

Dawn Hofheimer

From: Terry Murphy <Terry@bellissimo-sv.com>
Sent: Monday, June 22, 2026 9:24 AM
To: Participate
Subject: retail

Follow Up Flag: Follow up
Flag Status: Flagged

I have owned my business for 36 years and this past winter was one of the most difficult I have seen in the past 25 years, the lack of snow led to a significant decline in tourism as we entered spring season with far less business than normal.

Given these challenges I do not believe this is the right time to increase the local option tax even by a half of one percent. Business are already struggling with reduced revenue and every additional cost matters.

Our restaurants are working hard to stay open. At the same time businesses cannot find enough employees because workers cannot afford to live in Ketchum. Labor shortage impacts our ability serve customers and operate successfully.

The ongoing construction has also created major obstacles for local business. Many of our regular customers from Hailey and south of town tell us they avoid coming to Ketchum because they do not want to deal with the traffic delays. I have also heard from visitors in Boise who have chosen not to come for the same reason. Right now Local business are facing challenges from every direction, poor winter season, reduced tourism, workforce shortages and transportation issues.

We need our local government to support us not add additional taxes that place more of a strain on already struggling employers I ask you to reconsider the economic realities that local businesses are facing before approvingly tax increase.

Terry Murphy
Bellissimo

Dawn Hofheimer

From: Ashley Wells <awells@svmoa.org>
Sent: Sunday, June 21, 2026 5:51 PM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum City Council,

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

Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

Sincerely,

Ashley Wells

Executive Assistant

svmoa.org | 208.994.0865



Dawn Hofheimer

From: Heather Staples <heathercstaples@gmail.com>
Sent: Sunday, June 21, 2026 3:48 PM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Follow Up Flag: Follow up
Flag Status: Completed

Dear Members of the Ketchum City Council,

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

Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

Sincerely,

Heather Staples
158 Valleywood Drive,
Ketchum

Dawn Hofheimer

From: elissa kline <elk@elissakline.com>
Sent: Sunday, June 21, 2026 2:40 PM
To: Participate
Subject: Please allow Sun Valley Museum!!!

Follow Up Flag: Follow up
Flag Status: Flagged

Dear folks at Planning & Zoning:

Please allow a cultural facility as a conditional use in the Light Industrial 2 (LI2) zoning district.

We need the arts more than ever! And SV Museum needs to grow!

Thank you,
Elissa Kline
Hailey, Idaho

Dawn Hofheimer

From: Daniel Hunt <sunvalleydaniel@gmail.com>
Sent: Sunday, June 21, 2026 11:09 AM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Follow Up Flag: Follow up
Flag Status: Completed

Dear Members of the Ketchum City Council,

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

Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

Sincerely,
Daniel Hunt
190 Ramona Ln.
Kitchen

Dawn Hofheimer

From: Jeri Wolfson <jeriwolfson24@gmail.com>
Sent: Sunday, June 21, 2026 9:41 AM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum City Council,

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

Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in L12.

I have past served on the Board and the Advisory Board of the SVMOA.

All best to everyone

Jeri Wolfson
231 Huffman Dr., Ketchum, ID

Sent from Jeri Wolfson's iPhone

Dawn Hofheimer

From: Ellen Gillespie <ellengillespie1@gmail.com>
Sent: Sunday, June 21, 2026 7:09 AM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Follow Up Flag: Follow up
Flag Status: Completed

Dear City Council members,

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

This is a great use of this property and will be an asset to the community.

Thank you,
Ellen and James Gillespie
9 Eagle Creek Rd
Ketchum ID

Dawn Hofheimer

From: jennifer case <jennifercase211@gmail.com>
Sent: Friday, June 19, 2026 8:01 AM
To: Participate
Subject: Fwd: Support for Cultural Use within the Light Industrial District

Follow Up Flag: Follow up
Flag Status: Completed

Dear Members of the Ketchum City Council,

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

Over 30 years I have witnessed SVMoA's enormous contribution to the vitality and energy of the Wood River Valley, and the benefits are immeasurable.

Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district.

The Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

Sincerely,

Jennifer Case

Dawn Hofheimer

From: Mike <majorwade@hotmail.com>
Sent: Friday, June 19, 2026 7:43 AM
To: Participate
Subject: SVMOA application for Lewis Street

Follow Up Flag: Follow up
Flag Status: Completed

Please vote to approve SVMOA's application to open a "cultural facility" on Lewis Street in the Light Industrial District. Two other cultural facilities are already nearby on Lewis Street: Ochi Gallery and The Spot Theatre Company. This is an opportunity to add another cultural entity in the area and lift the quality and vibrancy of the LID.

Mike Wade

Dawn Hofheimer

From: Jon Maksik <jonmaksik@gmail.com>
Sent: Saturday, June 20, 2026 9:34 AM
To: Participate
Cc: Leslie Maksik
Subject: Support for conditional use of cultural facility in LI2

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum City Council,

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

Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

Sincerely,

Jon and Leslie Maksik

Dawn Hofheimer

From: Julie Syrdal <jbsyrdal@gmail.com>
Sent: Saturday, June 20, 2026 3:23 AM
To: Participate
Subject: Support of cultural facility - LI2

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum City Council,

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

Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

Sincerely,

Julie Syrdal
Ketchum ID

Dawn Hofheimer

From: Tom Pomeroy <tompomeroy@cox.net>
Sent: Thursday, June 18, 2026 4:00 PM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum City Council,

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

Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

Sincerely,
Tom Pomeroy
Ketchum

Sent from my iPhone

Dawn Hofheimer

From: Ava Scanlan <ascanlan@svmoa.org>
Sent: Monday, June 22, 2026 11:49 AM
To: Participate
Subject: Support for Conditional Use of Cultural Facilities in the LI2 District - from a Warm Springs local

Dear Members of the Ketchum City Council,

I am writing in support of the proposed text amendment, to be discussed this week, **Thursday, June 25**, allowing a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

My family has deep roots in Ketchum, and the community's vibrant cultural life is one of the primary reasons that three generations of my family continue to gather and live here. We are a family of artists, makers, readers, musicians, and creative thinkers, and institutions like the Sun Valley Museum of Art, The Community Library, and the Sun Valley Music Festival are foundational to our quality of life. They are not simply amenities, but they are part of what makes Ketchum a place where people want to live, visit, and invest their time.

These cultural organizations enrich our community by providing opportunities for learning, inspiration, and connection. They bring people together across generations and create spaces where creativity and civic life can flourish. For my own family, they are a throughline that connects grandparents, parents, and children through shared experiences and a love of the arts.

The Sun Valley Museum of Art is particularly important to me. In addition to serving our community through exhibitions and educational programs, it is also my place of employment and livelihood. I see firsthand the impact it has on residents, students, visitors, and families throughout the Wood River Valley.

Because cultural facilities would remain a conditional use, the City would retain full authority to review individual proposals and ensure they are appropriate for the district. This amendment simply creates the opportunity for valued community institutions to be considered in locations where they can thrive and continue serving the public.

I respectfully encourage you to support this text amendment and allow cultural facilities as a conditional use within the LI2 District.

Thank you in advance for your consideration.

Sincerely,
Ava Scanlan
Ketchum Resident

Ava Scanlan
Marketing & Communications Director
she/her/hers
svmoa.org | O: 208.726.9491 x131 | C: 323.346.8512



Dawn Hofheimer

From: Timothy Mott <tim@mottventures.com>
Sent: Saturday, June 20, 2026 2:19 AM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Follow Up Flag: Follow up
Flag Status: Completed

Dear Members of the Ketchum City Council,

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

Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

Sincerely,

Tim Mott, 150 Spur Lane, Ketchum.

Dawn Hofheimer

From: Laura Rose-lewis <laura.roselewis@yahoo.com>
Sent: Friday, June 19, 2026 6:21 PM
To: Participate
Subject: Proposed text amendment —cultural facility conditional use permit

Follow Up Flag: Follow up
Flag Status: Completed

Dear Members of the Ketchum City Council,

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

Cultural facilities are vital to our community and provide much needed space for gathering and learning.

Our Blaine County residents (adults, children, students), second home owners, and our visitors, need a bigger space to gather and enjoy expanded opportunities to view visual art -a universal medium to enrich, celebrate and educate communities (local, regional, national and international) through representations of nature, humanity, religion, culture and history, and to enjoy arts experiences through special programs and learning.

Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to visual art exhibitions, art experiences through a wide array of arts programming and classes, and arts education for our students in partnerships with the school district, businesses and nonprofits in our community.

I support allowing for a cultural facility conditional use in the LI2.

Sincerely,
Laura Rose-Lewis

Dawn Hofheimer

From: Heather Horton <hh2arts@gmail.com>
Sent: Friday, June 19, 2026 12:52 PM
To: Participate

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings to all of whom it may concern

I have been a resident of the Wood River Valley for over 30 years. I wanted to send you this quick note to let you know that I am deeply in support of an allowing an amendment to the Ketchum light industrial area to allow the Sun Valley Museum of Art to operate in their new building as a learning and cultural facility for the entire community. I think this will be an incredible addition to our community and fit in well in the light industrial area. I hope you will pass this amendment so that the Sun Valley Museum of Art can continue with its vision in the new space (the old Scott building) in the Ketchum Light Industrial area (which already has parking attached to the property an additional plus). I have been a supporter of the Artst in this Valley through the Museum, the Symphony, and the Writers Conference for well over a decade in some cases for decades. These are elements of Our Valley that are crucial to drawing a mixture of people to visit us and enhance the quality of life for local residence. Thank you for your time and consideration.

Sincerely, Heather Horton

Dawn Hofheimer

From: Lesley Andrus <lesleyandrus@gmail.com>
Sent: Friday, June 19, 2026 12:24 PM
To: Participate
Subject: Sun Valley Museum potential space on Lewis Street

Follow Up Flag: Follow up
Flag Status: Flagged

I want to add my vote to approve the amendment to allow the Sun Valley Museum of Art to make its home on Lewis Street. There is already more than one gallery there, so allowing another does not have a negative effect on the area and in fact will be a positive one, creating a small cultural space in that light industrial area.

Lesley Andrus

Dawn Hofheimer

From: Sharon Twigg-Smith <sharona.twiggsmith@gmail.com>
Sent: Friday, June 19, 2026 10:59 AM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Follow Up Flag: Follow up
Flag Status: Completed

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

Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

Sincerely,
Sharon Twigg-Smith
Eagle Ridge, Ketchum

Dawn Hofheimer

From: Anne Winton <anne@wintonmarsh.com>
Sent: Friday, June 19, 2026 10:49 AM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum City Council,

I am writing to support the proposed text amendment allowing Sun Valley Museum of Art a conditional use within the Light Industrial 2 (LI2) District.

I have been a member of Sun Valley Museum of Art since moving here 36 years ago. What they have brought to our community is invaluable, they are truly an integral part of what makes Ketchum, Ketchum. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. IT IS...SVMoA is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

Sincerely,

Anne Winton

Dawn Hofheimer

From: Marcia Rankin <merankin@cox.net>
Sent: Friday, June 19, 2026 7:10 AM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Follow Up Flag: Follow up
Flag Status: Completed

Dear Members of the Ketchum City Council, I am writing to support the proposed text amendment allowing a cultural facility as a conditional use within the Light Industrial 2 (LI2) District. Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2. Sincerely, Marcia Rankin

Dawn Hofheimer

From: Anne Umphrey <anneumphrey@gmail.com>
Sent: Friday, June 19, 2026 5:04 AM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum City Council,

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

Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

Sincerely,

Anne Umphrey
160 Proctor View Drive
Dun Valley, Idaho 83353

Sent from my iPhone

Dawn Hofheimer

From: Janet Nathanail <jnathanail@hotmail.com>
Sent: Thursday, June 18, 2026 9:25 PM
To: Participate
Subject: new art museum location

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum City Council,

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

Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

We have been members of the SVMOA for more than 12 years and really value their contribution to our community !!

Sincerely,
Janet Nathanail and William Flanz
201 Emerald Street
Ketchum

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

Dawn Hofheimer

From: Gary Borman <gebmusic@me.com>
Sent: Monday, June 22, 2026 12:26 PM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Dear Members of the Ketchum City Council,

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

Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

Sincerely,
Gary and Anne Borman
Longtime Ketchum residents

Dawn Hofheimer

From: Carol M. Swig <swiggy50@gmail.com>
Sent: Thursday, June 18, 2026 9:01 PM
To: Participate
Subject: Support for conditional use facility in L12

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum City Council,

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

Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

Sincerely,

Carol Swig
POBox 359
Ketchun, ID 83340

Dawn Hofheimer

From: Lisa Caputo <lscaputo@aol.com>
Sent: Thursday, June 18, 2026 7:03 PM
To: Participate
Subject: SVMoA

Follow Up Flag: Follow up
Flag Status: Flagged

Ketchum City Council Members,

I whole heartedly support the required zoning changes to allow the Sun Valley Museum of Art to fully utilize the Biosciences building. The museum is a wonderful resource for our community. I have watched local teachers sitting together doing crafts on a Friday night, families sharing in the music and art on the first Friday of the month, classrooms of kids experiencing art, and local adults learning from the monthly Passport lecture series. All of these are community building activities that improve mental health and increase connectivity. Granting a conditional use permit would allow more students to participate and create a stronger bond with the programming at the adjacent YMCA.

Thank you,
Lisa Caputo
Sent from my iPhone

Dawn Hofheimer

From: Jason Rand <jasonrand@gmail.com>
Sent: Thursday, June 18, 2026 5:19 PM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum City Council,

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

Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

Sincerely,
Jason Rand
2107 Warm Springs Road, Unit 208
Ketchum, Idaho 83340

Dawn Hofheimer

From: Carol Hughes <cghughes@pacbell.net>
Sent: Thursday, June 18, 2026 4:43 PM
To: Participate
Subject: Support for a cultural facility conditional use in the L12

Follow Up Flag: Follow up
Flag Status: Completed

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

The Sun Valley Museum of Art is such an important cultural center in the Wood River Valley. Space to expand its offerings and accommodate more art and participants would be such a positive thing for our area. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district.

Thank you,
Carol Hughes
Sun Valley resident

Carol Hughes
925-212-2895 (c)
cghughes@pacbell.net

Dawn Hofheimer

From: SUSAN PASSOVOY <sjpassovoy@icloud.com>
Sent: Tuesday, June 23, 2026 11:01 AM
To: Participate
Subject: Importance of Concepts of Health, Safety and Welfare in Design Review

Dear Commissioners, and Staff:

CC: City Council and Mayor

RE: Importance of Concepts of Health, Safety and Welfare in Design Review

Now that I am no longer on the Commission, I want to take the opportunity to highlight a tool that is available to you in design review. This is both for your current review activities (including appeals), but also for the revisions being considered for the zoning code.

One of the conundrums faced by the Department and the Commission when reviewing the design of a proposed project is the scope of that review.

Pursuant to KMC §16.07.030.C.2.d, the Commission must determine the following prior to granting Design Review approval:

1. The project does not jeopardize the health, safety, or welfare of the public.
2. The project generally conforms with the design-related goals, policies, and objectives of the adopted comprehensive plan.
3. The project conforms to all applicable standards and criteria as set forth in the Code, including §16.04.080, Design Review

Unfortunately, the staff and our Commission might not have looked closely enough at the first of these criteria -- **health, safety and welfare** -- as we might have, so I want to focus on that in this memo.

The bottom line is that the impact of a project design on must be evaluated in terms of its impact on community and neighborhood health, safety and welfare in a serious and thorough manner. To date it has been too easy to trivialize those terms and not give them the weight to which they are entitled in the balancing process.

Throughout Idaho land use law (Local Land Use Planning Act (LLUPA) and related judicial opinions), the terms health, safety and (general) welfare serve as the core constitutional justifications for regulating the use of private property. The legislative intent, clearly stated in the law, is to promote the public health, safety and welfare. Under the law regulators are required to consider private property rights, but this must be done in balance with deep considerations of the health, the safety and the welfare of the PUBLIC. **Idaho courts have historically deferred to the City's determination of the impact of a development on the community's sense of aesthetics, appropriateness and community values.**

The concept of "compatibility" encompasses these values—it should not just be whether the superficial design elements meet some architectural definition. The health and welfare of a community are highly influenced by and dependent upon the physical characteristics of a project. The respect and consideration shown by property developers for the community values as expressed in the Comprehensive Plan are important as a community assesses the impact-- on its aesthetics, appropriateness and community values especially as expressed in the Comprehensive Plan.

Of course, this is not a legal opinion, and I would encourage you to ask the City Attorney for a comprehensive review of relevant cases on the subject and advise you on the extent decisions can rely on the welfare concept as expressed in the community's sense of aesthetics, appropriateness and values.

I should also note that we hope that the scope of that review will be expanded under the revisions to the zoning ordinance.

Regards,

Susan Passovoy

June 23, 2026

Dawn Hofheimer

From: Julie Weston <westmorjw@aol.com>
Sent: Monday, June 22, 2026 3:23 PM
To: Participate
Subject: SVMOA

Follow Up Flag: Follow up
Flag Status: Flagged

I write to support a conditional use for the location of the SVMOA in the light industrial district of Ketchum. This is a worthy and much needed expansion of the Museum. Please vote in favor.

Julie Weston and Gerhardt Morrison
195 Hopi Dr
Hailey, ID 83333

[Sent from AOL on Android](#)

Dawn Hofheimer

From: michaelroos@cox.net
Sent: Monday, June 22, 2026 1:34 PM
To: Participate
Subject: Sun Valley Museum of Art

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ketchum City Council members:

I write in support of the text amendment which would allow a cultural facility in the LI2 District.

Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

Your consideration is greatly appreciated.

Michael Roos
Email: michaelroos@cox.net
Cell: 858.220.5618

Dawn Hofheimer

From: Lisa Ryan-Boyle <lryanboyle@me.com>
Sent: Wednesday, June 24, 2026 6:51 AM
To: Participate
Subject: Support for conditional use of cultural facility in Ketchum LI-2

Dear Mayor and Members of the Ketchum City Council,

I am writing in support of the proposed text amendment to allow a "Cultural Facility" as a conditional use within the Light Industrial 2 (LI-2) District.

As a board member of the Sun Valley Museum of Art, I have seen firsthand the important role a museum can play in enriching the cultural life of our community through exhibitions, educational programs, and opportunities that make the arts and arts education accessible to people of all ages.

Thank you for your time and consideration.

Sincerely,

Lisa Ryan-Boyle
206 Fox Run Road
Ketchum, ID 83340

Dawn Hofheimer

From: Stacey Winston-Levitan <stacey@winstonwachter.com>
Sent: Wednesday, June 24, 2026 7:43 AM
To: Participate

Dear Mayor and Members of the Ketchum City Council,

I am writing in support of the proposed text amendment allowing a “Cultural Facility” as a conditional use within the Light Industrial 2 (LI-2) District.

As a board member of Sun Valley Museum of Art, I have seen firsthand the important role a museum can play in enriching the cultural life of our community through exhibitions, educational programs, and opportunities that make the arts and arts education accessible to people of all ages. I believe it will be a great addition to the community and elevate our town.

Thank you for your time and consideration.

Sincerely,

stacey

--

Stacey Winston Levitan
Winston Wachter Fine Art
203 Dexter Ave North
Seattle, WA 98109
206 652.5855
www.winstonwachter.com

Dawn Hofheimer

From: Ellen Harris <ellenh208@gmail.com>
Sent: Wednesday, June 24, 2026 6:38 AM
To: Participate
Subject: Support for conditional use of cultural facility in Ketchum LI-2

Dear Mayor and Members of the Ketchum City Council,

I am writing in support of the proposed text amendment allowing a “Cultural Facility” as a conditional use within the Light Industrial 2 (LI-2) District.

As a more than 30 year seasonal resident in the area and as a board member of Sun Valley Museum of Art, I have seen firsthand how important a role a museum can play in enriching the cultural life of our community through exhibitions, educational programs, and opportunities that make the arts and arts education accessible to people of all ages.

Thank you for your time and consideration.
Sincerely,

Ellen Harris

Dawn Hofheimer

From: Trina Peters <trinapeters@gmail.com>
Sent: Wednesday, June 24, 2026 2:03 AM
To: Participate
Subject: SVMoA application for text amendment

Members of the Ketchum City Council:

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: Jill Donnelly <Jill@babyandco.us>
Sent: Tuesday, June 23, 2026 9:24 PM
To: Participate
Subject: SVMoA Cultural Facility in the light Industrial -2 District

Dear Mayor and Members of the Ketchum City Council,

I am writing in support of the proposed text amendment allowing a “Cultural Facility” as a conditional use within the Light Industrial 2 (LI-2) District.

As a member of Sun Valley Museum of Art, I have seen firsthand the important role a museum can play in enriching the cultural life of our community through exhibitions, educational programs, and opportunities that make the arts and arts education accessible to people of all ages.

Thank you for your time and consideration.

Sincerely,

Jill Donnelly

PO Box 6837

Ketchum , Id. 83340

Dawn Hofheimer

From: Heidi Worcester <hpworcester@gmail.com>
Sent: Tuesday, June 23, 2026 6:19 PM
To: Participate
Subject: Support for SVMoA

Dear Mayor and Members of the Ketchum City Council,

I support the proposed text amendment allowing a "Cultural Facility" as a conditional use within the Light Industrial 2 (LI-2) District.

As a board member of Sun Valley Museum of Art, I have seen firsthand the important role a museum can play in enriching the cultural life of our community through exhibitions, educational programs, and opportunities that make the arts and arts education accessible to people of all ages.

Thank you for your time and consideration.

Sincerely,

Heidi Pesky Worcester
109 S Riverwoods Rd
Ketchum, Idaho
83340

Dawn Hofheimer

From: Sarah WOODWARD <drawdoow5@aol.com>
Sent: Tuesday, June 23, 2026 5:34 PM
To: Participate
Subject: Sun Valley Museum

Hello Mayor Pete and Council Members,

I am writing in support of the Museums efforts to acquire
101 Lewis Street. We have lived in Ketchum for 15 years and seen what impact it has on our students, population and
tourists.

We need a cultural art center in Ketchum to have a balanced life.
This is a long time in coming and it's the perfect neighborhood and location- on the bike path, near other art
organizations and the YMCA.

Please allow this cultural center
Sarah and Dave Woodward
106 River Rock Lane
Ketchum Idaho
83340

Sent from my iPad

Dawn Hofheimer

From: Dianne Sanchez <dsanchez@svmoa.org>
Sent: Tuesday, June 23, 2026 4:30 PM
To: Participate
Subject: Support for Conditional Use of Cultural Facility in LI2

Dear Members of the Ketchum City Council,

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

As the Director of Learning and Engagement at the Sun Valley Museum of Art, I see every day the impact that arts education has on children, families, and our community. The opportunity to make 101 Lewis Street the museum's permanent home would allow us to dramatically expand our educational programming and create new opportunities for learning that simply aren't possible in our current space.

One of my greatest hopes is to transform a floor of the new building into a 21st-century educational makerspace that complements the creativity, innovation, and craftsmanship already present in the surrounding industrial district. I envision a space equipped with digital drawing tablets, 3D printers, laser engravers, and other emerging technologies where students and community members can explore the intersection of art, design, and technology. By embracing the strengths of the neighboring businesses, we can create a unique educational environment that inspires creativity while helping learners develop the skills they'll need for the future.

Because this would be a conditional use, the City retains full authority to review the proposal and ensure it is an appropriate fit for the district. I believe the Sun Valley Museum of Art will be an outstanding neighbor and a lasting asset to Ketchum.

I respectfully urge you to approve the proposed text amendment and help make this vision possible.

Thank you for your thoughtful consideration.

Sincerely,

Dianne Sánchez, Ed.M.

Director of Learning and Engagement

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

svmoa.org | 208.726.9491 x120



**Sun Valley
Museum of Art**

Dawn Hofheimer

From: Kim Harris <harris.439@gmail.com>
Sent: Tuesday, June 23, 2026 3:51 PM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Support for conditional use of cultural facility in LI2

Dear Members of the Ketchum City Council,

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

Kim Harris
Owner 331 Lewis Street
Sent from my iPhone

Dawn Hofheimer

From: Beena Rahim <beenar98@gmail.com>
Sent: Tuesday, June 23, 2026 3:13 PM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Follow Up Flag: Follow up
Flag Status: Completed

Dear Members of the Ketchum City Council,

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

Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

Sincerely,

Beenish Mannan
Ketchum, ID 83340

Dawn Hofheimer

From: Cindy Mascheroni <cindymascheroni1@gmail.com>
Sent: Thursday, June 25, 2026 9:12 AM
To: Participate
Subject: Support for Ketchum Cultural Facility

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor **Pete** and Members of the Ketchum City Council,

I am writing in support of the **conditional use within LI2 District for the** Sun Valley Museum of Art's "Cultural Facility."

As a **long-time resident of Ketchum and** board member of **the Wood River Valley Community Y**, I understand **the** important role **of arts and culture in** enriching our community. **Giving our children, families, workforce, seniors, and visitors access to mind-expanding** exhibitions, educational programs, and events **inspires new conversations, creative ideas, learning, and connection.**

Thank you for your consideration.

Sincerely,

cindy Mascheroni
114 Aspen Hollow Rd
Ketchum, ID 83340

--

Cindy Mascheroni
Executive Coach
925-324-3051

Dawn Hofheimer

From: Scott Levy <redfishbluefishfilm@gmail.com>
Sent: Thursday, June 25, 2026 8:57 AM
To: Participate
Subject: Demolition of Historic Building

Follow Up Flag: Follow up
Flag Status: Completed

Ketchum City Councilmembers,

Thank you for taking the time to consider this brief comment.

As a long-time resident of Ketchum, now living in a construction zone -- waking today at 7:20 am to the pounding away of an embankment wall next to the Observatory Hotel -- I appreciate the Ketchum City Council hearing my concerns about a demolition project proposed across the creek from where I live.

In my PO Box (and in a Notice Box on River Street across from the Limelight Hotel) was a "Notice of Application for Demolition of a Historic Building". Comments are due in five days, but nobody seems to know which building is to be demolished.

Of the neighbors and business owners I spoke to who knew of the proposed demolition, it was assumed that it was the old Medical Building that was to come down.

Then by chance, I bumped into Carl Rixon who was awaiting the demolition permit, and I learned it was not the old Medical Building he would be demolishing. From what he knew, it was the corner building where Bruce Smith ran his office, at the high point of the property. Carl was under the impression that the demolition was necessary to complete the Idaho Power project AND to complete the highway project.

But I do not recall that demolition being discussed previously in the Highway project meetings or in the Idaho Power public engagement. Nor do I recall notice from PEG Hotel informing us of this proposal, aside from this brief postcard in my PO Box.

So, what is being proposed, and why? Do the PEG investors attempting to sell a hotel have an updated plan to show us what this property will look like? Do they have an interested buyer with plans in mind? Is there a schedule in place for when that property will be beautified?

Is there a reason to hurry in approving this demolition? Has the Historic Preservation Commission weighed in? Is the Traffic Authority informed of an intended schedule for the Historic Building Demolition?

Obviously, there are too many questions unaddressed, with far too little public engagement on what may become another decade long “hole” at the entrance to our once charming little mountain town.

As such, I ask the city council to hold off on approving this Application for Demolition of, Historic Building and require more thorough public engagement.

Might the PEG property owners please inform all citizens of Ketchum -- not just the neighbors who live “within three hundred feet”—of their plans? This is the gateway view that visitors first see when arriving.

More public engagement seems prudent to me. The When/How/What of their intentions needs to be further discussed -- as a community.

Sincerely,

Scott Levy

Ten-year resident of Andora Villa on Trail Creek

Dawn Hofheimer

From: Andrea Laporte <andielaporte@icloud.com>
Sent: Wednesday, June 24, 2026 3:59 PM
To: Participate
Subject: Conditional Use

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Members of the Ketchum City Council,

I am writing to support the proposed text amendment to allow a Cultural Facility as a conditional use within the Light Industrial (LI-2) District.

I am a member of the board of Sun Valley Museum of Art, and I have seen how a museum can play an important role in enriching the cultural life of our community through exhibitions and educational programs that are accessible to people of all ages. With our new facility we will be able to reach an even wider audience of citizens of the Wood River Valley as well as visitors to our beautiful environment.

Kind Regards,
Andrea Laporte
308 E Canyon Run Blvd.
Ketchum, ID 83340
Sent from my iPad

Dawn Hofheimer

From: Chipper Joseph <josephchipper@gmail.com>
Sent: Wednesday, June 24, 2026 3:10 PM
To: Participate
Subject: Support for conditional use of cultural facility in Ketchum LI-2

Follow Up Flag: Follow up
Flag Status: Completed

Mr Mayor and City Council Members-

I am writing in support of the proposed text amendment allowing a "Cultural Facility" as a conditional use within the Light Industrial 2 (LI - 2) District.

The museum is a gift to the community, adding to the cultural life and art awareness of our valley. I fully support the museum and am grateful for its existence. The importance of the work of the museum does cannot be overestimated!
Thank you.
Chipper Joseph

Sent from my iPhone