

Dawn Hofheimer

From: Donna Shahbaz <shahbazdmp@gmail.com>
Sent: Tuesday, September 2, 2025 9:56 AM
To: Participate
Subject: Comprehensive plan

Follow Up Flag: Follow up
Flag Status: Completed

Hi, Thank you for providing me with the opportunity to comment on the Comprehensive plan draft. I appreciate all the time and effort that has gone into the drafts. However, I don't think it should be voted on yet. I believe there are still concerns to address.

Page 3. employment trends. It would be nice to know what percentage of Ketchum's employees live in the Wood River Valley.

Page 18. Vibrant downtown. Downtown should also be a place people can reach easily by car (unless you want us to drive to get our groceries and other heavy items in Hailey).

Page 24. Transportation Goals. There should be a goal to address severe weather conditions. It is not enough to require/educate property owners to clear ice and snow. Energy efficient snow removal options should be developed and incentivized.

Page 29. I strongly support the goals to protect the features of the City's built and natural environment.

Page 30. I strongly support policy BNE 1.5. Context sensitive development.

Page 32. BNE 2.1 Utility lines. For aesthetic, fire-safety, and resiliency reasons, I strongly support burying utility lines— Not just in new development but throughout the City. This should be a priority for KURA funds.

BNE 2.2. For both fire safety and view corridor reasons, I strongly support hillside protections.

BNE 2.3. Dark Sky ordinances need to be expanded to address covering huge windows at night. I hope this (as well as enforcement) is included in Action BNE.2.b

Page 35. I support policies that ensure we do not develop beyond our infrastructure capacity and that increased capacity costs are borne by the developer.

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We need more discussion on the enforcement aspects of community housing and greater transparency with regards to the demographics that occupy community housing and how that supports our workforce needs. While workforce is mentioned in the goal, neither prioritizing the Ketchum workforce nor enforcement is addressed in the listed policies. Although enforcement of policies is always expected, enforcement of deed restrictions directly impacts housing inventory and deserves extra emphasis. Additionally, while the plan later mentions the need to house firefighters, it does not acknowledge other vital workforce priorities such as police, healthcare providers, and public servants. Additionally, Policy H-2.7 should include an annual survey of the salaries of key workforce personnel to ensure that they are eligible for the housing we develop.

H 1.4. Permitting ADUs should be, at a minimum, deed restricted Local (or require a community housing contribution) if our intent is to allow this increase in density to support housing.

Page 55. Resilient energy sources should include burying utility lines to the greatest extent possible. Additionally, our lobbying efforts should include seeking additional State/Federal opportunities to fund resilient infrastructure.

Page 60. Public safety. This section should also address how the tourism industry impacts the demand for public safety services and how the City will ensure that the costs of this impact are paid by tourists going forward.

Page 60. While not our only community housing goal, providing housing for first responders and other essential personnel should be a community housing policy/goal.

Page 61. I strongly support SHC 2.2 and encouraging the use of resilient building materials.

Page 68. E 1.4 Quality of life infrastructure should include parking. Additionally, given that we have both construction incentives and a specific LOT to address the housing shortage, KURA funds should focus on other infrastructure needs given our backlog.

I strongly support policy E 1.8 ensuring that ground floor areas of mixed use neighborhoods are reserved for commercial purposes.

Page 70. Transparent and Collaborative government. I appreciate the City's quick response time and the ability to provide feedback through participate.

Page 72. TCG 1.2. Do not permit topics to be discussed at council meetings that were not included on the agenda.

Ensuring that both surveys and public comment identifies whether the input is from a resident or industry stakeholder should be a transparency goal.

TCG 1.3. Expand the use of technology (such as 3D mapping) when making land use decisions.

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Improving the enforcement and transparency with regards to community housing and the prioritization of workforce housing should be a transparency policy.

Improving the budget transparency of partnerships with KURA, Air Service, and Visit Sun Valley should be a transparent budget policy.

Providing a total cost summary of all levies - both City and County - to voters prior to elections should be a budget policy.

Improving the transparency of utility costs, particularly to demonstrate that multi-family units are not paying more for water than single family homes should be addressed.

Page 75. While the Comprehensive plan acknowledges the impact of future growth on most infrastructure demands, it needs to do this with parking as well.

Page 80. I strongly support adaptive reuse and local preference.

Page 89. I support preserving opportunities for industrial uses as long as the industries are not hazardous or impact the local quality of life (ie overly loud or smelly)

Thank you for limiting building heights within LDR, MDR, HDR, and RC.

I am strongly concerned by the height and lot size possibilities associated with MUAC, MUI, RC and CMU. I would support this if the regulations made it expressly clear to developers, lawyers, etc that exceeding 2 or 3 stories, or increasing lot or density sizes is at the complete discretion of planning and zoning and the town council after a review of the building design, public comment that clearly distinguishes between residents and industry stakeholders, the building's integration into the surrounding area (to include 3D mapping available for public review), infrastructure impact, and the value of the building to the community. It should be the City's choice (on behalf of residents) to permit these increases, not the developer's right. Land owners have a right to a clear understanding of what is a permitted/certain size building for their property and what is merely a possibility given the above factors.

Page 119.

Goal T3 While I support the expansion of EV charging capacity, policies should ensure that the cost of EV charging is paid by the EV owner.

Action T-3 a. should also update the parking plan to forecast and address future parking needs (addressing projected growth) to include a parking facility.

Page 122. Action H-1i. If our intent is permitting ADUs is to increase community housing, deed restrictions should include all ADUs going forward.

Action H-2 a Should expand the possible, not guaranteed, use of density incentives.

An action should be included to review deed restrictions to eliminate loopholes and misuse.

Diverse community housing options should include an action item for enforcement and one for transparency.

Diverse community housing options should include an annual survey of key workforce salaries to ensure essential workers are eligible for planned housing.

Diverse community housing options should specifically address prioritizing workforce, first responder, and healthcare provider housing.

Page 123.

Change action H-2 e to workforce housing.

Page 128.

Goal SHC-3 should include workforce housing for health services.

Page 132

Goal TCG 3

Improve the enforcement and transparency of community housing.

Goal TCG 4

Improve budget transparency of City partners such as KURA, Air Service and Visit Sun Valley

Providing a total cost summary of all levies - both City and County - to voters prior to elections should be a budget policy.

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DT-2c. Thank you for addressing this. However, I strongly urge you to require any under 750 sq foot unit without parking to be deed restricted.

Action DT-2e. Thank you

Best regards, Donna Shahbaz.

Sent from my iPhone

Dawn Hofheimer

From: Tess OSullivan <mtessosullivan@gmail.com>
Sent: Tuesday, September 2, 2025 8:07 PM
To: Participate
Subject: Highway

I think the highway should be striped for four lanes of traffic at the entrance to Ketchum.

Tess O'Sullivan
Ketchum resident.

Dawn Hofheimer

From: Laurie Hamlin <lauriehamlin@outlook.com>
Sent: Wednesday, September 3, 2025 3:43 PM
To: Participate
Subject: Ketchum Bridge Widening

Put me down as someone voting for striping of **4** lanes. Can't believe anything else being considered.
Community wants 4 lanes. L Hamlin

Dawn Hofheimer

From: rskfitz45@icloud.com
Sent: Thursday, September 4, 2025 7:35 PM
To: Participate
Subject: 4 lanes

The City should definitely do 4 lanes 2 lanes after all this work is just stupid

Dawn Hofheimer

From: Lynn Moore <lynn@lynnmmoore.com>
Sent: Thursday, September 4, 2025 6:59 PM
To: Participate
Subject: 4 Lane stripping plan

My husband and I are residents of Idaho and live at Lane Ranch. I think it is imperative to have 4 lanes of traffic going into Ketchum and it is all prepared to accommodate this figure. There is no need for a sidewalk or bike trail as we have a wonderful walking/bike trail along the highway into town and much ore scenic.

Please approve the 4 lane plan 🙏

Lynn Moore Fitzsimmons
3 West Lane Ranch Road
Sun Valley

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