

Dawn Hofheimer

From: Neil Bradshaw
Sent: Friday, October 3, 2025 11:13 AM
To: Participate
Subject: Fwd: Unsafe parking on Stirrup Lane

Follow Up Flag: Follow up
Flag Status: Flagged

For public record
Sent originally on 8/15/25

NEIL BRADSHAW | CITY OF KETCHUM

Mayor

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

o: 208.727.5087 | m: 208.721.2162

nbradshaw@ketchumidaho.org | www.ketchumidaho.org

Begin forwarded message:

From: Lyndsay Lyle <ll@bigwoodsv.com>
Subject: Re: Unsafe parking on Stirrup Lane
Date: July 24, 2025 at 5:44:05 PM MDT
To: Derek Agnew <dagnew@zenergysv.com>
Cc: "nbradshaw@ketchumidaho.org" <nbradshaw@ketchumidaho.org>, Christopher Lyle <cl@bigwoodsv.com>, Jade Riley <jriley@ketchumidaho.org>

Mayor Bradshaw and Jade (cc Derek),

We are writing in response to the recent letter submitted by counsel on behalf of the Stirrup Lane residents regarding parking near the Bigwood Golf Course and Zenergy.

As you are aware, we are investing material time and capital to revitalize and enhance Bigwood, creating significant community benefits for the broader Ketchum area, including nearby homeowners. We have received overwhelmingly positive feedback from community members on the renewed vibrancy and community value this effort brings.

Several factual inaccuracies and misleading assertions in Mr. Worst's letter require correction:

- Bigwood and Zenergy have coordinated on jointly-owned surface spots and garage access on Thunder Trail to better provide parking for our patrons. Bigwood has *never* directed or suggested that Zenergy employees—or anyone else—should park on Stirrup Lane.
- Stirrup Lane is a public street, and therefore parking by Zenergy employees and patrons is entirely lawful and appropriate. We have previously suggested creating trailhead-style parking on our property along Stirrup Lane to help structure parking better, and we remain open to pursuing this solution.
- Golf course employees park where they always have—primarily on our property by the maintenance shed at 100 Stirrup Lane. Efforts are underway to expand available employee parking in this area by clearing debris.
- The letter incorrectly characterizes a prior appeal as successful. Rather, the appeal became moot after we voluntarily removed the parking component from our remodel plans at the City's request. The City wished to reinstate the review process with additional documentation, not due to the merits of any legal claims raised by Stirrup Lane residents.
- The letter suggests using the Bigwood Recreation Center for overflow parking. This likely refers to the private lot owned by the Bigwood Property Owners Association on Clubhouse Drive, over which neither Bigwood Golf nor Zenergy has control or authority. We cannot and have not directed patrons or employees to park there.
- Contrary to claims made in the Worst letter, prior to our remodel, Bigwood proactively reached out to nearby homeowners, including Stirrup Lane residents, to share our vision and solicit feedback with openness and respect. Unfortunately, certain individuals from Stirrup Lane responded in ways that were deeply unproductive, including raised voices and personal threats. Further, we are aware of recent incidents where Zenergy employees have been yelled at and video-recorded while parking legally on Stirrup Lane, and vehicles parked on Stirrup Lane have been vandalized. As a result, while we remain open to dialogue, we no longer feel it is productive to proactively initiate meetings with that group.

We remain open to thoughtful, community-minded conversation, and we continue to engage regularly with homeowner groups across the Bigwood area and the city to ensure collaboration and transparency. We believe our record shows a sincere commitment to doing what's best for Ketchum—not just for golfers and diners, but for our neighbors and the City alike. We appreciate the Council's ongoing attention to this matter and remain available for any constructive engagement.

Sincerely,

The Bigwood Golf Team

On Thu, Jul 24, 2025 at 4:53 PM Derek Agnew <dagnew@zenergysv.com> wrote:

Neil, I think it's best to first give you a brief history about parking on the Thunder Spring property. When I was GM of Bigwood and Zenergy from 2007 to 2012, we of course managed the parking as one big, shared lot. This worked extremely well as both businesses have their various ebbs and flows to the day. It also created a much better guest experience, not directing cars to Zenergy or Bigwood designated spots. I shared this with the Lyles and encouraged them to take this approach with Zenergy, which they thankfully agreed to.

To be entirely clear on the most important point of this, this parking plan came from Zenergy not Bigwood; Benjamin Worst should be directing his comments at Zenergy, not Bigwood Golf. It was my decision to utilize PUBLIC streets for Zenergy employee parking to ensure we had the maximum number of spaces possible for our dues paying members and spa clientele. It's made a huge difference in their parking experience, and we will continue to utilize this plan moving forward during peak season.

Zenergy has 20 deeded spaces in the lower Thunder Spring garage on Thunder Trail, which we have traditionally used for my employees. Knowing I needed to move Zenergy employees out of this garage, I contacted Head Community Service Officer West (and later Jade) to confirm the surrounding streets are public and open for anyone to park on. I then instructed Zenergy employees to park on Stirrup, Spur or any proper outside location of their choice to free up as many spaces possible for our members and guests. The Bigwood employees were instructed to park at their maintenance area, where they have ample parking for their staff. Bigwood and Zenergy would never have employees continue to park in the lower lot, when the entire goal was to free up as many spaces possible for patrons of both businesses. The spaces in the parking garage have served us well on numerous peak days, like Zenergy's Sunday live music afternoons and busy mornings in the Club.

To help reduce the number of employee cars coming to the "neighborhood", we decided to offer a \$5 account credit for any employee who rides their bike or takes the bus. Employees have loved this with at least ten per day taking advantage of the offer, which of course means ten less cars on the surrounding **public** streets. I personally check Stirrup and Spur at least once per day and it's been consistently about 10 to 15 cars on Stirrup (never once have I counted 25), and roughly five on Spur. I've sent several emails to the Zenergy staff with clear instructions to only park on the westside and never on the eastside; I can certainly send updated instructions telling them to never turnaround in a driveway and to utilize the cul-de-sac.

In talking with Jade, we agreed it would be a great idea to put a few No Parking signs on the eastside (I had seen maybe two cars that didn't know east from west) and several No Parking Here to the Corner at the start of the

westside. He felt this would help with the Saddle Road intersection and the golf carts and maintenance equipment crossings, which of course made complete sense.

On Thursday July 10th, one of my massage therapists called me very confused why she had a towing sticker on her car. I immediately went down to Stirrup and found nine cars had been stickered; not just a friendly sticker, but a complete smear job that required special liquids and razor blades to remove them. I called West and texted him pics (see below) and he quickly confirmed the stickers were not from the City and I should call the police. Two Sheriffs showed up and shared West's opinion that they were store (Amazon) purchased stickers applied by someone else. We then realized this individual had also moved one of the No Parking signs from the eastside to the westside. It was clearly out of place as it was seven car lengths down from the proper No Parking Here to the Corner signs. This individual (obviously a Stirrup homeowner) had a master plan that any car parked past this illegally moved sign would be stickered. The police confirmed this was nine counts of vehicle tampering; it moved to 12 counts when they stickered three more cars the next day. To say the least, this was an awful act by a mean spirited individual. Zenergy has honest, hard-working employees who put in big days during our peak summer months and it's a terrible, illegal act to do this to them after a long day at work.

It should also be noted that one previous July morning a man was out filming my employees parking; he was even making sure to film their faces, which made my massage therapist Rebecaa LaPointe very uncomfortable. Based on her description of this man, Rebecca confirmed the identity of Robert Degennaro after I pulled him up on Google. I shared this with Officer Kyle McCauley who later visited Degennaro's house; I don't know what transpired in their conversation, but we've had no stickers since then.

I hope this email clears up the numerous inaccuracies in Worst's letter to the city. We can certainly chat further about this when you have time next week.

Thank you,

Derek







Derek Agnew

general manager



245 Raven Road

Post Office Box 1363

Ketchum, Idaho 83340

Office: 208.725.5384

Mobile: 208.309.5128

www.zenergysv.com

From: Neil Bradshaw <NBradshaw@ketchumidaho.org>

Sent: Tuesday, July 22, 2025 5:22 PM

To: Derek Agnew <dagnew@zenergysv.com>; Christopher Lyle <cl@bigwoodsv.com>; Lyndsay Lyle <ll@bigwoodsv.com>

Subject: Fwd: Unsafe parking on Stirrup Lane

Lyndsay, Christopher and Derek

FYI

We should discuss sometime (see attached)

I want to get your perspective on this matter

Cheers

Neil

NEIL BRADSHAW | CITY OF KETCHUM

Mayor

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

o: 208.727.5087 | m: 208.721.2162

nbradshaw@ketchumidaho.org | www.ketchumidaho.org

Begin forwarded message:

From: Ben Worst <ben@benworstlaw.com>

Date: July 22, 2025 at 3:43:51 PM MDT

To: Neil Bradshaw <nbradshaw@ketchumidaho.org>, Participate
<participate@ketchumidaho.org>, Spencer Cordovano
<SCordovano@ketchumidaho.org>, Tripp Hutchinson
<thutchinson@ketchumidaho.org>, Amanda Breen
<ABreen@ketchumidaho.org>

Cc: Jade Riley <jriley@ketchumidaho.org>, jshaw@co.blaine.id.us, Ben
Worst <ben@benworstlaw.com>, 1hodgie@gmail.com, Bob Cloninger
<rclono72@gmail.com>, bobkaplan007@gmail.com, Charlotte Cloninger
<charcloninger@gmail.com>, chefdoughty@gmail.com, Chrissy Davis
<rbrdavis@gmail.com>, "David Perdue (dlperdue@riverlyproperties.com)"
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<janesemel@gmail.com>, Larry Rothstein <rothstein.larry@gmail.com>,
Ralph Gomery <reg@gomory.org>, Robert DeGennaro
<robert@premiummedia360.com>, sjpassovoy@icloud.com, Yuhko
Grossmann <ygrossmann@gmail.com>

Subject: Unsafe parking on Stirrup Lane

Mayor Bradshaw and Council Members,

Please see the attached correspondence regarding the unsafe parking
matter on Stirrup Lane.

Thank you.

Ben Worst

BENJAMIN W. WORST, P.C.

P.O. Box 6962

Ketchum, Idaho 83340

Tel. (208) 720-8417

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Dawn Hofheimer

From: Raphael Gamon <raphael.gamon@gmail.com>
Sent: Friday, October 3, 2025 11:00 AM
To: Participate
Cc: kamala.reeve@ag.idaho.gov
Subject: USPS Ketchum Idaho

Follow Up Flag: Follow up
Flag Status: Completed

Dear Council

I hope you all read the editorial on October 1st published in the Valley NewsPaper about the unacceptable USPS management in Ketchum!

I have reached out to the regional Post Managers in Washington and will share this message (below) with the representatives and Leadership of Idaho: Your silence and obfuscating to help finding a solution is not surprising; yet creates a dilemma with the upcoming seasons when many people will not receive their mail and services as required by law. Your Ketchum postmaster seemingly “hides” behind the lack of oversight... and knowing you do not act swiftly even when faced with serious Mail fraud, define by Federal Law 18 U.S. Code § 1341.

This is my response to Washington:

Dear Janella Herron

As you are aware of, the crisis and incapable management at the Ketchum Idaho Post office is being highlighted in regional and State wide media: expressing the frustration of hundreds of clients not receiving their mail: nor given the opportunity to assign mailboxes or solutions that are legally aligned with the State regulations and Government Laws that outline a clear understanding how USPS employees should conduct their duty.

Withholding mail for costumers trying to pick them up in person, is in direct violation of these Federal laws and bending the facts or claiming “insufficient address” - when there is clear documented evidence otherwise - is unlawful and must be investigated.

For you, as the responsible oversight of the Ketchum USPS office - you must be proactive: We are reaching out to you and encourage to change the post master of the above location: Mrs Shannon Ferraro is rude, hostile and utterly under qualified to amending the necessary implementations to delicate the Ketchum Postal Service. We had enough of her misleading refusals and frankly withholding our mail for no clear reasons is a crime.

We are expediting this request to the local authorities and have already reached out to State representatives to immediately look into this serious matter.

Sincerely
Raphael Gamon

Dawn Hofheimer

From: Virginia Davlin <vdavlin@gmail.com>
Sent: Friday, October 3, 2025 11:02 AM
To: Participate
Subject: 2 lanes with a turning lane

Follow Up Flag: Follow up
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We need to consider those who live off 75 as well as local business.

Without a turning lane, how does one enter and leave the road safely, crossing two busy lanes? How does the point at which one merges to a two lane change the commute time? Is it worth putting those who use the gas station or who live off the street at risk?

Wyanken gave their land so we could widen the road but now it appears that we as a community are ignoring their best interest as well as their neighbors. We need to think of the intended consequences when we make these decisions.

Virginia Davlin

**Ketchum Business Advisory Coalition (KBAC) Public Comment
on Parking on Warm Springs Roads and Saddle Roads
October 5th, 2025**

The Ketchum Business Advisory Coalition (KBAC) originally submitted these concerns via public comment to the City in June 2025 in relation to the proposed housing development on the YMCA parking lot, and as of yet have not received answers. We believe these questions are also valid when considering the YMCA expansion and proposed changes in parking along Warm Spring Road and Saddle Road and are re-submitting these questions ahead of the October 6th City Council meeting discussion on “Recommendation to approve HDR Engineering Task Order 26020 for engineering services for public parking at the YMCA.”

1.Coordination with Other Projects: If this project moves forward, how will it align with the anticipated YMCA expansion and ITD’s highway work north of town? The business community is concerned that multiple large projects and traffic and parking shifts, happening simultaneously will have a significant negative impact on local businesses, especially in the LI district and surrounding residential areas.

2. Community Engagement: Have neighbors—both residents and businesses—been fully informed about the project and its potential impact? Has their feedback been actively sought, especially regarding parking, changes to their properties, and anticipated shifts in traffic patterns on Warm Springs Road, Saddle Road, and Lewis Street?

3. Traffic Studies: What studies have been conducted to ensure Warm Springs Road can handle the increased traffic and parking demand from the Y expansion?

4. Mountain Rides Bus Stops: What effects will these changes have on the current Mountain Rides bus stops?

5. Ketchum Fire Station: What measures are being proposed to ensure adequate and safe access and egress at the Ketchum Fire Saddle Road Station?

With Thanks and Appreciation,

KBAC Board of Directors

Dawn Hofheimer

From: Colleen Bourke <csbourke@gmail.com>
Sent: Sunday, October 5, 2025 5:41 PM
To: Participate
Subject: Zoning Code

Dear Ketchum City Council,

Respectfully, I request that you please hold off on making any changes to the current zoning codes in Ketchum until the new council has been voted in and put in place. It is too late and too controversial to make changes at this late hour. The new council can address the zoning issues with appropriate attention and focus.

Thank you,

Colleen Bourke
csbourke@gmail.com
Ketchum Resident

Dawn Hofheimer

From: GC Millar <calmshen@tgrmoon.com>
Sent: Sunday, October 5, 2025 4:06 PM
To: Participate
Subject: Hold off on Zoning Code Changes

I request that you hold off on Zoning Code Changes until the new council has been established.

Thank you

GC Millar
Ketchum, Idaho
83340

Dawn Hofheimer

From: Abigail Lufkin <ablufkin@gmail.com>
Sent: Sunday, October 5, 2025 3:55 PM
To: Participate
Subject: Hold off zoning changes

To whom it may concern,

I am writing to request that the Council hold off on zoning code changes until there is a new council after the November Election. Thank you for your consideration.

Best, Abigail

Abigail Lufkin
511 n canyon run blvd
Ketchum

Abigail Lufkin LCSW
Individual and Couple Psychotherapy
Sport Psychology Consultant

Dawn Hofheimer

From: Marcia Hills <marciakenhills@hotmail.com>
Sent: Saturday, October 4, 2025 11:53 AM
To: Participate
Subject: Lane Configuration on Trail Creek Bridge

We encourage all of you to vote to have 4 lanes on the bridge. Please do not create the same bottleneck coming into Ketchum that we have had which totally undermines everything that is being done to improve commuting into Ketchum. Be kind to our businesses, be kind to commuters. The bikes have plenty of space on the bike paths already in place, and can ride up behind IdaThai. That is a quiet street that will take them straight into town. We are sure you are keenly aware of the fact that there is no bike path on main street, so where do they go once they cross the bridge. Remember around 7 months of the year the weather is usually too severe for most bicycles..

Sincerely,
Marcia and Ken Hills