

Cyndy King

From: Amy Weyler <amy.weyle@gmail.com>
Sent: Monday, July 7, 2025 7:55 PM
To: Participate; Neil Bradshaw; Amanda Breen; Courtney Hamilton; Tripp Hutchinson; Spencer Cordovano
Subject: community priorities

Thank you for the meeting today.

I 100% disagree with Neil's recap statement that the community's number 1 focus is affordable/workforce housing. Morgan's presentation shows the stats that dispute that statement. It's not clearly #1 and it's tied with other priorities.

We have a fine balance of affordable housing, economic vitality and preserving Ketchum character. Morgan's presentation proves that. We don't need to sacrifice so much to accomplish affordable housing.

Densification does not guarantee affordable housing. I've yet to see any data or theory that supports that. How does upzoning create affordable housing with the sky high construction costs? Can you show us how that works?

We need a good guiding comp plan, code that aligns and incentives to get there. We can do this. Please reconsider how much code you put in the comp plan. It sets precedence. It matters.

Give us options instead of one option that doesn't prove this will provide affordable housing.

I'm a full time resident, I support all types of housing, I'm not an NIMBY, and I support better options to get to some percentage of affordability. I also embrace change and growth. It's coming and we need to evolve to keep this town for the long term.

You keep asking us, the public, to come up with other options. Isn't that what you all are elected to do? Or maybe provide a brainstorming workshop if you need more people to come up with solutions? Sign me up!

If you consider my recommendation to remove code language and upzoning, we can move forward and have time to get the zoning right!

Thank you

Amy Weyler

Cyndy King

From: payton bacca <paytonbacca@gmail.com>
Sent: Monday, July 7, 2025 6:57 PM
To: Participate
Subject: Comprehensive Plan Comment
Attachments: City Counciljuly7Letter.docx

July 7, 2025

Council Members,

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

Regards

Payton Bacca

328 Georginia Rd #2

Cyndy King

From: Jody Beckwith <jodybeckwith@gmail.com>
Sent: Monday, July 7, 2025 9:34 PM
To: Participate
Subject: Fwd: Comprehensive Plan Feedback- Rocking Horse Ranch Subdivision

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

From: **Jody Beckwith** <jodybeckwith@gmail.com>
Date: Wed, Mar 19, 2025 at 10:12 AM
Subject: Fwd: Comprehensive Plan Feedback- Rocking Horse Ranch Subdivision
To: <scordovano@ketchumidaho.org>, <spassovoy@ketchumidaho.org>, <thutchinson@ketchumidaho.org>, <thutchinson@ketchumidaho.org>, <mmgraw@ketchumidaho.org>

Resend of original email.

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

From: **Jody Beckwith** <jodybeckwith@gmail.com>
Date: Wed, Mar 19, 2025 at 9:50 AM
Subject: Comprehensive Plan Feedback- Rocking Horse Ranch Subdivision
To: Neil Bradshaw <nbradshaw@ketchumidaho.org>, <abreen@ketchumidaho.org>, <thutchinson@kektchumidaho.org>, <chamilton@ketchumidaho.org>, <sscordovano@ketchumidaho.org>, <nmorrow@ketchumidaho.org>, <bmoczygempa@ketchumidaho.org>, <tcarter@ketchumidaho.org>, <mmcraw@kektchumidaho.org>, <spassavoy@ketchumidaho.org>, <participate@ketchumidaho.org>

As long-term residents of West Ketchum, we have invested considerable time in reviewing the 2025 Proposed Comprehensive Plan, attending meetings, and engaging with our neighbors regarding the proposed changes. We write to convey our concerns about the negative impact that the Proposed Comprehensive Plan may have on our neighborhood.

While the designation of "Medium Density Residential" (MDR) for the West Ketchum neighborhood has remained unchanged, there have been significant revisions to its definition. The 2014 Comprehensive Plan emphasized single-family homes and duplexes as the primary housing types. Contrarily, the Proposed Comprehensive Plan now categorizes "small" single-family homes and duplexes as secondary uses, prioritizing townhomes and multi-family (apartment) residences. City officials have informed us of the intention to incentivize developers to construct higher-density projects in our neighborhood under Primary Uses. (It is worth noting that the initial version of the Proposed Comprehensive Plan did not include single-family homes in the MDR definition.)

We are concerned about the pace of the Comprehensive Planning process, especially with the meeting scheduled for March 25—the day of the largest ski race ever held in our community. The March 25 and April 9 meetings are only two weeks apart, which is too short a time frame. During the March 11 Planning and Zoning meeting, there were comments suggesting that the city was considering accelerating rezoning efforts. Given the work still to be done on the Comprehensive Plan, we are concerned that any rezoning efforts could be rushed and premature.

The 2014 Comprehensive Plan accurately represented the character of our neighborhood by prioritizing single-family homes and duplexes, while allowing increased density where contextually appropriate. This approach garnered support from the majority of neighborhood residents. Unfortunately, the Proposed Comprehensive Plan threatens to undermine the value of our homes and the character of our neighborhood.

In light of these concerns, we respectfully request that the AA zoning for our neighborhood be changed to the "Low Density Residential" (LDR) designation, as outlined in the Proposed Comprehensive Plan. We believe this adjustment more accurately reflects both the current character and future vision for our community. We also support similar changes requested by other West Ketchum neighborhoods. We hope to work with you on resolving these issues without the need for legal counsel.

We appreciate your hard work in supporting our town and look forward to your response.

Thank you for your attention to this matter.

Sincerely,

Tom and Jody Beckwith
931 Rocking Horse Road

Hope Hayward and Walter Eisank
971 Rocking Horse Road

Ernie and Joyce Patricelli
920-B Rocking Horse

Steve and Cindy Dondero
991 Rocking Horse Road

Richard and JoAnna Frohman
920-A Rocking Horse Road

John and Janice Bell
831 Rocking Horse Road

Jack and Kristi Kohl
911 Rocking Horse Road

Karin Davies
901 Rocking Horse Road

*Signatures available upon request

--

Jody Beckwith

This should be in your public record- it was sent to all council members on Marcy 19, 2025. Please add it to the record if it is not there.

Thanks,

Jody Beckwith

--

Jody Beckwith

--

Jody Beckwith

Cyndy King

From: Foust, Mary K - SAN FRANCISCO CA <mary_foust@ml.com>
Sent: Tuesday, July 8, 2025 6:18 AM
To: Timothy Mott; Participate
Cc: Timothy Mott; Mary K. Foust
Subject: RE: City of Ketchum Comprehensive Plan and FLUM

City Council Members and Staff.

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

Mary Foust

This message, and any attachment(s), is for the intended recipient(s) only, may contain information that is privileged, confidential and/or proprietary and subject to important terms and conditions available at <http://www.bankofamerica.com/electronic-disclaimer>. If you are not the intended recipient, please delete this message. For more information about how Bank of America protects your privacy, including specific rights that may apply, please visit the following pages: <https://business.bofa.com/en-us/content/global-privacy-notice.html> (which includes global privacy notices) and <https://www.bankofamerica.com/security-center/privacy-overview/> (which includes US State specific privacy notices such as the <http://www.bankofamerica.com/ccpa-notice>).

Cyndy King

From: Elise orban <eliseorban@comcast.net>
Sent: Tuesday, July 8, 2025 7:33 AM
To: Participate
Subject: Public comment for City Council on the FLUM

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

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

Respectfully,
Elise Orban

“Go out in the world and do good”

Cyndy King

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Tuesday, July 8, 2025 7:52 AM
To: Participate; Amanda Breen; Spencer Cordovano; Tripp Hutchinson; Courtney Hamilton
Subject: Comp plan

No one is complaining about the existing buildings Ketchum has purchased for housing. Buy some more when available. Buy some of the cheaper condos for housing. No one is complaining about housing in the industrial zone- that will work in the comp plan. The forest service is going to do the large project on their property and Blaine County is going to do the project at St. Luke's. Again, no one is complaining. You can put some housing on the Y lot, just don't shoot for the moon as usual. These projects, in the aggregate, will add 2.5 per cent growth over the next 10 years, which technically is too much, but no one is complaining if you can house some working locals (and I don't mean Nannie's and retirees). Plan on annexing the St. Luke's area. Go back to the 2014 plan and clean it up and don't screw over the proposed nonconforming existing home owners with a heavy handed nonconformities ordinance language, and I think you guys will see that the community will buy it. You asked for ideas, here are some good ones. I am sorry you guys feel under siege, but you bring it on with aggressive policies that don't work. Move from ideology to effectiveness. Stop pissing off your community and everything will settle down. One more thing, you are incentivizing a real estate glut brought on with bad policy. Look at the housing inventory. Now you want to add 2 more penthouses at the Limelight to help the Crown family (14 billion in wealth).
Sent from my iPhone

Cyndy King

From: Amy Weyler <amy.weyle@gmail.com>
Sent: Tuesday, July 8, 2025 8:49 AM
To: Neil Bradshaw
Cc: Participate; Amanda Breen; Courtney Hamilton; Tripp Hutchinson; Spencer Cordovano; Jade Riley; Carissa Connelly; Morgan Landers
Subject: Re: community priorities

Thanks, Neil. My point is, affordable / community housing is a priority, but it is a balance tied with Ketchum's character and economic vitality per Morgan's presentation. I support affordable housing.

Maybe there is a group of neighborhood spokespeople, land use attorney, developer, Morgan etc that can modify the upzoning to put something in place that isn't upzoning. Incentives to build ADUs etc could be a potential path. I'm not fully informed on all the laws etc. Trying to bring new things to the table. I'm optimistic we can balance all of these priorities and satisfy the majority of residents.

In my opinion, WA & 1st was the wrong location and developing that project was at the expense of the business and residential communities. The Y project was a complicated location. The community well supports the ARCH project. Again, I'm optimistic we can do something better than the current comp plan.

Thanks for the offer to meet. You have my thoughts. Thanks for listening.

Regards,
Amy Weyler

On Mon, Jul 7, 2025 at 11:17 PM Neil Bradshaw <NBradshaw@ketchumidaho.org> wrote:

Thanks Amy

I am happy to meet and happy to provide you the overwhelming data that shows that affordable housing is our community's number 1 priority. It has been as such for at least 25 years.

Every successfully elected official has made it their top priority too.

I would be interested in what you think the community's number 1 priority is.

Thanks for coming to the meeting tonight

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

On Jul 7, 2025, at 7:55 PM, Amy Weyler <amy.weyle@gmail.com> wrote:

Thank you for the meeting today.

I 100% disagree with Neil's recap statement that the community's number 1 focus is affordable/ workforce housing. Morgan's presentation shows the stats that dispute that statement. It's not clearly #1 and it's tied with other priorities.

We have a fine balance of affordable housing, economic vitality and preserving Ketchum character. Morgan's presentation proves that. We don't need to sacrifice so much to accomplish affordable housing.

Densification does not guarantee affordable housing. I've yet to see any data or theory that supports that. How does upzoning create affordable housing with the sky high construction costs? Can you show us how that works?

We need a good guiding comp plan, code that aligns and incentives to get there. We can do this. Please reconsider how much code you put in the comp plan. It sets precedence. It matters.

Give us options instead of one option that doesn't prove this will provide affordable housing.

I'm a full time resident, I support all types of housing, I'm not an NIMBY, and I support better options to get to some percentage of affordability. I also embrace change and growth. It's coming and we need to evolve to keep this town for the long term. You keep asking us, the public, to come up with other options. Isn't that what you all are elected to do? Or maybe provide a brainstorming workshop if you need more people to come up with solutions? Sign me up!

If you consider my recommendation to remove code language and upzoning, we can move forward and have time to get the zoning right!

Thank you

Amy Weyler

Cyndy King

From: Stu Ryan <Stu.Ryan@rydout.com>
Sent: Tuesday, July 8, 2025 9:30 AM
To: Neil Bradshaw; Amanda Breen; Courtney Hamilton; Tripp Hutchinson; Spencer Cordovano
Cc: Participate
Subject: FW: Petition of Bordeaux/Sabala St. Neighbors
Attachments: Bordeaux Sabala St. Petition Delivery.docx

Dear Mr. Mayor and City Councilors:

I'm resending the petition that I sent to you on February 21st of this year.

Best,

Stu

J. Stuart Ryan

301 Sabala St.
Ketchum, ID

Stu.Ryan@Rydout.com

415 608 0080

From: Stu Ryan
Sent: Friday, February 21, 2025 3:32 PM
To: Neil Bradshaw <NBradshaw@ketchumidaho.org>; Amanda Breen <ABreen@ketchumidaho.org>; chamilton@ketchumidaho.org; thutchinson@ketchumidaho.org; scordovano@ketchumidaho.org; nmorrow@ketchumidaho.org; bmoczygemba@ketchumidaho.org; tcarter@ketchumidaho.org; mmcgraw@ketchumidaho.org; spassovoy@ketchumidaho.org
Cc: participate@ketchumidaho.org
Subject: Petition of Bordeaux/Sabala St. Neighbors

Dear: Mr. Mayor, City Council Members and Planning and Zoning Commissioners, please see the attached.

Thanks

Stu

J. Stuart Ryan
301 Sabala St.
Ketchum, ID

stu.ryan@rydout.com

Phone: 415-608-0080

21 February 2025

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

Via Email:

Re: **The 31 January 2025 Joint Petition on Behalf of the
Bordeaux/Sabala St. Neighbors:**

*We, the undersigned, respectively submit this petition requesting that our neighborhood - those properties with **Sabala St., Bordeaux St. addresses and 511 Wood River Dr.** - be included in the proposed **Low Density Residential (LDR)** land use designation for the 2025 comprehensive plan Future Land Use Map, to keep our density and underlying zoning generally the same as it currently is. Our neighborhood is made up of single-family and duplex buildings and has a majority occupancy of long-term and workforce housing. To change our land use designation to allow higher density buildings will threaten the existing characteristics of our neighborhood, increase traffic on a substandard road that mixes cars with kids, adults, dogs and bikers, and will have the opposite effect that the community is hoping to achieve - that of providing community housing and keeping the small town feel and character. This neighborhood is long-term housing and should be included in the Low Density Residential Land Use designation as proposed in the draft Comprehensive Plan.*

Thank you for your dedication and all of the work you have been doing on behalf of the citizens of Ketchum.

Signed by:

1	Sarah and Stu Ryan	301 Sabala St.
2	Anne Winton and John Marsh	311 Sabala St.
3	Tiffany and Reid Black	209A Sabala St.
4	Susan Crist	209B Sabala St.
5	Shell and Alex Margolin	141 Bordeaux St.
6	Gina and Robert Poole	161 Bordeaux St.
7	Catherine Carley and Marshall Rawlings	120 Bordeaux St.
8	Natalie Shuttleworth	130 Bordeaux St.
9	Amy Weyler and Andy Ross	511 Wood River Dr.
10	Brooke and Randy Cooley	151 Bordeaux St.
11	Margaret and Steve Matecki	203B Sabala St.
12	Eliza and Jason Buck	172 Bordeaux St.
13	Mark Pattison and Darci Hanson	203A Sabala St.
14	Kelly and Bruce Martin	211 Sabala St.
15	Carol L. and Anthony J. Frank	300 Sabala St.
16	Hannah and Sam Young	160 Bordeaux St.
17	Marjie Mickelson	176 Bordeaux St.
18	Duncan Morton	174 Bordeaux St.
19	Michelle Stennett	220 Sabala St.
20	Laurel M. Leman	162 Bordeaux St.
21	Emily and Andrew Stoddard	166 Bordeaux St.
22	Jeani and John Ferrari	309 Sabala St.
23	Crisane and Willie Cook	171 Bordeaux St. #1
24	Geraldine Carter and John Senf	171 Bordeaux St. #2
25	Duncan Morton, Jr.	171 Bordeaux St. #3
26	Caroline Persohn	171 Bordeaux St. #4
27	Tim Bailey	171 Bordeaux St. #5
28	Heather and Sean Kovich	171 Bordeaux St. #6
29	Tory and Miles Canfield	178 Bordeaux St.
30	Mike Hattrup	106 Williams St.
31	Heather and John Ballas	380 Sabala St.
32	Jerry Ann and John Heaney	131 Bordeaux St.
33	Pat Fuller	210 Sabala St.

55 Signers, with signatures validated upon request.

Cyndy King

From: wayne powless <wpowless2@gmail.com>
Sent: Tuesday, July 8, 2025 10:01 AM
To: Participate
Subject: Kfire

Please keep the fire assets here in Ketchum and scrip the fire consolidation at the expense of Ketchum residents' higher taxes. Please Council vote "no" and do NOT approve the MOU.

Cyndy King

From: Cindy Dodge <family_dodge@hotmail.com>
Sent: Tuesday, July 8, 2025 10:08 AM
To: Participate
Subject: supporting a no vote for MOI

What I would like to see is a "no" vote out of the Council. That would force KFire to renegotiate the deal with Ketchum. Ketchum could force KFire to adopt a new budget in an open and transparent process. '

Cindy Dodge

Cyndy King

From: Will Hovey <whovey@greyhawkcm.com>
Sent: Tuesday, July 8, 2025 10:22 AM
To: Participate
Subject: Please DON't sign the Ketchum Fire MOU!!!

Hi,

I was a ketchum fire fighter for roughly 15 years. Early in that period, BEFORE the professionals unionized, KFD was THE fire department in the valley. It was best trained, most applied to, and if you had an emergency, you really wanted them to show up. Since the union, the camaraderie has died, the animosity between city and department skyrocketed, and the union just keeps grasping for more and more.

If you sign the MOU, the city of ketchum will eventually be bankrupt by the union. It is completely unnecessary. Pre-union, we had an incredible department at a fraction of the cost. The firefighters are wonderful people doing a valued service to the city and county. Don't let that cloud your fiscal responsibility. Ketchum tax payers paying for the rest of the county's fire service is NOT fiscal responsibility.

Thank you,

Will Hovey
Ketchum

Cyndy King

From: Mary Foust <maryinsausalito@gmail.com>
Sent: Tuesday, July 8, 2025 10:44 AM
To: Participate
Subject: I oppose

City Council Members and Staff.

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

Mary Foust
Sent from my iPhone

June 30, 2025

On Behalf of Warm Springs Neighborhoods

City of Ketchum
Mayor Bradshaw and City Councilmembers
191 5th Street West
Ketchum, ID 83340

Re: Current Proposal for Cohesive Ketchum Comprehensive Plan

Dear Mayor Bradshaw and City Councilmembers:

On behalf of the Lower Warm Springs, Mid Warm Springs and Warm Springs Base Area Neighborhoods (the “Warm Springs Neighborhoods”), as depicted in the proposed Cohesive Ketchum Comprehensive Plan (the “Updated Plan”), we are writing to formally express our collective position on the proposed changes contained within the Updated Plan. As set forth in more detail below, we strongly oppose the proposed zoning changes in the Warm Springs Neighborhoods as they currently appear before the City Council.

Specifically, we request that you return the Warm Springs Neighborhoods to their current land use designations in accordance with the 2014 Comprehensive Plan (the “2014 Plan”). We make this request in order to preserve the character of the Warm Springs Neighborhoods and maintain the safety of its residents. As proposed, the Updated Plan, as the required precursor to new zoning ordinances, would facilitate massive zoning changes to large areas of the Warm Springs Neighborhoods from limited residential (“LR”) and general residential-low density (“GR-L”) to medium density residential (“MDR”) and high density residential (“HDR”). In fact, the overwhelming majority of public comments submitted online and made in person for the June 16, 2025 City Council Hearing appeared to agree that the Updated Plan’s proposed Future Land Use Map (“FLUM”) is not welcome due to the threat it poses to the neighborhood character and numerous safety concerns for its residents. Conversely, only the Blaine County Housing Authority and the Wood River Land Trust have lodged support for the proposed changes.

The proposed changes reflected in the FLUM for the Warm Springs Neighborhoods would clear the way for new zoning ordinances implementing increases in MDR areas to 6 to 18 DU/acre and HDR areas to 18 to 30 DU/acre. Simply put, the Updated Plan has the potential to (and is clearly designed to) facilitate massive changes to the City’s zoning ordinances that will drastically change the character of the Warm Springs Neighborhoods by increasing the density of housing and housing types.

Furthermore, we have serious concerns whether the infrastructure of the Warm Springs Neighborhoods has the capacity to safely implement and support the changes in the FLUM. As you know, there is only one road capable of accessing the Warm Springs Neighborhoods: Warm Springs Road. Critically, there has been no empirical study on how these changes in the FLUM will impact fire safety, sewer system capacity, traffic pattern increases, parking or snow removal. For example, recent history demonstrated that the Limelight Condominium fire in September

2022 required road closures by first responders in order safely address the ongoing fire and any potential injuries, leaving countless residents stranded due to first responders’ need to safely address the ongoing fire and any potential injuries. Despite the known limitations in the Warm Springs Neighborhoods, the Updated Plan cannot support the viability of the FLUM.

Additionally, the Updated Plan does not account for or address any of the covenants, conditions, and restrictions (“CC&Rs”) already limiting the use of land throughout the Warm Springs Neighborhoods. For example, the 1976 Warm Springs Creekside Subdivision’s CC&Rs, located on Irene Street, contains language that expressly limits the use of land to “Single family only, no duplexes.”¹ Contradictions such as this have the potential to greatly impact landowners as the Updated Plan could bar landowners from any permissible use of their property. While we understand this is certainly not the intent of the Updated Plan, the reality is that it is a very real consequence that appears to have not been considered.

The City of Ketchum currently has powerful tools that have been used successfully in the past that directly undermine the perceived need to plan for future zoning changes in the Warm Springs Neighborhoods. For example, the City has successfully used existing code for Planned-Unit Developments and Conditional Use Permits to develop high-density communities such as the Fields at Warm Springs, the Four Seasons Subdivision and the Pineridge community, just to list a few. There is no reason that the City cannot continue to use this existing code to develop additional high-density developments like these in the future.

Ultimately, it is our position that the Updated Plan and FLUM would permit new zoning ordinances for Warm Springs Neighborhoods that do not have the support of those property owners directly affected by them. Therefore, we respectfully request that the City refrain from implementing the FLUM as currently outlined in the Updated Plan.

Thank you for your service and considering the concerns of the Warm Springs Neighborhoods. We remain committed to working with the City to address the concerns and to find solutions that serve all community stakeholders.

Sincerely,

Name:

Address

Name:

Address

Name

Address

¹ See Warm Springs Creekside Subdivision Covenants and Restrictions, recorded on May 18, 1976 as Instrument No. 166046.

Name

Address

Name

Address

Name :

Address

Name :

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:

Address

Name:


Address

In Support of Warm Springs Neighborhoods

Signed by:

2C810AD0DE63446...
Name

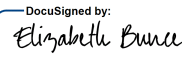
114 Wanderers Way
Address

Signed by:

8C99D59728614DC...
Name

3022 Warm Springs Road
Address

Name

Address

DocuSigned by:

E0809DA80B0445...
Name

395123
Address

Name

Address

Name

Address

Signed by:

37B585F340C449C...
Name

110 Belmont Drive, Ketchum
Address

Signed by:

E1E92EE3CE3C4E0...
Name


422 River Run Dr, Ketchum
Address

Name

Address

Name

Address

Signed by:

0D4E45CB4A234A4...
Name

409A Sage Rd Ketchum, Id 83340
Address

Name

Address

Signed by:

5B2E0097A029454...
Name

200 8th St W #1, Ketchum ID 83340
Address

Signed by:

1C800000007D4E1...
Name

200 8th street west #1 ketchum Idaho 83340
Address

Name

Address

Name

Address

Name

Address

Signed by:

C50B554FDA8E4F5...

229 Bald Mt Rd ketchum, Id 83340
Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Signed by:

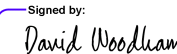
08AF9334D8B0463...

223 Hillside Drive
Address

DocuSigned by:

32CA8C2CF1404BC...

223 Hillside Drive, Ketchum
Address

Signed by:

63A20A5A8A8343C...

232 Hillside Dr, Ketchum
Address

Name

Address

Name

Address

Name

Address

Name

Address

Signed by:

904862B59DF4476...

161 Simpson Drive, Ketchum

Name

Address

Signed by:

917D6C8ABE57412...

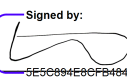
165 Simpson Drive. Ketchum

Name

Address

Name

Address

Signed by:

5E5C894E8CFB484...

104b short swing lane

Name

Address

DocuSigned by:
 
FB9B4FF67FE24BD...

150 E Flower Drive, Ketchum, ID 83340

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Signed by:

6CF8201F68B4GE...

256 Hillside Drive unit b, Ketchum, ID 83340

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

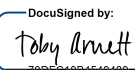
Signed by:

D5AD8433C28A406...

323 Shady Lane

Name

Address

DocuSigned by:

79BFC16B4549499...

2206 Warm Springs Road

Name

Address


Signed by:

9E736DEE9CC1495...

140 Short Swing Lane, Ketchum ID 83340

Name

Address

Signed by:

59707E028FED4F8...

140 Short Swing Ln, Ketchum ID 83340

Name

Address

Name

Address

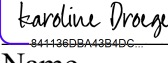
Signed by:

908F94EA32E743E...

104A Short Swing Lane

Name

Address

Signed by:

8441369BA4384DC...

128 A Short Swing Lane

Name

Address

Name

Address

Name

Address

Name


Address

Name

Address

Name

Address

Signed by:

3AB529099F74441...

102 Wanderers Way

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

June 30, 2025

On Behalf of Warm Springs Neighborhoods

City of Ketchum
Mayor Bradshaw and City Councilmembers
191 5th Street West
Ketchum, ID 83340

Re: Current Proposal for Cohesive Ketchum Comprehensive Plan

Dear Mayor Bradshaw and City Councilmembers:

On behalf of the Lower Warm Springs, Mid Warm Springs and Warm Springs Base Area Neighborhoods (the “Warm Springs Neighborhoods”), as depicted in the proposed Cohesive Ketchum Comprehensive Plan (the “Updated Plan”), we are writing to formally express our collective position on the proposed changes contained within the Updated Plan. As set forth in more detail below, we strongly oppose the proposed zoning changes in the Warm Springs Neighborhoods as they currently appear before the City Council.

Specifically, we request that you return the Warm Springs Neighborhoods to their current land use designations in accordance with the 2014 Comprehensive Plan (the “2014 Plan”). We make this request in order to preserve the character of the Warm Springs Neighborhoods and maintain the safety of its residents. As proposed, the Updated Plan, as the required precursor to new zoning ordinances, would facilitate massive zoning changes to large areas of the Warm Springs Neighborhoods from limited residential (“LR”) and general residential-low density (“GR-L”) to medium density residential (“MDR”) and high density residential (“HDR”). In fact, the overwhelming majority of public comments submitted online and made in person for the June 16, 2025 City Council Hearing appeared to agree that the Updated Plan’s proposed Future Land Use Map (“FLUM”) is not welcome due to the threat it poses to the neighborhood character and numerous safety concerns for its residents. Conversely, only the Blaine County Housing Authority and the Wood River Land Trust have lodged support for the proposed changes.

The proposed changes reflected in the FLUM for the Warm Springs Neighborhoods would clear the way for new zoning ordinances implementing increases in MDR areas to 6 to 18 DU/acre and HDR areas to 18 to 30 DU/acre. Simply put, the Updated Plan has the potential to (and is clearly designed to) facilitate massive changes to the City’s zoning ordinances that will drastically change the character of the Warm Springs Neighborhoods by increasing the density of housing and housing types.

Furthermore, we have serious concerns whether the infrastructure of the Warm Springs Neighborhoods has the capacity to safely implement and support the changes in the FLUM. As you know, there is only one road capable of accessing the Warm Springs Neighborhoods: Warm Springs Road. Critically, there has been no empirical study on how these changes in the FLUM will impact fire safety, sewer system capacity, traffic pattern increases, parking or snow removal. For example, recent history demonstrated that the Limelight Condominium fire in September

2022 required road closures by first responders in order safely address the ongoing fire and any potential injuries, leaving countless residents stranded due to first responders' need to safely address the ongoing fire and any potential injuries. Despite the known limitations in the Warm Springs Neighborhoods, the Updated Plan cannot support the viability of the FLUM.

Additionally, the Updated Plan does not account for or address any of the covenants, conditions, and restrictions ("CC&Rs") already limiting the use of land throughout the Warm Springs Neighborhoods. For example, the 1976 Warm Springs Creekside Subdivision's CC&Rs, located on Irene Street, contains language that expressly limits the use of land to "Single family only, no duplexes."¹ Contradictions such as this have the potential to greatly impact landowners as the Updated Plan could bar landowners from any permissible use of their property. While we understand this is certainly not the intent of the Updated Plan, the reality is that it is a very real consequence that appears to have not been considered.

The City of Ketchum currently has powerful tools that have been used successfully in the past that directly undermine the perceived need to plan for future zoning changes in the Warm Springs Neighborhoods. For example, the City has successfully used existing code for Planned-Unit Developments and Conditional Use Permits to develop high-density communities such as the Fields at Warm Springs, the Four Seasons Subdivision and the Pineridge community, just to list a few. There is no reason that the City cannot continue to use this existing code to develop additional high-density developments like these in the future.

Ultimately, it is our position that the Updated Plan and FLUM would permit new zoning ordinances for Warm Springs Neighborhoods that do not have the support of those property owners directly affected by them. Therefore, we respectfully request that the City refrain from implementing the FLUM as currently outlined in the Updated Plan.

Thank you for your service and considering the concerns of the Warm Springs Neighborhoods. We remain committed to working with the City to address the concerns and to find solutions that serve all community stakeholders.

Sincerely,

Patricia Hester

Name:

Gabrielle Tierney

Name:

Rodney V. Koleno

Name:

Janet A. Koleno

105-A Shortwing Lane

Address

253 Hillside Drive

Address

233 Hillside Dr

Address

233 Hillside Drive

¹ See Warm Springs Creekside Subdivision Covenants and Restrictions, recorded on May 18, 1976 as Instrument No. 166046.

Tallulah G.
Name

Mimi Egan
Name

David Woodham
Name

Susan M. Meltzer
Name :

Ron
Name:

Anne Conrock
Name:

Ellen Noble
Name:

Gina Vromann
Name:

Bob Lynch
Name:

Dan Ceston
Name:

Vybe Clark
Name:

Wen Bang
Name:

Ashton Wilson
Name:

K. mfg
Name:

223 Hillside drive
Address

224 Hillside Drive
Address

224 Hillside Dr
Address

232 Hillside Dr.
Address

248 Hillside Dr
Address

248 Hillside Dr
Address

132 Short Swing Lane
Address

2107 Warm Springs Rd #206
Address

410 Evergreen Ln ketenn
Address

153 Emerald
Address

150 Belmont
Address

12700 NY 75
Address

115 Graduate Drive .
Address

117 Victor Dr
Address

100 Meadow Circle A
Address

Jennifer L. Smith
Name:

Heather L. Johns
Name:

Julie Bell JBH
Name:

Lauran Street BS
Name:

ROLAND STREET ha
Name:

Gretchen Pavelich GPP.
Name:

Jim Bralck
Name:

Jedra Young
Name:

Brack Bemis
Name:

SAM SMITH
Name:

Tom Busky
Name:

Pamela Brigham
Name:

Ria Flores
Name:

Ria Flores
Name:

Clark Brinkley
Name:

Dana Gould
Name:

101 Four Seasons Way #2
Address

101 Four Seasons Way #2
Address

150 Flower Dr #B
Address

130 Flower Dr. #C
Address

130 Flower Dr. #C
Address

130 Flower Dr #F
Address

140 flower drive #F
Address

130 Flower Drive A
Address

121 Four Seasons Way #15
Address

140 FOUR SEASONS WAY
Address

211 FOUR SEASONS WAY
Address

211 Four Seasons Way
Address

220 FOUR SEASONS
Address

220 Four Seasons
Address

#30 130 Four Seasons Way
Address

2001 WARM SPRINGS Rd Ketchikan
Address

^{V.}
Raul H. G. G. G.
Name

Gretchen Flint
Name

Christy Bailey
Name :

Cynthia Dagen
Name :

King Barry
Name:

W. E.
Name:

W. E.
Name:

Carla
Name:

Chris Serwan
Name:

Aerah Handin
Name:

Paula Toni Dean
Name:

J. J. J.
Name:

John Jacoby
Name:

Lawline Drees
Name:

Margaret Acker-Buck
Name:

256 1/2 Gale Dr. A, Ketchum 83340
Address

240 Hillside Dr K ID
Address 83334

144 Short Swing Ln Ketchum
Address 83334

120 B Short Swing Ketch
Address Id.

120 B Short Swing Ln Ketchum
Address 83340

121 B Short Swing Ln Ketchum
Address 83334

121 B Short Swing Ln Ketchum 83340
Address

117 Belmont Dr.
Address

117 Belmont Dr.
Address

128 Short Swing
Address

120 B Short Swing Lane
Address

2418 Warm Springs Rd.
Address

2418 Warm Springs Rd
Address

130 Short Swing Ln. K
Address

1240 W. Canyon Run Blvd
Address

RUTH MAHRE
Name Ruth Mahre

DAN HAWLEY
Name Dan Hawley

Caroline Woodham
Name : Caroline Woodham

ROB SIKI / TR & L.
Name : Rob Siki / TR & L.

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

256 HILLSIDE DR. UNIT B
Address 256 Hillside Dr. Unit B

3022 WARM SPRINGS
Address 3022 Warm Springs

232 Hillside Dr.
Address 232 Hillside Dr.

155 BELMONT DR
Address 155 Belmont Dr

Address _____

Address _____

Address _____

Address _____

Address _____

Address _____

Address _____

Address _____

Address _____

Address _____

Address _____

ANDREAS PASTIS

Name

EDITH ILER BONDILL

Name

Name :

Name :

Name:

Name:

Name:

Name:

Name:

Name:

Name:

Name:

Name:

Name:

Name:

101 MYZER GULCH RD, HAILE
JO 83723

Address

108 Short Swing Ln.

Address

Address

Address

Address

Address

Address

Address

Address

Address

Address

Address

Address

Address

Address

Tim Oam

Name

Name

Name :

Name :

Name:

Name:

Name:

Name:

Name:

Name:

Name:

Name:

Name:

Name:

Name:

110 Lindsey Circle 21K Ketchikan

Address

Address

Address

Address

Address

Address

Address

Address

Address

Address

Address

Address

Address

Address

Address

2022 required road closures by first responders in order safely address the ongoing fire and any potential injuries, leaving countless residents stranded due to first responders' need to safely address the ongoing fire and any potential injuries. Despite the known limitations in the Warm Springs Neighborhoods, the Updated Plan cannot support the viability of the FLUM.

Additionally, the Updated Plan does not account for or address any of the covenants, conditions, and restrictions ("CC&Rs") already limiting the use of land throughout the Warm Springs Neighborhoods. For example, the 1976 Warm Springs Creekside Subdivision's CC&Rs, located on Irene Street, contains language that expressly limits the use of land to "Single family only, no duplexes."¹ Contradictions such as this have the potential to greatly impact landowners as the Updated Plan could bar landowners from any permissible use of their property. While we understand this is certainly not the intent of the Updated Plan, the reality is that it is a very real consequence that appears to have not been considered.

The City of Ketchum currently has powerful tools that have been used successfully in the past that directly undermine the perceived need to plan for future zoning changes in the Warm Springs Neighborhoods. For example, the City has successfully used existing code for Planned-Unit Developments and Conditional Use Permits to develop high-density communities such as the Fields at Warm Springs, the Four Seasons Subdivision and the Pineridge community, just to list a few. There is no reason that the City cannot continue to use this existing code to develop additional high-density developments like these in the future.

Ultimately, it is our position that the Updated Plan and FLUM would permit new zoning ordinances for Warm Springs Neighborhoods that do not have the support of those property owners directly affected by them. Therefore, we respectfully request that the City refrain from implementing the FLUM as currently outlined in the Updated Plan.

Thank you for your service and considering the concerns of the Warm Springs Neighborhoods. We remain committed to working with the City to address the concerns and to find solutions that serve all community stakeholders.

Sincerely,

~~Hadi Alalanga~~
Name:
Allison Goodwin
Name:

Pam Ebertz
Name

~~120 Shortwing Ketchum~~
Address
119 Picabo Ct Ketchum
Address

125 Belmont Ketchum
Address

¹ See Warm Springs Creekside Subdivision Covenants and Restrictions, recorded on May 18, 1976 as Instrument No. 166046.

Name:

Kelly Maylor

Name:

Joan Z. Hunt

Name:

JB Johnson

Name:

Address

200 8th St, West #1

Address

90 Ramona Lane, Ketchikan

Address

252 E Hillside Dr Ketchikan 99901

Address

Address

2022 required road closures by first responders in order safely address the ongoing fire and any potential injuries, leaving countless residents stranded due to first responders' need to safely address the ongoing fire and any potential injuries. Despite the known limitations in the Warm Springs Neighborhoods, the Updated Plan cannot support the viability of the FLUM.

Additionally, the Updated Plan does not account for or address any of the covenants, conditions, and restrictions ("CC&Rs") already limiting the use of land throughout the Warm Springs Neighborhoods. For example, the 1976 Warm Springs Creekside Subdivision's CC&Rs, located on Irene Street, contains language that expressly limits the use of land to "Single family only, no duplexes."¹ Contradictions such as this have the potential to greatly impact landowners as the Updated Plan could bar landowners from any permissible use of their property. While we understand this is certainly not the intent of the Updated Plan, the reality is that it is a very real consequence that appears to have not been considered.

The City of Ketchum currently has powerful tools that have been used successfully in the past that directly undermine the perceived need to plan for future zoning changes in the Warm Springs Neighborhoods. For example, the City has successfully used existing code for Planned-Unit Developments and Conditional Use Permits to develop high-density communities such as the Fields at Warm Springs, the Four Seasons Subdivision and the Pineridge community, just to list a few. There is no reason that the City cannot continue to use this existing code to develop additional high-density developments like these in the future.

Ultimately, it is our position that the Updated Plan and FLUM would permit new zoning ordinances for Warm Springs Neighborhoods that do not have the support of those property owners directly affected by them. Therefore, we respectfully request that the City refrain from implementing the FLUM as currently outlined in the Updated Plan.

Thank you for your service and considering the concerns of the Warm Springs Neighborhoods. We remain committed to working with the City to address the concerns and to find solutions that serve all community stakeholders.

Sincerely,

Regan Nelson
Name:

103 Hillside Dr. Ketchum, ID 83340 United States
Address

Tom Nelson
Name:

103 Hillside Dr. Ketchum, ID. 83340
Address

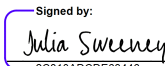
Name

Address


¹ See Warm Springs Creekside Subdivision Covenants and Restrictions, recorded on May 18, 1976 as Instrument No. 166046.

[illegible]

In Support of Warm Springs Neighborhoods

Signed by:

2C810ADCDE63446...
Name


114 Wanderers Way
Address

Signed by:

8C99D59728614DC...
Name

3022 Warm Springs Road
Address

Name

Address

DocuSigned by:

E0809DA89B6045...
Name

395123
Address

Name

Address

Name

Address

Signed by:

37B585F346C449C...
Name

110 Belmont Drive, Ketchum
Address

Name

Address

Name

Address

Name

Address

Signed by:

0B4E45CB4A234A4...
Name

409A Sage Rd Ketchum, I'd 83340
Address

Name

Address

Name

Address

Signed by:

1C80000000704E1...
Name

200 8th street west #1 ketchum Idaho 83340
Address

Name

Address

Name

Address

Name

Address

Signed by:

C50B554FDA8E4F5...

229 Bald Mt Rd Ketchum, Id 83340

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Signed by:

08AF9334D8B0463...

223 Hillside Drive

Address

DocuSigned by:

32CA8C2CF1404BC...

223 Hillside Drive, Ketchum

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

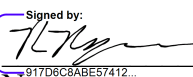
Signed by:

904862B59DF4476...

161 Simpson Drive, Ketchum

Name

Address

Signed by:

917D6C8ABE57412...

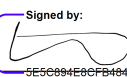
165 Simpson Drive. Ketchum

Name

Address

Name

Address

Signed by:

5E5C894E8CFB484...

104b short swing lane

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Signed by:

6CF9201F608B4GE...

256 Hillside Drive unit b, Ketchum, ID 83340

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

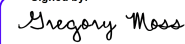
Address

Name

Address

Name

Address

Signed by:

D5AD8433C28A406...

323 Shady Lane
Address

Name

Address

Signed by:

9E736DEE9CC1495...

140 Short Swing Lane, Ketchum ID 83340

Name

Address

Signed by:

59707E028FED4F8...

140 Short Swing Ln, Ketchum ID 83340

Name

Address

Name

Address

Signed by:

908F94EA32E743E...

104A Short Swing Lane

Name

Address

Signed by:

8441369BA4384DC...

128 A Short Swing Lane

Name

Address

Name

Address

Name

Address

Name


Address

Name

Address

Name

Address

Signed by:

3AB529099F74441...

102 Wanderers Way

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

June 27, 2025

On Behalf of Warm Springs Creekside Subdivision

City of Ketchum
Mayor Bradshaw and City Councilmembers
191 5th Street West
Ketchum, ID 83340

Re: Current Proposal for Cohesive Ketchum Comprehensive Plan

Dear Mayor Bradshaw and City Councilmembers:

On behalf of the Warm Springs Creekside Subdivision (“Creekside”), contained within the Mid Warm Springs Neighborhood as depicted in the proposed Cohesive Ketchum Comprehensive Plan (the “Updated Plan”), we are writing to formally express our collective position on the proposed changes contained within the Updated Plan. As set forth in more detail below, we strongly oppose the proposed zoning changes for the Lower Warm Springs, Mid Warm Springs and Warm Springs Base Area (the “Warm Spring Neighborhoods”) as they currently appear before the City Council.

Specifically, we request that you return the Warm Springs Neighborhoods to their current land use designations in accordance with the 2014 Comprehensive Plan (the “2014 Plan”). We make this request in order to preserve the character of the Warm Springs Neighborhoods and maintain the safety of its residents. As proposed, the Updated Plan, as the required precursor to new zoning ordinances, would facilitate massive zoning changes to large areas of the Warm Springs Neighborhoods from limited residential (“LR”) and general residential-low density (“GR-L”) to medium density residential (“MDR”) and high density residential (“HDR”). In fact, the overwhelming majority of public comments submitted online and made in person for the June 16, 2025 City Council Hearing appeared to agree that the Updated Plan’s proposed Future Land Use Map (“FLUM”) is not welcome due to the threat it poses to the neighborhood character and numerous safety concerns for its residents. Conversely, only the Blaine County Housing

Authority and the Wood River Land Trust have lodged support for the proposed changes.

As you know, the current permitted dwelling units per acre (“DU/acre”) allowed by the 2014 Plan are 5 DU/acre in the LR and 5 to 11 DU/acre in the GR-L. However, the proposed changes reflected in the FLUM for the Warm Springs Neighborhoods would clear the way for new zoning ordinances implementing increases in MDR areas to 6 to 18 DU/acre and HDR areas to 18 to 30 DU/acre. Indeed, the FLUM currently contemplates changing Creekside from GR-L to MDR. Simply put, the Updated Plan has the potential to (and is clearly designed to) facilitate massive changes to the City’s zoning ordinances that will drastically change the character of the Warm Springs Neighborhoods by increasing the density of housing and housing types.

Furthermore, the Updated Plan does not account for or address any of the covenants, conditions, and restrictions (“CC&Rs”) already limiting the use of land throughout the Warm Springs Neighborhoods. For example, Creekside is located on Irene Street and is governed by its 1976 CC&Rs which contains language that expressly limits the use of land to “Single family only, no duplexes.” Contradictions such as this have the potential to greatly impact landowners as the Updated Plan could bar landowners from any permissible use of their property.

While we understand this is certainly not the intent of the Updated Plan, the reality is that it is a very real consequence that appears to have not been considered.

Additionally, we have serious concerns whether the infrastructure of the Warm Springs Neighborhoods has the capacity to safely implement and support the changes in the FLUM. As you know, there is only one road capable of accessing the Warm Springs Neighborhoods: Warm Springs Road. Critically, there has been no empirical study on how these changes in the FLUM will impact fire safety, sewer system capacity, traffic pattern increases, parking or snow removal. For example, recent history demonstrated that the Limelight Condominium fire in September 2022 required road closures by first responders in order safely address the ongoing fire and any potential injuries, leaving countless residents stranded due to first responders’ need to safely address the ongoing fire and any potential injuries. Despite the known limitations in the Warm Springs Neighborhoods, the Updated Plan cannot support the

viability of the FLUM.

Although we acknowledge the need and support for more community housing, the best location for these types of projects is in the City Center, not in established neighborhoods. Indeed, the City of Ketchum currently has powerful tools that have been used successfully in the past that directly undermine the perceived need to plan for future zoning changes in the Warm Springs Neighborhoods. For example, the City has successfully used existing code for Planned-Unit Developments and Conditional Use Permits to develop high-density communities such as the Fields at Warm Springs, the Four Seasons Subdivision and the Pineridge community, just to list a few.

There is no reason that the City cannot continue to use this existing code to develop additional high-density developments like these in the future.

Ultimately, Creekside's position is that the Updated Plan and FLUM would permit new zoning ordinances for Warm Springs Neighborhoods that do not have the support of those property owners directly affected by them. Therefore, we respectfully request that the City refrain from implementing the FLUM as currently outlined in the Updated Plan.

Thank you for your service and considering the concerns of the Creekside. We remain committed to working with the City to address the concerns and to find solutions that serve all community stakeholders.

Sincerely,

Name:

BARBARA AMICK, 121 IRENE STREET

Address

Barbara Amick

Name:

JAY COOPER 126 IRENE ST

Address

Jay Cooper

Name

William Busl 127 Irene St

Address

W. Busl

Name Susan McGuigan

Address 134 Irene St.
Ketchum, ID 83340

Name Susan McGuigan
Susan McGuigan

Name Jeffrey Lamoureux
Jeffrey Lamoureux

Address 134 Irene St

Name Ali Long
Ali Long

Address 135 Irene St

Name Phil O'Reilly
Phil O'Reilly

Address 154 Irene St.

Name Kristen O'Reilly
K O'Reilly

Address 112 Irene St

Name TARA MARTIN
TARA MARTIN

Address 112 Irene St

Name Rick Doane
Rick Doane

Address 106 Irene Street

Name JOHN O'MEARA
John O'Meara

Address 138 IRENE ST.

Name Margaret Preissman
Margaret Preissman

Address 130 Irene St.

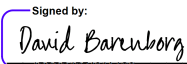
Name RON PREISSMAN
Ron Preissman

Address 130 Irene St.

Name Tim Andrews
Tim Andrews

Address 139 Irene St.

In Support of Warm Springs Creekside Subdivision

Signed by:

1DB0D4B748688C8...
David Barenborg

118 Irene Street, Ketchum ID 83340
Address

DocuSigned by:

8E5F1B5EA89A47F...
Kimberly Barenborg

118 Irene Street, Ketchum, ID 83340
Address

Signed by:

2C849ADCE63446...
Julia Sweeney

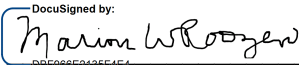
114 Wanderers Way
Address

Mike Lafferty

Address

Cookie Lafferty

Address

DocuSigned by:

BBF868E2435F4E4...
Marnie Roozen

123 Irene St, Ketchum, ID 83340
Address

Cyndy King

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Tuesday, July 8, 2025 8:53 PM
To: Participate
Subject: MOU

For the life of me, I can't figure out why we are outsourcing our Fire Department. I am very disappointed with the very significant tax increase to get nothing. Please vote no on the MOU and wait until after the election to make decisions regarding this topic. Let's get a fresh set of eyes on this transaction. I don't like it.

Sent from my iPhone

Cyndy King

From: S <skslattery90@msn.com>
Sent: Tuesday, July 8, 2025 10:42 AM
To: Participate
Subject: Fire department

To whom it may concern,

As a resident homeowner in Ketchum, it is extremely upsetting to have property taxes double because of the fire department excesses. It's also very unfair that Ketchum residents are supplementing the county by paying these high taxes. It's also unfair that tourists will not be contributing in any way to this cost. Please reconsider finalizing this unreasonable burden on Ketchum residents. I don't think anyone expected to be blind sided by such a huge financial cost. Thank you for putting locals first.

Kristin Slattery
191 6th St W
Ketchum, ID
Sent from my iPhone

July 6, 2025

Mayor Neil Bradshaw and City Commissioners

191 5th Street/ Ketchum, Idaho 83340

RE: Ketchum Comprehensive Plan Update

Dear Mayor Bradshaw and City Councilmembers:

We are writing to object to the City's proposed change to our neighborhood's land use designation from low density residential (LDR) to medium density residential (MDR) in the current City of Ketchum Comprehensive Plan update. We are property owners on Irene Street, a quiet residential neighborhood with evergreen trees and flower beds along narrow lanes. Many of the homes on our small street are located on the creek frontage of Warm Springs Creek, a treasured natural resource for all of Ketchum residents. A Planning decision which allows for increased urban density along the Creek is ill-advised. Instead, Ketchum needs to protect the fragile wildlife corridors, the sensitive riparian habitat, and the valuable aquatic environment of Warm Springs Creek.

We are aware that the proposed change from LDR to MDR does not give an automatic right to build an increased density. We also are aware that the property is currently zoned GR-L under the City's Zoning Map, and that part of the City's rationale for changing the Plan designation to MDR is to make the Plan designation consistent with the zoning designation. We ask that the City maintain the current Plan designation of LDR and instead amend the Zoning designation of GR-L (which could allow a duplex), so that it is consistent with LDR, the current Plan designation. Irene Street is simply not an appropriate location for multi-family development because of its location adjacent to the sensitive natural resource and the established single-family character of the neighborhood.

We all agree that our community urgently needs workforce housing, not high-end condo and duplexes, and certainly not located on Warm Springs Creek. Homes on Irene Street are valued between \$4-\$10 million according to recent sales. Encouraging multi-family construction on Irene Street would not solve the problem of community housing need, it would encourage high-end duplex and condominium development adjacent to a sensitive natural resource in an established single-family neighborhood. We note that the Plan designation for the new homes under construction located next to the Warm Springs Preserve is LDR. We ask that Irene Street be treated the same, and be designated LDR under the Plan because both neighborhoods are established single family neighborhoods and are located adjacent to Warm Springs Creek, and are therefore not suitable for urban density.

In summary, we request the City to refrain from changing the current plan designation on Irene Street and maintain its current low density (LDR) designation. When the City revises its Zoning ordinance, we request the City to designate Irene Street as single family, consistent with its current Comprehensive Plan designation.

Sincerely,

Susan and Jim McGuigan

134 Irene Street

7 July 2025

Dear: Mr. Mayor, City Council Members

Via Email:

Re: 31 January 2025 Joint Petition on Behalf of the Bordeaux/Sabala St. Neighbors:

We appreciate the hard work and dedication you've brought to the task of putting together a new Comprehensive Plan. We thank the staff at the City of Ketchum Planning & Zoning Department as well.

Our request was submitted prior to the release of the second Draft Comprehensive Plan, and after the new Draft was made available to the public, we welcome some of the changes made. **However, we remain committed to protecting the character of our unique neighborhood. Therefore, having LDR designation, as it represents what we currently retain: primarily single-family homes and duplexes.**

Our petition was created through multiple in person meetings in residents' homes, through many emails and phone calls. The testimonials we heard from neighbors were extraordinary in our shared love of our special place in West Ketchum. It took time, effort, neighborhood cohesion, and was signed **by 57 property owners.**

*We, the undersigned, respectively re-submit this petition requesting that our neighborhood - those properties with **Sabala St., Bordeaux St. addresses and 511 Wood River Dr.** - be included in the proposed **Low Density Residential (LDR)** land use designation for the 2025 comprehensive plan Future Land Use Map, to keep our density and underlying zoning generally the same as it currently is. Our neighborhood is made up of single-family and duplex buildings and has a majority occupancy of long-term and workforce housing. To change our land use designation to allow higher density buildings will threaten the existing characteristics of our neighborhood, increase traffic, and will have the opposite effect that the community is hoping to achieve - that of providing community housing and keeping the small town feel and character. This neighborhood is long-term housing and should be included in*

the Low Density Residential Land Use designation as proposed in the second draft Comprehensive Plan.

Signed by:

1	Sarah and Stu Ryan	301 Sabala St.
2	Anne Winton and John Marsh	311 Sabala St.
3	Tiffany and Reid Black	209A Sabala St.
4	Susan Crist	209B Sabala St.
5	Shell and Alex Margolin	141 Bordeaux St.
6	Gina and Robert Poole Catherine Carley and Marshall	161 Bordeaux St.
7	Rawlings	120 Bordeaux St.
8	Natalie Shuttleworth	130 Bordeaux St.
9	Amy Weyler and Andy Ross	511 Wood River Dr.
10	Brooke and Randy Cooley	151 Bordeaux St.
11	Margaret and Steve Matecki	203B Sabala St.
12	Eliza and Jason Buck	172 Bordeaux St.
13	Mark Pattison and Darci Hanson	203A Sabala St.
14	Kelly and Bruce Martin	211 Sabala St.
15	Carol L. and Anthony J. Frank	300 Sabala St.
16	Hannah and Sam Young	160 Bordeaux St.
17	Marjie Mickelson	176 Bordeaux St.
18	Duncan Morton	174 Bordeaux St.
19	Michelle Stennett	220 Sabala St.
20	Laurel M. Leman	162 Bordeaux St.
21	Emily and Andrew Stoddard	166 Bordeaux St.
22	Jeani and John Ferrari	309 Sabala St.
23	Crisane and Willie Cook	171 Bordeaux St. #1
24	Geraldine Carter and John Senf	171 Bordeaux St. #2
25	Duncan Morton, Jr.	171 Bordeaux St. #3
26	Caroline Persohn	171 Bordeaux St. #4
27	Tim Bailey	171 Bordeaux St. #5
28	Heather and Sean Kovich	171 Bordeaux St. #6
29	Tory and Miles Canfield	178 Bordeaux St.
30	Mike Hattrup	106 Williams St.
31	Heather and John Ballas	380 Sabala St.
32	Jerry Ann and John Heaney	131 Bordeaux St.
33	Pat Fuller	210 Sabala St.
34	Pamela and William Shearer	360 Sabala St.

57 Signers, with signatures validated upon request.

July 7, 2025

Council Members,

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

Regards-

Debra Johnston-Bacca

328 Georgia Rd #2

Dawn Hofheimer

From: Jack Kueneman <jkueneman@gmail.com>
Sent: Wednesday, July 9, 2025 2:26 PM
To: Participate
Subject: Ketchum Fire District

City Council, please do not approve the memo of understanding with the Fire District. The vote to form the District was based on projected property tax estimates that were grossly understated. You must try to protect the Ketchum taxpayers.

Also consider reducing Ketchum City property taxes further to offset the massive new Fire District budget and its resultant District tax rate.

Jack Kueneman

Dawn Hofheimer

From: Cathy Largent <bwschicks@gmail.com>
Sent: Wednesday, July 9, 2025 4:52 PM
To: Participate
Subject: LAND USE MAP

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

Cathy Largent
Preschool Teacher
[Big Wood School](#)
Ketchum, ID 83340
208 726 9053
[Chickadee Wish List](#)



Dawn Hofheimer

From: Shannon Donley <sdonley907@gmail.com>
Sent: Thursday, July 10, 2025 4:52 PM
To: Participate
Subject: Warm Springs input

Hello-

I am writing to oppose the proposed increase in density and height in Warm Springs.

I was also adamantly opposed to the new housing that was proposed in the South lot at the Y, but it sounds like that is off the table (at the moment.) I am not opposed to affordable housing- but not in that location (for many reasons.)

Thank you for listening and thank you for your service.

Shannon Donley

907-227-6982

Dawn Hofheimer

From: Kathryn Caminiti <kat@fitmesv.com>
Sent: Friday, July 11, 2025 12:23 AM
To: Participate
Subject: Vote NO on MOU Between City & Ketchum Fire District

Dear Ketchum City Council,

I'm writing to urge you to vote NO on the MOU between the City of Ketchum and the Ketchum Fire District.

This MOU would transfer valuable public assets and hundreds of thousands of taxpayer dollars to a fire district that has demonstrated no transparency, accountability, or fiduciary responsibility. The recently adopted \$6 million budget, complete with a \$1.15 million "rollover" slush fund, raises serious concerns about legality, oversight, and misuse of taxpayer money.

Worse, the promised intent to consolidate Wood River Valley fire departments has not materialized. No other department is joining this district, and there is no plan for true regional consolidation. Approving this MOU only entrenches a flawed structure that leaves Ketchum residents paying more for the same service, while subsidizing others, including tourists who contribute nothing.

Please protect the financial interests of Ketchum residents. Reject this MOU and demand a transparent, accountable, and community-driven fire service plan.

Thank you for your consideration,

Kathryn Caminiti
Ketchum Resident

Dawn Hofheimer

From: Perry Boyle <Boylehp@yahoo.com>
Sent: Friday, July 11, 2025 7:43 AM
To: Participate
Cc: atheophilus@mtexpress.com; Sarah Lurie
Subject: Public Comment—Fire District a Fraud?

Follow Up Flag: Follow up
Flag Status: Flagged

The more information that comes to light, the more it appears that the referendum creating the Ketchum Fire Department may have been intentionally fraudulent.

I ask that the Council vote no on the MOU with the Fire District.

1. The basic presumption that it will lead to countywide consolidation is demonstrably false. Not only have no other districts embarked on a process toward consolidation, the largest ones stand in opposition to it. Beyond that KFD has exhibited no intent to pursue consolidation. They have no plan for it and have never discussed it in a public meeting.

2. Beyond the fraudulent premise of the MOU, approving it would violate the Council's fiduciary responsibility. The MOU provides for an asset transfer without corresponding liability transfer, substantially raises taxes for Ketchum residents, yet provides not a single benefit to residents. It would be willful misconduct to approve the MOU.

Please act in the interests of Ketchum. Do not approve the MOU.

Thank you,

Perry Boyle
Ketchum

7:25 ↗



279

New comment



Chris R. Stephens commented
V2N36: Ketchum Fire District is

For reference North Blaine County
Ketchum Rural Fire District is current
and trending downward. There are
bond levies. We also own living quarters
about 20 first responders which poses
our employee recruitment. The W

To: Ketchum City Council

Re: Starbucks Lease

7.12.25

We are reaching out in support of Starbucks remaining as the anchor in Town Square, and to be offered a fair market value lease, not double their rent as we understand is being proposed by the City.

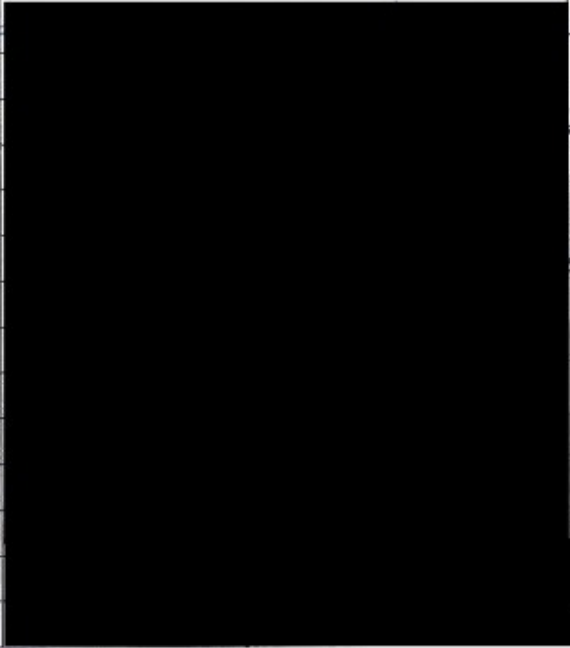
Starbucks has been an ideal tenant, drawing traffic to Town Square, per the initial RFP, and has paid 14 years of rent, almost \$900,000 to the City, on time. Starbucks gives the public maximum access to the building, keeping longer hours than any other restaurant or coffee shop in our valley.

Please vote yes to the Starbucks lease proposal and leave Starbucks in Town Square. Your community survey last summer came back overwhelmingly in favor of fixing the building and leaving Starbucks as a tenant.

The Starbucks proposal is also 40% higher than the current lease and will bring the City an additional \$500,000 over the course of the lease-half of the City's bill to fix the building after 15 years of deferred maintenance.

Vote yes on the Starbucks Lease proposal and No on a Concessionaire's Lease.

Thank you.

Name	Ketchum Resident	Email
Thomas R. Monks	YIN Y	
Joe Mayer	Y	
Patsy L. Ladd	Y	
Maud Taylor Murt	SWA	
Jessie Rader	N	
Perry Boyle	Y	
Celeste Holmbyd	Y	
Emily Johnson	Y	
Ellen Kjesbo	Y	
AINAGE	N	
Deshaun	N	
Morgan Timoney	N	
Jerry Garcia	Y	
Pete Spirk	SV	

TS-Cor
ccm
am

Name	Ketchum Resident Y/N	Email
Jazmine Hurtado	N	
IAN SUNDAY	N	
Blair Den	Y	
JEFF PARKS	Y	
Pat Kaiser	Y	
Doug Kaiser	Y	
Julie Pfeiffer	Y	
Cherie Kessler	Y	
Judith Kaye	N	
COOPER MINNIE	Y	
JOSE PRECE	Y	
Steve Thompson	Y	
Mark Belanger	Y	
Claire Mahby	Y	
Tristan Potters	Y	
Amanda Lyons	Y	
Say R. Emmer	Y	
ELIZABETH HICKY	Y	
Margaret McDonald Hickey	Y	
Peter G. Pickett	Y	
Robert Nelson	Y	
Joe Gattali	N	
WALTER MORGENTHAU	Y	
Emilia Ha	Y	
Tom Harmon	Y	
Caren Serwan	Y	
Chris Serwan	X	
Gindy Overby	N	
Emik Overby	N	
Grace Overby	Y	
BRITT JOHNSTON	Y	
John Johnston	Y	
Maria	N	
Mary DePiere Hlebovy	N	
Ruth Saltzman	Y	
Heidi Swanson	Y	
John Bush Swanberg	SV	
Kristen Marten	Y	
Kristina McMeen	Y	

Date: 7.12.25

Name	Ketchum Resident Y/N	Email
Sarah Howe	Y	
SALLY VALIMARESCU	N	
Brooks Hartell	N	
Wendy Jaffet	N	
Michelle Lopez Vega	N	
Croger Thomas	Y	
Alexandra Higgins	N	
Crystal McKenzie	N	
Maria Trekegas	Y	
Marie Buenaman	Y	
Seck Buenaman	Y	
Jay Fitzgerald	Y	
Jeanne Sanders	Y	
Kelley Smith	Y	
Laura Mast	N	
Lindsay Pierce	Y	
Olivia Talley	N	
Alicia Roberts	Y	
TORY LAKEY	Y	
Valerie Lakey	Y	
Becca Gundali	Y	
Taina Raff	N	
Tamara Mavee	Y	
SACK RIZZO	Y	
Jenn Torrey	Y	
Watt Wilson	Y	
Bill Bowdley	Y	
Steve Gossey	N	
Bob San Lorenzo	Y	
Walt Gossey	Y	
Vick Goldstein Scarick	N	
Ashley Reay	Y	
Lexa Meza	Y	
Priscilla Meza	Y	
Emma Lurie	Y	
Sophia Quintero	Y	
Sofia Meza	Y	
Wesley Vateo	Y	

date: 7.12.25

Name	Ketchum Resident Y/N	Email
Robert Friedman		
TELE SMITH	N	
Cristy Sellas	Y	
Mandy Sellas	Y	
PATRICK Miller	Y	
Andrea Brown	Y	
Michael Page	Y	
Georgy Holmes	Y	
Brendan Carr	Y	
Kristin Derrig	Y	
Phil Walenke	YES	
Kyle Caddo	Y	
Charles Grabow	Y	
Wes McMahon	Y	
Robert Smawia	Y	
Richard Brownson	N	
Bridget Higgins	Y	
Carter Hickey	Y	
Pete Federspiel	N	
Cara Federspiel	N	
Will Parker	Y	
Bruce Gillespie	N	
Dina Gillespie	N	
Andrew Mayer	N	

date: 7.12.25

Dawn Hofheimer

From: Jeffrey Parks <jeff.rwcm@gmail.com>
Sent: Monday, July 14, 2025 8:43 AM
To: Participate
Subject: Starbucks Lease

Follow Up Flag: Follow up
Flag Status: Flagged

To: Ketchum City Council

We are reaching out in support of Starbucks remaining as the anchor in Town Square, and ber offered a fair market value lease, not double their rent as we understand is being proposed by the City.

Starbucks gives the public maximum access to the building, keeping much longer hours than any other restaurant or coffee shop in the Valley. They manage to recruit great people to work there despite a challenging labor market, and offer good benefits for that line of work.

Please vote yes to the Starbucks lease proposal and leave Starbucks in Town Square. The community survey last summer came back overwhelmingly in favor of fixing the building and leaving Starbucks in place.

The Starbucks proposal is also 40% higher than the current lease and will bring the City an additional \$500k over the course of the lease -- half the City's bill to fix the building after 15 years of deferred maintenance.

Vote Yes on the Starbucks Lease proposal and No on a Concessionaire's lease.

Thank you,
Jeff Parks and the Parks Family
711 Walnut Ave, Ketchum, ID 83340

Dawn Hofheimer

From: John Minervini/USA <John.Minervini@cushwake.com>
Sent: Monday, July 14, 2025 7:09 AM
To: Participate
Subject: Starbucks

To: Ketchum City Council
Re: Starbucks Lease

I am reaching out in support of Starbucks remaining as the anchor in Town Square, and to be offered a fair market value lease, not double their rent as we understand is being proposed by the City. Starbucks gives the public maximum access to the building, keeping longer hours than any other restaurant or coffee shop in our valley.

Please vote yes to the Starbucks lease proposal and leave Starbucks in Town Square. Your community survey last summer came back overwhelmingly in favor of fixing the building and leaving Starbucks as a tenant.

The Starbucks proposal is also 40% higher than the current lease and will bring the City an additional \$500,000 over the course of the lease-half of the City's bill to fix the building after 15 years of deferred maintenance.

Vote yes on the Starbucks Lease proposal and No on a Concessionaire's Lease.

Thank you.

John Minervini
305 Sweetbrier RD
Hailey, ID 83333

The information contained in this email (including any attachments) is confidential, may be subject to legal or other professional privilege and contain copyright material, and is intended for use by the named recipient(s) only.

Access to or use of this email or its attachments by anyone else is strictly prohibited and may be unlawful. If you are not the intended recipient(s), you may not use, disclose, copy or distribute this email or its attachments (or any part thereof), nor take or omit to take any action in reliance on it. If you have received this email in error, please notify the sender immediately by telephone or email and delete it, and all copies thereof, including all attachments, from your system. Any confidentiality or privilege is not waived or lost because this email has been sent to you by mistake.

Although we have taken reasonable precautions to reduce the risk of transmitting software viruses, we accept no liability for any loss or damage caused by this email or its attachments due to viruses, interference, interception, corruption or unapproved access.

For information on how your personal information is processed, including information on how to

exercise state or country specific Privacy Rights please view our privacy notice here:
<https://www.cushmanwakefield.com/en/privacy-and-cookies>

Dawn Hofheimer

From: Jodi Sanders <jodisanders83353@gmail.com>
Sent: Sunday, July 13, 2025 11:53 AM
To: Participate
Subject: Starbucks Lease

I am writing to you today about the Starbucks Lease. Not only do I want them to remain as the anchor for Town Square, I want you to ensure Starbucks that their lease will remain at fair market value. What a disservice to the community it would be if Starbucks were to have to vacate the property that they so justly deserve. They are NOT corporately owned as you know. Jane and George Rizzo have been in Ketchum/Sun Valley for over 20 years and have been pillars of this community. They are small business owners and cannot endure the lease increase that you propose.

Last summer the community overwhelming voted in favor of fixing the (iconic) building and leaving Starbucks as its primary tenant. That should be reason enough to keep Starbucks as anchor.

I beg you to vote YES on the Starbucks Lease proposal and NO on a Concessionaire's Lease.

Thank You
Jodi Sanders
Ketchum Resident and Starbucks Patron
Sent from my iPad

Dawn Hofheimer

From: Neil Bradshaw
Sent: Saturday, July 12, 2025 7:02 PM
To: Jody Beckwith
Cc: Amanda Breen; Brenda Moczygemba; Tripp Hutchinson; Courtney Hamilton; sscordovano@ketchumidaho.org; Neil Morrow; Tim Carter; mmcgraw@ketchumidaho.com; spassavoy@ketchumidaho.org; Participate
Subject: Re: Comprehensive Plan Feedback- Rocking Horse Ranch Subdivision

Thanks Jody
It has been received
Thanks for participating!
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

On Jul 12, 2025, at 6:02 PM, Jody Beckwith <jodybeckwith@gmail.com> wrote:

I am resending this email originally sent March 19, 2025. I understand that in a meeting last week regarding the Comprehensive Plan comments were made by the Council members indicating they had not had feedback from the West Ketchum residents. Please confirm receipt of this email and make sure it appears in the public record. It has been sent to participate@ketchumidaho.org several times.

Thank you,

Jody

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

From: Jody Beckwith <jodybeckwith@gmail.com>
Date: Fri, Mar 21, 2025 at 7:38 AM
Subject: Fwd: Comprehensive Plan Feedback- Rocking Horse Ranch Subdivision
To: Thomas Beckwith <tgbeckwith@gmail.com>

Sent from my iPhone

Begin forwarded message:

From: Jody Beckwith <jodybeckwith@gmail.com>
Date: March 19, 2025 at 9:50:43 AM MDT
To: Neil Bradshaw <NBradshaw@ketchumidaho.org>, abreen@ketchumidaho.org, thutchinson@ketchumidaho.org, chamilton@ketchumidaho.org, sscordovano@ketchumidaho.org, nmorrow@ketchumidaho.org, bmoczygemba@ketchumidaho.org, tcarter@ketchumidaho.org, mmcraw@ketchumidaho.org, spassavoy@ketchumidaho.org, participate@ketchumidaho.org
**Subject: Comprehensive Plan Feedback- Rocking Horse Ranch
Subdivision**

As long-term residents of West Ketchum, we have invested considerable time in reviewing the 2025 Proposed Comprehensive Plan, attending meetings, and engaging with our neighbors regarding the proposed changes. We write to convey our concerns about the negative impact that the Proposed Comprehensive Plan may have on our neighborhood.

While the designation of "Medium Density Residential" (MDR) for the West Ketchum neighborhood has remained unchanged, there have been significant revisions to its definition. The 2014 Comprehensive Plan emphasized single-family homes and duplexes as the primary housing types. Contrarily, the Proposed Comprehensive Plan now categorizes "small" single-family homes and duplexes as secondary uses, prioritizing townhomes and multi-family (apartment) residences. City officials have informed us of the intention to incentivize developers to construct higher-density projects in our neighborhood under Primary Uses. (It is worth noting that the initial version of the Proposed Comprehensive Plan did not include single-family homes in the MDR definition.)

We are concerned about the pace of the Comprehensive Planning process, especially with the meeting scheduled for March 25—the day of the largest ski race ever held in our community. The March 25 and April 9 meetings are only two weeks apart, which is too short a time frame. During the March 11 Planning and Zoning meeting, there were comments suggesting that the city was considering accelerating rezoning efforts. Given the work still to be done on the Comprehensive Plan, we are concerned that any rezoning efforts could be rushed and premature.

The 2014 Comprehensive Plan accurately represented the character of our neighborhood by prioritizing single-family homes and duplexes, while

allowing increased density where contextually appropriate. This approach garnered support from the majority of neighborhood residents. Unfortunately, the Proposed Comprehensive Plan threatens to undermine the value of our homes and the character of our neighborhood.

In light of these concerns, we respectfully request that the AA zoning for our neighborhood be changed to the "Low Density Residential" (LDR) designation, as outlined in the Proposed Comprehensive Plan. We believe this adjustment more accurately reflects both the current character and future vision for our community. We also support similar changes requested by other West Ketchum neighborhoods. We hope to work with you on resolving these issues without the need for legal counsel.

We appreciate your hard work in supporting our town and look forward to your response.

Thank you for your attention to this matter.

Sincerely,

Tom and Jody Beckwith
931 Rocking Horse Road

Hope Hayward and Walter Eisank
971 Rocking Horse Road

Ernie and Joyce Patricelli
920-B Rocking Horse

Steve and Cindy Dondero
991 Rocking Horse Road

Richard and JoAnna Frohman
920-A Rocking Horse Road

John and Janice Bell
831 Rocking Horse Road

Jack and Kristi Kohl
911 Rocking Horse Road

Karin Davies
901 Rocking Horse Road

*Signatures available upon request

--

Jody Beckwith

--

Jody Beckwith

Dawn Hofheimer

From: Vicki <vickisez@aol.com>
Sent: Saturday, July 12, 2025 2:13 PM
To: Participate
Subject: Starbucks

TO: KETCHUM CITY COUNCIL

RE: STARBUCKS LEASE

I am reaching out in support of our neighborhood Starbucks store remaining as the anchor in Town Square.

Starbuck's Owners deserve to be offered a fair market value lease.

Not double their rent, as I understand, is being proposed by the City of Ketchum.

A proposal that doubles a tenants' rent (City's "Concessionaire's Lease") sends a message that we want you Out, and is tone deaf to the restaurant turnover in Ketchum.

It is challenging enough to run a business in a highly seasonal market, never mind a Landlord, the city of Ketchum, proposing to double the rent.

Vote for the Starbucks proposal of a Fair Market Value Lease.

Their proposal is 40% higher than the current lease, and will bring the City an additional \$500,000 over the course of the lease. Half of your bill to fix the building, after 15 years of deferred maintenance.

**PLEASE -> Vote Yes on the Starbucks Lease proposal.
on a Concessionaire's Lease.**

Vote No

Remember:

Starbucks is a meeting place for the Community, and our Visitors alike.

Thank you.

Ketchum residents since 1969. Owners since 1978.

***Please keep our Starbucks.**

Vicki Goldstein Seznick

Jack Seznick

Petition date: 7.13.25
Submitted: 7.15.25

To: Ketchum City Council

Re: Starbucks Lease

Date: July 13, 2025

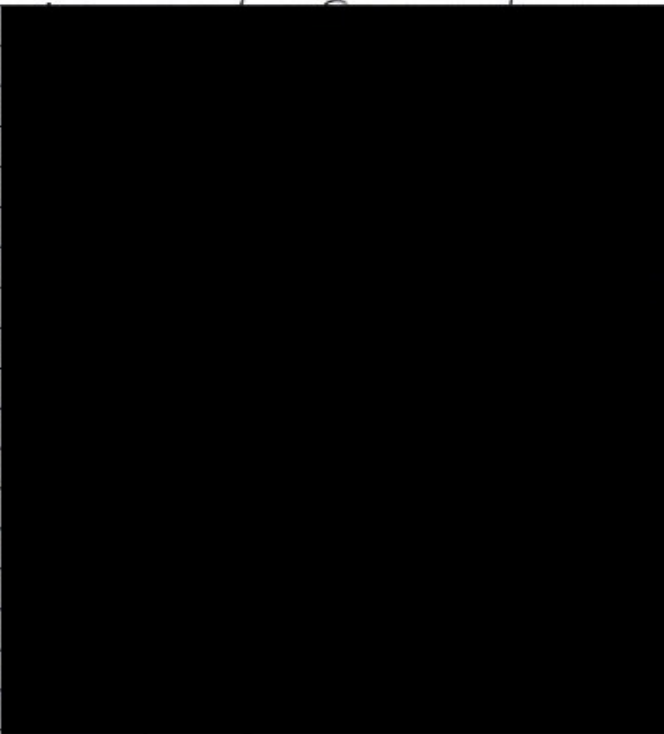

I am reaching out in support of our locally-owned Starbucks remaining as the anchor tenant in Town Square, and to be offered a fair market value lease, not 2X their rent as I understand is being proposed by the City.

Starbucks has been an ideal tenant, drawing traffic to Town Square, per the initial RFP, and has paid 14 years of rent, almost \$900,000 to the City, on time. Starbucks gives the public maximum access to the building, keeping longer hours than any other restaurant or coffee shop in our Valley.

Please vote yes to the Starbucks lease proposal and allow Starbucks to remain in Town Square.

Vote yes on the Starbucks Lease proposal and no on a Concessionaires Lease.

Thank you.

Name	Ketchum Resident Y/N	Email
Jeff Brendel	Yes	
Emily Williams	N	
James Baker	N	
	N	
CRAIG HEATH	N	
Jeff Anderson	N	
Michele Morrison	Y	
PAUL RYKER	Y	
JAN VAN DUKUM	Y	
Lynn van Dohk	Y	
Sejialt	Y	
Kenia Quintero	N	
Isabella Salazar	N	
Natalia Ortiz	N	
SIÂNCA CCA	N	
Berenice Martinez	MRS	
Christine	Y	
Jeffrey J. Skypin	Y	

Date: July 13th, 2025

Name	Ketchum Resident Y/N	Email
JASON KNOELLER	Y	
DAT BRUDER	Y	
Jilly Bombachar	Y	
Joe Reece	Y	
Mich Smith	Y	
Karoline Broege	Y	
Eddie W. Wells	Y	
Lindsey Emmur	Y	
Amel Holland	Yes	
SHANNEN MARINOS	Yes	
Carlos Caza	Y	
Floris Molina	Yes	
MARIA CONTRERAS	Y	
Sergio Gomez	Y	
David Hurtado	N	
Blanca Romero Green	N	
Kystal Ceja	Y	
Dylan Bauer	Y	
Brittany Benitez	Y	
Kathy Serr	Y	
Sophia Quintero	N	
Tommy Giesen	N	
Liliana Gil	N	
Alan Lips	N	
XUAN CUIJIAN	Y	
Petov Courvan		
Eric Hernandez	N	
Ben Davenport	N	
KARL WRI	N	
Rob Cronin	N	
Janet Bagley	Y	
Juan Giraldo	N	
Mia Pergely		
Taylor Dorland	Y	
Brennan Cira	Y	
Casey Moyer	Y	
Harriet Molter	N	
JAKE PETERS	Y	

date: July 13th, 2025

Name	Ketchum Resident Y/N	Email
Bill Patten	N	
Ryan Allison	Y	
Ryan Kolman	Y	
Katherine Vera	Y	
Martin Valdivia	Y	
Jami Rigger	Y	
Elizabeth Rudolph	N	
Martin Millard	N	
Wu Hansen	N	
Wrenn Charles	Y	
Wally Huffman	N	
Katherine Long	N	
Isabella Ocampo	N	
Leslie Vivas	N	
Jessica Blake	Y	
Diana Rathborne	Y	
John	Y	
Deborah Silver	SV	
Ida Belle Gorbey	Y	
GREG FEUER	N	
Edna	Y	
Leigh K. Barer	Y	
Jonathan W. Fitzgerald	Y	
Jose Meza	N	
Maria Meza	N	
Atanza Meza	N	
Lisa Steller	SV	
Anna Parker	Y	
John	N	
GERHARD ROECHTZ	N	
Wcina Varquez	N	
Andrew Alvey	N	
David Spading	Y	
Kyle Gergen	N	
John	Y	
Elizabeth Swanhart	N	
CRISANE W COOK	Y	

Petition dated: 7.13.25
Submitted: 7.15.25

Para: Consejo Municipal de Ketchum

Asunto: Contrato de arrendamiento de Starbucks

Nos dirigimos a ustedes para ^{manifestar} ~~manifestar~~ nuestro apoyo a que Starbucks continúe siendo el negocio principal en Town Square y para que se les ofrezca un contrato de ^{arrendamiento} ~~arrendamiento~~ a valor de mercado justo, y no duplicar alquiler como entendemos que está siendo propuesto por la ciudad.

Starbucks ha sido un inquilino inicial, y ha pagado 14 años de renta, casi \$900,000 dólares a la ciudad, puntualmente. Starbucks también brinda al público el máximo acceso del edificio, manteniendo horarios más amplios que cualquier restaurante o cafetería en nuestro valle.

La propuesta de Starbucks también es un 40% más alta que el contrato actual y le genera a la ciudad \$500,000 adicionales durante el periodo de arrendamiento, el cual cubriría la mitad del costo de repartición del edificio tras 15 años de ^{mantenimiento} ~~mantenimiento~~ diferido.

Voten sí a la propuesta de arrendamiento de Starbucks y no a un contrato de concesión.

Gracias.

Name	Ketchum Resident Y/N	Email
Donald E. Wilson	N	
Rain Bradford	N	
Stephany Mercado	Y	
Bertha Lozano	Y	
Leticia Diaz	N	
Maria Diaz	Y	
Gabriel Martinez	Y	
Berenice Martinez	Y	
Zayra Martinez	Y	
Ma. Carmela Zavala	N	
Claudia Vietth	Y	
Charlie Vietth	Y	
Name	Ketchum Resident Y/N	Email

Dawn Hofheimer

From: Diane Scurlock <dscurlock22@gmail.com>
Sent: Tuesday, July 15, 2025 11:51 AM
To: Neil Bradshaw; Amanda Breen; Spencer Cordovano; Courtney Hamilton; Tripp Hutchinson; Participate
Subject: Wildfire danger analogous to Texas flood danger

There is a lot of finger pointing to city and county employees after the many deaths in Texas due to building in the flood plain of the Guadalupe River and not having an adequate warning system.

This could be a similar situation that all of you might face some year in the future if there is a wildfire in the Wood River Valley. Many people have warned you that due to only one route to escape a fire, increasing the density and thereby increasing the number of people and cars, will increase the risk of deaths. Do you want to be culpable for deaths to your residents due to your policy to increase density and ignore the increasing risk?

Sincerely,

Diane Scurlock
Sent from my iPhone

Dawn Hofheimer

From: Gina P <ginapoole10@gmail.com>
Sent: Monday, July 7, 2025 11:19 AM
To: Participate
Subject: Comp Plan - River Run Annexation
Attachments: River Run .pdf; Untitled attachment 00041.htm; Screen Shot 2025-05-13 at 12.42.59 PM.png; Untitled attachment 00044.htm; RR_Annex_Sawtooth_Environmental.pdf; Untitled attachment 00047.htm; Rezone_Annexation_Application(4).pdf; Untitled attachment 00050.htm

Dear Mr. Mayor and City Council Members,

Please include this in today's public comments.

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

Thank you.

Best,

Gina

Gina Poole
Ketchum

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

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

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

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

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

Thank you.

Best,

Gina Poole
Ketchum

RIVER RUN NEIGHBORHOOD

City of Ketchum, Idaho



Planned Unit Development Hotel Core Illustrative Drawing

In 2002, Design Workshop was retained by Sun Valley Company to conduct a planning effort that analyzed the resort's key assets and ideal development alternatives within regulatory and economic frameworks, while paying close attention to the quality of the overall resort experience. The purpose of the master plan is to guide and facilitate the entitlement process for three parcels, totaling over 2500 acres, in the cities of Sun Valley and Ketchum, Idaho.

River Run Neighborhood is 140 acres and is the base of the Sun Valley ski area. Sun Valley Company purchased the property in 1977 and has left it largely undeveloped. The concept plan Design Workshop created capitalizes on the opportunities presented by the property. The plan includes attributes to dramatically improve the visitor/skier experience, provide a full-service hotel at the base of the mountain, preserve sensitive wetlands and habitat, provide public access to the Big Wood River and Trail Creek, as well as create a vibrant new neighborhood and gateway to the City of Ketchum.

The River Run property was not within the jurisdiction of the City of Ketchum. Design Workshop worked with the City to annex and rezone the property into the city limits and is now continuing with entitlements.

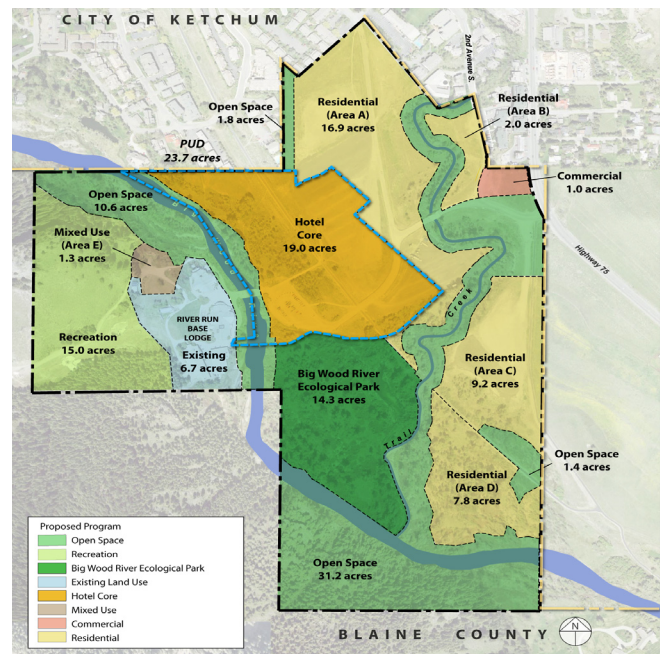
Client:

Sun Valley Company

Services Provided:

Master Planning

Annexation and Rezoning



River Run Neighborhood Development Plan



Existing River Run Lodge at base of Bald Mountain

P.O. Box 2707
Ketchum, Idaho 83340
Phone (208) 727-9748
Fax (208) 727-9758
trentstumph@cox-internet.com

**SAWTOOTH
ENVIRONMENTAL
CONSULTING, LLC**

Memo

To: City of Ketchum – Planning and Zoning Department
From: Trent Stumph – Sawtooth Environmental Consulting, LLC
Date: November 22, 2009
Re: River Run Neighborhood Annexation - Preliminary Environmental Plan Review

Recommended project conditions for Sun Valley Company - River Run Neighborhood Annexation and Development Plan to promote the preservation and conservation of significant environmental resources and associated wildlife habitats.

Proposed recommendations were generated after review of available documents specific to the project, proposed development applications, and existing environmental resources. Documents reviewed included:

- ***Environmental Report River Run Development***, Will Miller Consulting, LLC, Sun Valley, Idaho and McMillen, LLC, Boise Idaho. August 2009.
- ***River Run Property Vegetation Study Report***, Poulsen/McMillen, LLC, Boise Idaho. July 24, 2009.
- ***River Run Property Wildlife Report***, McMillen, LLC, Boise Idaho. July 24, 2009.

The following is a preliminary list of recommendations pertinent to natural resource conservation and preservation of the high valued environmental resources on the property:

- Limit all development applications and associated construction activities to areas impacted by past land use applications (Sections 1, 2, 3, 4 and 5; Attached Map Exhibit).
- Preserve all the high quality plant communities as identified in the ***River Run Property Vegetation Study Report, Section 4 Conclusions and Recommendations***. Establish land use management plan to protect and preserve old growth and mature cottonwoods along the Big Wood River, Trail Creek, associated riparian corridors, Section 6 and Section 7

(Attached Map Exhibit), to protect high quality habitats and associated functions. All mature trees and associated plant communities within these zones should be preserved, including downed trees which provide nutrients to stream systems, wildlife food, and habitat; aids erosion control; supports stream channel stability.

- Extend Ecological Park to include both, Sections 6 and 7 (Attached Map Exhibit) to preserve high quality habitats (As noted: ***River Run Property Vegetation Study Report, Section 4 Conclusions and Recommendations, and River Run Property Wildlife Report, figure 7).*** All areas within Sections 6 and 7 should be protected and preserved for perpetuity (conjunctively managed under a conservation easement and/or recorded under a plat note), with limited or no development to ensure:
 - Conservation Protections on Sensitive Natural Tracts of Land
 - Protection of High Quality Wildlife Habitat
 - Protection of Wildlife Corridors and Habitat Connectivity
 - Natural Dynamic Riverine, Wetland and Floodplain function
- Limit natural resource improvement projects ("The River Run Development will enhance natural resource values through improvement projects to its stream and riparian areas while maintaining and improving recreational access to public land..."), and mitigation applications to areas that have been altered by past land use alterations, will be altered by proposed development applications (PUD/Hotel Core area) and/or are in fact degraded to a point that justifies active stream restoration, enhancement and mitigation applications.
- Increase riparian setbacks along Trail Creek and the Big Wood River (where applicable) to a minimum of 100 ft to mitigate for the proposed massing along the Big Wood River and encroachment into the twenty five-foot (25') riparian setback as proposed for PUD Parcels C1 and C2.
- Define development constraints within Section 6 (Ecological Park). Restrict development applications within the Section 6 in order to protect environmental resources, preserve sensitive habitats and to minimize wildlife and human interactions. Reduce permanent and temporary impacts associated with the Ecologic Park by developing a primitive trail system, confine access to established trails, and construct learning centers adjacent to PUD development applications away from the core sensitive habitats.

Undisturbed portions of the floodplain bottomlands within the River Run Property support highly valued natural habitats, ecological assets that include high quality wetlands, pristine riparian areas, and functioning floodplain resources. Valued

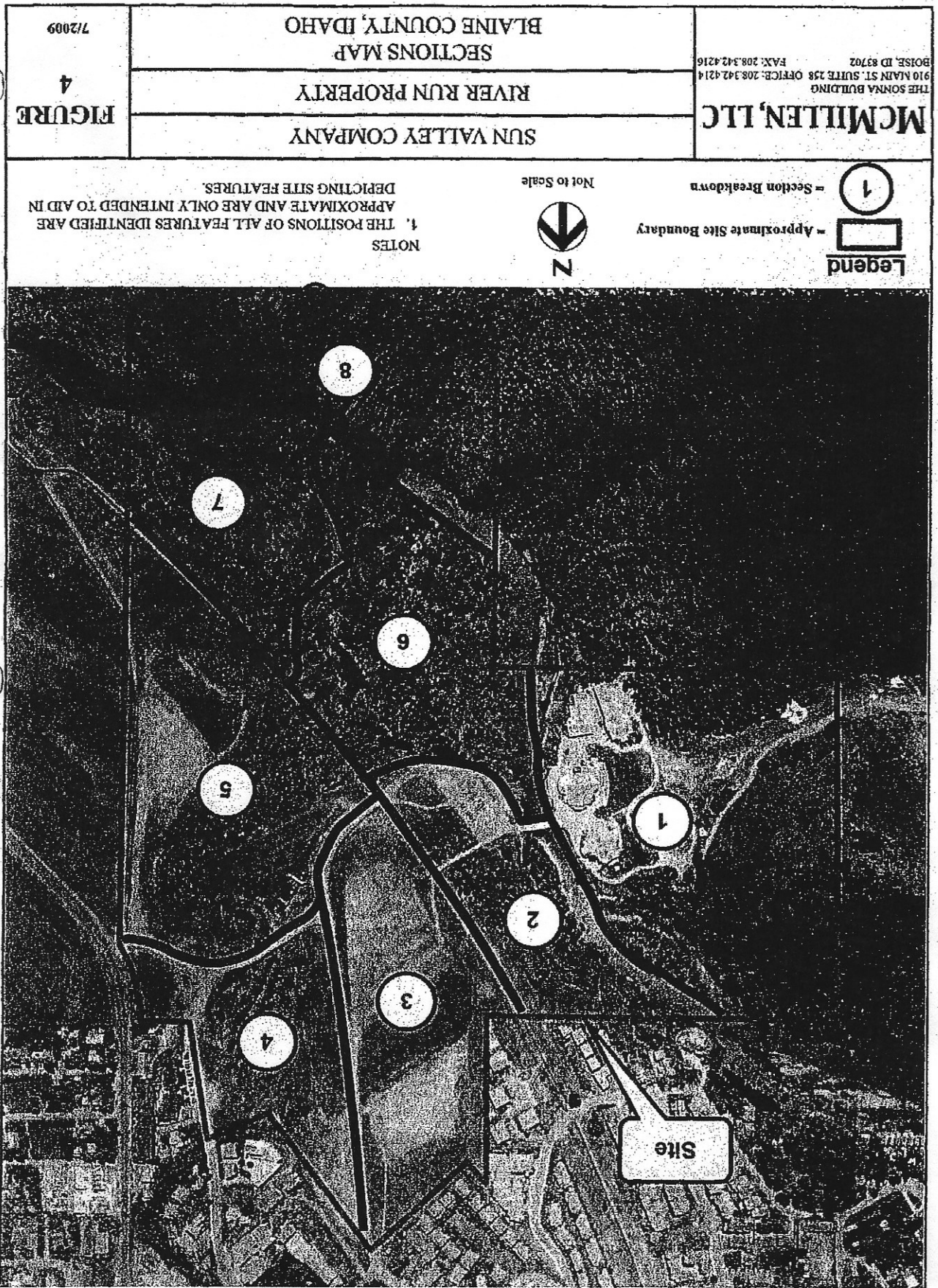
natural resources and wildlife habitats that, are hard to find within the City of Ketchum.

The River Run Development Project provides the Sun Valley Company, as well as the City of Ketchum with an opportunity to do the right thing and develop a world-class resort that is sensitive to the needs of the community and the significant natural resources associated with the parcel.

I urge the City of Ketchum to carefully analyze the environmental aspects of the project and continue to work closely with the Sun Valley Company and project planners to ensure undisturbed environmental resources on the property are preserved and protected to the greatest extent.

Trent Stumph
Sawtooth Environmental Consulting, LLC

MAP EXHIBIT - River Run Property Map Sections
 River Run Property Vegetation Study Report, Poulsen/McMillen, LLC, July 24, 2009.



McMILLLEN, LLC
 THE SONNA BUILDING
 910 MAIN ST. SUITE 258 OFFICE: 208.342.4214
 FAX: 208.342.4216
 BOISE, ID 83702

SUN VALLEY COMPANY
 RIVER RUN PROPERTY
 SECTIONS MAP
 BLAINE COUNTY, IDAHO

FIGURE 4
 7/2009

River Run Annexation and Zoning Designation Application

August 2009



River Run Annexation and Zoning Designation Application

Prepared for: Sun Valley Company
1 Sun Valley Road
Sun Valley, ID 83353

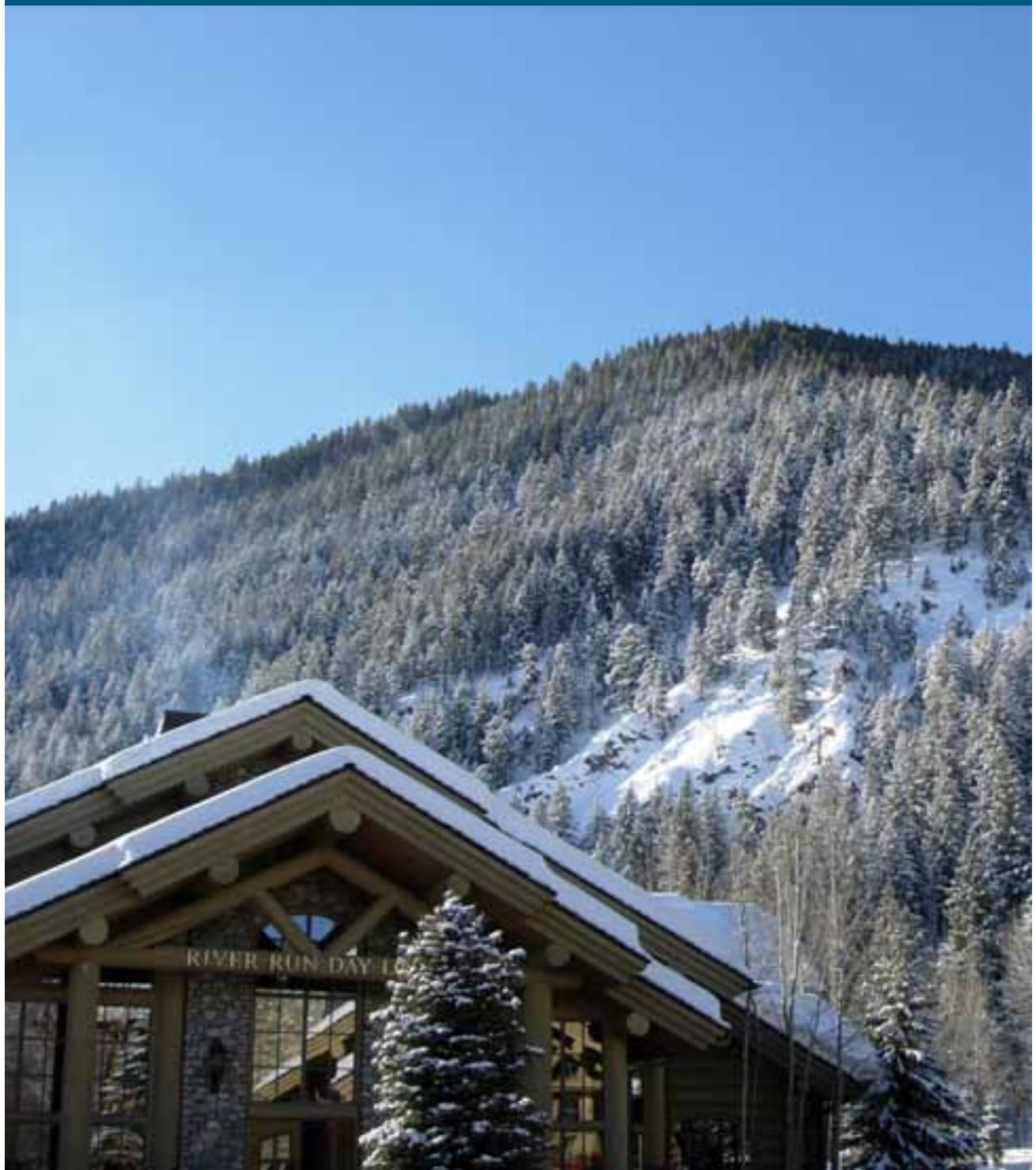
Prepared by: Design Workshop, Inc.
1390 Lawrence Street
Suite 200
Denver, CO 80204

Table of Contents

Application	1
Project Team	7
Introduction	11
Project Overview	12
Community Benefits	13
Compliance with Ketchum Comprehensive Plan	14
Sustainable Development	17
Community Sustainability	17
Environmental Sustainability	17
Water	18
Irrigation Water	18
Stormwater	18
Building Design	18
Transportation	18
Economic	19
Context and Property Boundary	21
Property Context	22
<i>Figure 1 - Property Context</i>	23
Property Boundary	24
<i>Figure 2 - Property Boundary</i>	25
Existing Conditions	27
Zoning	28
<i>Figure 3 - Existing Zoning</i>	29
Easements	30
<i>Figure 4 - Existing Easements</i>	31
Buildings, Water Bodies, Courses	32
Public Land Use	32
Bike Path	32
Snow Storage	32
<i>Figure 5 - Existing Public Use</i>	33
Streets, Rights-of-Way	34
Utilities	34
Water	34
Wastewater	34
Natural Gas	34
Power and CATV	35
Telephone / Fiber Optic	35
<i>Figure 6 - Existing Utilities</i>	36
Site Conditions	37
Survey Information	37
Existing Conditions	37
Geotechnical Conditions	37
Floodway and Floodplain	37
Avalanche Hazard	38
Environmental Information	38
<i>Figure 7 - Existing Site Conditions</i>	39
Annexation and Zoning	41
Designation Information	41
Annexation	42
<i>Figure 8 - Annexation Map</i>	43
Proposed Zoning Designation	44
PUD	44
<i>Figure 9 - Proposed Zoning Designation</i>	45

Conceptual Site Plan	47
Conceptual Site Plan	48
Proposed Land Use	48
Residential	49
Hotel	49
Retail	50
Commercial (Highway 75)	50
Parking	50
Community/Employee Housing Parcel	50
<i>Figure 10 - Conceptual Site Plan</i>	51
<i>Figure 11 - Land Use Diagram</i>	52
<i>Figure 12 - PUD Concept Plan</i>	53
Impact Statement	54
Fire Protection	54
Water	54
Sewer	54
Utilities	54
Public Easements	54
Avalanche Hazard	55
Drainage	55
Grading of Slopes	55
Police	55
Adjacent Properties & Neighborhoods	55
Schools	56
Fiscal Impact	56
Public Facilities	57
Recreation Activity	57
Roads, Traffic, Public Transportation	57
Environmental impact (vegetation, wildlife, wildlife habitat, ground & surface water)	58
Flood hazard	59
Snow removal areas and services	59
Noise, Air and Water Pollution	59
Areas of historical significance	59
Public Land Use	60
Open Space	60
Trail System	60
Wetlands	60
River Access Points	60
<i>Figure 13 - Proposed Public Use</i>	61
Transportation / Public Transportation	62
Parking	62
Shared Use Parking	62
Phasing	62
Proposed Densities	63
Floor Area Ratio (FAR)	63
Employee/Community Housing	63
Streets, Rights-of-Way	64
<i>Figure 14 - Proposed Roads</i>	66
Utilities	67
Water	67
Wastewater	67
Power , CATV, Telephone and Natural Gas	68
<i>Figure 15 - Proposed Utilities</i>	69
Easements	70
<i>Figure 16 - New and Relocated Easements</i>	71
Planned Unit Development Application	73
Planned Unit Development (PUD)	74
Waivers Requested	74
Lot Coverage	76
Development Schedule	76
Tent Diagram	77
Large Block Plat	77
<i>Figure 17 - Tent Diagram and Tent Coverage</i>	79
Sub Area Plan T-Tourist	80
Annexation Agreement	81
Waivers Requested	81
Impacts of mass and scale on Design Review and PUD	82

Application





Community and Economic Development Department

480 East Avenue North

Box 2315, Ketchum, Idaho 83340

Telephone: (208) 726-7801 Fax: (208) 726-7812

**HOTEL APPLICATION CERTIFICATION OF COMPLETENESS:
TOURIST ZONES**

Note: A Pre-application Meeting with Staff is required prior to submittal. Please call to schedule the meeting in advance.

Project Name: River Run Neighborhood

Lead Developer: Sun Valley Company

Hotelier: N/A

Hotelier Agreement in place: N/A

Date of Required Pre-application Meeting with Staff: 10/20/08

(Notes Attached)

Reviewed by _____

Date _____ Time _____

1. Definition of Hotel. Describe how the project does or does not comply with the City's Definition of Hotel below:

"Hotel" means a building designed and used for overnight occupancy by the general public on a short term basis for a fee. Hotels shall include adequate on-site food and beverage service with kitchen facilities, common reservation and cleaning services, meeting room space combined utilities, on-site management and reception services, access to all sleeping rooms through an inside lobby supervised by a person in charge no less than eighteen (18) hours per day, and where appropriate, adequate on-site recreational facilities. Unless otherwise approved by the City council, occupancy periods of a Hotel, or unit thereof, by any one person or entity with an ownership interest in the Hotel, or unit thereof, shall not exceed 30 consecutive days or exceed 90 days within any calendar year, regardless of the form of ownership. Occupancy periods for persons or entities with no ownership interest (e.g. vacationers) shall be limited only by the 90-days per calendar year requirement. A hotel room which includes cooking facilities shall not be considered a dwelling for the purposes of density, area and bulk regulations of this Title and other land use regulations. A hotel building may contain other residential uses, so long as the total gross square footage of those uses does not exceed twenty (20) percent of the net floor area of the sleeping rooms and/or sleeping units, unless otherwise approved by the City Council.

When designed, the hotel will comply with the City's definition of hotel.

2. PUD Submittal. A full PUD Application is required of hotels in the T zones. Please attach complete PUD Application.

Requested PUD Waivers, including maximum Height, Building FAR and other Wavier Requests:

The sections below are the waivers the applicant is seeking with this PUD application. Please see PUD section for details regarding the waiver requested for each of these sections.

- Right-of-Way. 12.04.030.A
- Street Widths: 12.04.030.B
- Maximum Height: 17.52.010.I.[1 and 2]
- Sidewalks, Curbs and Gutters: 17.124.090
- Design Review Requirement: Hotel Application

3. Subarea Analysis. A subarea analysis shall be prepared and attached to this application, including:

X Comprehensive Plan designation for the subarea

X Impacts of the proposed hotel on the character and scale of the surrounding neighborhood

X Impacts on proposed height and mass relative to the City's Design Review Standards and the PUD Standards

X Appropriateness of the subarea for a hotel which exceeds the bulk requirements of the City Zoning Code

4. Inclusionary Housing.

Calculation of 20% community housing requirement for FAR over 1.0:

The applicant will provide land to the City of Ketchum to fulfill the community and employee housing requirement.

Income Categories Proposed: N/A at this time.

X If an Alternate Community Housing Proposal I is planned, Workforce Housing Plan is Attached (includes alternate locations and or amount of community housing)

5. Design Review.

Design Review is required. Please attach Pre-Application Design Review Submittal Materials. Complete Design Review will be conducted after PUD review and decision.

N/A. Design Review for the Hotel is not appropriate at this time. Applicant is requesting annexation, zone designation for the property and PUD for the Hotel Core. At the time the Hotel is designed, a Design Review application and process will be completed.

File No.: _____

CITY OF KETCHUM CONDITIONAL USE PERMIT APPLICATION

Name of Applicant: Sun Valley Company

Name of Owner of Record: Sun Valley Company

Mailing Address: P.O. Box 10, Sun Valley, ID 83353

Telephone Number (home): _____

Telephone Number (business): 208.622.2041

Street Address of Property Requiring a CUP: N/A

Legal Description of Property Requiring a CUP: N/A

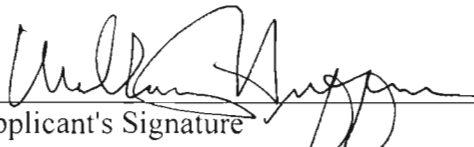
Description of Proposed Conditional Use: Hotel (150-200 rooms), spa, meeting facility, restaurant(s), guest services

Description of Proposed and Existing Exterior Lighting: N/A

Zoning District: T Tourist/PUD Requested

Overlay District: Flood _____ Avalanche _____ Pedestrian _____ Mountain _____

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Conditional Use Permit Application in which the City of Ketchum is the prevailing party to pay reasonable attorney fees, including attorney fees on appeal, and expenses of the City of Ketchum. **I hereby acknowledge** I have filled in this application accurately and provided the required information to the best of my knowledge.


Applicant's Signature

8.11.09
Applicant's Signature

8.11.09
Date

----- Administrative Use Only -----

Date Application

Received: _____

Date Commission/Council Public

Hearing: _____

Date Legal Notice

Published: _____

Date Notice Posted on

Premises: _____

Conditional Use Permit Fee: _____

Date Paid: _____

Mailing Fee: _____

Date Paid: _____

Date Applicant

Notified: _____

Comments from

Agencies: _____

Administrative Comments:-

Additional Notice Determination: _____

Date: _____

Actions/Findings

Taken: _____

Permit

Recorded: _____

Project Team



Sun Valley Company

P.O. Box 10
1 Sun Valley Road
Sun Valley, ID 83353
208.622.2041

East West Partners

P.O. Drawer 2770
126 Riverfront Lane, 5th floor
Avon, CO 81620
970.748.7528

Design Workshop, Inc.

1390 Lawrence Street, Suite 200
Denver, CO 80204
303.623.5186

Benchmark Associates

P.O. Box 733
100 Bell Drive
Ketchum, ID 83340
208.276.9512

Hornberger + Worstell

170 Maiden Lane
San Francisco, CA 94108
415.391.1080

LSC Transportation Consultants

2690 Lake Forest Road, Suite C
Tahoe City, CA 96145
530.583.4053

McMillen, LLC

910 West Main Street, Suite 258
Boise, ID 83702
208.342.4216

Will Miller Consulting, LLC

P.O. Box 1030
Sun Valley, ID 83353
208.788.0099

RRC Associates

4940 Pearl East Circle, Suite 103
Boulder, CO 80301
303.449.6558

GeoEngineers

523 East 2nd Avenue
Spokane, WA 99202
509.363.3125

Arthur Mears, P.E., Inc.

555 County Road 16
Gunnison, CO 81230
970.641.3236

Introduction



Project Overview

The River Run site consists of approximately 140 acres and is generally located south of Cottonwood Street, west of Highway 75, northwest of the Reinheimer Ranch and is the base of the Sun Valley ski area. Sun Valley Company purchased the property in 1977 and has left it largely undeveloped. A large portion of the site consists of an unpaved skier parking lot. Improvements to the area include the day lodge and skier services buildings, maintenance buildings and improved lift access, which were approved and built in the 1990s. A new gondola is currently being constructed to further improve access to the ski mountain and provide winter and summer access to the Roundhouse Restaurant on Bald Mountain. The site is also used for recreational activities along the Wood River Trail. Additionally, the Sun Valley Company has allowed the City of Ketchum to temporarily use a portion of the property east of Trail Creek for snow storage.

Sun Valley Company engaged Design Workshop to develop a concept plan for the development of the property. An initial plan was presented to the Planning and Zoning Commission, the City of Ketchum City Council and the public in 2004. More recently, a public workshop with City Council and the Planning and Zoning Commission was held on November 12, 2008. The response was positive and the comments reviewed and, where feasible, incorporated into the concept plan presented with this application.

The concept plan capitalizes on the opportunities presented by this property. The plan includes attributes to dramatically improve the visitor/skier experience, provide a full-service hotel at the base of the mountain, preserve sensitive wetlands and habitat, provide public access to the Big Wood River and Trail Creek, as well as create a vibrant new neighborhood and gateway to the City of Ketchum. The elements discussed with City staff, City officials and the public in November 2008 as being important considerations for the River Run plan including bike and pedestrian paths connected to the regional trails, improvement to the intersection of Serenade Lane and Highway 75, and sensitivity to the attributes of the land and riparian areas have been incorporated into the concept plan.

In December 2008, Sun Valley Company began discussions with East West Partners to investigate the possibility of a partnership to develop this parcel. East West Partners is currently acting in an advisory capacity. They are a highly successful family of related but independent companies devoted to building, selling, managing and supporting high-quality real estate in the communities in which they operate. They have developed and manage high-end hotels and communities in mountain resorts including the Westin Riverfront Resort and Park Hyatt in Beaver Creek, Colorado and Old Greenwood and Northstar in Lake Tahoe, California. East West Partners is committed to creating great neighborhoods that add value to the communities in which they operate. Both Sun Valley Company and East West Partners are known for quality, enhanced visitor experiences and attention to detail and together have decades of experience to plan and develop a quality visitor experience and outstanding neighborhood at River Run.

Community Benefits

The River Run Neighborhood will provide many community and public benefits to the City of Ketchum. Some of these benefits include the following:

- River Run development will greatly improve the skier experience (arrival, parking, drop-off) and create a pedestrian environment.
- Increase City's tax base through incremental LOT from lodging, retail, restaurant and lift ticket sales as well as through property tax from new commercial and residential property within the River Run Neighborhood.
- A destination that complements downtown Ketchum. The visitors and residents in the River Run Neighborhood will provide incremental business to Ketchum's retail outlets and restaurants.
- A high-end hotel and amenities to offer a new level of visitor experience in Ketchum with immediate access to the ski mountain, a high-end spa and summer activities.
- A vibrant neighborhood community that ties into and complements the existing Ketchum land use pattern.
- Additional community recreational facilities including a nature trail along the Big Wood River and Trail Creek and through the neighborhood.
- Protection of streams and wetlands by respecting and exceeding City of Ketchum standard setbacks.
- Additional community gathering space in the Hotel Core plaza.
- Additional community and employee housing opportunities through the donation of a parcel of land to be described in the Development Agreement.
- Preserving and protecting a terminal location and preservation of a pathway for a potential future gondola through the City of Ketchum to the Sun Valley Resort to the north.
- Restoration and protection of approximately 15 acres of wetlands and habitat bordering the Big Wood River in perpetuity through the creation of the Wood River Ecological Park (Eco-Park). The Eco-Park will serve as an outdoor education center for valley schools and provide recreation opportunities for both local residents and visitors. The park will be developed with a focus on the hydrological cycle and associated plant and animal ecosystems.
- A significant arrival statement opportunity for the City for visitors arriving from the south as part of the proposed improvements to the intersection of Highway 75 and Serenade Lane.
- Parking relief for downtown Ketchum through the shared use parking for River Run and the City and potential gondola connection and/or shuttle service from River Run into town.
- Improved public access to the rivers through the incorporation of access points along the Big Wood River.
- Improved gas line to benefit natural gas service in the north valley.

Compliance with Ketchum Comprehensive Plan

The conceptual plan for the River Run Neighborhood and details of the plan outlined in this Annexation and Zoning Designation Application meet the goals set forth in the Ketchum Comprehensive Plan dated March 1, 2001 as follows:

- “Goal 1: Commercial development in River Run should complement the Community Core, but always remain a smaller subordinate commercial hub”
 - » The proposed development includes approximately 35,000 square feet of retail in the resort core. The uses for this retail will be focused on providing goods and services for River Run guests and people accessing the ski mountain. The commercial at River Run will be complementary to the Ketchum Commercial Core.
- “Goal 2: Play a proactive role in planning for the development of the River Run property, including annexation”
 - » The development team has been meeting with City staff and stakeholders since the River Run master plan was first presented to the public in 2004 to ensure that development plans mesh with City goals.
- “Goal 3: Housing for resort employees should be included in the development of River Run”
 - » The proposed project includes a parcel of land dedicated to the City to meet all community and employee housing requirements allowing the City of Ketchum the ability to build the units as needed rather than waiting for the phasing of the project to dictate the schedule for providing these housing units.
- “Goal 4: Uses and activities at River Run and Warm Springs Base Areas should be balanced so that each Base Area is viable, and minimizes adverse impacts of traffic on the surrounding neighborhood”
 - » The proposed development would certainly activate River Run, but not to the exclusion of Warm Springs. There are currently no specific plans for the redevelopment of the Warm Springs base area.
 - » A traffic study was conducted forecasting impacts from the proposed development and informing the road circulation integrated in the concept plan. It concluded that with mitigation the adjacent neighborhood is not adversely impacted.
- “Policy 4.6.2: Ensure that there is a strong connection between River Run and downtown Ketchum”
 - » The proposed plan continues the grid block pattern of downtown Ketchum into River Run to help connect the property and the City together.
 - » The proposed plan incorporates a bus transit station and skier drop off area.
 - » The proposed plan preserves the ability to construct a Ketchum/Sun Valley Gondola terminating at the River Run plaza.
- “Policy 4.6.4: Sun Valley Company and the City of Ketchum should work together to find other sites suitable for snow storage well in advance of the redevelopment of the current snow storage site”
 - » The proposal is that the City would continue to be able to utilize the River Run site for snow storage until development phasing of River Run dictates that the snow storage be relocated. The City will be given advance notice (two (2) winter seasons) for relocation.

- “Policy 4.6.5 (bullet one): Annexation of River Run should be required prior to any new development, including the Day Lodge and Skier Services building”
 - » Sun Valley Company is proposing annexation for all of its property at River Run into the City of Ketchum, including the land west of the Big Wood River which includes the existing Day Lodge and Skier Services buildings.
- “Policy 4.6.5 (bullet two): River Run should be effectively linked to the existing Wood River Trails System via feed trails that follow Trail Creek and other routes throughout the development”
 - » The existing Wood River Trail through the site will remain but be rerouted to the west and will partially run along the Big Wood River. An alternative bike route will also be provided through the Hotel Core. The River Run Neighborhood will also feature a nature trail around the site. This trail will follow Trail Creek from the Eco-park up to the northeast corner of the site and will then loop back down to the southwest to connect to the Wood River Trail.
- “Policy 4.6.5 (bullet three): River Run should also be linked with the Warm Springs Base Area via a pedestrian and bicycle trail on the west side of the Big Wood River, if feasible”
 - » The proposed plan does not include such a trail at this time, but the development team is not opposed to the concept should it be determined to be feasible and there is a source of funds for construction.
- “Policy 4.6.5 (bullet four): River Run should include a dedicated neighborhood park that is adjacent to, or effectively linked to the Wood River Trails. This park could be used as a buffer between future development and the residential neighborhoods in West Ketchum.”
 - » The proposed plan includes the dedication of an approximately 15-acre natural park (Eco-Park) with a trail system that ties into the Wood River bike path.
 - » In addition, the plan includes a number of green spaces/bioswales, including a green space buffer between River Run and the adjacent neighborhood.
- “Policy 4.6.5 (bullet five): In addition to Highway 75, Second Avenue and Third Avenue should both be used as connections between River Run and Downtown Ketchum. Design and traffic control for these streets should be determined as part of this overall Master Plan.”
 - » The proposed plan maintains Second and Third Avenues as connections to downtown.
 - » Traffic control recommendations are included in the River Run Transportation Study.
 - » The interchange at Highway 75 and Serenade Lane will be improved as a signalized intersection or roundabout.
- “Policy 4.6.5 (bullet six): The specific plan should explore alternatives to using private vehicles for getting people between River Run and Sun Valley, from River Run to downtown, and from down valley. Alternatives should include sidewalks along Second and Third Avenues, shuttle service, and possibly a tramway. Adequate parking in conjunction with these alternatives should be provided.”
 - » The proposed plan accommodates a possible future gondola line and end terminal.
 - » The proposed plan includes a transit facility for shuttle buses.

- » The proposed plan includes structured parking facilities located adjacent to both the gondola terminal site and the transit facility.
- » Sidewalks along Second and Third Avenues are accommodated in the road right-of-way (ROW).
- » Additionally, trails will be incorporated in the bioswale areas, as appropriate.
- “Policy 4.6.5 (bullet seven): Storm and melt water runoff should be handled on-site without adverse impacts on surface ground water quality.”
 - » The proposed plan includes a series of bioswales that utilize soil and vegetation to naturally filter runoff before it reaches Trail Creek or the Big Wood River.
- “Policy 4.6.5 (bullet eight): Riparian corridors should be protected and maintained for their natural flood retention, runoff filtration, habitat functions and aesthetics. Existing vegetation should be maintained. Riparian setbacks should be increased to protect the valuable habitat and aesthetic characteristics of the river confluence. These actions will minimize the need for stream bank stabilization and provide a natural framework for future development.”
 - » The average stream setback in the proposed plan is 50 feet, which is twice the City’s standard of 25 foot setback.
 - » A minimum of 25 feet is maintained in all locations within the plan.
 - » A conservation management plan will be established prior to development commencing.
 - » The Wood River Ecological Park will be protected and managed for its habitat value and environmental education opportunities.
- “Policy 4.6.5 (bullet nine): The specific plan should show how the City’s utilities will be expanded into River Run and how that expansion will be financed. It should also address other public facilities and service needs.”
 - » A proposed utility master plan has been prepared for water, wastewater, electric and gas.
 - » Infrastructure financing strategy will be proposed in the River Run Development Agreement.
- “Policy 4.6.5 (bullet ten): The specific plan should show how the additional employee housing needed to serve the proposed development will be provided.”
 - » The proposal includes deeding land to the City for employee and community housing.
- “Policy 4.6.5 (bullet eleven): The specific plan should include development of joint use agreements for parking areas for summer events such as concerts, Wagon Days and other special events.”
 - » It is the desire of the applicant to have a shared-used agreement for public parking in the parking structures at River Run.
- “Policy 4.6.5 (bullet twelve): Should include undergrounding of all utilities associated with the operation of the resort.”
 - » The proposed utility plan includes provisions for all existing, relocated and new utility lines to be underground.

Sustainable Development

The River Run Neighborhood has been designed with sustainability and respect for the environment as the foundation. Dr. Warren Flint, sustainability expert, considers sustainable design practices to be techniques that balance economic, environmental and social considerations. In his words, “Sustainability means working to improve human quality of life without damaging or undermining society or the environment, now or in the future. In this way, economic desires become accountable to an ecological imperative to protect the biosphere, and a social equity imperative to create equal access to resources and maximize human well being.” In this context, everything in the community falls under consideration – from the decisions about how to treat storm water to the programming of the hotel and the protection of the ecological park.

The intent of the River Run Neighborhood is to provide an economically-viable development while protecting the natural environment and conserving natural resources. The following narrative describes some of the strategies that will be used to achieve a smart, sustainable community.

Community Sustainability

The sustainability of a community is judged on not only by the sensitivity to the land and environment, but to the well being of its citizens. To this end, the plan for the River Run Neighborhood provides opportunities to develop a healthy community including connections with the natural environment through the ecological park and a nature trail; recreational activities including skiing, hiking and biking; connections within the neighborhood and the community by clustering homes and connection with the greater community of Ketchum, Hailey, Elkhorn and Sun Valley by ensuring that the bike trail continues to link with the regional trail and providing shuttle service to and from the neighborhood.

Environmental Sustainability

Sustainable development depends on recognizing the value of natural systems and employing sound development practices to protect them. It is important to design neighborhoods to fit the purpose to the conditions of the land in ways that support future generations and maintain value long-term. The concept plan for the River Run Neighborhood is designed to respect, retain and take advantage of the value of the natural systems within the area. The hotel has been carefully sited to provide convenient access to Bald Mountain and the Big Wood River, maximizing the recreational value while minimizing the impact on the natural environment.

The surrounding neighborhood has also been carefully sited based on the attributes of the land. Significant wetlands have been preserved from development. A generous riparian setback of an average 50 feet (as opposed to City of Ketchum standard of 25 feet) has been preserved throughout the River Run Neighborhood. Blocks within the community have been sited to allow for vegetated swales or natural drainage corridors within the site. Additionally, water quality will be maintained by capturing stormwater onsite and by not allowing stormwater to directly enter the rivers. A natural buffer is also created along the northern-most western boundary between existing development and the planned multi-family homes within the River Run Neighborhood.

Finally, the Big Wood River Ecological Park preserve at the southern end of the River Run Neighborhood has been created to preserve significant wetlands in the areas and provide an interpretive learning experience for visitors and residents with elevated trails to minimize the impact on the natural environment.

Water

Communities need safe, clean drinking water and adequate supplies to accommodate their residential and nonresidential needs. The City of Ketchum has indicated that adequate sources of water are available to serve the project. In addition, the River Run team is compiling a list of conservation Best Management Practices (BMPs) for implementation at the River Run site.

Irrigation Water

A responsible outdoor irrigation program is built on a strong foundation, starting with soil preparation and a landscape design intended to conserve water.

Topsoil Preparation

High-quality soil increases plants ability to absorb and hold water effectively, thereby reducing irrigation needs. Well-prepared soil also facilitates deep root growth, which aids infiltration of water.

Water-Wise Landscapes

Encourage the use of landscape materials that are drought-resistant turf, plants, and shrubs to reduce outdoor water use and should reduce irrigation demand. Once established, native landscapes require little irrigation or fertilization. They also attract native wildlife and can help to improve water quality and lower runoff.

Stormwater

The soils in the Wood River Valley, described in the preliminary geotechnical report, allow for the infiltration of stormwater. Infiltration is a preferred Best Management Practice (BMP) for sustainable stormwater management. Infiltration minimizes erosion from stormwater and captures pollutants, solids and sediments, keeping them from entering the surrounding waterways. In addition, the stormwater system for River Run will integrate the use of bioswales to convey excessive stormwater. These bioswales will provide additional green space in the neighborhood.

Building Design

To the extent feasible, principles of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program will be incorporated in the design and construction of the buildings in the River Run Neighborhood. Whether or not the project or individual buildings within the project seek LEED Certification will be at the discretion of the applicant.

Transportation

Transportation sustainability is accomplished by limiting the demand on the roadway system. The concept plan de-emphasizes auto transportation and conceals garages. The roads within the River Run Neighborhood have been designed to allow for the Mountain Rides bus service to operate within the neighborhood providing service to Ketchum and the surrounding community. Additionally, accommodations for a bus drop off close to the ski lifts have been included in the conceptual plan. While the Ketchum/Sun Valley Gondola is not part of this application, accommodations have been made for a landing site at the hotel for the gondola, should it happen in the future.

The pedestrian focus of the River Run Neighborhood will minimize the need for automobile use by residents and guests via trail systems, welcoming streetscapes and a focus of density around the Hotel Core.

Economic

A Fiscal Impact Analysis for the River Run Neighborhood has been conducted and is attached as Exhibit 9. In addition to the fiscal impact of the neighborhood, development at River Run enhances the City financially by:

- Addition of high quality lodging and residential units to enhance the City of Ketchum's position in the increasingly competitive mountain resort vacation marketplace.
- Provide incremental visitors to support the City's existing retail/business base.
- City revenues associated with this project exceed the City's costs.

Context and Property Boundary



Property Context

The neighboring properties of the proposed River Run neighborhood consist of residential and commercial uses within the City of Ketchum city limits to the north, the Idaho Park Foundation, Inc., (Reinheimer Ranch) to the east, a private residence to the southeast, and United States Forest Service land to the south and west as shown in *Figure 1- Property Context*.

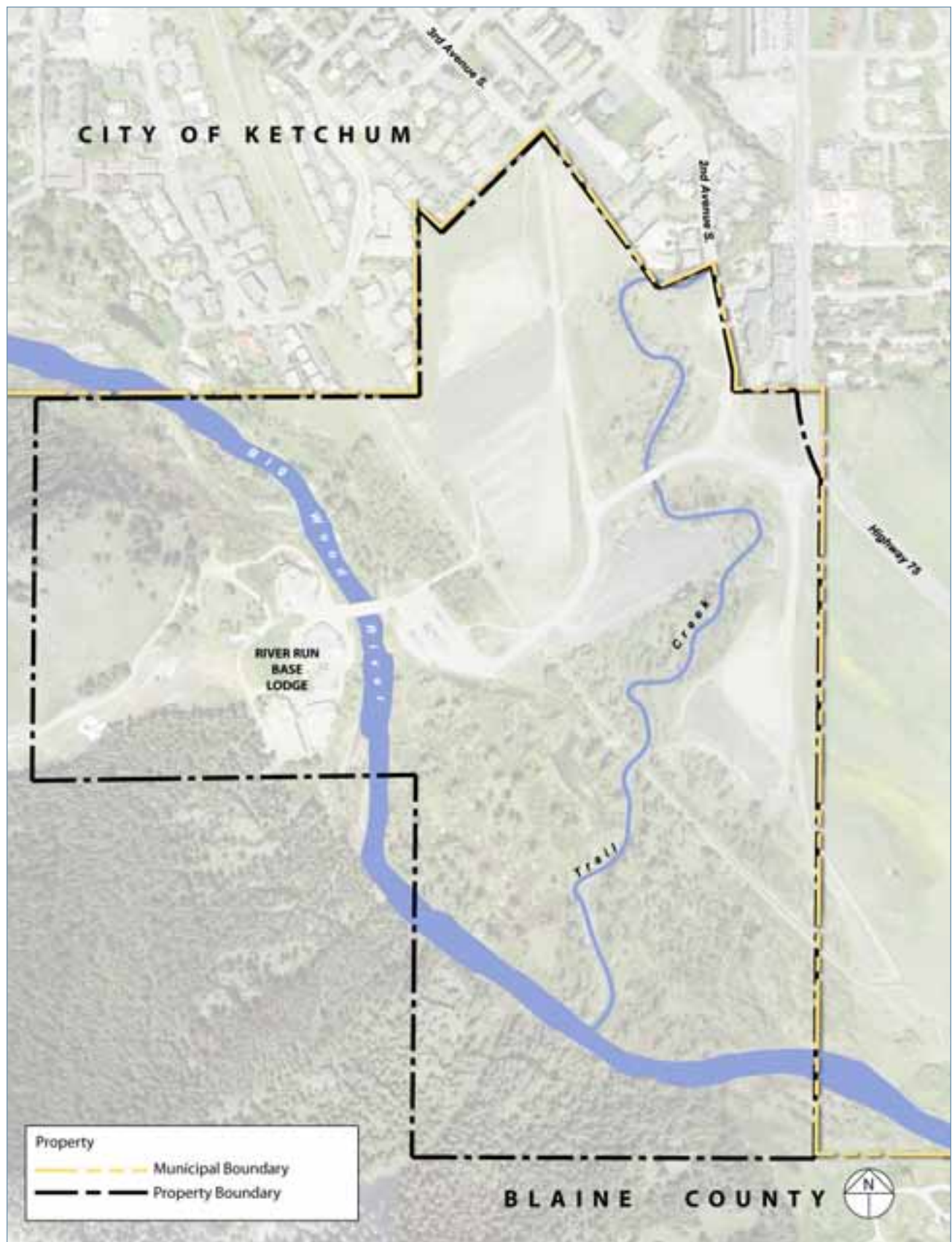
Figure 1 - Property Context



Property Boundary

The property boundary as indicated on *Figure 2 – Property Boundary* represents the entire property owned by Sun Valley Company and is part of this Annexation Application. The exterior boundary lines including dimensions are also shown on **Sheet 2.0 – Site Survey** in the full size drawing package.

Figure 2 - Property Boundary



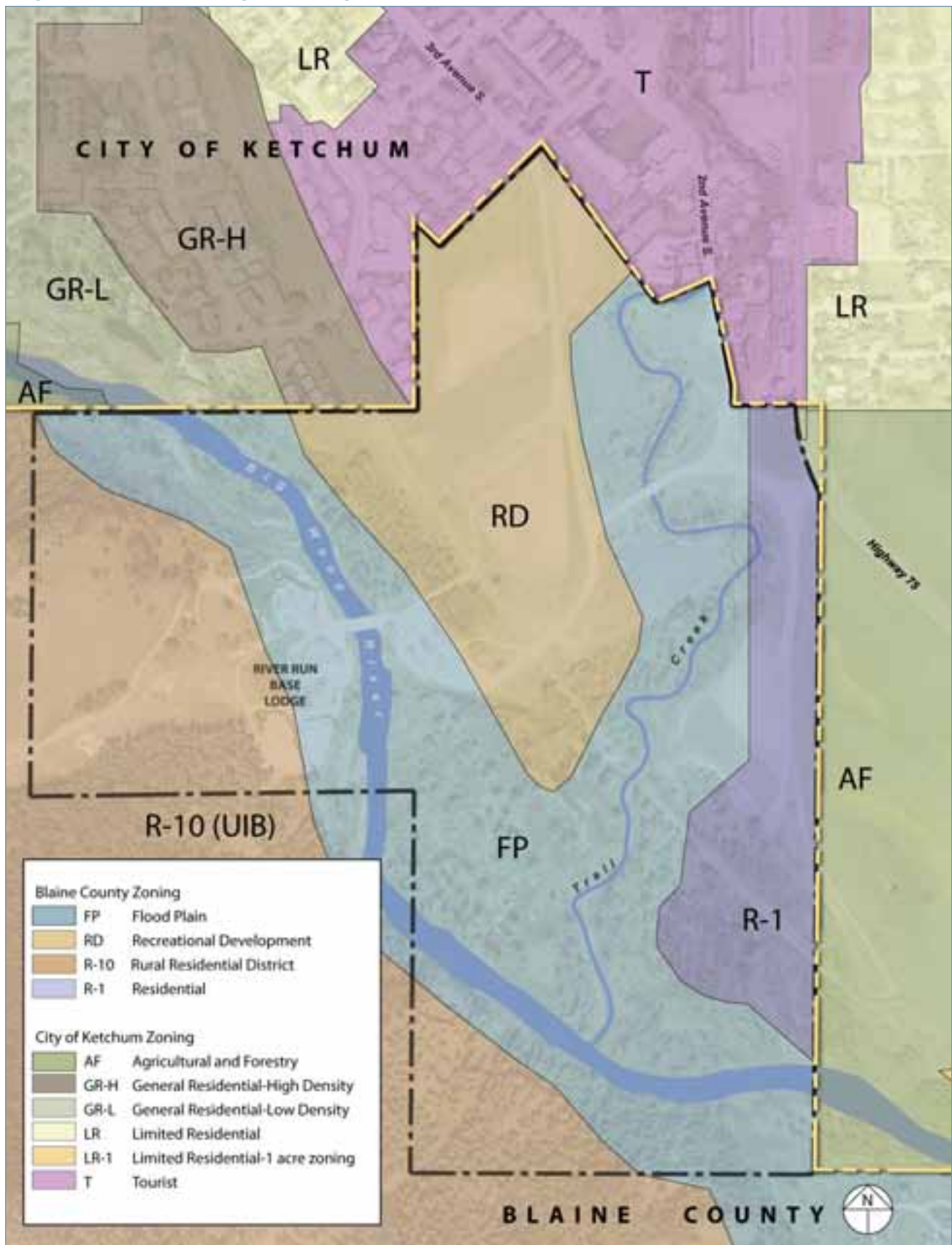
Existing Conditions



Zoning

The River Run property's current zoning in Blaine County consists of Recreation Development at the northern tip of the property, R-1 Rural Residential District (one unit per acre) on the northeastern boundary, R-10 Rural Residential District (one unit per 10 acres) at the western boundary and Floodplain along the Big Wood River and Trail Creek. The zoning within the River Run project and the neighboring properties is shown on *Figure 3 – Existing Zoning*.

Figure 3 - Existing Zoning

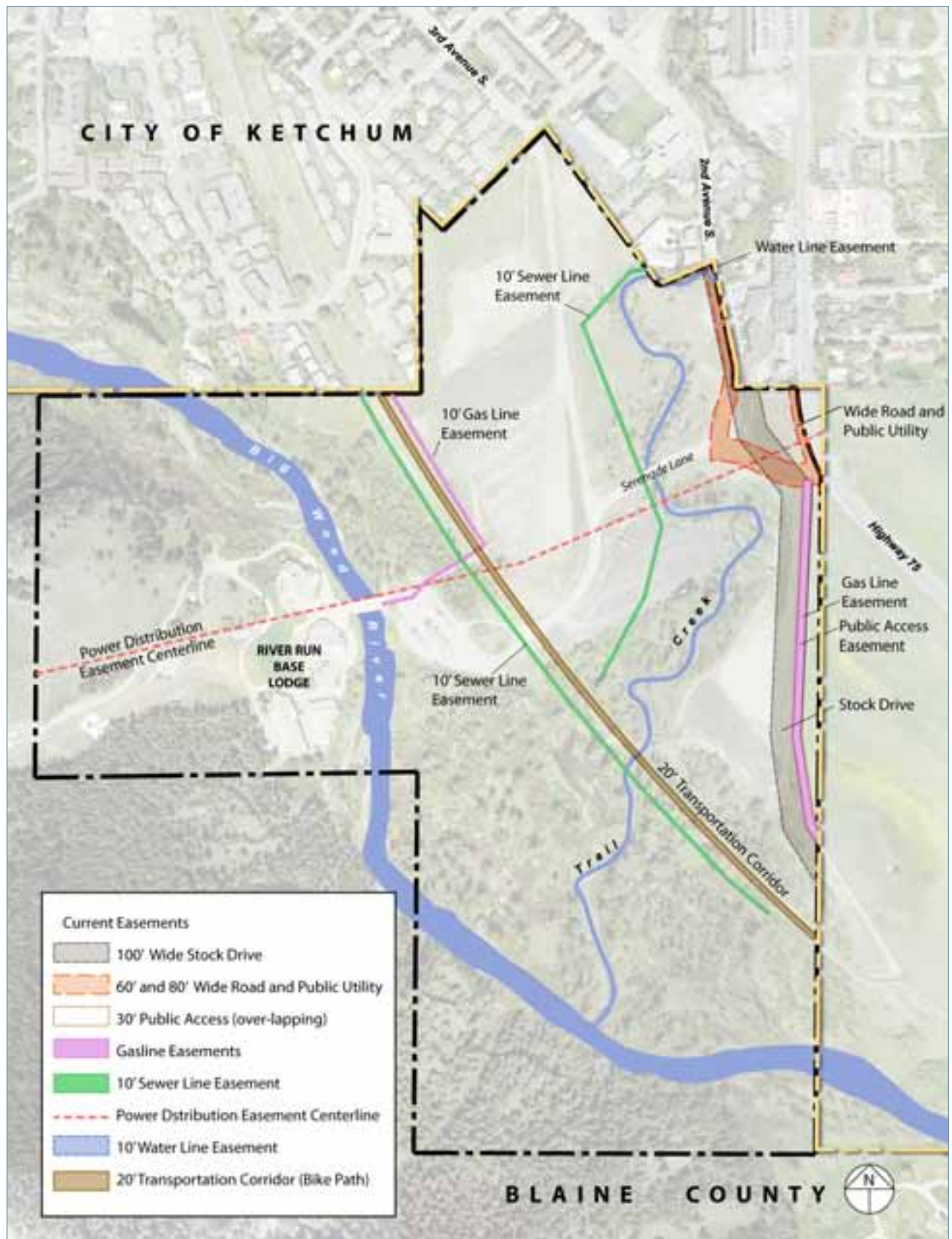


Easements

Figure 4 – Existing Easements illustrates the existing easements on the River Run site. The scaled locations of the easements are also included on **Sheet 2.0 – Site Survey**. These include:

- 20 foot wide non-motorized transportation corridor for the Wood River Trail through the property
- Road right-of-way (ROW) and public utility easement for Serenade Lane and access from Second Avenue to Serenade Lane
- 27 foot wide highway improvement easement along State Highway 75 in the northeastern portion of the property
- 100 foot wide stock drive easement along the eastern boundary of the property
- 30 foot wide public pathway easement for trail access along the eastern boundary
- Water line, sewer line, gas line and power distribution easements.

Figure 4 - Existing Easements



Buildings, Water Bodies, Courses

The existing buildings on the River Run site are comprised of the improvements to the ski mountain base completed by the Sun Valley Company in 1995, including the River Run ski lodge, skier services building and maintenance facilities. Additionally, the gondola currently being built along with the lower lift terminals that provide access to the ski mountain are located on the west side of the Big Wood River and are shown on the figures throughout this application and referenced as “River Run Lodge.” These facilities are also shown at scale on **Sheet 2.0 – Site Survey**.

The water bodies and courses on the site include the Big Wood River and Trail Creek also shown on the figures in this application and on **Sheet 3.0 – Existing Conditions**.

Public Land Use

The River Run property is private property owned by the Sun Valley Company. Public use has been allowed on the site for the ski area and related activities. Public uses have been granted as follows:

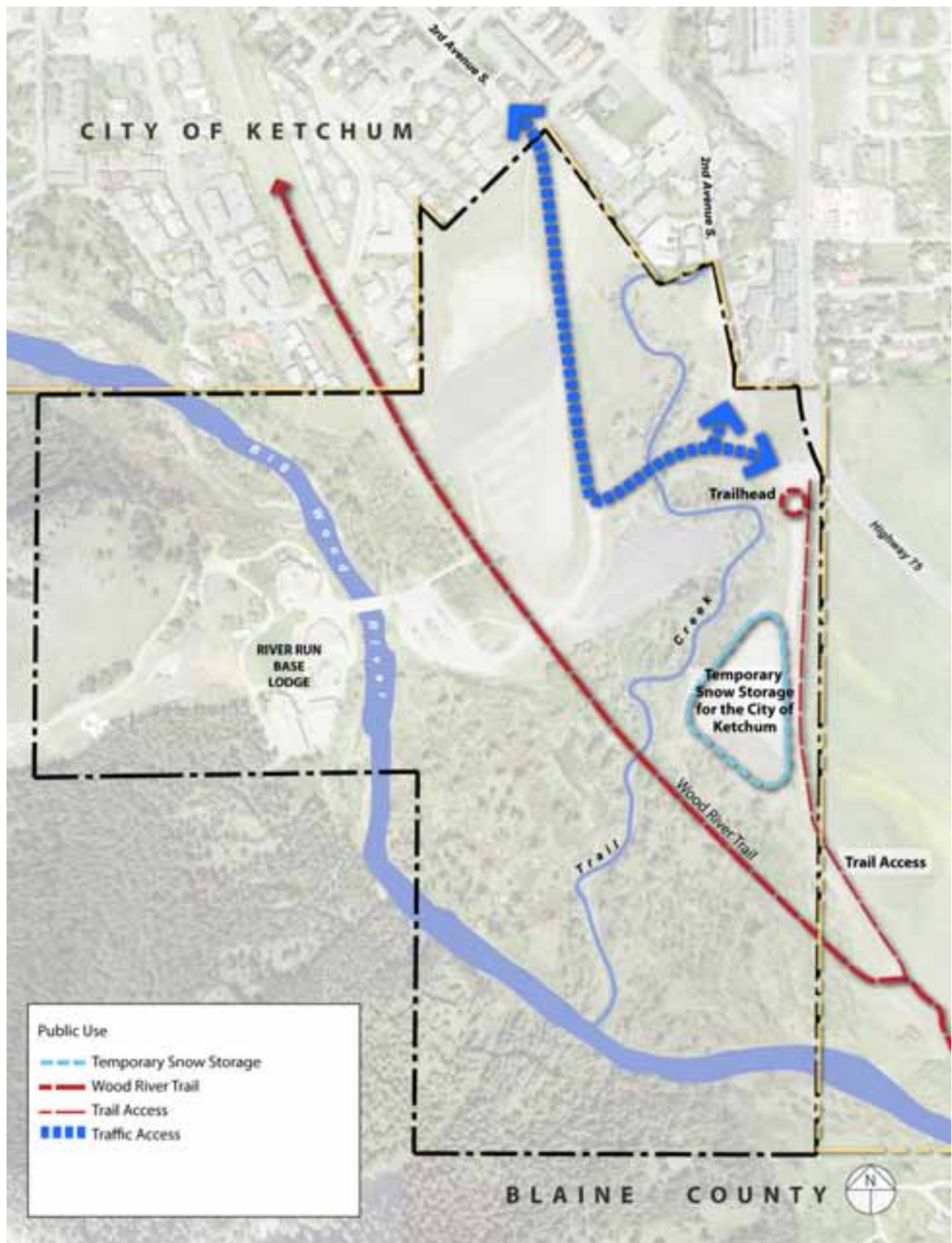
Bike Path

Bike paths on the River Run property include the Wood River Trail (Rails to Trails bike path) which runs through the River Run property along the former railroad easement. In order to implement the conceptual plan included with this application, the applicant is willing to pay the costs associated with moving the Wood River Trail to accommodate the neighborhood plan. There is also a 30 foot wide public pathway easement on the eastern edge of the property as shown on *Figure 5 – Existing Public Use* as well as **Sheet 2.0 – Site Survey**.

Snow Storage

The Sun Valley Company has allowed the City of Ketchum to temporarily use a portion of the property east of Trail Creek for snow storage. This snow storage area encompasses approximately four acres.

Figure 5 - Existing Public Use



Streets, Rights-of-Way

There are two street easements on the River Run property, Serenade Lane at the northeast entrance to the property and Second Avenue to access Serenade Lane. The easements for these streets are included on *Figure 4 – Existing Easements* and **Sheet 2.0 Site Survey**. There are also two non-dedicated streets on the property, Serenade Lane and Third Avenue, both leading to the parking area on the east side of the Big Wood River. No public easements exist for these streets.

Utilities

Utilities located on the site are outlined below. The location of these utilities is shown on *Figure 6 – Existing Utilities* as well as **Sheet 3.0 – Existing Conditions**. All of the existing utilities will be incorporated into the development plan or will be relocated with the consultation of the appropriate utility provider.

Water

There is a 12” water main that extends from the northern portion of the property along the non-motorized trail (Wood River Trail) easement to the junction with the pathway from the upper parking lot. From this location the water line extends west along the upper lot pathway to a fire hydrant at the lower parking lot. This 12” water main crosses the Big Wood River to provide service for the River Run Day Lodge and skier service and maintenance buildings on the west side of the river. There is also a water line that runs along Second Avenue, across Serenade Lane to Highway 75.

Wastewater

There are currently two major sewer mains that traverse the River Run property. There is an 18” main that enters the northwestern portion of the property and follows the current bike path alignment. There is another 18” main that enters the northeastern part of the property and generally follows Trail Creek to the bridge crossing at Serenade Lane. From the crossing, this main travels southwesterly to a location where it meets the main described above that is just north of the bike path bridge that crosses Trail Creek. These two mains join at this location and become a 24” main that follows the current bike path. The sewer mains described above carry the majority of wastewater flow from the City of Ketchum and from the portions of the City of Sun Valley that lie north of Dollar Mountain.

There is a sewer service extension from the existing River Run Day Lodge complex along the upper parking lot pathway to a location where it meets the 18” main described above.

Natural Gas

There is a natural gas main that runs along the eastern boundary, across Serenade Lane and continuing north along Second Avenue. A gas line extends off of this main at the north side of Serenade Lane, across Second Avenue, across Trail Creek to the junction with the recreation district trail. It then follows the Wood River Trail to the northern boundary of the property. Another gas line extends from this portion of the gas line beginning near the junction of the Wood River Trail and the pathway from the upper lot and continuing along the upper lot pathway to the lodge area across the Big Wood River.

Power and CATV

There is an overhead power line (OHP) and cable television (CATV) from Highway 75 across Serenade Lane, over Trail Creek, across the upper lot, across the Wood River Trail to a transformer located east of the bridge over the Big Wood River. These services cross the Big Wood River to serve the day lodge and the skier service and maintenance buildings on the west side of the river.

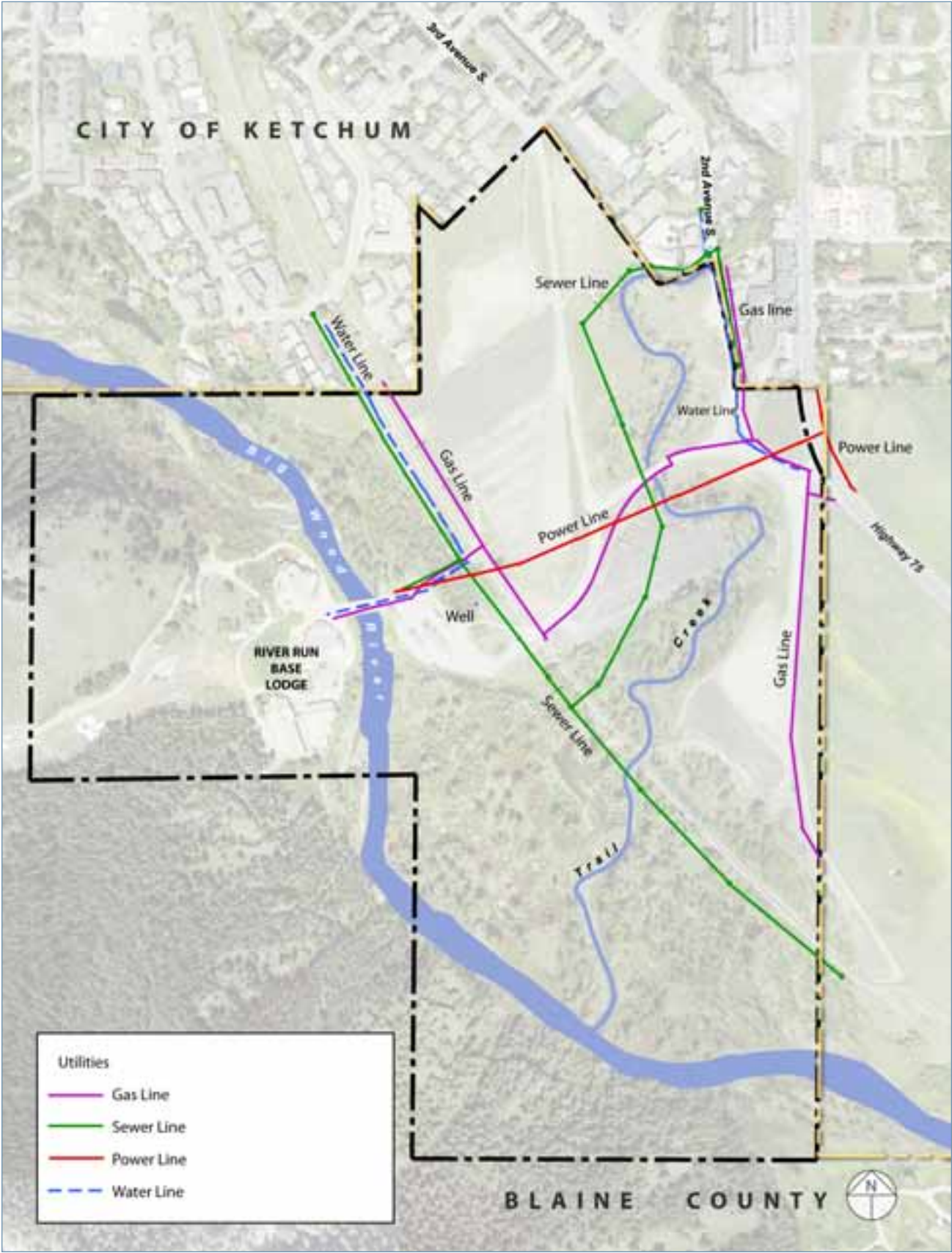
There is an underground power line that extends from the OHP east of the Serenade Lane / Third Avenue junction through a portion of the southeastern lot.

Telephone / Fiber Optic

There is a telephone line that runs along Third Avenue from the northern part of the property. This line leaves Third Avenue and goes through the upper parking lot, across the Wood River Trail, through the lower lot to the area east of the bridge over the Big Wood River. There is also a line that runs east of the lower lot and across the pathway from the upper lot. Additionally, there is a telephone line that runs along Second Avenue, across Serenade Lane to Highway 75.

There is a fiber optic line that enters the property from Highway 75 at Serenade Lane. This fiber optic line leaves Serenade Lane at Second Avenue and continues north along Second Avenue.

Figure 6 - Existing Utilities



Site Conditions

Survey Information

The site survey for the River Run Property is shown on **Sheet 2.0 – Site Survey**. The survey depicts the property boundaries.

Existing Conditions

The property's existing conditions are shown on **Sheet 3.0-Existing Conditions**. This drawing shows the location of existing buildings, waterways, roadways, utilities and easements.

Geotechnical Conditions

GeoEngineers was contracted in March 2009 to prepare a preliminary geotechnical evaluation of the River Run project site. The evaluation consisted of the following:

- Reviewing results of a federal, state and local environmental database for listings of sites with known or suspected environmental conditions on or near the subject property within an approximate one-half mile radius from the site,
- Reviewing historical aerial photographs to identify past development history on and adjacent to portions of the site relative to the possible use of a landfill,
- Drilling, logging and sampling eight borings at selected locations,
- Installing piezometers in borings to provide a means of measuring depth to groundwater,
- Laboratory testing to assess pertinent engineering and physical characteristics of the soil encountered relative to the proposed construction, and
- A preliminary evaluation of the suitability of the site for the proposed development, including a brief assessment of the possible geotechnical design and construction issues based on the results of our site exploration program and our current knowledge of subsurface soil and groundwater conditions in the site vicinity.

GeoEngineers indicated in their preliminary evaluation that, “Based on results of our preliminary geotechnical evaluation, it is our opinion that the subject site generally is suitable for development as currently envisioned. We found no evidence of a landfill, either in our search of databases or during our subsurface exploration program. However, we emphasize that the limited number of exploratory borings we completed were widely spaced and additional exploration is warranted during design.”

The Preliminary Geotechnical Evaluation is included in this application packet as Exhibit 8.

Floodway and Floodplain

The Big Wood River and Trail Creek both run through the River Run property. **Sheet 5.0 - Floodway/ Floodplain / Wetlands** shows the associated floodway and floodplain for each waterway. Sheet 5.0 depicts these flood areas as determined by FEMA and represented on the published FEMA FIRM Maps (March 1997). In reviewing the floodplain information on the FEMA maps, it became clear that this data is no longer valid.

In early 2009, Sun Valley Company retained McMillen, LLC to conduct a full hydraulic and flood study of the River Run Property to include the Big Wood River and Trail Creek. This site specific study was conducted with more complete information than what was used to produce the FEMA FIRM maps. McMillen, LLC used more detailed topography, additional stream cross sections, current field investigations and a Hydrologic Engineering Center River Analysis System (HEC-RAS) hydraulic model to develop floodway and floodplain limits for the River Run property.

The results of this site specific study are also depicted on **Sheet 5.0 - Floodway / Floodplain / Wetlands**. McMillen, LLC, on behalf of the Sun Valley Company, has submitted a Letter of Map Amendment (LOMA) dated July 24, 2009 to FEMA. The LOMA application is the process used for FEMA to adopt the site specific study performed by McMillen, LLC.

Avalanche Hazard

Arthur I. Mears, P.E., Inc. was contracted in November 2008 to conduct an avalanche hazard and mapping analysis. The analysis consisted of a site visit in February 2009 to observe the effects of avalanches on the forest at the base of the slope and in avalanche tracks, study of detailed topographic maps of the avalanche terrain and the application of a computer simulation avalanche-dynamics model to predict avalanche runout distance and boundaries of hazard zones.

The objectives of the site visit and analyses were:

- Delineation of the maximum extent of design-magnitude (100-year) avalanches at the proposed development using updated avalanche simulations and detail topography and
- Subdivision and mapping avalanches into red (high hazard) and blue (moderate hazard).

According to City of Ketchum, Blaine County and the City of Sun Valley, avalanche hazard zones are defined as:

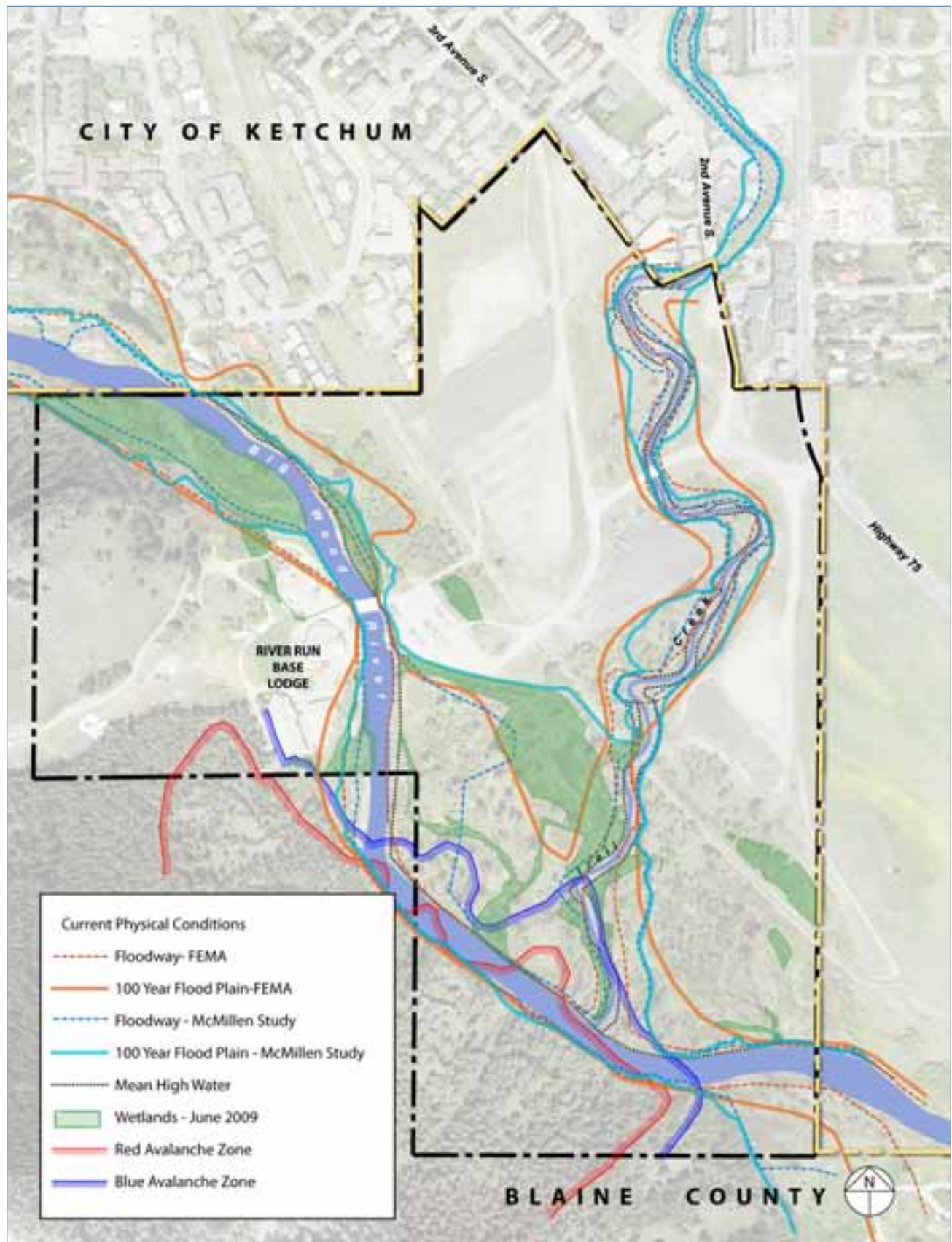
- Red Zone: Affected by avalanches with return period of 30 years or less and/or by a design avalanche that produces an impact pressure of 600 pounds per square foot or more on a flat surface normal to the flow
- Blue Zone: Affected by avalanches with return periods of 30-100 years and by avalanches producing pressures of less than 600 pounds per square foot

The avalanche hazard red and blue zones are included on *Figure 7 – Existing Site Conditions* and at scale on **Sheet 3 - Existing Conditions**. Arthur Mear's full report is included with this application packet as Exhibit 7.

Environmental Information

An environmental study was conducted by Will Miller Consulting, LLC and McMillen, LLC in July 2009. A summary of the environmental report can be found in the Impact Statement of this application. The complete report is also included as Exhibit 6.

Figure 7 - Existing Site Conditions



Annexation and Zoning Designation Information



Annexation

The River Run property is currently not within the jurisdiction of the City of Ketchum. However, an agreement between Blaine County and the City of Ketchum dictates that when development of the parcel known as River Run is developed, it must be annexed into the City of Ketchum. Therefore, pursuant to Ketchum's Comprehensive Plan and in the City's Area of Impact Ordinance (16.12), the request is hereby made to the City of Ketchum to annex the property known as River Run. The area of annexation is shown in *Figure 8 - Annexation Map*.

Figure 8 - Annexation Map



Proposed Zoning Designation

Following annexation into the City of Ketchum, the primary zoning designation being sought for the River Run Neighborhood is T Tourist District. River Run is indicated in Title 17.52.010 T Tourist District as one of the several distinct areas appropriate for the T Tourist District designation. This designation is proper for the River Run Neighborhood in that it allows uses inherent to a community that integrates recreational amenities that draws tourists such as those offered at Bald Mountain.

The concept plan for the River Run Neighborhood has been created to ensure compatibility with the surrounding uses. Residential has been placed in the northern portion of the River Run property and continues the grid of the City of Ketchum into the neighborhood, transitioning into the resort/tourist area within the Hotel Core. The hotel has been sited to offer year-round access to Bald Mountain as well as the Big Wood River, the nature trail along the river and the bike trail through the Hotel Core, enhancing the visitor's experience to the area.

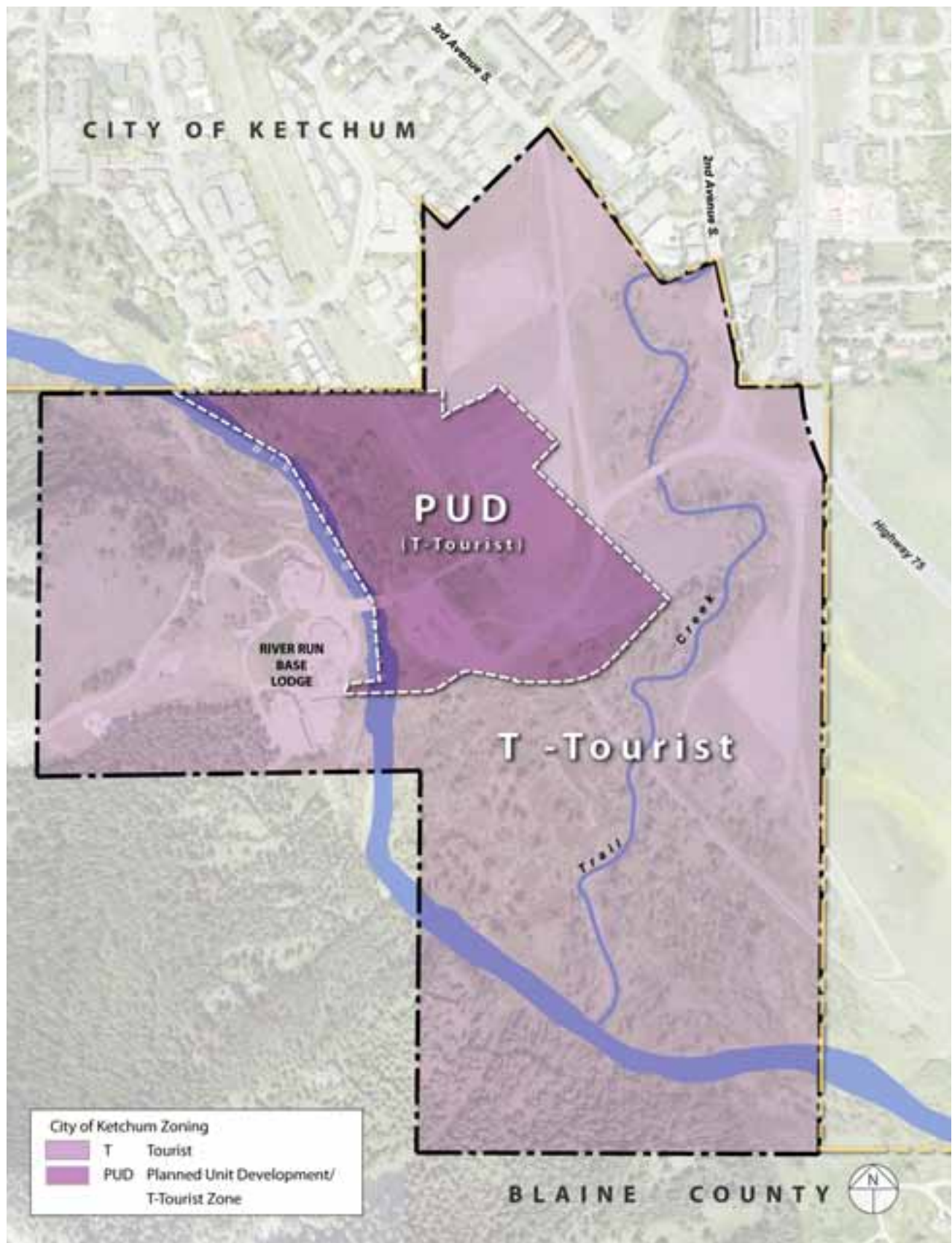
T Tourist District zoning allows off-street parking and recreation as conditional uses. These uses are critical to the success of the River Run Neighborhood. **The applicant requests that the T Tourist District zone be changed by the City to include off street parking and recreation as allowed uses through the revision of the City Code, Chapter 17.52 Tourist District (T).** As an alternative to changing the T Tourist District zoning code, the applicant requests that off street parking and recreational use be approved as allowed uses via the Annexation Agreement.

In order to achieve the walkability necessary for a successful tourist-resort destination, off-street parking must be accommodated in parking garages. Additionally, recreational activities are inherent to tourist destinations and the attraction of River Run is the ski area and rivers. The existing Wood River Trail that runs through the property provides access to the regional bike trail that links the communities within the Wood River Valley and the recreational amenities including the Wood River Ecological Park, proposed as part of the conceptual plan for the River Run Neighborhood, require recreation use be allowed.

PUD

The PUD area shown on *Figure 9 – Proposed Zoning Designation* includes the Hotel Core of the neighborhood. While this area is proposed for the T-Tourist zoning designation, several waivers are requested in order to create a vibrant mixed-use core area. These waivers are outlined in detail in the PUD Application section of this application.

Figure 9 - Proposed Zoning Designation



Conceptual Site Plan



Conceptual Site Plan

Proposed Land Use

The River Run Neighborhood will be an extension of Ketchum and a vibrant portal to Bald Mountain. At the base of the mountain, along the Big Wood River, will be a high quality hotel (150 – 200 rooms), spa and meeting space. Restaurants and retail will be sized to fit the needs to the visitors, guests and residents (approximately 35,000 square feet). This commercial will complement downtown Ketchum. Access to the mountain is provided through an activated plaza that connects to the existing bridge over the Big Wood River. Condominiums are integrated into this resort core to provide a variety of accommodations. Day skier parking will be located next to the hotel as part of the Hotel Core. Over time, when parking structures are constructed, residential units will be located on the top level of the parking structure. From Third Avenue, the appearance of the building will be of a residential scale.

Located between the existing city limit and the PUD boundary will be a neighborhood with a variety of multi-family units. The grid of the city extends into this neighborhood and housing may occur at 10 to 20 units per acre. Bioswales, as part of the stormwater management system, will provide a greenway in the middle of some of the blocks. In the southeast portion of the property, a sensitively located low-impact neighborhood of cabins and townhomes will be created.

The River Run Neighborhood will be connected to the City of Ketchum in many ways. The connection via Third Avenue will continue to provide primary connectivity into the area and will continue through the River Run Neighborhood connecting the residential as well as the Hotel Core with the City of Ketchum. Second Avenue will continue to provide access to Serenade Lane and the Highway 75 entrance to River Run is proposed to be improved through the addition of a roundabout or signalized intersection.

Additionally, bus pick up and drop off will be located near the plaza in the Hotel Core, connecting to existing bus routes throughout the valley. The existing bike path will be rerouted through the neighborhood and will continue to connect to the valley-wide system. A new nature trail is proposed to run along the big Wood River and Trail Creek to provide scenic access near the rivers. The proposed plan has been designed to accommodate a future potential gondola linking River Run to Ketchum and Sun Valley to the north should the gondola be found to be feasible.

Recreation is a multi-season activity in the River Run Neighborhood. In addition to skiing, snowboarding, hiking and mountain biking on Bald Mountain, recreation activities include fishing, biking, Nordic skiing, snowshoeing and nature walks.

Residential

The residential components of the plan fall into three general areas:

- **Resort Core Residential.** These condominium buildings frame the plaza and sit atop the parking garages, all within the PUD boundary. In addition, townhomes are contemplated to wrap around the sides of the parking garages. The building scale in this area is complementary to the hotel and conducive to creating a vibrant, village-like environment.
- **Neighborhood Residential.** These condominium and townhome buildings surround the core PUD zone to the north and east. These buildings will be subject to the Town's standard T-Tourist Zoning designation and will therefore provide a transition from the denser Core/PUD area to the existing T-Tourist Ketchum neighborhoods to the north of the site. In addition, it is likely that the parcels abutting Trail Creek will be townhome buildings providing a general stepping down of massing as one approaches Trail Creek from the Hotel Core. Density on these parcels will vary significantly depending up the building type (condominium vs. townhome), but all densities will be within T-Tourist zone standards.
- **Southern Zone Residential.** This low density neighborhood lies on the southeast side of Trail Creek. The northern portion of this neighborhood (generally the current snow storage site) will consist of townhome and duplex buildings, complying with T-Tourist zoning standards. The southern portion of this neighborhood (generally south of the existing Wood River bike path) will consist of low-impact single family cabins.

Hotel

The centerpiece of the River Run project is a full-service destination hotel comprised of 150 to 200 rooms. It is contemplated that the hotel will be constructed to accommodate a minimum "4-star" building program, although the actual level of service is yet to be determined. Building amenities are likely to include a spa and fitness facility, destination restaurant, meeting space, grand lobby and outdoor pool and hot tubs. The hotel building is also likely to contain a number of for-sale penthouse residences. The hotel site is restricted by the Big Wood River to the west, preservation of a future gondola line to the east and the skier plaza/portal to the south. Given these site constraints, and the need to accommodate the intense demands of up to a 5-Star building program, the proposed height of the hotel building is up to 110 feet for limited areas of the ridgeline, with possible iconic architectural elements exceeding 110 feet. The height will generally be focused in the center of the building with a sloping roof that brings the building massing down to a pedestrian scale at the plaza edge. The proposed height and massing is appropriate given the dramatic grade drop from Highway 75 down to the hotel site approximately 50 feet and the general desire for the hotel to have a presence from the Highway.

Retail

Surrounding the plaza will be approximately 35,000 square feet of retail space, located in the ground floor of the hotel building and condominium buildings across the plaza. A portion of this space will likely be occupied by the hotel's destination restaurant and sundries market. The remainder is contemplated to be occupied by retailers that focus on servicing skiers and recreationalists in non-winter months passing through the plaza, and River Run resort guests and owners.

Commercial (Highway 75)

A parcel of land northwest of the Highway 75 / Serenade Lane intersection has been designated as commercial land use. Potential commercial uses of this area will be determined based on the intersection modifications and market-supportable use at the time of development.

Parking

For the first several phases, skier parking would remain on surface parking lots just to the east of the Hotel Core. Guest and owner parking for the hotel and condominium buildings would be contained within underground garages beneath these buildings. Employee parking may be accommodated on the surface lots.

Future phases of the project will include the conversion of the surface lots into structured garage parking. Given the relatively high water table in this area, these garages cannot be pushed entirely underground. However, as described above, the goal is to "hide" the above grade portions of the garages as much as possible by wrapping them and covering them with residential buildings. This has been accomplished successfully in other projects such as East West Partners' Villa Montane in Beaver Creek. The exact number of spaces incorporated into these garages will be determined by the Sun Valley Company based on parking demand calculations prior to construction. This calculation may also be influenced by a shared-use agreement with the City of Ketchum to be determined in the future.

Community/Employee Housing Parcel

A parcel of land within the River Run Neighborhood will be donated to the City for the purpose of community and employee housing. This land conveyance will satisfy all community and employee housing requirements for the River Run development and will provide the City multiple options and maximum flexibility to build community housing sooner than would otherwise happen as a result of phased development of the River Run property over a long-term build out. The density and unit types of the housing constructed on this parcel will be determined by the City, although the developer will retain reasonable design approval rights.

Figure 10 - Conceptual Site Plan

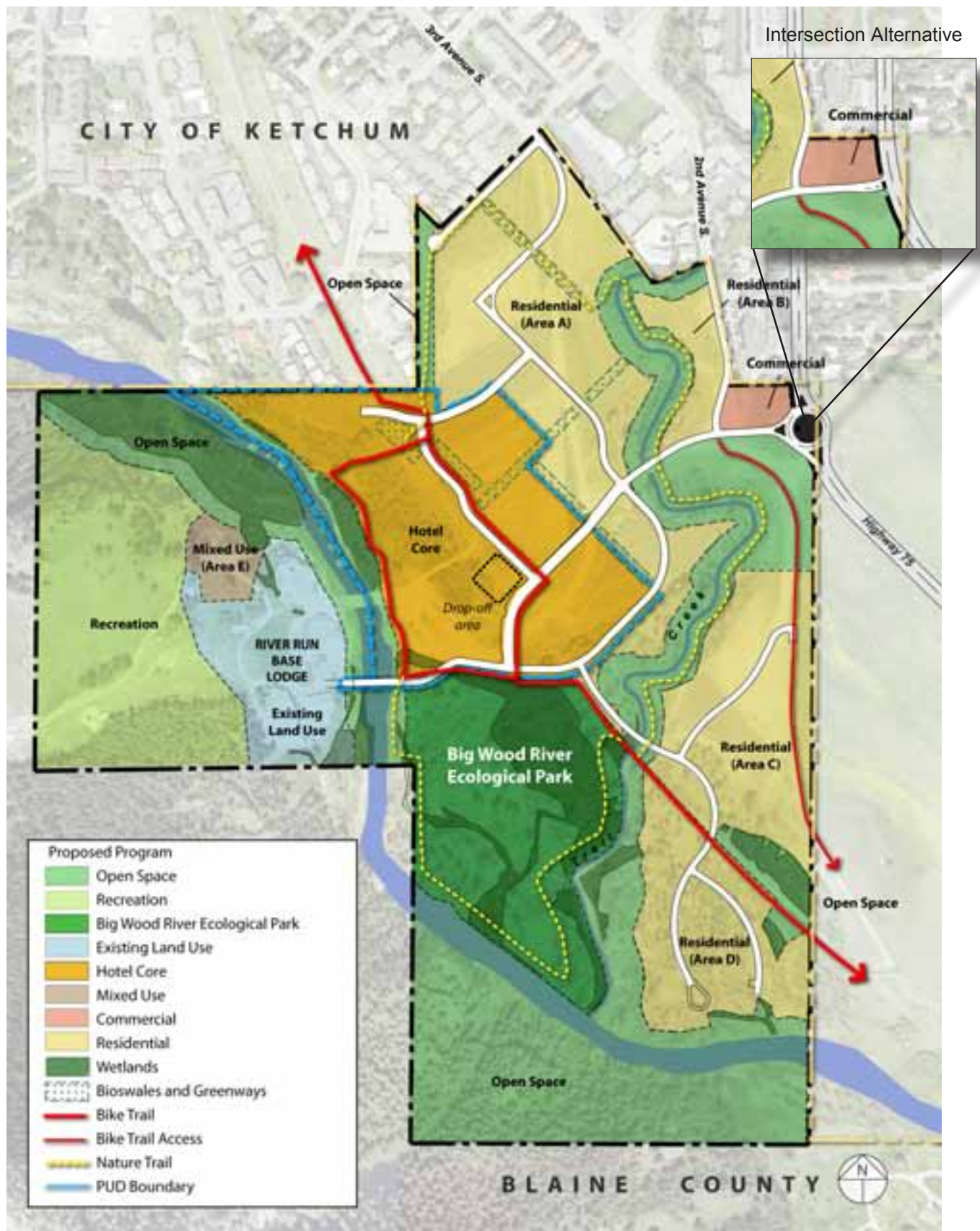


Figure 11 - Land Use Diagram

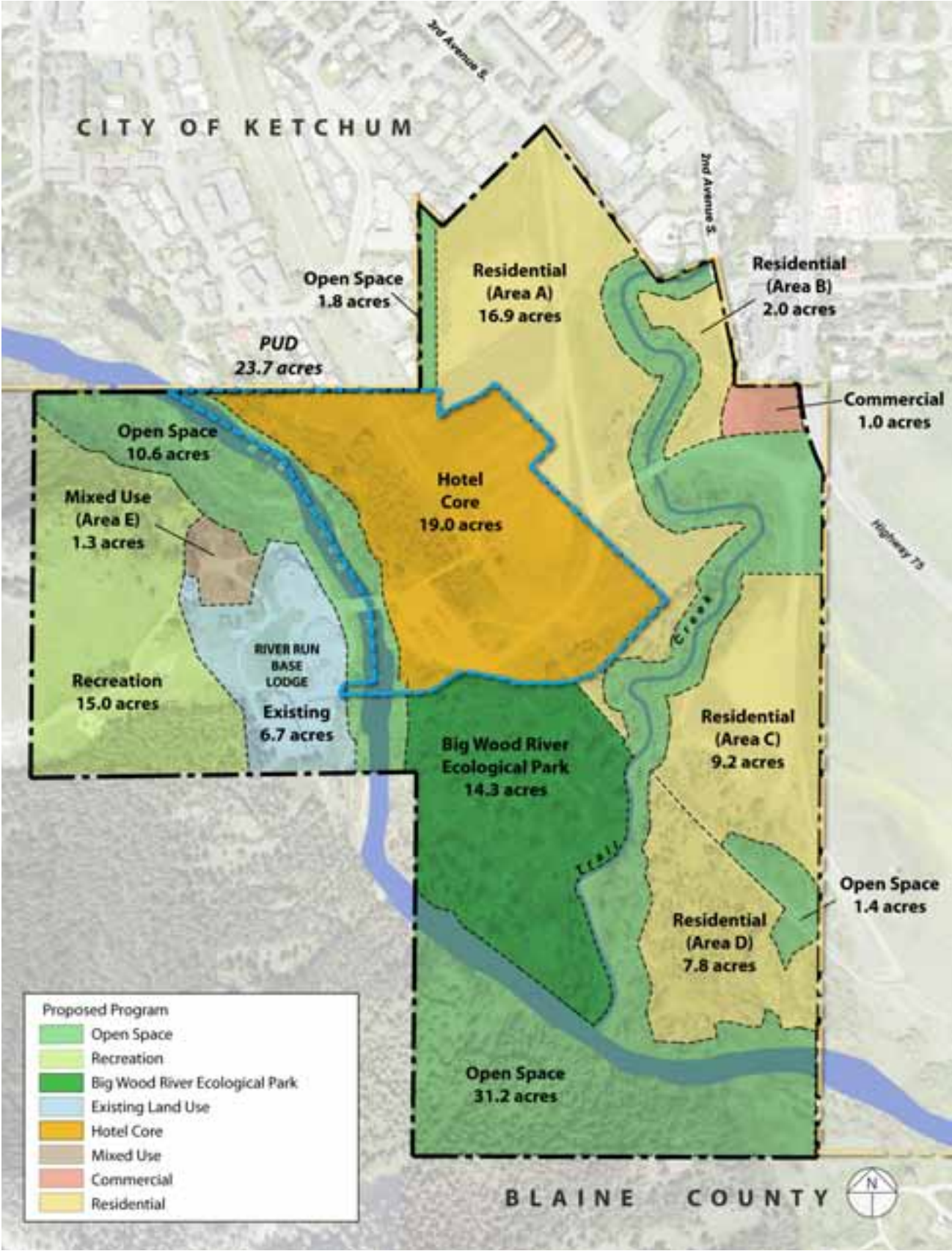
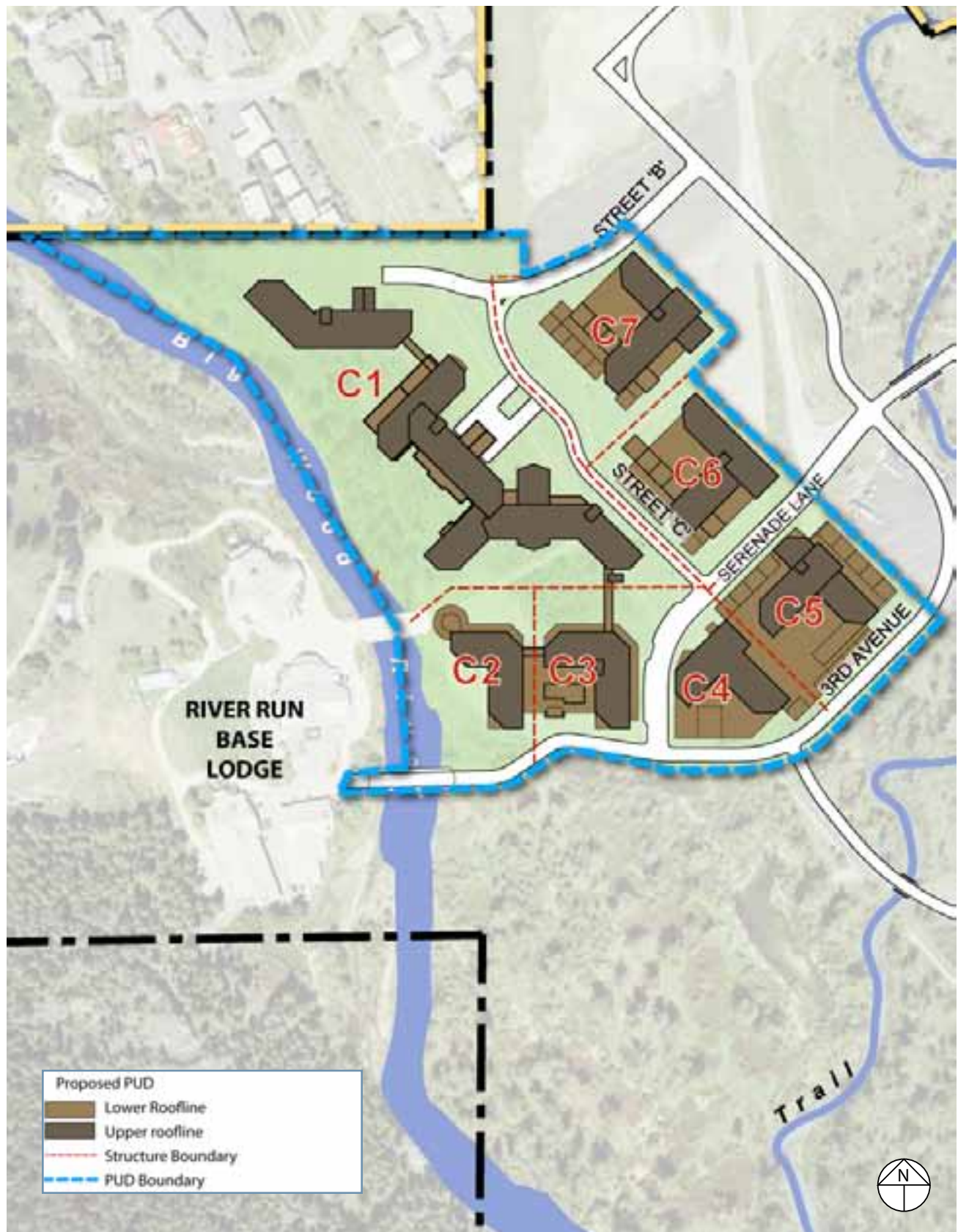


Figure 12 - PUD Concept Plan



Impact Statement

Fire Protection

At buildout, the full time and visitor population of the River Run Neighborhood is estimated to increase fire protection staffing by 2.5 FTE. (See Fiscal Impact Report, August 3, 2009, Attachments 2 of 10).

Water

The River Run property is identified in Ketchum's Comprehensive Plan and in the City's Area of Impact Ordinance (16.12) to be annexed by the City. The City's Utility Department and master planning efforts have, therefore, considered the development of the River Run Neighborhood. Discussions with City staff indicated that the current water supply has the capacity to serve this development. Like any other development in the City, the impact of the additional water supply required for this development will be mitigated through the water service impact fees in effect at the time of development.

Sewer

The River Run property is identified in Ketchum's Comprehensive Plan and in the City's Area of Impact Ordinance (16.12) to be annexed by the City. The City's Utility Department and master planning efforts have, therefore, considered the development of the River Run Neighborhood. Discussions with city staff indicated that there is sufficient transmission and treatment capacity to serve this development. Like any other development in the City, the impact of the additional wastewater treatment required for this development will be mitigated through the sewer service impact fees in effect at the time of development.

Utilities

Other utilities (Electric, Telephone, CATV & Natural Gas) will be provided by the respective private providers. These providers all have a policy that new development will pay for itself. All utilities will be installed underground. The impacts on these utilities by this development are mitigated by the project paying for the facility.

Public Easements

Sheet 2.0 - Site Survey shows the existing easements on the property. All public easements required by the Ketchum Subdivision Ordinance (Title 16) will be included in the development. These include, but are not limited to, public utility easements and scenic easements. All of the existing easements on the property required to provide public services and public access will be maintained in their current location or relocated in consultation with the City and/or the easement holder. Easements that are no longer needed will be extinguished.

Public Easements of Note: The Blaine County Recreation District maintains two separate non-motorized transportation corridors through the property. The Wood River Trail Easement will be relocated through a portion of the property to ensure that all current uses will be accommodated. Portions of the easements for Second Avenue and Serenade Lane will be re-routed to accommodate new road patterns and the entrance to Highway 75.

An easement for an Intermountain Gas main runs along the eastern portion of the property. This easement will remain in place. In addition, Sun Valley Company will provide an additional easement to Intermountain Gas for a new regulator station to the east of Second Avenue. This regulator station is a necessary component to Intermountain Gas' efforts to correct a natural gas delivery deficiency in the north valley and will benefit current and future residents of the City of Ketchum.

Avalanche Hazard

In March of 2009, Art Mears, PE conducted an avalanche hazard study of the River Run property. The full report is included as Exhibit 7. The red and blue avalanche lines from this report are shown on **Sheet 3.0 - Existing Conditions**. No development is proposed within the avalanche zones.

Drainage

The stormwater and snowmelt from the development of the River Run Neighborhood will be collected and infiltrated on site. Impacts on the adjacent waterways or neighborhoods will be mitigated as appropriate.

Grading of Slopes

Portions of the property will be re-graded to accommodate new roads and commercial and residential development. However, the steep portions (greater than twenty five percent) of the property located west and south of the Big Wood River will be left in their current condition. No adverse impacts from the grading of site are anticipated.

Police

At buildout, the full time and visitor population of River Run is estimated to increase police staffing by three FTE. (See Fiscal Impact Report, August 3, 2009, Attachment 2 of 10 in Exhibit 9).

Adjacent Properties & Neighborhoods

The impact on the adjacent properties and neighborhoods is anticipated to be minimal. Development on the northern portion of the properties has been designed using a medium density grid to continue the City of Ketchum's grid into the River Run Neighborhood. Density gradually increases to the high density Hotel Core area, which is designed to provide the vibrancy needed for an active resort environment.

The base elevation of the Hotel Core site is approximately 50 feet below the elevation of Highway 75, lessening the visual impact of taller buildings in this area. The residential planned on the southeastern portion of the property is designed to be low impact dwellings to not only provide a modest visual change from the Idaho Parks Foundation's land to the east, but also lessen the impact on the land in the area. The property south of the Big Wood River is anticipated to be preserved as open space, keeping in character with the BLM land to the south and west.

Schools

It is anticipated that a portion of the River Run Neighborhood will include year-round permanent residents. Of the current population of 3,400 people living within the city limits of Ketchum, 6.8 percent are enrolled in elementary school. Assuming that 15 percent of the 520 units in the River Run Neighborhood are occupied by full-time residents and an average household size of 2.2 persons, 12 elementary school children could be living in the River Run Neighborhood at buildout.

Fiscal Impact

A Fiscal Impact Analysis was conducted by RRC Associates in July 2009. A complete copy of the report is included with this application as Exhibit 9. The purpose of the analysis was to study the fiscal impacts of the proposed River Run development on the City of Ketchum. The analysis included two scenarios to determine the impact on the City. The two scenarios are as follows:

- Property Tax Scenario 1: Project area is not in Urban Renewal Agency revenue allocation
- Property Tax Scenario 2: Project area is in Urban Renewal Agency revenue allocation

The conclusion of RRC's report is, "...under both scenarios, the River Run development has a significant net benefit to the Ketchum general fund. The net present value (NPV) of net benefits to the General Fund across the 2010 – 2024 period totals approximately \$6.7 million to \$10.2 million depending on the scenario evaluated, excluding any public capital improvements that might be associated with development of the site and not already incorporated into normal departmental budgets. Moreover, following buildout (commencing in 2024), net benefits are projected to total approximately \$486,000 to \$1,201,000 annually on an undiscounted basis, varying by scenario. These net benefits can also be understood as funds in excess of what is required to meet City departmental operational expenses for the project, and thus are funds available for capital improvements or other purposes."

The report continues to indicate the following:

"In addition to River Run's net benefits to the Ketchum General Fund, substantial revenues are projected to accrue to the Ketchum Urban Renewal Agency (URA) in the event that the project area is included into the Agency's revenue allocation area. Should that be the case, the project would generate an NPV of \$20.3 million for the URA over the 2010 – 2024 period, and an undiscounted \$4.1 million per year thereafter (until expiration of the URA).

The significant net fiscal benefits of the River Run project to the City of Ketchum are primarily due to the following factors:

- Strong revenue generating capacity, due to anticipated high property values, a significant visitor / second homeowner orientation (resulting in high per capita spending and associated LOT collections), and the inclusion of Sun Valley ski area lift ticket sales operations and other taxable visitor sales in the annexation area.
- A moderate cost profile, again due to the visitor / second home orientation of the development (with associated higher vacancy rates and reduced demand for / impact on certain public services)."

Public Facilities

The Ketchum Fire Department indicated that this development would not generate the need for any new facilities such as a substation. No other City of Ketchum public facilities has been determined to be impacted as a result of this project.

Recreation Activity

The River Run Neighborhood will increase recreation activity opportunity for the residents of Ketchum and the surrounding area. The development will require the rerouting of the Wood River Trail bike path. The land under the bike path is owned by Sun Valley Company and per the terms of the easement, they have the ability to relocate the trail.

Roads, Traffic, Public Transportation

A transportation study was conducted by LSC Transportation Consultants in March 2009. This study looked at the traffic conditions under both "no project" (without the River Run development) and "plus project" (with the addition of the River Run Neighborhood) during the AM and PM peak periods. Eleven intersections in Ketchum and within the River Run Neighborhood were analyzed; the outcomes for which are included in the transportation study. There are three intersections, outlined below, that require mitigation in order to have them function at an acceptable level of service. The impact on Mountain Rides Transit Service was also analyzed and included in the recap below. A full copy of the River Run Transportation Study is included as Exhibit 5.

- SH 75/Serenade Lane – this intersection currently exceeds the LOS D standard during summer PM, winter School PM and winter PM peak hours. The addition of the River Run Neighborhood would worsen this condition. Mitigation recommendations include the addition of an acceleration lane for eastbound to southbound right turns, the addition of a traffic signal at this intersection or constructing a roundabout at this intersection with the roundabout being the preferred recommendation.
- SH 75/Second Street (downtown) – this intersection operates at LOS E with or without the proposed River Run Neighborhood. The addition of an exclusive left-turn lane to the eastbound approach along with a through/right-turn lane would bring the level of service to an acceptable D rating. Due to the fact that this would result in the loss of on-street parking, this may not be a desirable solution. LSC's re-evaluation of this intersection indicates that diversion of only six (6) eastbound left-turning drivers from Second Street to Third Street yields adequate LOS at SR75/Second Street, which may be achievable assuming that drivers will opt for one of the signalized intersections at First Street or Third Street to avoid excessive delays during peak hours.

- Third Avenue (north)/Serenade Lane – this intersection will operate at LOS F with the addition of the River Run Neighborhood. LSC recommends adding separate turn lanes for left and right turns on the southbound approach to improve the intersection to an acceptable LOS D. In addition, the proposed road network plan reduces traffic volume at this intersection by allowing skier parking access to the north of this intersection.
- Mountain Rides Transit Service – the River Run Neighborhood will create an increase in ridership, a large preponderance of which will be in the “off-peak” direction (i.e., eastbound in the morning and westbound in the afternoon and evening). Since the existing peak winter passenger loads on the routes serving River Run are westbound in the morning and eastbound in the afternoon, the River Run Neighborhood is not expected to have a significant impact on the capacity of the transit program.

Environmental Impact (Vegetation, Wildlife, Wildlife Habitat, Ground & Surface Water)

The Environmental Report, prepared by Will Miller Consulting, LLC and McMillen, LLC is included as Exhibit 6 and details the environmental impact in vegetation, wildlife, habitat and water resources. Summary of these impacts is as follows:

Vegetation

A vegetation analysis of the River Run Property was completed in 2009 to determine the extent of plant communities on the property, the relative value of each plant community to wildlife, the presence of special-status plant species and the extent of noxious weeds. Ten vegetation communities were identified, ranging from low value of disturbed (21 percent of the site) to higher value plant community of Wetland Emergent (0.83 percent of the site). Impact to higher value plant communities has been minimized in the development concept plan. Specific impacts are defined in the Environment Report. Correspondence with federal and state regulatory agencies along with field surveys indicate that there are no known populations of, or suitable habitat, for special-status plants on the site.

Wildlife

Biologists performed wildlife surveys on the River Run property during the summer of 2009 to document the occurrence of wildlife and to identify habitat associations and areas of high quality wildlife habitat. Observed evidence of mammals includes the American beaver, black bear, elk and mule deer. These were primarily seen in the area of the proposed eco-park. A wide variety of bird species were observed. Other species observed included mice, northern pocket gopher, western terrestrial garter snake and trout. With the exception of the Wood River Sculpin, it is unlikely that threatened, endangered or other species of special concern occupy locations on the property due to lack of habitat, and the current recreational use and development activity in the area. The Environmental Report defines specific impacts.

Water Resources

The River Run property contains both streams and wetlands that are considered jurisdictional waters. The property contains a total of 12.1 acres of wetlands. The impact of the development is estimated to impact less than 0.5 acres of jurisdictional wetlands. Trail Creek provides moderate to high quality habitat for aquatic species due to the presence of large woody debris, fish resting structures and active floodplain. The Big Wood River provides low to moderate quality habitat for aquatic species due to the lack of woody debris, fish resting structures and floodplain. Impact on Trail Creek and the Big Wood River will be minimized by providing a riparian setback from ordinary high water mark of 25 feet, with the setback averaging over 50 feet throughout the property.

Flood Hazard

At the request of Sun Valley Company, McMillen, LLC has completed a Flood Study (February 2009) on the portions of Trail Creek and the Big Wood River that flow through the River Run Property. The flood study modeled the existing site conditions to identify a more specific floodplain and floodway lines than are depicted in the existing FEMA flood insurance rate map. As proposed, the development within the PUD area does not encroach on the existing floodplain or floodway lines except in the area of the proposed Big Wood River bridge, minimal areas along the bridge access road and potentially a small portion of the southwest corner of the proposed hotel structure. Appropriate flood modeling will be completed for each of these encroachments. Alterations to the design will be made if the flood regulations cannot be met. Once final modeling is completed, the applicable letter of map amendment application will be submitted to FEMA for final approval.

Snow Removal Areas and Services

As stated in the City of Ketchum Comprehensive Plan (3/1/01), relocating the snow storage area is a high priority. The development of the River Run Neighborhood will necessitate the relocation of the City's snow storage. Adequate notice (estimated to be two winter seasons) will be provided in advance of development occurring on that site.

Noise, Air and Water Pollution

Noise, air and water impacts will be adequately addressed through conservation and mitigation measures identified for the project.

Areas of Historical Significance

Within the Area of Potential Effect, there are three linear features: the Oregon Short Line/Union Pacific railroad grade and the Galena Toll Road have previously been determined to be "Eligible" to the National Historic Register (NHR) and the Ketchum-Stanley Stock Driveway that has been previously surveyed, but has not yet been determined Eligible or Not Eligible to the NHR. A more complete description is included in the Preliminary Environmental Report, Exhibit 6.

Public Land Use

The conceptual plan for the River Run Neighborhood provides opportunities for recreational public land use by continuing those currently available including the bike trail and adding and improving access to the natural environment within the project.

Open Space

Approximately 75 acres will be preserved as open space. This area includes the riparian setbacks along the Big Wood River, Trail Creek and the significant wetlands within the property, the Big Wood River Ecological Center, the wooded area south of the Big Wood River on the southern portion of the property and the Bald Mountain ski base.

Trail System

The Wood River Trail bike trail will likely remain in the current location on the southern end of the River Run Neighborhood. At the approximate location of the Third Avenue/Serenade Lane intersection, the bike trail will be rerouted to run along the Big Wood River with an alternative route through the neighborhood streets and will rejoin the existing Wood River Trail at the northern property line. The Grant of Easement for the bike trail indicates that “Should at its sole discretion Grantor desire to relocate the twenty (20) foot corridor for any reason, Grantee agrees to allow said corridor to be moved and any improvements thereon will be relocated by the Grantee at Grantee’s sole cost and expense.” Additionally, a nature walk around the River Run Neighborhood is anticipated.

Wetlands

A new wetlands study and delineation conducted by McMillen, LLC in May 2009 was used to determine the development program for the River Run Neighborhood. Care has been taken to preserve and protect the significant wetlands within the property. Approximately 15 acres, including significant wetlands will be protected in perpetuity through the dedication of the land designated as the proposed Wood River Ecological Park.

River Access Points

Access to the river will be enhanced through the incorporation of river access points along the Big Wood River and Trail Creek. Fishing and other activities will be available for public use.

Figure 13 - Proposed Public Use



Transportation / Public Transportation

River Run will serve as an important multi-modal transportation hub in the north valley. River Run is currently well served by Mountain Rides in the winter. It is anticipated that as River Run becomes more populated and provides for year-round activities that ridership demand will provide an opportunity to increase Mountain Ride service in non-winter months. In addition, the potential Ketchum/Sun Valley Gondola could provide additional public transportation, providing an easy link from the area to restaurants, stores and activities in Ketchum. (See LSC Transportation Study, Exhibit 4, for details.)

Parking

Skier Parking – River Run currently provides day skier parking for the Sun Valley Ski Area. More than half of the skiers access the mountain from River Run (vs. Warm Springs). Over time, the day skier parking will be put into structured parking garages. The number of spaces needed will be determined at each phase of construction.

Hotel – Parking for the hotel will occur primarily under the building, one level below grade.

Residential – Parking for residential units in the PUD will be provided on site, primarily below the building. Parking for residential units in the non-PUD parcels will be determined at the time of building design.

Shared Use Parking

Per the City's Comprehensive Plan, Policy 4.6.5, the concept plan includes the opportunity for joint use agreements for the parking garages in the Hotel Core. Parking may be used for events including concerts, Wagon Days or other special events. The parking supply at River Run can significantly benefit downtown City of Ketchum. It may be to the benefit of all parties to financially share the cost of providing some of this parking.

Phasing

The project will be phased in a manner and at a rate that will largely be determined by market conditions. However, it is anticipated the first phase may contain the primary infrastructure and road work, including the realignments of Serenade Lane and Third Avenue and the creation of the new road accessing the Hotel Core and the service bridge.

The first phase will likely not include construction of structured skier parking. This parking will be accommodated with reconfigured surface lots located adjacent to the hotel and plaza. The structured parking will be built as part of subsequent phases, dependent upon market demand for residential units, as needed to offset the extraordinary cost of these garages.

Proposed Densities

The proposed densities for the River Run Neighborhood allow for medium density in the northern section of the property, providing a continuation of the density pattern within the City of Ketchum. Proposed densities increase to the south toward and within the Hotel Core, providing an environment of activity necessary for a successful core area within the neighborhood. Densities decrease as development moves toward the southern portion of the property, responding to the natural environment of the area and reducing the building footprints on the land. The proposed densities for the River Run Neighborhood are outlined below:

Hotel Core

150 – 200 room hotel

Approximately 35,000 sq. ft. retail/commercial

200 – 300 residential Units

Neighborhood Parcels (Areas A and B)

200 – 300 residential units

Low Density Residential (Areas C and D)

20 – 50 residential units

Floor Area Ratio (FAR)

The floor area ratio (FAR) for the River Run Neighborhood is estimated to be approximately 0.40. This number is calculated for the entire site and all development within the Hotel Core, as well as Areas A, B, C and D. The gross square feet for this property is 1,300,165 and the developable land is calculated at 3,242,719. The developable land includes all land within the property boundaries and excludes land within the 25 foot setback, slopes over 25 percent and wetlands outside the 25 foot setback that is not being filled for development. The tables below illustrate these calculations:

	Square Feet	
Total Property		6,019,638
Area within 25' setback from highwater mark	978,218.5	
Area with slopes over 25%	1,532,928.2	
Wetlands outside 25' setback (not being filled)	265,772.0	
Total Square Feet Excluded		2,776,918
Total Developable Square Feet		3,242,719

FAR Calculation

Gross Square Footage	1,300,165	=	0.40
Developable Land	3,242,719		

Employee/Community Housing

A parcel of land within the River Run Neighborhood will be donated to the City for the purpose of employee and community housing. This provides the city multiple options and maximum flexibility to build community housing sooner than would otherwise happen as a result of phased development of the River Run property.

Streets, Rights-of-Way

The 60' Second Avenue roadway and public utility easement will remain in its current location and alignment. Both Serenade Lane and Third Avenue will be realigned as shown on **Sheet 12.0 New and Relocated Easements**. These realignments will provide access to the proposed River Run Neighborhood and maintain the River Run Base Area's connection to Ketchum's downtown area.

The River Run Neighborhood right-of-way will accommodate vehicular circulation in the form of destination access and internal circulation, while providing accommodations for pedestrians, bicycles and transit service to the area. The general intent of the roadway, right-of-way and streetscape is to accomplish the following:

- Establish a pedestrian-friendly street that anchors the Hotel Core area and links the new development with existing City of Ketchum.
- Provide pedestrian-friendly and a convenient walking route.
- Create an attractive access point to the Sun Valley ski area, Big Wood River and other amenities

The internal street network proposed for the site includes a series of two-lane roadways that have various right-of-way widths dependent on adjacent land use. The proposed dimensions and amenities for the 60 foot right-of-way streets are outlined below. The specific design and engineering of the streets will be provided at the preliminary plat. It is anticipated that snow storage will be accommodated within the street rights-of-way.

- Hotel Core and Residential Area (Serenade Lane and Second Avenue) – This two-lane street type serves mixed uses and will convey local and destination traffic. Wide sidewalks will be provided on both sides of the street. A third travel lane will run down the middle of the road to serve turning. The majority of skier traffic coming from the south will use Serenade Lane to access parking and future garages. There is no on-street parking. Stormwater and drainage will be handled by conventional storm drains that are adjacent to the roadway.

River Run will feature different right-of-way dimensions and amenities based on adjacent land use and traffic volume. A waiver from the required 60 foot right-of-way is requested for the following rights-of-way for the River Run Neighborhood:

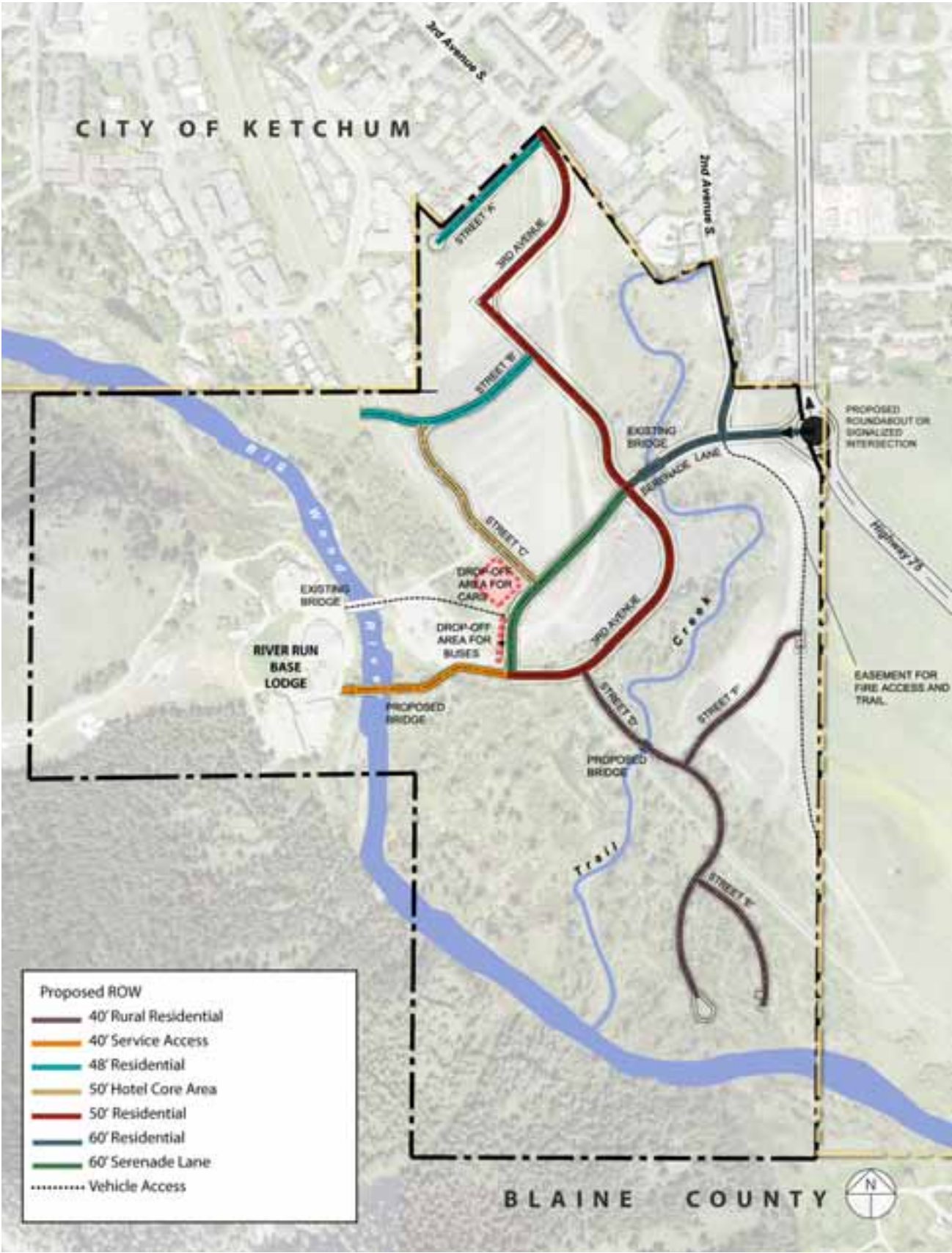
- 50 Foot Hotel Core Area (Street C) – This two-lane street type serves mixed uses and will convey moderate volumes of local and destination traffic. Sidewalks will be provided on both sides of the street. Bike lanes may be provided on both sides of the travel lanes. There is no on-street parking. Stormwater, drainage and snow storage will be handled by conventional storm drains that are adjacent to the roadway.
- 48 Foot Residential (Street A&B) – This two-lane street type serves residential uses and will convey low volumes of local traffic. Sidewalks will be provided on one of the street. A single parallel parking lane (8 feet wide) is provided on one side. Stormwater, drainage and snow storage is provided for in parallel swales that are adjacent to the roadway.

- 40 Foot Rural Residential (Street D,E&F) – This two-lane street type serves residential uses and will convey low volumes of local traffic. No sidewalks will be provided within the ROW, however residents will have access to trails. There is no on-street parking. Stormwater, drainage and snow storage is provided for in parallel swales that are adjacent to the roadway.
- 40 Foot Core Access – This two-lane street type provides service access to core buildings and the base area on the west bank of the Big Wood River. Sidewalks will be provided on one side of the street. There is no on-street parking. Stormwater and drainage will be handled by conventional storm drains that are adjacent to the roadway.
- Residential (Third Avenue) – This two-lane street type serves mixed uses and will convey both local and destination traffic. Sidewalks will most likely be provided on one side of the street. Third Avenue will serve as a major connector to the City of Ketchum. Stormwater, drainage and snow storage is provided for in parallel swales that are adjacent to the roadway.

All streets within the River Run Neighborhood will be public. The right-of-ways, including sidewalks and any improvements therein, will be dedicated to the City of Ketchum.

For the purposes of this application, the roadways are illustrative in nature and do not represent final alignments, widths or cross sections.

Figure 14 - Proposed Roads



Utilities

The proposed utilities to support the River Run Neighborhood concept plan are outlined below. The proposed location of these utilities is shown on **Sheet 11.0 – Utilities**.

Water

The water plan is shown on **Sheet 11.0 – Utilities**.

There are three existing water mains on the River Run Property. There is a 12” main that enters the property from the north along the current bike path location. This main currently serves the existing day lodge and skier services buildings on the property. This main will be relocated to the Street C and Serenade Lane rights-of-way and continue to serve the existing buildings as well as the new hotel area.

There is an existing 8” water main located in the existing Second Avenue and an existing 12” water main located near Highway 75 and Serenade Lane. At this time, it is intended to leave these two mains in their current location. A new 12” water main will connect to the existing 12” main and continue in a new easement along the eastern property boundary to Street F.

In addition, a connection into an existing 8” water main on Third Avenue that is just north of the property and continue this main along the rerouted Third Avenue to serve the new River Run Neighborhood will be created.

Other than what is described above, the new water mains will be placed in the road rights-of-way. All water mains will be installed the City of Ketchum’s Utility Department Standards and will be metered.

Wastewater

The two existing 18” mains will generally be relocated into the proposed road rights-of-way as shown on **Sheet 11.0 - Utilities**. The proposed road alignments and conceptual residential development plan outside of the core hotel area will allow the 24” main to remain in its current location.

All new and relocated sewer mains will be installed to the City of Ketchum’s Utilities Department standards.

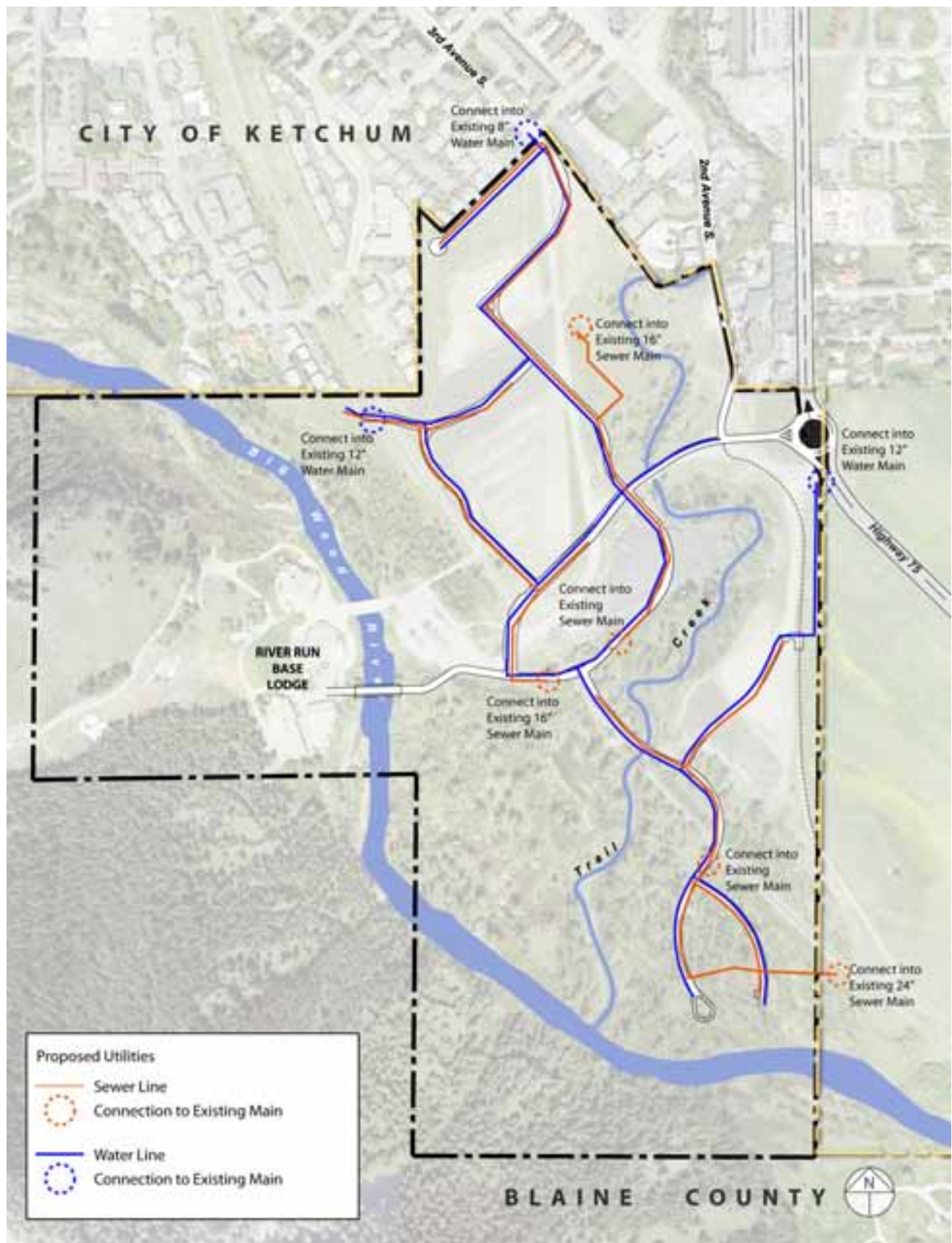
Power , CATV, Telephone and Natural Gas

Power, CATV, Telephone and Natural Gas (dry utilities) will be installed in a joint trench wherever possible to serve the River Run Neighborhood. The joint trench will be located within the road rights-of-ways as shown on **Sheet 11.0 - Utilities**. New easements will be created in areas where the right-of-way is insufficient or not practical and in other areas where necessary. Easements that are no longer needed will be extinguished in places where the dry utilities are relocated.

Currently, the property owner is working with Intermountain Gas to provide easements for expanded gas services into the Ketchum area. These expanded gas service lines and regulator stations are needed to continue to provide service to the north valley region. Specifically, the easement along the eastern property boundary will be expanded to accommodate additional gas lines. A new regulator station will also be placed on the River Run property. An easement is currently being negotiated between the property owner and Intermountain Gas in the area east of Second Avenue and north of Serenade Lane. This pending easement is shown on **Sheet 12.0 - New and Relocated Easements**.

More detailed plans for the installation of other utilities will be developed when the demand for these services can be more accurately forecast.

Figure 15 - Proposed Utilities

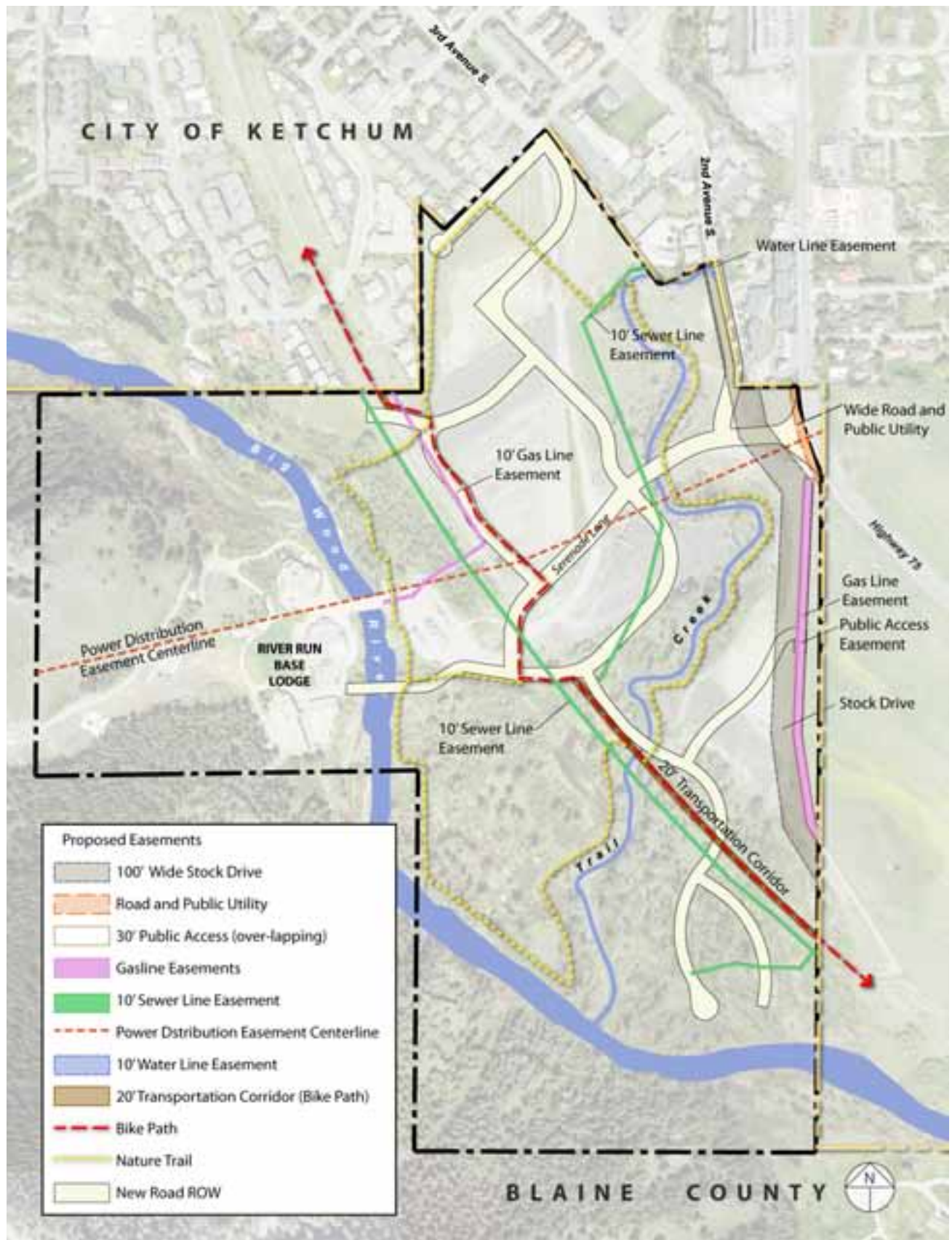


Easements

The following existing easements are shown on **Sheet 2.0 - Site Survey** and will require at least partial relocations. The relocated easements are shown on **Sheet 12.0 - New and Relocated Easements**.

- 20 foot-wide Non-motorized Transportation Corridor (Inst. Nos. 357100 & 291692).
This easement is commonly known as the “bike path”. Traveling from the south, the bike path will maintain its current alignment until it meets the proposed Third Avenue. From here the bike path will be located within the road rights-of-way on Third Avenue, Serenade Lane and Street C as shown on **Sheet 12.0 - New and Relocated Easements** until it will meet back up with its current alignment and continue north.
- 30 foot-wide Public Pathway Easement - (Inst. Nos. 302557 & 225522)
This easement is spur off of the main bike path follows the eastern boundary of the property. The future development of a residential neighborhood in this area will require some minor rerouting of this easement.
- 100 foot-wide Stock Drive - (Inst. No. 84300)
This stock drive easement will need to be relocated to accommodate the residential neighborhood planned for the eastern portion of the property. The property owner will contact the adjoining neighbors to discuss the possibility of relocating this easement off-site.
- 10 foot-wide Sewer Easements - (Inst. Nos. 130038 & 130087)
Portions of these two sewer line easements will be relocated to road rights-of-way as shown on **Sheet 12.0 - New and Relocated Easements**. These relocated easements will provide the City with better and easier access to these mains and manholes given they will be in roadways. Currently these easements are not easily accessible.
- 10 foot-wide Wide Gas Line Easement - (Inst. No. 358239)
This is the gas line that enters the property from the north along the current bike path alignment and serves the existing development west of the Big Wood River. This easement will be relocated within the Street C and Serenade Lane.

Figure 16 - New and Relocated Easements



Planned Unit Development Application



Planned Unit Development (PUD)

A PUD Application for the Hotel Core in the River Run Neighborhood is included with this Annexation and Zoning Designation Application. The focal point of the proposed development plan at River Run is comprised of a hotel, pedestrian plaza, retail space, parking garages and multi-family buildings and is referred to as the Hotel Core. These uses are focused within a 19-acre area, which is located along the northeastern edge of the Big Wood River as close to existing River Run Day Lodge, Skier Services buildings and the ski mountain as possible so as to create a vibrant, active center for the River Run Neighborhood. This combination of desired land uses in a relatively concentrated area necessitates that the Hotel Core to be granted site-specific zoning via the City of Ketchum's Planned Unit Development Ordinance.

This PUD will allow for controlled density to occur where it belongs within the River Run project – in the Hotel Core, next to the ski mountain, on the lowest portion of the property, with limited adjacency to existing neighborhoods.

Waivers Requested

Street Right-of-Way: 12.04.030.A:

Right Of Way: All street rights of way shall be at least sixty feet (60') unless otherwise approved by the city council. Additional widths may be specified by the city. Greater widths will be required for cul-de-sacs. All rights of way intended for public street maintenance shall be dedicated to the public as provided for in the Idaho Code. All alleys shall have a minimum right of way width of twenty feet (20'). All private streets shall have a minimum right of way equal to the width of the street improvements, including, but not limited to, curb and gutter, utilities and snow storage, or as otherwise approved by the city council. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights of way unless approved by the city council.

- Waiver Requested: Street Right-of-Ways are requested to range from 40 feet to 50 feet in certain locations, as follows:
 - » Third Avenue – 50 feet
 - » Hotel Core Road – 50 feet
 - » Core Access Road – 40 feet

Specific sections for these ROWs will be determined at the time the roads are designed and engineered.

Street Widths: 12.04.030.B:

- 1. Local streets and roads directly serving dwelling units and with no through or collector traffic intended on them shall have a minimum paved width of twenty six feet (26').*
- 2. Minor streets and roads serving to collect traffic within residential and other areas for distribution outside the area shall have a minimum paved width of twenty six feet (26').*

3. Collector streets and roads intended to connect major districts within or adjacent to the city shall have a minimum paved width of forty one feet (41').

4. Arterial streets and roads intended for fast heavy traffic volume shall have a minimum paved width of forty four feet (44') with a minimum right of way of eighty feet (80').

5. The unobstructed, all weather surface of a private street shall not be less than twenty feet (20') nor wider than thirty feet (30') unless otherwise approved by the city council.

- Waiver Requested: Street Widths are requested as follows:
 - » Minor Streets – 22 feet paved for Rural Residential streets
 - » Collector Streets – 34 feet paved or final width to be determined at preliminary plat

Maximum Height: 17.52.010.I.1

Hotels: Hotels which meet the definition of “hotel” in chapter 17.08 of this title may exceed the maximum floor area and height or minimum open site area requirements of this chapter subject to the following review process:

- *A planned unit development shall be prepared for the proposal and approved by the city which specifically outlines the waivers to bulk regulations requested.*
- *A subarea analysis shall be prepared which addresses the comprehensive plan designation for the subarea, impacts of the proposed hotel on the character and scale of the surrounding neighborhood, impacts on proposed height and mass relative to the city’s design review standards and the PUD standards, and the appropriateness of the subarea for a hotel which exceeds the bulk requirements of this section.*
 - » Waiver Requested: A waiver to accommodate a maximum height of 110 feet as shown on *Figure 17 – Tent Diagram and Tent Coverage* is requested. The hotel site is restricted by the Big Wood River to the west, preservation of a future gondola line to the east and the skier plaza/portal to the south. Given these site constraints, and the need to accommodate the intense demands of up to a 5-Star building program, the proposed height of the hotel building is up to 110 feet for limited areas of the ridgeline, with possible iconic architectural elements exceeding 110 feet. The height will generally be focused in the center of the building with a sloping roof that brings the building massing down to a pedestrian scale at the plaza edge. The proposed height and massing is appropriate given the dramatic grade drop from Highway 75 down to the hotel site of approximately 50 feet and the general desire for the hotel to have a presence from the Highway.

Maximum Height: 17.52.010.1.2

(Other C Buildings): I. Maximum Height Of Buildings:

- *For buildings with a roof pitch under five to twelve (5:12) or for mansard roof buildings, the maximum building height shall be thirty five feet (35').*
- *For buildings with a roof pitch greater than five to twelve (5:12), the maximum height to the mean point of the ridge or ridges measured from eaves line to the ridge top shall be thirty five feet (35'). Roof ridges above the mean point may extend up to a height of forty four feet (44').*

» Waiver Requested: A waiver to accommodate a maximum height of 90 feet on the parking garages (C Buildings) as shown on *Figure 17 – Tent Diagram and Tent Coverage* is requested. The parking garage buildings within the Hotel Core are fairly limited in the available subterranean depth by the relatively high water table on the site. This, combined with the fact that these parking garages will incorporate residential wrapping around and located above to conceal the parking structures and necessitates a height waiver.

Off Street Parking

Sidewalk, Curbs and Gutters: 17.124.090:

In the CC, T, T-3000, T-4000, LI-1, LI-2 and LI-3 zoning districts, sidewalks, curbs and gutters shall be required as an accessory use when there is new construction or when an existing building is altered or changed and such modifications require a building permit and the cost of construction exceeds twenty thousand dollars (\$20,000.00), in accordance with standards as established by the city as to type, location and grade.

- Waiver Requested: Curbs and gutters are often found to be impractical and expensive to maintain in mountain environments. For the roads, the concept plan proposes the use of edge of road drain, natural ditch-like features and other innovative alternatives used in mountain resort communities.

Design Review Requirement:

Design Review is required. Please attach Pre-Application Design Review Submittal Materials. Complete Design Review will be conducted after PUD review and decision

- Waiver Requested: Design of the buildings and the associated Design Review will occur at a future date. Design Review is not part of this Annexation and Zoning Designation application. The first phase building(s) are not designed.

Lot Coverage

Lot coverage calculation is not applicable at this time, as proposed buildings and parking areas have not been designed. Floor area broken down by uses is not known at this time.

Development Schedule

Hotel Core

- 150 – 200 room hotel
- Approximately 35,000 sq. ft. of retail/commercial
- 200 – 300 residential units

Neighborhood Parcels (Areas A & B)

- 200 – 300 residential units (excluding community housing)

Lower Density Residential (Areas C & D)

- 20-50 residential units

A phasing plan is not determined at this time.

Tent Diagram

Figure 17 - Tent Diagram and Tent Coverage illustrates the scale and mass of the PUD Area (Hotel Core) in the River Run Neighborhood. The information below details the Tent Diagram:

Height Measurement Technique

The heights labeled on the tent diagram were measured using the following technique: A sloped ground plane was created anchored by the four corners of each parcel at the proposed future grade level. These ground planes thus represent an average slope for each parcel, but do not account for any topographical variations that may occur within the parcel (i.e., mounds, ditches, etc.). The sloped ground planes served as the base/foundation from which the tent masses were erected. The top planes (ceilings) of all tent masses were kept parallel to the slope ground plane, thus keeping the height from the sloped ground plane to the ceiling of each tent consistent throughout each tent mass. So if you were to walk on the sloped ground plane underneath a 60 feet tent mass the ceiling of that tent would always be 60 feet above the sloped ground plane no matter where within the tent mass you walked.

Elements Exceeding Height Planes

Chimneys, spires, clock towers, elevator and mechanical penthouses, rooftop appurtenances and other iconic architectural elements shall be allowed to exceed the maximum tent diagram heights, subject to design review approval.

Flexibility in Positioning of Massing within Parcels

The locations of the various allowable heights within each parcel shown on this tent diagram reflect only one possibility of how the building massing might be configured. The exact location of the building structures of varying heights within each parcel may differ from the areas depicted on this tent diagram. So long as the future proposed building designs for each parcel comply with the height restrictions by percentage of site area depicted on the tent diagram, then the general massing for each parcel shall be approved during the design review process.

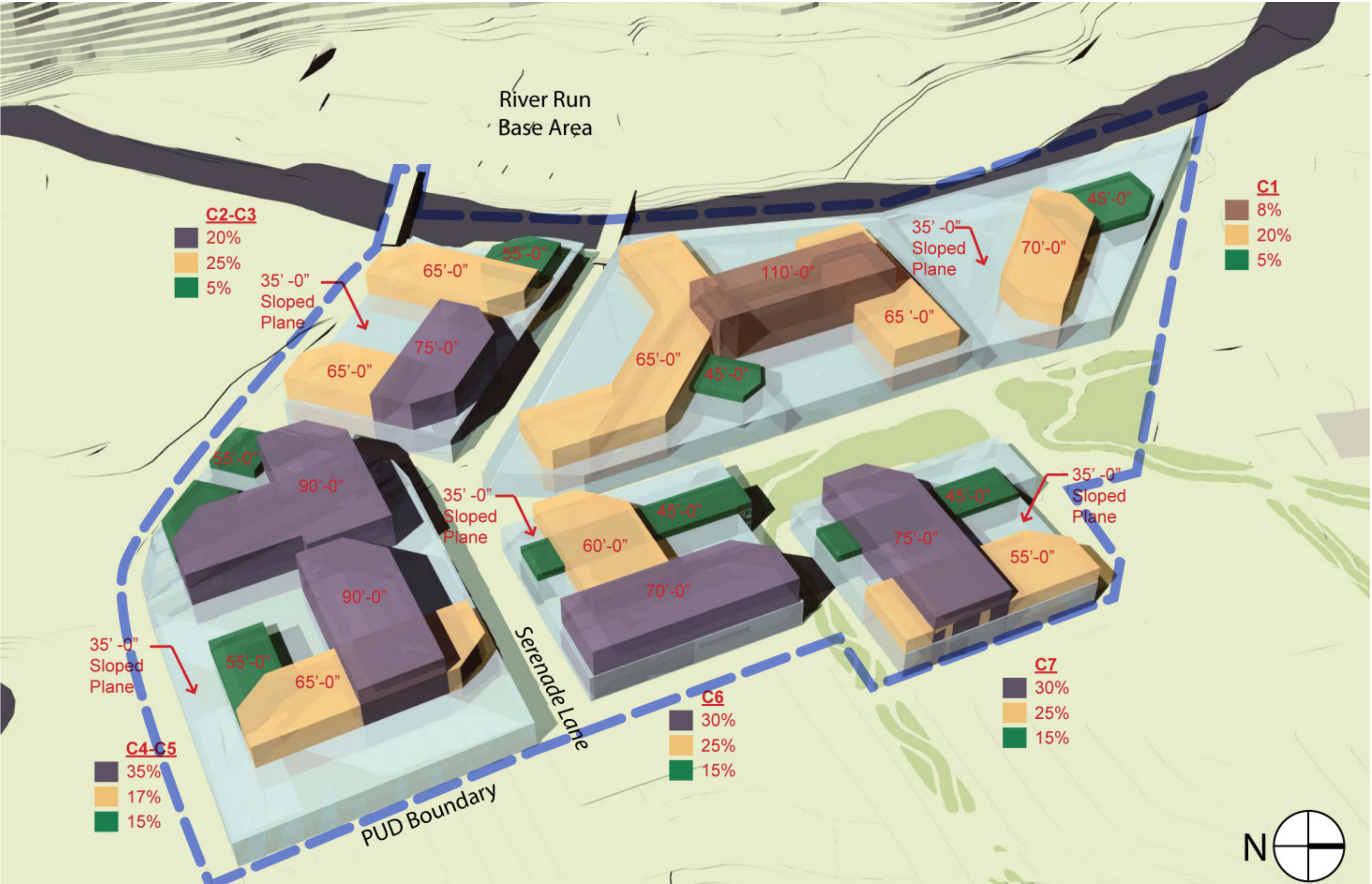
Large Block Plat

The large block plat required per 16.08.070.C is included as **Sheet 15.0 - Large Block Plat**. Two blocks have been identified in this plat: Block 1, which represents the Hotel Core/PUD Area and Block 2, which represents the remainder of the property. The large block plat includes information known at the time of this application. Subsequent discussion and decisions can be noted on this plat as the application moves through the review process. Several items required on the Large Block Plat per City Code are more suited to a design review of the project and will be provided at that time.

Key for Tent Diagram and Tent Coverage



Figure 17 - Tent Diagram and Tent Coverage



Sub Area Plan T-Tourist

Comprehensive Plan designation for the subarea

Residential Occupancy. The conceptual plan for the River Run Neighborhood has been developed to ensure compatibility with its surroundings as the focus. Environmental sustainability through the protection of wetlands, siting uses to take advantage of the recreational amenities and ensuring the River Run Neighborhood is a “good neighbor” to the City of Ketchum have been emphasized. In order to ensure the latter, an analysis of the River Run Neighborhood’s compliance with the Comprehensive Plan for the City of Ketchum has been conducted. Specific information regarding this compliance is located in this Annexation and Zoning Designation application.

Impacts of the proposed hotel on the character and scale of the surrounding neighborhood

The character of the area surrounding the River Run Neighborhood is primarily defined by majestic Bald Mountain, which rises steeply from the edge of the Big Wood River. The hotel character and scale responds to these surroundings with a design that incorporates a solid base and gently sloping rooflines.

The portion of the hotel complex on the north end of the PUD parcel, responds to the existing adjacent neighborhood by setting the foundation of the building back from the property line. The portion of the building closest to the neighborhood will be the lowest in height of all of the buildings in the PUD at approximately 45 feet, with the portion farthest away from the property line at approximately 70 feet.

Impacts on proposed height and mass relative to the City’s Design Review Standards and the PUD Standards

The mass and scale of the buildings, when designed, will meet PUD and Design Review criteria. For example, the buildings will:

- Provide for and protect light, air, solar access and orientation, views and vistas by properly locating building sites and building layout.
- The structures will be compatible with the townscape and surrounding neighborhoods (of which there are few) with respect to height, bulk, setbacks and relationship to street.
- In creating the 3D Tent for the PUD in this application, consideration was given to significant view corridors.

Appropriateness of the subarea for a hotel which exceeds the bulk requirements of the City Zoning Code

This subarea is perfectly suited for a relatively large-scale hotel. The backdrop of the PUD parcel is Bald Mountain, which dwarfs everything in front of it. The site drops approximately 50 feet in elevation from Highway 75 to the Big Wood River. The change in grade in essence creates a hole in which the hotel sits. In addition, the Hotel Core is a considerable distance from Highway, which serves to further diminish the visibility of the hotel from major public viewpoints.

Annexation Agreement

Waivers Requested

Street Right-of-Way: 12.04.030.A:

Right Of Way: All street rights of way shall be at least sixty feet (60') unless otherwise approved by the city council. Additional widths may be specified by the city. Greater widths will be required for cul-de-sacs. All rights of way intended for public street maintenance shall be dedicated to the public as provided for in the Idaho Code. All alleys shall have a minimum right of way width of twenty feet (20'). All private streets shall have a minimum right of way equal to the width of the street improvements, including, but not limited to, curb and gutter, utilities and snow storage, or as otherwise approved by the city council. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights of way unless approved by the city council.

- Waiver Requested
 - » Residential/Hotel Core – 50 feet
 - » Neighborhood Residential – 48 feet
 - » Rural Residential – 40 feet

Street Widths: 12.04.030.B:

1. Local streets and roads directly serving dwelling units and with no through or collector traffic intended on them shall have a minimum paved width of twenty six feet (26').

2. Minor streets and roads serving to collect traffic within residential and other areas for distribution outside the area shall have a minimum paved width of twenty six feet (26').

3. Collector streets and roads intended to connect major districts within or adjacent to the city shall have a minimum paved width of forty one feet (41').

4. Arterial streets and roads intended for fast heavy traffic volume shall have a minimum paved width of forty four feet (44') with a minimum right of way of eighty feet (80').

5. The unobstructed, all weather surface of a private street shall not be less than twenty feet (20') nor wider than thirty feet (30') unless otherwise approved by the city council.

- Waiver Requested: Street Widths are requested as follows:
 - » Minor Streets – 22 feet paved for Rural Residential streets
 - » Collector Streets – 34 feet paved or final width to be determined at preliminary plat

Off Street Parking Space 17.124.060

1. For one-family dwellings and for each dwelling unit in a duplex, one and one-half (1 1/2) parking spaces. For a townhouse and multiple-family dwelling, one parking space per every one thousand five hundred (1,500) net square feet of residential space, except as may otherwise be required in the CC district. For residential projects of four (4) units or more, one guest space for every four (4) units shall be provided in addition to the above requirement. Required parking spaces for all residential development, except as may otherwise be required in the CC district, shall be on the same premises as the dwelling/unit(s).

2. For tourist homes, hotels, motels, lodges, rooming houses and similar places offering sleeping accommodations: 0.75 spaces per room.

- Waiver Requested:
 - » 1. Residential - 1.2 space per unit
 - » 2. Hotel - 1.0 space per key. Requirements for spa and meeting space parking will be accommodated in this ratio, supplemented by shared parking use of day skier parking spaces

Sidewalk, Curbs and Gutters: 17.124.090:

In the CC, T, T-3000, T-4000, LI-1, LI-2 and LI-3 zoning districts, sidewalks, curbs and gutters shall be required as an accessory use when there is new construction or when an existing building is altered or changed and such modifications require a building permit and the cost of construction exceeds twenty thousand dollars (\$20,000.00), in accordance with standards as established by the city as to type, location and grade.

- Waiver Requested: Curbs and gutters are often found to be impractical and expensive to maintain in mountain environments. For the roads, the concept plan proposes the use of edge of road drain, natural ditch-like features and other innovative alternatives used in mountain resort communities.

Dawn Hofheimer

From: HP Boyle <boylehp@yahoo.com>
Sent: Wednesday, July 16, 2025 3:44 PM
To: Participate
Cc: Theophilus Andrew; Sarah Lurie
Subject: PUBLIC COMMENT for July 21, 2025 City Council Meeting

The IME published a notice stating that the City of Ketchum intends to raise the in-lieu-of fee for housing by more than 5% at its July 21st meeting.

First of all, I would like to thank the staff for bringing this matter back to the Council on an annual basis.

That said, please take this opportunity to eliminate the fee and, instead, require the housing units to be built.

Eliminating the in-lieu fee would have multiple benefits:

- Distribute community housing rather than concentrating it in low-income housing projects — Get the City out of the housing development business — Reduce the community divisiveness inherent in setting this fee — Save significant staff expense — Eliminate significant City taxpayer subsidies for for-profit companies.
- Eliminate the City competition for housing resources with local housing non-profits — Help preserve Ketchum's community character — Directly address Ketchum's workforce shortage in that the City could require full-time employment as a worker within the city limits of Ketchum in the deed restriction — The City could set income requirements targeted for city workers, first responders, teachers, and health care workers.

It would, of course, mean no more Bluebirds, Y Lot developments, or the replacement of Lift Tower Lodge with the equivalent of three Bluebirds— all things that have torn the community apart over the past seven and a half years.

Thank you,

Perry Boyle
Ketchum