



208.345.6933 • PO Box 844, Boise, ID 83702 • [www.idahoconservation.org](http://www.idahoconservation.org)

City of Ketchum  
191 5th St. W  
Ketchum, ID 83340

August 15, 2022

Dear Mayor Bradshaw and Ketchum City Council:

Since 1973, the Idaho Conservation League has been Idaho's voice for clean water, clean air and wildlife—values that are the foundation for Idaho's extraordinary quality of life. The Idaho Conservation League works to protect these values through public education, outreach, advocacy and policy development. As Idaho's largest state-based conservation organization, we represent over 35,000 supporters who have a deep personal interest in our land, water, and wildlife.

We are aware that the City of Ketchum is currently exploring measures to reduce the risk of human-bear conflicts within their jurisdiction. In order to minimize conflicts between humans and bears, measures must be taken to prevent bears from consuming contents from unsecured trash containers. Each year, we watch bears euthanized within Ketchum because of a lack of bear-proof trash containers and lack of education amongst residents about wildlife and trash best practices. These unfortunate circumstances are completely avoidable through education, requiring individuals to not leave trash out, and by adopting wildlife-proof trash containers. This is a community-wide problem that can be solved if the community comes together to protect wildlife. Ketchum City Council has the opportunity right now to begin seriously addressing these human-bear issues and protect our beloved wildlife.

We support Ketchum's approach to educate the community about negative impacts unsecured trash has on wildlife, implementing an ordinance limiting the time trash containers can be on city streets, and securing wildlife-proof trash containers in Ketchum.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Abrams", with a long horizontal flourish extending to the right.

Jeff Abrams, Wildlife Associate  
Idaho Conservation League  
[jabrams@idahoconservation.org](mailto:jabrams@idahoconservation.org)  
(208) 345-6933 x 234

A handwritten signature in black ink, appearing to read "Josh Johnson", with a long horizontal flourish extending to the right.

Josh Johnson, Senior Conservation Associate  
Idaho Conservation League  
[jjohnson@idahoconservation.org](mailto:jjohnson@idahoconservation.org)  
(208) 345-6933 x 301

## Lisa Enourato

---

**From:** Neil Bradshaw  
**Sent:** Wednesday, August 17, 2022 4:46 PM  
**To:** Matt Gelso  
**Cc:** Morgan Landers; Suzanne Frick; Matt Bogue; Paul Kenny; Abby Rivin; bob@sunvalleyrealtors.org; Courtney Hamilton; Participate  
**Subject:** Re: Ordinance 1234 Comments

Thanks for your comments Matt  
They will be put in the public record for council consideration  
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](mailto:nbradshaw@ketchumidaho.org) | [www.ketchumidaho.org](http://www.ketchumidaho.org)

On Aug 17, 2022, at 1:17 PM, Matt Gelso <[mgelso@kenny-bogue.com](mailto:mgelso@kenny-bogue.com)> wrote:

City of Ketchum Team,

I have two comments/questions for you on the Interim Ordinance attached.

1. Two Parts: Why did you choose to have Office use in the CC exempt from parking for the first 5,500sf? I agree with this change and it will certainly help with placing businesses downtown. My real question is, can you also include Personal Service in a parking exemption for the first 5,500sf? Most Office users will be onsite for a full day whereas Personal Services will likely only be onsite for portions of a day, and maybe very short portions. Additionally, the Personal Services will provide the “vitality” that Mayor Bradshaw has indicated is a top priority. How can we get Personal Service in the CC the same parking exemptions as Restaurant, Retail, and now Office use?
2. What is the reasoning behind no community housing units in basements? The City’s stated goal with the interim ordinance is to “increase the creation of new housing units” and “increase available commercial space in downtown”, this restriction appears antithetical to the former and the latter. There are numerous high quality basement apartment units in the CC and as long as new basement units are built to all applicable safety codes, why are they problematic?

Allowing basement apartments only helps a new project by allowing flexibility on building design and in turn helping finances line up for the project to 'pencil'.

My lack of comment on any other portions of this interim ordinance does not indicate my positions for or against, but the above are two items I wanted to point out.

Please feel free to call if you'd like to discuss. I spoke briefly with Abby regarding Item 1 when she was assisting me with some other information.

Thank you for your efforts with the CC and Our Valley's housing problem. I appreciate your time and consideration on my comments above.

Best,

Matt Gelso  
Associate Broker  
PAUL KENNY & MATT BOGUE REAL ESTATE  
333 S Main St, Suite 210 | PO Box 5102 | Ketchum, ID 83340  
Office (208) 726-1918 | Mobile (530) 448-9470  
[mgelso@kenny-bogue.com](mailto:mgelso@kenny-bogue.com) | [www.kenny-bogue.com](http://www.kenny-bogue.com)

<Interim-Ordinance-1234\_7.28.22\_V1.pdf>

## Lisa Enourato

---

**From:** Courtney Hamilton <hamilton.courtney1@gmail.com>  
**Sent:** Monday, August 22, 2022 10:42 AM  
**To:** Participate  
**Subject:** Fwd: Bear discussions in Jackson

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

From: **Josh Johnson** <[jjohnson@idahoconservation.org](mailto:jjohnson@idahoconservation.org)>  
Date: Mon, Aug 22, 2022 at 9:59 AM  
Subject: Bear discussions in Jackson  
To: Courtney Hamilton <[hamilton.courtney1@gmail.com](mailto:hamilton.courtney1@gmail.com)>

Hi Court! Seems like they are having some similar bear-proofing discussions in Jackson.

[https://www.jhnewsandguide.com/news/environmental/jackson-joins-teton-county-in-requiring-bear-resistant-trash-cans/article\\_6d99eb85-678d-59bb-b41e-543cc429f381.html](https://www.jhnewsandguide.com/news/environmental/jackson-joins-teton-county-in-requiring-bear-resistant-trash-cans/article_6d99eb85-678d-59bb-b41e-543cc429f381.html)

Josh

--

**Josh Johnson** (he/him)  
Acting Central Idaho Director  
Idaho Conservation League  
PO Box 2671, Ketchum, ID 83340  
[Shoshone-Bannock Traditional Lands](#)  
208.345.6933 x 301

**Idaho's leading voice for conservation**  
[www.idahoconservation.org](http://www.idahoconservation.org)

--

-----  
Courtney Hamilton  
208.481.1211

## Lisa Enourato

---

**From:** H Boyle <Boylehp@yahoo.com>  
**Sent:** Tuesday, August 23, 2022 5:18 PM  
**To:** Participate  
**Cc:** Greg Foley; Mark Dee  
**Subject:** For P&Z Commissioners and City Council - Warm Springs Preserve

I applaud Commissioner Cordovano's comments on WSP at the 8/23/22 meeting. He made an excellent point about keeping WSP a natural preserve and pushing back on the City plan to electrify and irrigate it in an unnatural manner, at taxpayer cost. That was what was promoted in the fundraising for the purchase of the property.

**What was particularly disturbing is the non-answer Mr. Cordovano got from the City Planner when he asked about the re-zoning of the property to 100% park.** The planner essentially said it wasn't important to do that because of the deed restrictions, and the bulk of the park could retain tourist zoning. As a resident taxpayer who contributed to the purchase funds, this is confusing. We gave money with the understanding that this would be zoned as a park. It is a park, isn't it? Why wouldn't the City follow through with zoning it as a park? It makes it look like something fishy is going on.

One item glossed over in the City presentation is the governance of the park. Per the City website, there is a group call Friends of Warm Springs Preserve that appears to have special influence over how taxpayer money is spent on the park. If that is to be the case, its members should be appointed according to the usual processes for City commissions.

Per the link provided on the City website:

"The group's role will include the following:

Master Plan Process

- Attend monthly meetings
- Visit the site to field questions and feedback
- Assist with the summer solstice Preserve "opening"
- Serve as ambassadors and liaisons throughout the Master Plan process and beyond

After Charter Master Plan is Complete

- Attend quarterly meetings
- Support strategies and communication efforts
- Serve as ambassadors and liaisons
- Participate in event planning as desired
- Participate in donor cultivation as desired"

Yet there is no contact information, no list of members, or what the qualifications to be a "friend" are. I am sure they are all civic minded citizens, but this is poor city governance.

Thank you,

Perry Boyle  
Ketchum

## Lisa Enourato

---

**From:** Courtney Hamilton <hamilton.courtney1@gmail.com>  
**Sent:** Friday, August 26, 2022 7:41 PM  
**To:** Participate  
**Subject:** Fwd: Bear proofing guidelines

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

**From:** Josh Johnson <[jjohnson@idahoconservation.org](mailto:jjohnson@idahoconservation.org)>  
**Date:** Fri, Aug 26, 2022 at 6:01 PM  
**Subject:** Fwd: Bear proofing guidelines  
**To:** Courtney Hamilton <[hamilton.courtney1@gmail.com](mailto:hamilton.courtney1@gmail.com)>

In case you/the council find this helpful!

---

**Josh Johnson** (he/him)  
Acting Central Idaho Director  
Idaho Conservation League  
PO Box 2671, Ketchum, ID 83340  
[Shoshone-Bannock Traditional Lands](#)  
208.345.6933 x 301

**Idaho's leading voice for conservation**  
[www.idahoconservation.org](http://www.idahoconservation.org)

Begin forwarded message:

**From:** Tanya Anderson <[tanya.anderson@gmail.com](mailto:tanya.anderson@gmail.com)>  
**Subject:** Re: Bear proofing guidelines  
**Date:** August 22, 2022 at 2:29:37 PM MDT  
**To:** Josh Johnson <[jjohnson@idahoconservation.org](mailto:jjohnson@idahoconservation.org)>

Hi Josh,

Good to hear from you! An engaged citizen from Ketchum called me a few weeks ago with some questions about bear-proofing. It was an early stage conversation, so my advice was to include all stakeholders in the conversation from the beginning (waste haulers, agencies, nonprofits, bear lovers, bird lovers, etc).

What type of resources are you looking for? You can find the staff report linked in the agenda from the 8/15 regular council meeting on the [town of Jackson website](#). In it there is a link to [this study](#) from Durango. My biggest takeaway here was that self-locking containers are critical. Conservation groups used this study to advocate for an ordinance across the entire town, though it isn't accurate to apply outcomes of a north/south study to zoning on the outskirts of town vs. downtown core. We chose to focus on the high conflict zones and monitor, as an ordinance across the entire town would take several years to do given supply chain issues, waste hauler staff capacity, and infrastructure changes needed for

the transition, and we felt an organized approach addressing high conflict areas first (and monitoring for effectiveness) was better than creating a patchwork quilt of compliance across town. Another article is [this one](#) on how education efforts aren't adequate to address the problem.

We used data from WY G&F regarding bear conflicts, and that was important to show the data.

Also, we amended wildlife feeding regulations at the same time, as crabapple trees and other attractants are as big of an issue as trash.

I'm happy to schedule a time to chat with you about this if you'd like. I check my work email, [tanderson@jacksonwy.gov](mailto:tanderson@jacksonwy.gov) more frequently than this one.

Tanya

On Mon, Aug 22, 2022 at 10:08 AM Josh Johnson <[jjohnson@idahoconservation.org](mailto:jjohnson@idahoconservation.org)> wrote:

Hi Tanya,

The city of Ketchum is looking into the bear proofing issue and I read in the JH News and Guide that you wrote the new proposed guidelines for Jackson? Are there any materials/resources you might be able to send my way that I could then pass along to the Ketchum city council as they consider this issue?

Thanks,  
Josh

--

**Josh Johnson** (he/him)  
Acting Central Idaho Director  
Idaho Conservation League  
PO Box 2671, Ketchum, ID 83340  
[Shoshone-Bannock Traditional Lands](#)  
208.345.6933 x 301

**Idaho's leading voice for conservation**  
[www.idahoconservation.org](http://www.idahoconservation.org)

--

-----  
Courtney Hamilton  
208.481.1211