



CITY OF KETCHUM

City Hall
office: 208.726.3841
participate@ketchumidaho.org
P.O. Box 2315, 191 5th Street West, Ketchum, ID 83340
ketchumidaho.org

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: June 25, 2026 Staff Member/Dept: Paige Nied, Associate Planner
Planning and Building Department

Agenda Item: Recommendation to hold a public hearing and conduct the first reading of Ordinance 1276, amendment to section 16.03.020.F of the Land Development Code to add “Cultural Facility” as a conditional use in the Light Industrial No. 2 Zone District.

Recommended Motion:

- Motion 1:** “I move that the portions of Idaho Code § 50-902 requiring an ordinance to be read on three different days, twice by title and once in full, be dispensed with for Ordinance 1276 and read by title only.”
- Motion 2:** “I move that Ordinance 1276 be approved.”

Reasons for Recommendation:

- The applicant is proposing add “Cultural Facility” as a conditional use in the Light Industrial No. 2 Zone District in the Table of Permitted Uses in Ketchum Municipal Code (“KMC”) 16.03.020.F.
- The Planning and Zoning Commission held a public hearing at their regularly scheduled meeting on May 20, 2026. The staff report from that meeting is included as Attachment 2 and public comment received from that meeting is included as Attachment 3. A recording of the Commission meeting can be [watched here](#). The Commission provided a unanimous recommendation to City Council to add “Cultural Facility” as a conditional use in the LI-2 Zone. The Commission found that:
 - Adding “Cultural Facility” as a conditional use in the LI-2 is supported by the 2025 Comprehensive Plan & Future Land Use Map
 - The conditional use permit process provides a mechanism for site specific-review and allows the City to evaluate cultural facilities proposed in the LI-2 zone on their individual merits, including operational characteristics, parking, traffic generation, compatibility with adjacent uses, and comprehensive plan conformance.
 - The amendment provides a balanced approach that preserves opportunities for industrial uses while also supporting the retention and growth of Ketchum’s art and cultural institutions.

Policy Analysis and Background:

INTRODUCTION AND BACKGROUND
The proposed text amendment would add ‘Cultural Facility’ as a conditional use within the Light Industrial No. 2 (LI-2) Zone District. The request is associated with the potential relocation of the Sun Valley Museum of Art (SVMOA) to a property located within the LI-2 Zone District. A copy of draft Ordinance 1276 is included as Attachment B. The text amendment only applies to the LI-2 Zone, and not the Light Industrial Number 1 (LI-1) or the Light Industrial Number 3 (LI-3) zones.

The SVMOA is classified as a “Cultural Facility”, which is defined as, “An institution or the use of land for the display, preservation, or exhibition of art, scientific, cultural, or historical materials including, but not limited to, museums, libraries, or art galleries.” Cultural facilities are not a permitted use by right or conditional use in the LI-2 and are only permitted in the Tourist and Community Core Zones.

ANALYSIS

As outlined above, the applicant has requested the addition of “Cultural Facility” as a conditional use in the LI-2 zone. During the public hearing on May 20, 2026, the Planning and Zoning Commission found that conditionally allowing cultural facilities in the LI-2, as opposed to allowing them by right, ensures that factors such as operational characteristics, compatibility with industrial uses, traffic generation, parking, and comprehensive plan conformance are considered on a case-by-case basis. Further, cultural facilities in the LI-2 will provide an opportunity for adaptive reuse of existing industrial and commercial buildings. Lastly, the text amendment will provide flexibility to accommodate appropriate cultural facility uses while still preserving the primary industrial function and character of the LI-2 zone. The Commission unanimously recommended approval of Ordinance 1276 to City Council.

Overall, staff believes amending the code to allow cultural facilities as a conditional use in the LI-2 is generally supported by the Comprehensive Plan and would provide a balanced approach that preserves opportunities for industrial uses while also supporting the retention and growth of Ketchum’s arts and cultural institutions. Staff finds that allowing the use through the conditional use permit process will ensure compatibility with surrounding uses and operational impacts can be evaluated on a case-by-case basis, while supporting and strengthening Ketchum’s arts and cultural identity.

STAFF RECOMMENDATION

Staff and the Planning and Zoning Commission recommend approval of Ordinance 1276, to add “Cultural Facility” as a conditional use for the LI-2 Zone District. This is the first reading of Ordinance 1276. The Council has the following options on how to proceed:

- Approve the first reading
- Approve the first reading with revisions
- Continue the first reading
- Deny the first reading

Alternatively, the Council has the option to waive the three-reading requirement and adopt the ordinance at this hearing. Staff recommend proceeding with this option.

If the Council elects not to waive the future readings, the second and third readings would be held at the subsequent City Council meetings on July 9th and July 23rd, respectively.

Sustainability Impact:

Ordinance 1276 may support the City's sustainability goals by facilitating the adaptive reuse of existing commercial and industrial buildings within the LI-2 Zone District. Reusing existing structures can reduce construction-related waste, conserve embodied energy, and promote efficient use of existing infrastructure. As a legislative amendment, the ordinance does not authorize a specific development project but may provide opportunities for sustainable reuse of existing buildings in the future.

Financial Impact:

None	There is no financial request to the City of Ketchum for Ordinance 1276 and therefore no budget implications.
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Attachments:

1. Draft Ordinance 1276
2. Text Amendment Application & Staff Report – May 20, 2026, Planning and Zoning Commission Meeting
3. Public Comment From May 20, 2026, Planning and Zoning Commission Meeting



City of Ketchum

Attachment 1: Draft Ordinance 1276

DRAFT ORDINANCE NO. 1276

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING TITLE 16, THE LAND DEVELOPMENT CODE, OF THE KETCHUM MUNICIPAL CODE BY AMENDING: SECTION 16.03.020.F: TABLE OF PERMITTED USES, TO ADD “CULTURAL FACILITY” AS A CONDITIONAL USE IN THE LIGHT INDUSTRIAL NO.2 ZONE DISTRICT; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sun Valley Museum of Art submitted a text amendment application to add “Cultural Facility” as a conditional use in the Light Industrial No.2 (LI-2) Zone District; and

WHEREAS, cultural facilities may include uses such as museums, libraries, galleries, and similar community-serving uses that contribute to the economic and social vitality of the community; and

WHEREAS, the City recognizes arts and culture as an important community asset that supports economic development, tourism, community identity, and year-round activity; and

WHEREAS, allowing cultural facilities as a conditional use within the LI-2 District provides an opportunity for adaptive reuse of existing industrial and commercial buildings; and

WHEREAS, the Conditional Use Permit process provides the City the ability to evaluate each cultural facility proposed in the LI-2 Zone on its own merits, including operational characteristics, parking, traffic generation, compatibility with adjacent uses, and comprehensive plan conformance; and

WHEREAS, the amendment provides a balanced approach that preserves opportunities for industrial uses while also supporting the retention and growth of Ketchum’s arts and cultural institutions; and

WHEREAS, the proposed amendment is supported by the 2025 Comprehensive Plan, does not conflict with other provisions of the Ketchum Municipal Code, and is consistent with the general purpose and intent of the Land Development Code; and

WHEREAS, the Planning and Zoning Commission held a public hearing on May 20, 2026, and provided a unanimous recommendation of approval on the ordinance to City Council,

WHEREAS, the City Council held public hearings and conducted three readings of Ordinance 1276 on _____, _____, and _____, resulting in approval of this ordinance; and

WHEREAS, the City Council hearings were duly noticed per the requirements of Idaho Code Section 67-6509; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KETCHUM

SECTION 1. AMENDMENT TO CHAPTER 16.03 – Use Regulations

Section 16.03.020.F – Table of Permitted Uses:

Table 16-7: Table of Permitted Uses

P = Permitted C = Conditional Use Permit required A = Accessory Blank Cell = use prohibited

	Residential								Commercial and Mixed-Use							Other		
	LR	LR-1	LR-2	GR-L	GR-H	STO-.4	STO-1	STO-H	T	T-3000	T-4000	CC - 1	CC - 2	LI-1	LI-2	LI-3	RU	AF
Public and Institutional																		
Community and Cultural Facilities																		
Cultural Facility									P			P	P		C		C	

SECTION 2. SAVINGS AND SEVERABILITY CLAUSE. If any section, paragraph, sentence or provision hereof of the application to any particular circumstances shall ever be held invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

SECTION 3. REPEALER CLAUSE. All City of Ketchum Ordinances or parts thereof which are in conflict herewith are hereby repealed.

SECTION 4. PUBLICATION. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as “Exhibit A” shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication, according to law.

PASSED BY the CITY COUNCIL and APPROVED by the MAYOR of Ketchum, Idaho, on this _____ day of _____, 2026.

APPROVED:

Peter Prekeges, Mayor

ATTEST:

Trent Donat, City Clerk

PUBLICATION SUMMARY

DRAFT ORDINANCE 1276

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING TITLE 16, THE LAND DEVELOPMENT CODE, OF THE KETCHUM MUNICIPAL CODE BY AMENDING: SECTION 16.03.020.F: TABLE OF PERMITTED USES, TO ADD “CULTURAL FACILITY” AS A CONDITIONAL USE IN THE LIGHT INDUSTRIAL NO.2 ZONE DISTRICT; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

A summary of the principal provisions of Ordinance No. 1276 of the City of Ketchum, Blaine County, Idaho, adopted on _____ is as follows:

- SECTION 1.** Addition of “Cultural Facility” as a conditional use in the Light Industrial No. 2 Zone District.
- SECTION 2.** Provides a savings and severability clause.
- SECTION 3.** Provides a repealer clause.
- SECTION 4.** Provides for publication of this Ordinance by Summary.
- SECTION 5.** Establishes an effective date.

The full text of this Ordinance is available at the City Clerk’s Office, Ketchum City Hall, 191 5th Street West, Ketchum, Idaho 83340 and will be provided to any citizen upon personal request during normal office hours.

ATTEST:

APPROVED:

Trent Donat, City Clerk

Pete Prekeges, Mayor



City of Ketchum

Attachment 2:
**Text Amendment Application &
Staff Report – May 20, 2026,
Planning and Zoning
Commission Meeting**



**City of Ketchum
Planning & Building**

OFFICIAL USE ONLY
File Number: Ordinance XXXX
Date Received: 4/15/26
By: GB
Fee Paid: TBD
Approved Date:
Denied Date:
By:

Application for Amendment to Zoning Code Title 17 or Subdivision Code Title 16

Submit Completed application to planningandbuilding@ketchumidaho.org Or hand deliver to Ketchum City Hall, 191 5th St. W. Ketchum, ID . If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code.

APPLICANT INFORMATION
Name: Sun Valley Center for the Arts, Inc. DBA Sun Valley Museum of Art
Mailing Address: P.O. Box 656, Sun Valley, ID 83353
Phone: 208-726-9491
Representative: James R. Laski & Heather E. O'Leary
Phone: 208-725-0055
Mailing Address: P.O. Box 3310, Ketchum, ID 83340
AMENDMENT
Section of code to be amended: Section 16.03.020.F Table of Permitted Uses (Table 16-7)
Please describe the proposed change or amended language (attach separate sheet if necessary): By way of this Application, Applicant seeks a text amendment to Section 16.03.020.F Table of Permitted Uses (Table 16-7) to add "Cultural Facility" as a conditional use that is permitted in the LI-2 (Light Industrial District Number 2).
ADDITIONAL INFORMATION
Please describe any additional information, if necessary:
APPLICATION REQUIREMENTS
Applications should include the following: <ul style="list-style-type: none"> a) Narrative describing zoning amendment See Attachment A b) Description of how the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance support the proposed change See Attachment B c) Proposed ordinance language showing all revisions suggested See Attachment C

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, city officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property, and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests and business invitees and not caused by or arising out of the tortuous conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

Applicant Signature

Date

City of Ketchum Planning & Building Department
Amendment Application

Once your application has been received, we will review it and contact you with next steps.
No further action is required at this time.

ATTACHMENT A

Narrative Describing Proposed Amendment

The requested text amendment would only be applicable to the Light Industrial District 2 (“LI-2 District”), not the Light Industrial District 1 (“LI-1 District”) or Light Industrial District 3 (“LI-3 District”), which serve distinct purposes and contain different permitted and conditional uses. For instance, the LI-1 District is a transition area between the Community Core and the LI-2 District and focuses on business and personal services. The LI-3 District is a transition area between the LI-2 District and surrounding neighborhoods and emphasizes technology industries, office-type employment and research and development. In contrast, the LI-2 District is the core industrial zone and focuses on providing essential or unique services to support the local economy and permanent year-round employment base. Cultural Facilities are best suited in the LI-2 District rather than the LI-1 District (which focuses on businesses and personal services) or the LI-3 District (which focuses on technology industries, office-type employment and research and development) because museums, libraries and art galleries generally offer essential and/or unique services that support the local economy as well as provide permanent year-round employment and tourism. Furthermore, since the programmatic uses of Cultural Facilities include displaying, preserving and exhibiting art, scientific, cultural and historical materials, such Facilities are consistent with Commercial Studios and Craft/Cottage Industries which are some of the current permitted uses in the LI-2 District.

The requested text amendment does not rezone any parcel, alter any dimensional standard, or change any permitted use. Rather, it only adds “Cultural Facility” as a conditional use for property zoned as LI-2 in Section 16.03.020.F Table of Permitted Uses (Table 16-7). The request to allow a Cultural Facility as a conditionally permitted use in the LI-2 District rather than a permitted use is intentional as it means that every proposed Cultural Facility in the LI-2 District would require individualized public notice and comment as well as approval from the City of Ketchum’s Planning and Zoning Commission. Moreover, each conditional use permit application for a Cultural Facility would be evaluated on its merits with regards to location, scale, parking, access, and operational compatibility with adjacent industrial uses before being approved. As such, no Cultural Facility would be approved simply by virtue of the requested text amendment alone.

ATTACHMENT B

**Description of How the Cohesive Ketchum Comprehensive Plan and
Ketchum Land Development Code Support the Proposed Change**

COHESIVE KETCHUM COMPREHENSIVE PLAN

The 2025 Cohesive Ketchum Comprehensive Plan, adopted September 11, 2025 (the “Comp Plan”), was adopted after the most extensive community consultation process in the City’s recent planning history. It established arts and culture as a core value to be actively cultivated. In fact, the Comp Plan’s Community Vision statement specifically states “We will be successful by creating, attracting, and delivering excellent jobs, education, healthcare, recreation, and cultural opportunities.” *Comp Plan*, pg. 13. The Comp Plan directly supports the proposed amendment to add Cultural Facility as a conditional use in the LI-2 District. The proposed amendment implements the following adopted Core Values and Policies from the Comp Plan:

<p>Chapter 2: Community Vision and Core Values— Lively Arts and Culture Scene (Page 16)</p>	<p><i>“Ketchum knows that arts and culture are vitally important to our economy and quality of life — they tell our story . . . a thriving arts and cultural scene attracts visitors and benefits local restaurants, lodging, and retailers. Our diverse range of year-round arts and cultural activities is a key community asset that we will continue to actively cultivate and promote.”</i></p> <p>This Section of the Comp Plan identifies arts and culture as a core value to be actively cultivated. The LI-2 District contains large footprint buildings that are well-suited to be used as Cultural Facilities. This is particularly true at the LI-2 District’s southern boundary, which is adjacent to the Tourist Zone. Section 16.03.020.F Table of Permitted Uses currently offers no pathway for Cultural Facilities to be in the LI-2 District thereby creating a gap between the Comp Plan’s stated values and the City Code’s actual permissions.</p> <p>Additionally, although the Comp Plan includes “Goal Art-2: Build Ketchum’s identity as a cultural hub by increasing the visibility of the arts and cultural activities in the community”, there is a conflict with other goals in the Comp Plan that emphasize, in several places, the importance of preserving the existing character of the Downtown District and preventing the “erosion of the ‘funkiness’ that has set Ketchum’s character apart from other mountain towns.” <i>Comp Plan</i>, pgs., 28, 47, 89. The proposed amendment closes that gap and is consistent with the Comp Plan as it protects the integrity of the Downtown District while still allowing the expansion of Cultural Facilities, which require larger scale buildings with potentially more modern design. Indeed, the LI-2 District offers the most practical and reasonable location for accommodating more prominent cultural and arts programming while still protecting the cherished scale and</p>
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	<p>character of the Downtown District. Moreover, Cultural Facilities include, but are not limited to, museums, libraries and art galleries, and generally offer essential or unique services to support the local economy and permanent year-round employment, which further promotes the goals of the Comp Plan.</p>
<p>Chapter 2: Community Vision and Core Values— Strong and Diverse Economy (Page 17)</p>	<p><i>“Ketchum will establish a stable and resilient economy by fostering innovation and entrepreneurship . . . We welcome new companies and acknowledge that strong partnerships between the City and the private and non-profit sectors are essential to Ketchum's economic success.”</i></p> <p>Cultural Facilities generate measurable economic activity such as visitor spending, extended stays, and increased foot traffic for adjacent businesses while also contributing to the quality-of-life amenities that attract and retain the year-round workforce that Ketchum's economy depends on. Allowing Cultural Facilities to be conditionally permitted in the LI-2 District supports economic diversification consistent with this core value.</p>
<p>Chapter 2: Community Vision and Core Values— Vibrant Downtown (Page 18)</p>	<p><i>“Enhancements and efforts to support events, the arts, and Ketchum's history and culture will make downtown an even stronger community asset.”</i></p> <p>The LI-2 District is adjacent to the Tourist Zone and within walking distance of the Downtown District. Cultural Facilities in the LI-2 District would extend the active civic corridor northward and create year-round destinations that serve residents and visitors alike. Allowing Cultural Facilities to be conditionally permitted in the LI-2 District directly supports the Comp Plan’s goal as it promotes a vibrant, arts-enriched community while at the same time protecting the scale and character of the Downtown District. Furthermore, since Cultural Facilities are often large in scale but have low-intensity use per square foot, their economic viability depends upon affordable land/buildings. The current economics of the Downtown District generally preclude any new Cultural Facilities, which is why conditionally permitting them in the LI-2 District is a sensible way to effectively implement the Comp Plan’s objectives.</p>
<p>Chapter 3: Goals and Policies—Distinctive Built and Natural Environment (Page 30)</p>	<p><i>Policy BNE-1.5: Context-Sensitive Development → “Require infill and redevelopment projects to be tailored to the surrounding neighborhood context and applicable future land use categories.”</i></p> <p>Given the Comp Plan’s priority in maintaining compatibility within the contextual and built environments of the City, expansion of Cultural Facilities in the Tourist Zone and/or Community Core (where they are currently permitted uses) would run counter to Policy BNE-1.5. In contrast, the LI-2 District would allow for enhanced consistency in that zoning district as it already has compatible scale and massing of existing sites.</p>

<p>Chapter 3: Goals and Policies—Distinctive Built and Natural Environment (Page 30)</p>	<p><i>Policy BNE-1.6: Adaptive Reuse → “Encourage adaptive reuse of buildings as a preferred alternative to demolition to maintain community character and preserve existing housing and commercial space.”</i></p> <p>The LI-2 District contains buildings with large floor plans and high ceilings that are well-suited for adaptive reuse as Cultural Facilities. Allowing Cultural Facilities to be conditionally permitted in the LI-2 District enables institutions to occupy and reimagine existing structures rather than requiring demolition or new construction, which is precisely the outcome that Policy BNE-1.6 was designed to achieve and which is economically unfeasible in the Tourist Zone and Community Core where Cultural Facilities are currently permitted.</p>
<p>Chapter 3: Goals and Policies—Distinctive Built and Natural Environment (Page 30)</p>	<p><i>Policy BNE-1.7: Transition Areas → “Where neighborhoods have density or use transitions, such as low-density residential to medium-density residential or commercial uses to residential uses . . . ”</i></p> <p>The southern edge of the LI-2 District, where it meets the Tourist Zone, is a transition area. Cultural Facilities — which are civic in nature, low in operational impact, compatible with both recreational and light industrial neighbors — are an appropriate transitional use at this boundary. The conditional use process ensures that each application for a proposed Cultural Facility in the LI-2 District is reviewed for context-sensitive compatibility.</p>
<p>Chapter 3: Goals and Policies—Lively Arts and Culture Scene (Page 46)</p>	<p><i>“Ketchum encourages and supports area arts and cultural organizations, programs, and facilities as essential elements to a balanced, sustainable, and healthy community . . . Building Ketchum’s identity as a cultural hub by increasing the visibility of the arts and cultural activities.”</i></p> <p>This Section of the Comp Plan identifies arts and culture as a core value to be actively cultivated. The LI-2 District contains large footprint buildings that are well-suited to be used as a Cultural Facility. This is particularly true at the LI-2 District’s southern boundary, which is adjacent to the Tourist Zone. Section 16.03.020.F Table of Permitted Uses currently offers no pathway for Cultural Facilities to be located in the LI-2 District thereby creating a gap between the Comp Plan’s stated values and the City Code’s actual permissions. The proposed amendment closes that gap.</p>
<p>Chapter 3: Goals and Policies—Education</p> <p>Goal SHC-5: Increase Educational Opportunities for Life-Long Learning</p>	<p><i>Policy SHC-5.1: Coordination with Schools → “Coordinate with Ketchum’s public and private schools to serve community educational needs.”</i></p> <p>Cultural Facilities include, but are not limited to, museums, libraries and art galleries. Such Facilities generally offer diverse programming to serve community educational needs. The LI-2 District is in close</p>

(Page 64)	proximity to the City’s public school. Allowing Cultural Facilities to be conditionally permitted in the LI-2 District greatly facilitates the coordination with the City’s school for supplementing arts and cultural education programs.
<p>Chapter 3: Goals and Policies—Education</p> <p>Goal SHC-5: Increase Educational Opportunities for Life-Long Learning (Page 64)</p>	<p><i>Policy SHC-5.2: Life-Long Learning Opportunities → “Recognize and encourage informal learning opportunities sponsored by a wide range of organizations.”</i></p> <p>The LI-2 District is an advantageous zone for advancing opportunities to serve life-long learners with accessible arts programming and classes, workshops and other offerings in the arts and culture space because the buildings in this District can better accommodate larger groups and capacity for more varied offerings. Additionally, there is convenient access to public transportation at the southern end of the LI-2 District which makes it particularly successful in meeting the needs of seniors and youth who are reliant on public transportation such as Mountain Rides.</p>
<p>Chapter 3: Goals and Policies—Strong and Diverse Economy (Page 67)</p>	<ul style="list-style-type: none"> • <i>“Support and attract entrepreneurs and businesses that diversify and sustain the local economy and level out seasonal fluctuations”</i> • <i>Strengthen Ketchum’s economic base through the coordinated management of tourism destinations and expansion of visitation seasons”</i> <p>The LI-2 District contains large footprint buildings that are well-suited to accommodate Cultural Facilities which can offer robust cultural programming options and a greater diversity of events or other activities during slack seasons to generate and maintain resident and visitor activity throughout the year and to also help sustain local businesses. This also promotes the Comp Plan’s Goal E-2 to “continue to support our tourism economic base through coordinated management of tourism destinations and expansion of visitation seasons.”</p>
<p>Chapter 4: Growth Framework: Mixed-Use Industrial (MUI) (Page 112)</p>	<p>The mixed-use industrial area provides opportunities for economic development, tourism and jobs. The LI-2 District is particularly suited to conditionally permitting Cultural Facilities as some of the desired characteristics of mixed-use neighborhoods are the introduction of public amenities and gathering spaces.</p> <p>Additionally, Cultural Facilities include, but are not limited to, museums, libraries and art galleries, which generally offer essential or unique services to support the local economy and permanent year-round employment, which are the primary purposes of the LI-2 District.</p>

KETCHUM LAND DEVELOPMENT CODE

The Ketchum Land Development Code, effective January 1, 2026 (the “Code”), specifically states that the regulations set forth therein “are designed for the purpose of promoting health, safety, and general welfare of the present and future inhabitants of Ketchum, Idaho, by accomplishing, among others . . . Implement[ing] the Comprehensive Plan.” *Code*, pg. 1. The Code specifically states that the purpose of the LI-2 District is “established to provide suitable land for uses that are not appropriate in other commercial zones due to their light industrial nature, but that provide an essential or unique service to support the local economy and permanent year-round employment.” *Id.*, pg. 24.

A. The Code Does Not Currently Reflect the Comp Plan

Currently, the Code does not fully implement the Comp Plan’s policies into the LI-2 District. For instance, although Section 16.03.020.F Table of Permitted Uses (Table 16-7) allows a broad range of light industrial, commercial, and residential uses in the LI-2 District — including work/live units, craft studios, automotive services, and warehousing — it currently does not allow Cultural Facilities of any kind. Thus, the Code does not anticipate the growth in Cultural Facilities required or encouraged by the Comp Plan and since there are very limited and diminishing opportunities to implement the Comp Plan, as it relates to Cultural Facilities, it is important to rectify this gap. This is especially true because the LI-2 District contains some of the only large footprint, high-clearance buildings in Ketchum that are capable of accommodating a Cultural Facility. Additionally, the LI-2 District has more parking options to accommodate Cultural Facilities than the Community Core and most of the Tourist Zone. As stated above, the LI-2 District’s southern boundary directly abuts the Tourist Zone and the YMCA — a corridor that the Comp Plan identifies as an appropriate location for arts and history integration. The requested text amendment is necessary because if there is not a pathway to allow Cultural Facilities in the LI-2 District, the Comp Plan’s vision for arts and culture cannot be fully realized in the zoning areas where Cultural Facilities are allowed. Currently, the Tourist District and Community Core Districts are the only zones where Cultural Facilities are permitted. However, there are limited opportunities for growth of Cultural Facilities in those areas due, in large part, to conflicting pressures in the Comp Plan to maintain the scale and character of those areas as well as the “funkiness” of the Downtown District and the lack of available sites in the Tourist District and Community Core Districts that could accommodate a Cultural Facility. Therefore, expansion of Cultural Facilities into the LI-2 District is not only appropriate but is necessary.

B. The Requested Text Amendment Seeks a Minimal Change to the Code

The requested text amendment which seeks to allow Cultural Facilities as a conditionally permitted use in the LI-2 District only adds one use category to the LI-2 District Use Matrix. Notably, it does not alter any dimensional standard, height limit, setback, density, or other development regulation. Moreover, it does not change the LI-2 District’s purpose, character or primary use profile and it does not preclude any currently permitted or conditional use. This is a deliberate choice grounded in sound planning practice as follows:

- Individual Application Review: Every Cultural Facility that is proposed in the LI-2 District will be subject to full public notice, hearing, and conditional use criteria evaluation. No project would be approved by the requested text amendment alone.
- Conditions of Approval: The conditional use application process allows the City to attach conditions specific to each proposal — addressing parking, hours, access, lighting, signage, and compatibility with adjacent industrial uses — calibrated to the actual site and operational context.
- Applicant Accountability: Conditional use approval is tied to a specific applicant, use, and operational description. Changes in use or operation require amending a conditional use permit or applying for a new permit altogether.
- No Spot Zoning: The requested text amendment applies to the LI-2 District as a whole, creating a use category available to any qualifying applicant. It does not create a zone within a zone, rezone a specific parcel, or confer site-specific entitlements. Rather, it is a use-matrix addition, not a zoning map change.

C. Cultural Facilities Are Compatible With the LI-2 District and Surrounding Areas

Cultural Facilities are compatible with the LI-2 District as a whole and particularly well-suited to the District's transitional southern edge. The following analysis addresses compatibility systematically:

Factor	Analysis
Traffic and Freight	Cultural Facilities generate passenger vehicle and pedestrian traffic only — no heavy freight, delivery trucks, or industrial vehicle movements. This is a materially lower-impact than most permitted uses in the LI-2 District. Additionally, Cultural Facilities tend to have periodic rather than continuous use and often have low-traffic generation per square foot.
Noise and Odor	Cultural Facilities produce no industrial noise, machinery, or odor. Gallery and museum operations are quiet uses compatible with any adjacent context.
Hazardous Materials	Cultural Facilities do not generate or store hazardous materials. Adaptive reuse of existing industrial buildings for cultural use reduces, not increases, chemical and fire risk on the site.
Hours of Operation	Cultural Facilities experience peak usage during the evening hours and weekends — periods when adjacent industrial uses are typically inactive. This creates

	<p>complementary rather than competing peak-use periods as Cultural Facilities would not conflict with operations, traffic and parking demands of adjacent industrial uses.</p>
<p>Industrial Neighbor Compatibility</p>	<p>A Cultural Facility does not conflict with the light industrial operations typical of the LI-2 District such as workshops, studios, services, work/live units. In fact, many of the programmatic uses of Cultural Facilities, such as artist workshops, studios, maker’s spaces and other activities where fabrication, assembly and production of artwork take place, are consistent with the other permitted uses in the LI-2 District.</p> <p>For instance, Commercial Studios are a permitted use in the LI-2 District and allow work spaces “for artists and artisans, including individuals practicing, teaching, or demonstrating in one of the fine arts or performing arts, or skilled in an applied art or craft.” Likewise, Instructional Services, which are conditionally permitted in the LI-2 District, include but are not limited to the following services: “music, painting, ceramics, photography, fiber arts, educational tutoring facilities, handicraft, or hobby instruction.”</p> <p>And, the conditional use process provides the tool to evaluate any specific adjacency concerns project by project.</p>
<p>Tourist Zone Adjacency</p>	<p>The southern boundary of the LI-2 District abuts the Tourist Zone, which the Comp Plan envisions as a corridor for arts, history, and community gathering. Cultural Facilities at this boundary are the uses that are most directly aligned with the Comp Plan’s vision for this transition area. The conditional use process ensures that each proposal is reviewed in its specific locational context.</p>

D. Availability of Existing Infrastructure Supports Cultural Facilities in the LI-2 District

Notably, Cultural Facilities, as a use type, generally have less impact than the currently permitted uses in the LI-2 District. The following analysis addresses the infrastructure context

applicable to Cultural Facility uses in the LI-2 District:

- Water and Sewer: The LI-2 District is served by existing City water and sewer infrastructure. Cultural Facility uses, which include galleries, offices, education, and event space, generate significantly less water and sewer demand than manufacturing, laboratory, and similar industrial uses.
- Stormwater: Cultural Facility proposals involving adaptive reuse of existing buildings generate no new impervious surface. Notably, new construction Cultural Facilities would be subject to standard stormwater review as part of the conditional use process.
- Transportation and Access: The LI-2 District is served by Lewis Street and Highway 75. Mountain Rides public transit currently serves the corridor and there is nearby access to the bike path. The LI-2 District is within walking and biking distance of the Downtown District. Cultural Facilities generally experience peak visitor traffic during the evening hours and weekends — patterns that are complementary to, rather than cumulative with, the freight and employee traffic of adjacent industrial uses.
- Parking: Cultural Facility parking demand varies by project scale, hours of operation, and transit access. Each conditional use application would include a site-specific parking analysis, and conditions of approval may address shared parking, off-peak demand management, and pedestrian access to reduce vehicle trips.
- Fire and Emergency Services: The Ketchum Fire District serves the LI-2 District. Cultural Facilities do not generate hazardous materials, chemical storage, or industrial fire risk. In adaptive reuse scenarios, conversion from industrial to cultural use typically reduces, rather than increases, the fire risk profile of a building.
- Utilities: Electric, gas, and telecommunications infrastructure is available throughout the LI-2 District.

ATTACHMENT C Proposed Ordinance

Chapter 16.03 Use Regulations

16.03.020: Table of Permitted Uses | 16.03.020.F: Table of Permitted Uses

Table 16-7: Table of Permitted Uses

P = permitted **C** = Conditional Use Permit required **A** = Accessory **P/C** = See use-specific standards **Blank Cell** = use prohibited

	Residential								Commercial and Mixed-Use							Other		Use-Specific Standards	
	LR	LR-1	LR-2	GR-L	GR-H	STO-4	STO-1	STO-H	T	T-3000	T-4000	CC-1	CC-2	LI-1	LI-2	LI-3	RU		AF
Residential																			
Community housing units	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	16.02.070.B.2
Dwelling, one-family	P	P	P	P		P	P	P	P	P	P	C	C				C	P	16.03.030.A.1 16.03.030.A.4
Dwelling, multi-family				P	P			P	P	P	P	P	P	C	C	C	C		16.03.030.A.2 16.03.030.A.4
Work/live unit														P	P	P			16.03.030.A.3 16.03.030.A.4
Residential care facility	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	16.03.030.A.5
Public and Institutional																			
Community and Cultural Facilities																			
Assembly, place of				C	C				C			C	C						16.03.030.B.1
Cemetery																	C	C	
Cultural facility									P			P	P		C		C		16.03.030.B.2
Daycare center				C	C				P	P	P	P	P	C		C			16.03.030.B.3
Daycare facility				C	P			C	P	P	P	P	P	C		C	P		
Golf course	P	P	P	P	P	P	P	P	P	P	P						C		16.03.030.B.4
Nature preserve	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	
Public use	C	C	C	C	C	C	C	C	P	C	C	P	P	P	P	P	P	C	
Recreation facility, public	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	
Recreation facility, semi-public				C	C				C										
Semi-public use					C				P/C	C	C	P	P				C	C	16.03.030.B.5
Educational Facilities																			



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF MAY 20, 2026

PROJECT: SVMOA – LI-2 Cultural Facility

FILE NUMBER: Ordinance 1276: 16.03.020.F Use Regulations Amendment

APPLICATION: Zoning Text Amendment (Applicant Initiated)

REPRESENTATIVE: Heather O’Leary & James R Laski

ZONING: Light Industrial District Number 2 (LI-2)

REVIEWER: Paige Nied – Associate Planner

NOTICE: A public meeting notice for the project was mailed to all political subdivisions, published in the Idaho Mountain Express, and posted in 3 public places (City Hall, Post Office, & Town Square) on May 5, 2026. A public meeting notice was posted to the City website and sent to other local papers and radio stations on April 29, 2026.

INTRODUCTION

The applicant is proposing to add the “Cultural Facility” use as a conditional use in the Light Industrial Number 2 (LI-2) Zone District in the Table of Permitted Uses in Ketchum Municipal Code (“KMC”) 16.03.020.F. A copy of draft Ordinance 1276 is included as Attachment B. The text amendment only applies to the LI-2 Zone, and not the Light Industrial Number 1 (LI-1) or the Light Industrial Number 3 (LI-3) zones. See Figure 1 for a map of the LI zone district boundaries.

The applicant of this text amendment is looking to relocate the Sun Valley Museum of Art (SVMOA) to a property located in the LI-2. The museum is classified as “Cultural Facility”, which is defined as, “An institution or the use of land for the display, preservation, or exhibition of art, scientific, cultural, or historical materials including, but not limited to, museums, libraries, or art galleries.” Cultural facilities are not a permitted or conditional use in the LI-2 zone district.

BACKGROUND

The Light Industrial area contains three separate zoning districts: LI-1, LI-2, and LI-3. Each of the three zones serve distinct purposes and feature different permitted and conditional uses. The LI-1 is a transitional area between the Community Core Zone District and the LI-2, and it focuses on businesses and personal services, small light manufacturing, research and development, limited retail, and offices related to building, maintenance, and construction uses. The LI-2 is the city's primary light industrial area to provide suitable land for uses not appropriate in other commercial zones due to their industrial nature but provide essential or unique services to support the local economy and permanent year-round employment base. Uses include light manufacturing, wholesale trade and distribution, research and development, service industries, limited bulk retail, and offices related to building, maintenance, and construction. The LI-3 is a transitional area between the LI-2 and residential districts, including the Limited Residential and General Residential – Low Density Zone Districts. The LI-3 provides suitable locations for a permanent year-round employment base for uses including research and development, wholesale trade and distribution, technology industries, and offices related to building, maintenance, and construction uses.

The request to conditionally allow cultural facilities in the LI-2, as opposed to allowing cultural facilities by right, is intentional because it would require each proposal to be evaluated on its own merits and compatibility with the surrounding uses. Requiring approval through the conditional use permit process ensures that factors such as operational characteristics, compatibility with industrial uses, traffic generation, parking, and comprehensive plan conformance are considered on a case-by-case basis. This approach provides flexibility to accommodate

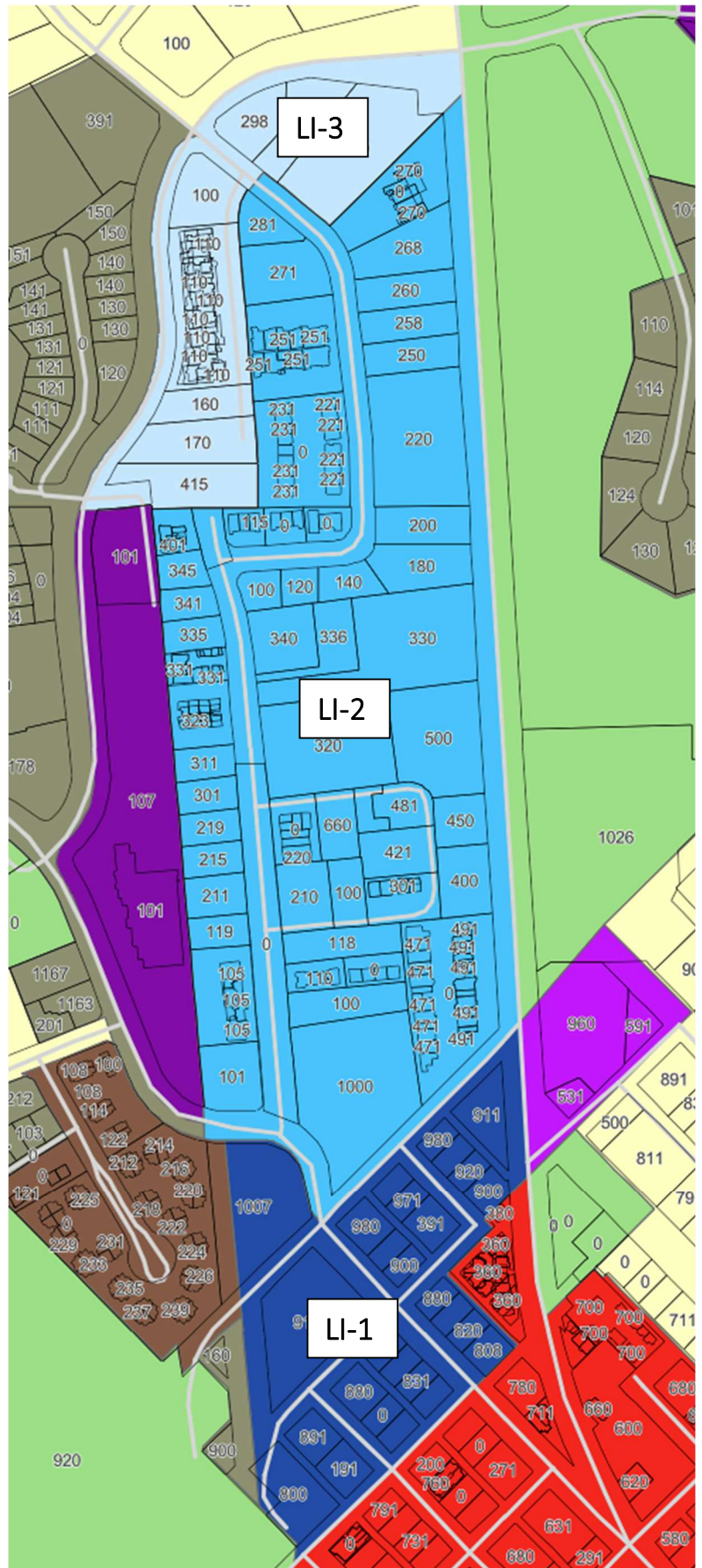


Figure 1: Light Industrial Zones

appropriate cultural facility uses while still preserving the primary industrial function and character of the LI-2 district.

ANALYSIS

KMC 16.07.070 governs amendments to Title 16 with KMC 16.07.070.A.4 outlining the three review criteria. In reviewing a code text amendment, the decision-making body shall consider whether the proposed amendment:

- a) Is consistent with the comprehensive plan and other city policies;
- b) Does not conflict with other provisions of this code or other provisions in the Ketchum Municipal Code; and
- c) Is consistent with the general purpose and intent of this code.

The request advances many of the goals and policies of the 2025 Comprehensive Plan but may not forward others. Lively Arts and Culture Scene is identified as a core value in the plan, which states, “Our diverse range of year-round arts and cultural activities is a key community asset that we will continue to actively cultivate and promote” (page 16). The plan further emphasizes the importance of supporting and strengthening Ketchum’s arts and cultural identity as an integral part of the community’s character and economy.

The goals and policies supporting the request include Chapter 3, Policy BNE-1.6, which encourages the adaptive reuse of buildings to preserve existing commercial space. The proposed text amendment would allow cultural facilities to repurpose and occupy existing commercial space within the LI-2 Zone rather than construct a new facility elsewhere, supporting the continued use and reinvestment of existing structures. The request also aligns with Policy BNE-4.4, which aims to support legacy businesses and institutions that contribute to the community’s history and identity and Policy E-1.1, which aims to support and retain existing local businesses and organizations. Museums, such as the SVMOA, are legacy establishments that have long served as a cultural and educational asset to the community for 55 years. Additionally, the proposal supports Policy ART-2.1, which strives to promote, encourage, and stimulate the growth of arts and cultural opportunities and Policy SHC-5.2, which highlights the importance of informal learning opportunities that serve all ages of the community. Cultural institutions offer a variety of classes, workshops, exhibitions, lectures, and events that engage and educate community members on arts and culture.

However, the request does not align with certain policies in the plan. The Economic Diversification section of Chapter 3 notes that Ketchum’s industrial area is unique compared to many resort communities and states that the area “presents the opportunity for businesses in industries like small manufacturing and construction services/trades to locate in the city” (page 65), recognizing that industrial uses have historically been pushed out of many resort communities. The proposed amendment would introduce a new nonindustrial use into the LI-2, which could incrementally reduce the availability of land and space for traditional industrial and trade-related businesses that rely on this area for lower land costs, functional building layouts, and access for freight movement. Additionally, Strong and Diverse Economy Policy E-1.2 seeks to preserve existing industrial spaces to ensure local businesses have places to locate and thrive. While cultural facilities could reuse existing commercial buildings, broadly allowing these establishments as a conditional use could contribute to the long-term transition away from industrial uses. Lastly, Connected Transportation Network Policy T-1.7 emphasizes facilitating the orderly movement of goods (freight), and the introduction of cultural

facilities may increase visitor traffic and parking during certain times which could hinder light industrial movement.

The Future Land Use Map designates the LI district as the only mixed-use industrial area of Ketchum, which is intended to be a vital area for economic growth and entrepreneurial opportunity. The Comprehensive Plan describes the future vision for the Mixed-Use Industrial Area as follows:

Mixed Use Industrial: The Mixed-Use Industrial (MUI) area is the workhorse of the community home to much of the non-restaurant and non-retail industry businesses, although those do exist in small amounts. Located just north of downtown from 9th Street to Saddle Rd along Lewis Street and Northwood Way, between Hwy 75 and Warm Springs Rd, the MUI is home to a wide range of businesses including but not limited to medical research companies, special events, warehouse and distribution, property management, construction, and specialty artisans. Small numbers of residential exist in the form of work/live, multi-family, and school dormitories spread inconsistently throughout the area with no common open space or gathering areas. Lots are generally larger in size with buildings situated at the center of lots surrounded by on-site parking or storage areas. Buildings are generally more industrial in nature with function being the driver of design rather than style. Off-street and on-street parking is heavily used as the area is only served by public transportation on the periphery.

The future vision outlined in the 2025 Comprehensive Plan for the MUI acknowledges the delicate balance of maintaining commercial use in this area, noting that “As legacy property ownership changes occur, it will be critical to encourage reuse of existing structures to retain businesses...” (Page 112). The proposed text amendment would ease restrictions on allowable locations for cultural facilities, such as museums like the SVMOA, which is a legacy establishment that has found it increasingly difficult to secure appropriate space in the Community Core. The plan includes primary uses for the MUI which includes the broad terms “workshops” and “studios” and it’s reasonable to categorize these uses with certain types of cultural facilities, such as museums. While staff does not believe cultural facilities fully meet the intent of the primary uses in the MUI, staff does find the use to be appropriate as a conditional use where site-specific context, operational characteristics, and compatibility with surrounding uses can be evaluated.

The parking and transportation for the MUI states that off-street parking for proposed uses is a priority and the loading/unloading needs of businesses must be planned for and accommodated onsite and on public streets (pg. 113). The LI-2 is characterized by larger lots that often provide adequate off-street parking, which would meet the needs of the parking requirements for a cultural facility. In the Community Core and Tourist zones, where cultural facilities are permitted, nonresidential uses are required to provide 1 off-street parking space per 1,000 gross square feet and cultural facilities are not exempt from this parking requirement. Also, certain types of cultural facilities, such as museums, have operational needs that more compatible with the LI-2 zone, particularly related to loading/unloading activities. Museums frequently receive and install large-scale exhibits, artwork, and display materials that require truck access and loading areas. The LI-2 is generally better equipped to accommodate these functions due to its industrial character, wider streets, and service-oriented site layouts.

The primary and secondary uses should generate little traffic from tourists and the general public. While staff acknowledges that cultural facilities may generate more traffic than some industrial uses, the majority of patrons for this type of establishment are generally attending scheduled events or

programs. Traffic circulation for light industrial vehicles is critical to this zone but it should be noted that every new proposed use in the LI-2 must demonstrate compliance with the City's off-street parking requirements. In addition, the conditional use permit process provides for the evaluation of traffic impacts.

The MUL relationship of use speaks to mitigating the inherent conflicts between residential and light industrial uses and that less intensity commercial establishments such as an office can be used as transitions between these uses. Certain lots within the LI-2 are adjacent to high-density residential developments, such as Parkside to the southwest and Northwood Place to the north. These lots are in a transitional area that could cause potential conflicts between residential and light industrial uses due to impacts of machinery noise, odors and air quality, and visual aesthetics. The location of those lots in particular would be an instance where staff believes a cultural facility would be most appropriate in the LI-2, as they would provide a better buffer between industrial and residential uses.

As the Commission considers this request, staff sees it prudent to evaluate the existing context and future potential for the LI zone districts. Today, each zone in the LI District does feel unique and distinct. The LI-1 exists as a transition area between the Community Core and LI-2 while the LI-3 is a transition area between residential zoning and the LI-2. The transitional zones are a mix of small businesses, offices, food service, work/live and retail, while the LI-2 zone maintains the bulk of true industrial uses. At the same time, there are existing uses in the LI-2, such as The Spot performing arts theater and the Ochi Gallery, that already operate in a manner more comparable to a cultural facility as both establishments host events that attract patrons and greater visitor activity, traffic, and parking demand similar to what may occur with cultural facilities.

As the LI continues to evolve with property ownership turnover, the likelihood of more residential developing in the LI zones, particularly in the LI-2 zone is high. Multi-family is a conditional use in the LI zones provided there are ground floor industrial uses. Some of the vacant parcels are being looked at for housing, such as the Forest Service property. Although cultural facilities are not light industrial in nature, they are a more compatible use with residential and appropriate on the ground floor of a mixed-use building with residential above.

Overall, staff believes amending the code to allow the conditional use of cultural facilities in the LI-2 is generally supported by the Comprehensive Plan and would provide a balanced approach that preserves opportunities for industrial uses while also supporting the retention and growth of Ketchum's arts and cultural institutions. Staff finds that allowing the use through the conditional use permit process will ensure compatibility with surrounding uses and operational impacts can be evaluated on a case-by-case basis, while supporting and strengthening Ketchum's arts and cultural identity.

Staff Recommendation

Staff recommends the Commission review the application and make a recommendation of approval for Draft Ordinance 1276 to City Council.

The Commission has the following options for recommendations:

- Approval
- Approval with recommended revisions
- Denial

If the Commission would like additional information from staff or the applicant prior to making a recommendation, the Commission can move to continue the hearing.

Attachments:

- A. Application and Supporting Documents
- B. Draft Ordinance 1276
- C. Public Comment



City of Ketchum

Attachment 3:
Public Comment From May 20,
2026, Planning and Zoning
Commission Meeting

Dawn Hofheimer

From: Casey Burke <casey.r.burke@gmail.com>
Sent: Monday, May 18, 2026 6:12 AM
To: Participate
Cc: Brenda Moczygemba; Tim Carter
Subject: SVMoA - 101 Lewis Street

Ketchum Planning & Zoning Commissioners,

CC: Brenda and Tim

I am reaching out in support of the proposed text amendment regarding the Sun Valley Museum of Art's proposed new building at 101 Lewis Street.

A cultural facility in the Light Industrial 2 (LI2) District enhances the vibrancy of Ketchum and the positive evolution of the District and our greater community. For over 50 years, SVMoA (formerly the Sun Valley Center for the Arts) has served the Wood River Valley through contemporary art, education and cultural programs. This organization caters to locals and visitors of all ages and interests.

The 101 Lewis Street building will enhance SVMoA's mission along with providing more exhibition space, educational programs / classrooms and community growth.

As a community member and friend of SVMoA, I am happy to be a part of its history and future - thus fully supporting the text amendment.

Thanks for considering.

Casey Burke

M. Architecture | AIA | NCARB

406.697.6240

Dawn Hofheimer

From: Katherine Rixon <krixon@rixonandcronin.com>
Sent: Sunday, May 17, 2026 1:52 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,
I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District. I was on the Board of Directors for the Museum for many years and president of the board for two. During my tenure we sold back the land the museum had purchased from the Simplot family because building there was deemed not to be fiscally responsible for the organization. It was at that time that we started to look for an existing building that could repurposed to give the Museum the extra space it has needed for many years. As you can imagine, it has been extraordinarily difficult to find a building that has the extra space the museum needs in a location that is easily accessible.

This particular location works well because it is walking distance from downtown Ketchum and Hemingway School, on the bus route (with a stop out front) and on the bike path. There is plenty of parking in the area for after hours programming and it will be very synergistic with the YMCA.

I cannot think of a better use of an existing building then something to benefit the community.

I am in full support of this amendment.

Sincerely,
Katherine Rixon

KATHERINE RIXON | BROKER + OWNER

(208) 720-4958 | krixon@rixonandcronin.com
500 N. Washington Ave., Suite #101 | Ketchum, ID 83340



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Dawn Hofheimer

From: Christine Davis-Jeffers <cdavisjeffers@gmail.com>
Sent: Saturday, May 16, 2026 11:54 AM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

As the former executive director of SVMOA, I am keenly aware of the benefits a new building would bring to this community. Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides residents and visitors alike with access to contemporary art, education, and cultural programming.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for The Museum to serve the community more robustly with a larger space that better accommodates its high-caliber education programs and exhibitions.

Sincerely,
Christine Davis-Jeffers

115 Sage Road, Ketchum, Idaho

Dawn Hofheimer

From: Barbara Lehman <barbara@barbaralehman.com>
Sent: Saturday, May 16, 2026 10:51 AM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

The Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley, providing access to contemporary art, education, and cultural programming. Its founding was in the early days for the city and before the recent growth. For more than 50 years, it has played an essential role that is nowhere duplicated in the Valley's cultural landscape. I believe it is imperative for this community's future that we support the growth of this incredible asset.

Many other mountain communities have museums that have excellent facilities supported by their residents and visitors.

I am writing to you as a longtime part time resident and a former board member for the Sun Valley Museum of Art for many years beginning in 2010 until two years ago. This letter is in support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Since I first joined the board, the museum has been seeking a home commensurate with its stature as a nationally recognized institution and highly respected resource for the community.

The effort to find a better home has always been a priority for SVMoA. The Tom Kundig design for a museum, conceived in 2007, was a beautiful one. Our lot on Second Avenue, (known as the Simplot lot), was a good location but ultimately building on it became impossible because of requirements beyond our control. The owners ultimately repurchased it from us. It is still standing empty.

No other idea or location became a practical solution in all these years.

The Lewis Street lot is a perfect location and has the potential to be adapted relatively easily to the museum needs.

The proposed use of the building on the lot at 101 Lewis Street represents a thoughtful expansion of its work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment wholeheartedly and hope that Ketchum P & Z commission will have the wisdom to help make this happen.

Sincerely,
Barbara, (Mrs. John F. Lehman)
105 Fox Creek Road, Ketchum

Dawn Hofheimer

From: Lisa Ryan-Boyle <lryanboyle@me.com>
Sent: Saturday, May 16, 2026 6:25 AM
To: Participate
Subject: Support for SVMoA and 101 Lewis Street Purchase

Dear Members of the Ketchum Planning & Zoning Commission,

I write in support of the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District. For 55 years, Sun Valley Museum of Art has provided free access to contemporary art, education, and cultural programming for Wood River Valley residents and visitors alike. This Ketchum gem has outgrown the space it occupied in 1994 and has searched for a larger facility since earning accreditation from the American Alliance of Museums two decades ago.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I enthusiastically support this amendment and the opportunity for the SVMoA to continue serving the community to its fullest capacity.

Sincerely,
Lisa Ryan-Boyle
206 Fox Fun Road
Ketchum, ID 83340

Dawn Hofheimer

From: Sarah WOODWARD <drawdoow5@aol.com>
Sent: Friday, May 15, 2026 8:49 PM
To: Participate
Subject: SVMOA

Hello,

I'm writing in support of the museums effort to buy 101 Lewis Street. This is long time in coming and will serve many residents and visitors to Blaine County.

I have been a board member for 11 years and have seen and experienced everything the museum has to offer. It's a perfect location - on the bike path, very close to the YMCA, next door to Pauli OCHI gallery and The Spot.

Thank you

Sarah Woodward

Sent from my iPhone

Dawn Hofheimer

From: Trina Peters <trinapeters@gmail.com>
Sent: Monday, May 18, 2026 1:02 PM
To: Participate
Subject: SVMoA's application for 101 Lewis Street

Follow Up Flag: Follow up
Flag Status: Flagged

Members of P&Z Commission:

I am writing to express my strong support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

As a 20+ year supporter and current Board member of the Sun Valley Museum of Art, I know firsthand how valuable the institution has been to the cultural life of this Valley. For 55 years, the institution founded by Glenn Janss has solidified the Wood River Valley as a vibrant home for the arts. Residents and visitors have access to world class contemporary art, educational opportunities and other cultural programming that enhances our quality of life.

The proposed use of the building at 101 Lewis will allow for expansion of all of SVMoA's programs, thus offering cultural opportunities for the entire community that are on par with the abundance of outdoor recreational opportunities. The location is an ideal fit - close to the YMCA, bike path, Mtn Rides bus stops, and Hemingway Elementary. I urge you to support SVMoA's proposed use of the building site and this amendment.

Sincerely,
Trina Peters, SVMoA Board member and 25-year resident of Ketchum

Trina Peters
208-440-5561

Dawn Hofheimer

From: Holbrook Newman <holbrooknewman@me.com>
Sent: Monday, May 18, 2026 1:41 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Holbrook Newman
235 Spur Lane
Larkspur 103
Ketchum, ID 83340

Dawn Hofheimer

From: J. Brittain Palmedo <brittsv@icloud.com>
Sent: Monday, May 18, 2026 1:33 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

We are writing to express our support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

We support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,
Britt and Peter Palmedo

Dawn Hofheimer

From: Michele Cannon Bessler <mcannonbessler@comcast.net>
Sent: Monday, May 18, 2026 3:18 PM
To: Participate
Subject: Letter of Enthusiastic Support for SVMoA and Lewis Street

:

Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Date : May 18, 2026

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is an important, valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Michele M Bessler

134 Lake Creek Meadows Road
Ketchum Idaho 83340

Dawn Hofheimer

From: Greenspan, Ron <Ron.Greenspan@FTIConsulting.com>
Sent: Monday, May 18, 2026 3:07 PM
To: Participate
Subject: Support for Sun Valley Museum and Text Amendment--- 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

We are so fortunate to have the Sun Valley Museum of Art in our community. It is a vital part of our cultural fabric, providing access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum. The location, adjacent to the YMCA and bike path, and very close to Hemmingway School, is a perfect fit and excellent use of this highly visible building, which has otherwise sat vacant for a number of years.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,
Ron Greenspan
118 River Ranch Road, Ketchum

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Dawn Hofheimer

From: jennifer case <jennifercase211@gmail.com>
Sent: Monday, May 18, 2026 4:13 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my overwhelming support for the proposed Sun Valley Museum of Art text amendment to allow the cultural facility to operate within the Light Industrial 2 District.

I see nothing but huge benefits and community gains by allowing SVMoA to move into 101 Lewis Street and make this transition for the building's use.

I have been coming to Ketchum for 45 years. and a homeowner since 2006. Through the years I have seen the incredible value SVMoA has added to the Wood River Valley, and beyond, through not only its exhibits but its educational classes, lectures, special events and cultural programming. Their impact benefits people of all ages and across all demographics throughout Blaine County. SVMoA is a vibrant organization, that provides immeasurable value to the community and whose programs benefit both residents and visitors.

I believe the proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work and will enable the museum to expand its programming to meet the community's needs and to continue to contribute to the cultural vitality of Ketchum and the Wood River Valley.

I whole-heartedly support this amendment and the opportunity for the museum to continue to serve the community.

Thank you.

Sincerely,
Jennifer Case

670 Second Street East
Ketchum

Dawn Hofheimer

From: Stacey Winston-Levitan <stacey@winstonwachter.com>
Sent: Monday, May 18, 2026 4:12 PM
To: Participate
Subject: Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum. This is so important for our community and the people who it serves.

I support this amendment and the opportunity for the museum to continue serving the community.

--

Stacey Winston Levitan

Dawn Hofheimer

From: Caroline Woodham <caroline@woodhamphoto.com>
Sent: Monday, May 18, 2026 5:01 PM
To: Participate
Subject: Support for SVMoA 101 Lewis St.

Dear Members of the Ketchum Planning & Zoning Commission,

In regards to the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District, we want to support this hopefully easy choice for allowed use.

Sun Valley Museum of Art is an extension of the valley's education picture. We have benefited over the many years plus witnessed broad reaching participation from our community and therefore we support their growth and the positive impact they have on the community. We are so fortunate to have this educational facility and it's hard-working staff to better serve all of us directly or indirectly.

The proposed use of the building at 101 Lewis Street represents positive expansion of this work. They need additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum. Please make a thoughtful decision.

We strongly support this amendment and the opportunity for the museum to continue serving the community.

Sun Valley Museum of Art is treasured by many. It is a longstanding organization in the Wood River Valley. There are probably statistics you can research to back up the enormous impact it has had valley wide so please take the time to thoughtfully engage. SVMoA provides access to contemporary art, education, and cultural programming for residents and visitors alike.

Thank you for your time and attention.

David and Caroline Woodham
P.O. Box 2886
Ketchum, ID 83340

Caroline Woodham

Dawn Hofheimer

From: Geoff Isles <islesglass@aol.com>
Sent: Monday, May 18, 2026 5:13 PM
To: Participate
Subject: SVMoA Conditional Use Permit

Dear P&Z Board Member:

I write to you today in support of granting the Sun Valley Museum of Art a conditional use permit so they can purchase the building on the corner of Lewis St and Sun Valley Rd as their future home. The building is ideally suited for the museum, allowing them to enlarge both their gallery space and education rooms, but also giving them on property parking, something that has made it difficult in the present space to draw tourists visiting from out of town.

The museum has been the center of Ketchum's art scene for decades now, and with the addition of the Argyros and the Spot theatre, will continue to expand Ketchum cultural sector, so it won't be just a ski resort town. This is vital, not for just tourism, but to give locals and children experiences from outside unmask area.

I'll note that there are two other cultural spots on Lewis St, Ochi Gallery which is a commercial space but obviously active in the arts, and the Spot Theatre, a gem for our town, that is expanding to accommodate additional patrons. Having the SVMoA in the neighborhood will add a vibrancy to the area.

Please grant their request.

Respectfully,

Geoff Isles

Geoff Isles
islesglass@aol.com
917-626-1134

Dawn Hofheimer

From: Sophie Sawyers <sophiedsawyers@gmail.com>
Sent: Monday, May 18, 2026 8:51 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

As a teacher and former museum educator at SVMoA, I firmly believe in the value of the Sun Valley Museum of Art as a cultural institution in our community. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Sophie Sawyers
Ketchum Resident
Elementary School Teacher

Dawn Hofheimer

From: Nancy Watkins <nancywatkins1@me.com>
Sent: Monday, May 18, 2026 6:02 PM
To: Participate
Subject: Support for the SV museum of Art and 101 Lewis St.

Follow Up Flag: Follow up
Flag Status: Flagged

Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely

Nancy Watkins
101 Saddle lane, Sun Valley

Sent from my iPhone

Dawn Hofheimer

From: Claudia McCain <cvmccain@icloud.com>
Sent: Tuesday, May 19, 2026 1:32 PM
To: Participate
Subject: Conditional Use Permit for SVMoA

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

The Sun Valley Museum of Art has been an integral part of our Arts community for over 50 years. Over those years, they have provided exceptional programming in entertainment, education, arts literacy, and cultural development for residents, visitors and youth. I cannot imagine where our valley would be today without the SVMoA.

The proposed use of the building at 101 Lewis Street will be a terrific addition to our cultural landscape and allow the Museum to continue, and even expand their offerings.

I support this amendment and the opportunity it will provide for our town and our valley.

Best Regards,

Claudia McCain

Ketchum Resident

Dawn Hofheimer

From: Jennifer Wells Green <jwgreen@svmoa.org>
Sent: Wednesday, May 20, 2026 11:33 AM
To: Participate
Subject: support for Zoning Text Amendment - LI-2 Cultural Facility

Dear City of Ketchum Planning and Zoning Commission Members,

As the Executive Director of a legacy organization that has been a cultural and educational asset to this community for 55 years, I am writing to express my strong support for the proposed text amendment to allow “Cultural Facility” as a Conditional Use in LI-2.

Ketchum is a community that has long valued the arts, culture, and civic life, and our zoning code should reflect that. Allowing a cultural facility as a conditional use in the LI-2 district is a reasonable, forward-thinking update that creates opportunity without compromising the integrity of the zone. The conditional use process itself provides exactly the right mechanism for case-by-case review, ensuring any proposed facility meets the standards the community expects.

Cultural institutions are proven contributors to the economic and social vitality of the communities they call home. They generate foot traffic, support local businesses, attract visitors, and strengthen the identity of a place. Ketchum deserves zoning that makes room for that kind of investment.

I urge the Commission to vote in support of this amendment and to recommend its approval to the Ketchum City Council. Thank you for your service to this community and for your thoughtful consideration.

Warm regards,

Jennifer Wells Green

Jennifer Wells Green
Executive Director
jwgreen@svmoa.org | 208.726.9491 x118 | svmoa.org



Dawn Hofheimer

From: Joan Swift <jgswift@aol.com>
Sent: Tuesday, May 19, 2026 9:46 PM
To: Participate
Subject: Support for Text Amendment to add Cultural Facility as a Conditional Use in LI-2

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed Text Amendment to allow Cultural Facility as a conditional use within the Light Industrial 2 (LI2) District.

The growth of cultural and arts programming is a significant priority for Ketchum, as confirmed in the current Comp Plan, and there are limited opportunities to provide this programming under the existing zoning code in the Tourist and Community Core districts.

I support this amendment and the opportunity it provides for the expansion of the community's arts and cultural resources. I believe accommodating Cultural Facility uses, controlled by conditional use permits, would not disadvantage the current LI-2 uses.

Thank you for your consideration.

Sincerely,
Joan Swift
local resident

Joan Swift
208-720-9796

Dawn Hofheimer

From: Jessica Streib (Jess) <jessica.streib.id@gmail.com>
Sent: Tuesday, May 19, 2026 7:51 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District. Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Jessica Streib
117 Timberline Road (East Fork)
Hailey, ID 83333

*But work off Lewis Street in Ketchum, on Bell Drive and think the museum would be AWESOME!

Dawn Hofheimer

From: Dianne Sanchez <dsanchez@svmoa.org>
Sent: Tuesday, May 12, 2026 3:45 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my strong support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley, providing access to contemporary art, education, and cultural programming for residents and visitors alike. The proposed use of the building at 101 Lewis Street represents a thoughtful and exciting expansion of this work, creating additional space for exhibitions, educational programs, and community gatherings that will contribute significantly to the cultural vitality of Ketchum.

As the Director of Learning and Engagement at the Sun Valley Museum of Art, I am especially excited about the educational possibilities this new space could offer. I dream of transforming one floor of the building into an innovative makerspace that complements and draws inspiration from the industrial businesses nearby. I envision a dynamic educational environment equipped with digital art tools such as drawing tablets and stylus pens, 3D printers, laser engravers, and other emerging technologies that bridge art, design, and engineering.

This space would help bring museum education into the 21st century by giving students, families, artists, and community members hands-on opportunities to explore creativity through both traditional and cutting-edge mediums. It would foster collaboration, experimentation, and workforce-relevant skills while strengthening connections between the arts and the industrial and technological assets already present in the neighborhood.

I believe this project represents a forward-thinking investment in the cultural and educational future of our community, and I strongly support this amendment and the opportunity for the museum to continue serving and inspiring the Wood River Valley.

Sincerely,

Dianne Sánchez, Ed.M.

Director of Learning and Engagement

she/her/hers ([what's this?](#))

svmoa.org | 208.726.9491 x120



Dawn Hofheimer

From: Peter Smith <petesmithsv@gmail.com>
Sent: Wednesday, May 13, 2026 11:01 AM
To: Participate
Subject: Sun Valley Museum of Art

ATT: P&Z

RE: 101 Lewis Street
Text Amendment: Conditional Use, Light Industrial District, Cultural Facility

We are in support and encourage the City of Ketchum to pass a text amendment and issue a conditional use permit to The Sun Valley Museum of Art so they may occupy the 101 Lewis Street building and continue their very important cultural contribution to our community.

Please note that SVMOA (previously THE SUN VALLEY CENTER FOR THE ARTS) has been in continuous operation here in the Valley for over 50 years.

Respectfully,
Pete and Becky Smith
PO Box 67
95 Elkhorn Road
Sun Valley

Dawn Hofheimer

From: John R. Lane <boxlranch@icloud.com>
Sent: Wednesday, May 13, 2026 10:48 AM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I'm a Wood River Valley native with a century long Ketchum-Sun Valley family history and I'm a Ketchum property owner (the historic 1887 Lane Mercantile Building). My professional life was as an art museum director (Carnegie Museum of Art in Pittsburgh, the San Francisco Museum of Modern Art, and the Dallas Museum of Art), which experience I believe has afforded me some insight to the role of art museums in the cultural life of their communities and a practical understanding of how their physical facilities impact their service.

I'm writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District. Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike. The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum both to continue and to enhance its service to the community.

Sincerely,

Jack Lane

John R. Lane, Ph.D
204 Timber Lane
PO Box 612
Ketchum, ID 83340

M +1 (208) 309-3024
E boxlranch@icloud.com

Dawn Hofheimer

From: Lisa Stelck <lstelck@icloud.com>
Sent: Wednesday, May 13, 2026 7:44 AM
To: Participate
Subject: SVMOA

Ketchum Planning & Zoning Commission,

We are writing to express our support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

The SVMOA is an important cultural and educational institution serving both residents and visitors.

The location near the YMCA and Hemingway Elementary school is ideal for programming involving children.

As community members who regularly take advantage of the museum's offerings including exhibitions, lectures, and art classes, we were thrilled to learn that the SVMOA has the opportunity to purchase a building in which it can expand to better serve the community

We fully support this amendment and encourage you to approve.

Sincerely,

Lisa Stelck and Bill Boeger

115 Sagewillow Road, Sun Valley

Dawn Hofheimer

From: Perry Boyle <Boylehp@yahoo.com>
Sent: Wednesday, May 13, 2026 3:09 AM
To: Participate
Subject: Public comment for P&Z Commission meeting 5/20

I am writing to express my support for the text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued contributor to the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a compelling expansion of the museum's work. It will offer additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Thank you,

Perry Boyle, Ketchum

Dawn Hofheimer

From: Linda Brower <lbrow1951@gmail.com>
Sent: Tuesday, May 12, 2026 9:36 PM
To: Participate
Subject: The Sun Valley Museum of Art and proposed move to Lewis Street

Dear Members of the Ketchum Planning and Zoning Commission, We are writing to express support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 District. SVMoA is a longstanding organization in our valley but has been hampered by a lack of space as it seeks to offer cultural programming , contemporary art and arts education to our residents and visitors alike. Entrance has always been free and the reason it is still functioning 50+years later is that there many residents willing to contribute to keep this asset alive for our community. The building at 101 Lewis St would make available much needed space and would offer a vibrant new venue for community gathering.

We support this amendment and will support the museum as it recreates itself.

Sincerely, Bill and Linda Nicholson. PO Box 6387 Ketchum 83340

Sent from my iPad wherever it is!

Dawn Hofheimer

From: Susan Flynt <flyntsusan@gmail.com>
Sent: Tuesday, May 12, 2026 8:50 PM
To: Participate
Cc: Jennifer Wells Green; Susan Flynt
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,
Susan Flynt

Ketchum, ID

Dawn Hofheimer

From: Dianne Dillingham <dianne.dillingham@gmail.com>
Sent: Tuesday, May 12, 2026 7:45 PM
To: Participate
Subject: SVMOA New Building

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike. The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,
Dianne Dillingham

Dawn Hofheimer

From: L'Anne Gilman <lanne@gilmanc.com>
Sent: Tuesday, May 12, 2026 7:35 PM
To: Participate
Subject: Support of SV Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is an integral part of our community and has been a longstanding organization in the Wood River Valley that has made a real difference for so many residents and visitors, particularly the arts education they provide.

As someone who has spent the better part of three decades in Ketchum, and who has built a life here around bringing people together through art, I'm in full support of the proposed use of 101 Lewis Street. It feels like a natural next step for the museum. More room for exhibitions, more space for educational programs, more places for people to gather around something meaningful. That kind of growth is what keeps a town like ours alive.

I'm grateful for what the museum already does here, and excited about what this amendment would let it become.

Sincerely,

L'Anne Gilman
Gilman Contemporary
Owner, Director
PO Box 3005
661 Sun Valley Road
Ketchum, ID 83340
208.726.7585



[@gilmanccontemporary](mailto:lanne@gilmanc.com)

Dawn Hofheimer

From: nancy goldstein <nancyg930@gmail.com>
Sent: Tuesday, May 12, 2026 6:01 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Nancy Goldstein

250 Foxglove Ln, Ketchum, ID 83340

Dawn Hofheimer

From: Robin Leavitt <rleavitt44@gmail.com>
Sent: Tuesday, May 12, 2026 5:30 PM
To: Participate
Subject: Support for SV Museum of ART on 101 Lewis Street

Dear Members of the Ketchum Planning and Zoning commission

We want to express our support for the text amendment to allow a cultural facility as a conditional use with the Light Industrial 2 district.

SV Museum of Art is well known as a valued and longstanding important part of our community. We see a number of great opportunities to expand both the art space for contemporary works of are, programing for students and adults and a community gathering place.

Sincerely,

Robin Leavitt and Terry Friedlander

Dawn Hofheimer

From: rebecca wilkinson <bexwilkinsonketchum@gmail.com>
Sent: Tuesday, May 12, 2026 5:28 PM
To: Participate
Subject: Sun Valley Museum of Art Building

Dear Planning and Zoning Committee-

As a LONG time supporter of Sun Valley Museum of Arts (was the Center for the Arts) I have seen many changes. Unfortunately, ideas for spaces for the Museum have come and gone. I, personally, have donated towards a long term space in which this wonderful institution can rest its bones and get the work done. The light industrial area in Ketchum is the perfect place.

Not only does Ochi Gallery reside there, but The Spot.

Our town (I now live in Hailey but was in Gimlet for 16 years) has all the sophistication but none of the spaces for a serious cultural hubbub. Even Jackson Hole has a lovely Art Museum!

What SVMoA brings to the valley is insurmountable! Not only does it have QUALITY art shows, it has a huge educational department that reaches out to our local schools. It provides lectures and entertainment (First Fridays) and for me personally, figure drawing.

I'm not only a patron of the Museum but an artist myself- and this place has given me much solace and happiness over the years.

I would strongly urge you to approve the measure of the museum in this particular space. It has been seeking a home for as long as I have lived here- 2 decades.

As the town grows, so does the need for art and cultural spaces. Ketchum does not want to be left behind... I would think...

Yours Truly,
Bex Wilkinson

www.bexwilkinson.com

Bex Wilkinson
Artchurch
323 N. 2nd Ave.

Hailey, Id. 83333

Dawn Hofheimer

From: Laura Rose-lewis <laura.roselewis@yahoo.com>
Sent: Tuesday, May 12, 2026 5:23 PM
To: Participate
Subject: Support for SVMoA and 101 Lewis St.

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my enthusiastic support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art has provided access to contemporary art, education, and cultural programming for residents and visitors alike for over 50 years.

SVMoA partners extensively with the school district and many other community partners (nonprofits and businesses alike) to enrich our community's access to arts, art education and other artistic experiences.

The proposed use of the building at 101 Lewis Street represents an opportunity to expand this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community through expanded offerings.

Sincerely,

Laura Rose-Lewis

WRV Community Member

Dawn Hofheimer

From: Tim Wolff <tim@atindustrialco.com>
Sent: Tuesday, May 12, 2026 4:55 PM
To: Participate
Subject: SVMoA -101 Lewis

I'm a member of the community, founder of two nonprofits: Spur (www.spurfoundatio.org) and the Wood River Community Housing Trust (www.wrcht.org).

I'm strongly in favor of a text amendment allowing a cultural facility as a conditional use that would allow SVMoA to own/occupy/use the property for its intended use.

Happy to answer questions or show up in support.

Much appreciated.

-Tim



Tim Wolff

CEO & MANAGING PARTNER

☎ 480.205.1795 | ✉ tim@atindustrialco.com

Carla Bucci, Executive Assistant

☎ 440.328.5762 | ✉ carla@atindustrialco.com
atindustrialco.com

Dawn Hofheimer

From: Julie Syrdal <jbsyrdal@gmail.com>
Sent: Wednesday, May 13, 2026 9:32 AM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,
Julie Syrdal, ketchum ID

Dawn Hofheimer

From: Scott Lewis <scott@scottlewis.net>
Sent: Wednesday, May 13, 2026 6:18 AM
To: Participate
Subject: Support for SVMoA at 101 Lewis St.

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my strong support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District for the Sun Valley Museum of Art

The proposed use of the building at 101 Lewis Street will be a huge plus for our community

Sincerely,

Scott Lewis

WRV Resident

Dawn Hofheimer

From: Broschofsky Galleries <art@brogallery.com>
Sent: Wednesday, May 13, 2026 4:41 PM
To: Participate
Subject: Sun Valley Museum

Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,
Minette Broschofsky
Broschofsky Galleries, Ketchum

Dawn Hofheimer

From: Jake Peters <jkptrs@gmail.com>
Sent: Thursday, May 14, 2026 10:42 AM
To: Participate
Cc: ICE-Trina Peters
Subject: Museum building

Follow Up Flag: Follow up
Flag Status: Flagged

Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley and Trina Peters has been a board member there for >150 years. SVMOA provides access to contemporary art, education, and cultural programming for residents and visitors alike. The museum also provides valuable cultural goodness that is useful to me as a substantial employer in town (DECKED.com and EDJY.com).

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Jake Peters

P.O. Box 3486

Ketchum, ID 83340

208-409-5561 cell

Dawn Hofheimer

From: Mary Wilson <mhdwilson01@gmail.com>
Sent: Thursday, May 14, 2026 3:17 AM
To: Participate
Subject: Support for SVMOA and 101 Lewis Street

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

The Museums purchase and use of the building would be an incredible bonus for art and art education in the WRV. This is a great use of an existing building to the benefit of our community. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Mary Wilson

Dawn Hofheimer

From: Gary Borman <gebmusic@me.com>
Sent: Wednesday, May 13, 2026 7:25 PM
To: Participate
Cc: Anne Borman; Gary Borman
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum Planning & Zoning Commission,

Wish to express our absolute support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art, a valued and longstanding organization in the Wood River Valley, provides access to contemporary art, arts education and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

We have been members of this community for over 50 years and support this amendment. We believe this kind of growth will improve the quality of life for everyone in our valley in an existing space currently not serving the public interests.

Sincerely,
Gary and Anne Borman
PO Box 6094/181 Spur Lane
Ketchum Idaho 83341

Dawn Hofheimer

From: Heidi Worcester <hpworcester@gmail.com>
Sent: Thursday, May 14, 2026 2:21 PM
To: Participate
Subject: Support for New Museum at 101 Lewis St

Dear Members of the Ketchum Planning & Zoning Commission,

I have been a member of the community for 50 years and the SVMOA which I first knew as the Sun Valley Center for the Arts has always been a significant part of my time in the Valley.

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,
Heidi Pesky Worcester

109 S Riverwoods Rd

Ketchum, Idaho

Dawn Hofheimer

From: Amber Busuttil Mullen <amberbusuttil@hotmail.com>
Sent: Thursday, May 14, 2026 2:20 PM
To: Participate
Subject: New Space for SVMoA

Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Amber Busuttil Mullen
760 Paintbrush Ln
Ketchum, ID 83340

Dawn Hofheimer

From: GILLIAN WYNN <freegilly@mac.com>
Sent: Thursday, May 14, 2026 4:32 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

gillian wynn

219 Bitterroot Rd.

Sun Valley, Idaho

Sent from my iPhone

Dawn Hofheimer

From: Kristin Poole <poolekristin8@gmail.com>
Sent: Thursday, May 14, 2026 4:32 PM
To: Participate
Subject: Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding arts organization in the Wood River Valley. It provides locals, visitors, families and students access to outstanding contemporary art, education, and cultural programming.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create much needed additional space for exhibitions, educational programs, and community gatherings.

Please support this zoning amendment and the opportunity for the Wood River Valley to expand its reputation as a place where people can feed their minds, their spirits and their bodies!

Respectfully,

Kristin Poole

Dawn Hofheimer

From: Alan Pesky <alanpesky@gmail.com>
Sent: Thursday, May 14, 2026 5:21 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning and Zoning Commission,

I want to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2(LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education and cultural programming for residents and visitors alike.

My wife Wendy Pesky and I have been members and supporters of Sun Valley Museum of Art for more than 35 years.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Alan Pesky
109 Riverwoods Road, Ketchum

Dawn Hofheimer

From: Sharon Twigg-Smith <sharona.twiggsmith@gmail.com>
Sent: Friday, May 15, 2026 11:15 AM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Sharon Twigg-Smith
3216B Warm Springs Road
Ketchum, ID 83340

Dawn Hofheimer

From: Scott Payne <scott@farmerpaynearchitects.com>
Sent: Friday, May 15, 2026 8:14 AM
To: Participate
Cc: Abby Rivin; Tim Carter; Casey Burke; Aaron Belzer
Subject: Support for SVMoA - Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my strong support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

The Sun Valley Museum of Art has long been one of the cultural cornerstones of the Wood River Valley. Its exhibitions, educational programs, and community events bring creativity, dialogue, and inspiration to residents and visitors alike. In a community defined not only by its natural beauty but also by its commitment to arts and culture, the museum plays an essential role.

The proposed use of the building at 101 Lewis Street represents a thoughtful and exciting opportunity to expand that impact. Additional space for exhibitions, educational outreach, and public gatherings will strengthen the museum's ability to serve the community while adding energy and vitality to this area of Ketchum.

Supporting arts and cultural institutions is an investment in the character, identity, and future of our town. I believe this amendment is both appropriate and beneficial, and I respectfully encourage the Commission to support it.

Thank you for your consideration.

Sincerely,

Scott Payne | Principal Architect
AIA - NCARB - LEED AP
C.318.990.2049



Jackson Hole [307.264.0080](tel:307.264.0080) | Sun Valley [208.214.5155](tel:208.214.5155) | Louisiana [318.383.3100](tel:318.383.3100)

scott@farmerpaynearchitects.com

www.farmerpaynearchitects.com

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