, at 9:09 AM, Tom Monge <tom@mongeinvestments.com> wrote:

Mayor and Council Members: I URGE YOU ALL to give CAREFUL consideration to this EXTREMELY IMPORTANT VOTE that You are ALL about to make at this upcoming meeting regarding the City Of Ketchum Revision/Re-Write to the Comprehensive Plan and FLUM. In my humble

opinion, I believe that You should ALL STOP this VOTE and Revision process until then next election, this coming November 2025. The Mayor is a "Lame Duck" Mayor and will NOT be a [part of the City Government after this next election and there is also that probability and some of You Council Members may not be re-elected as well.

In light what has occurred to our City over these past few years and based upon the extremely UNPOPULAR decisions made by this Mayor and Council, I feel that it is imperative that we STOP any and ALL Planning going forward and issue a COMPLETE MORATORIAM of any NEW Development Approvals until after the 2024 Mayor and Council Elections. We as a CITY and AREA need to re-think what we want our Community to look like and become going forward. It may already be a little too late to change directions but in my opinion the planning process that has occurred within this current Government and Administration has been very chaotic and has destroyed the very fiber of our Community.

PLEASE VOTE TO STOP ANY APPROVAL OF THIS COMPREHENSIVE PLAN AND FLUM PROPOSALS.

Thomas R. Monge

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