

Cyndy King

From: anne kalik <akalik@icloud.com>
Sent: Friday, April 4, 2025 12:44 PM
To: Participate
Cc: gina poole
Subject: According to me it seems that this plan is

rushed, ill-conceived and dangerous to our town and citizens.

We should probably have a moratorium on building because of water and fire. The rest might prove to be commentary...deck chair shuffling on the Titanic.

Greed and a lack of educated self serving opinions seem to prevail.

Sincerely,
Anne Kalik

Cyndy King

From: Harry Griffith <harry@sunvalleyeconomy.org>
Sent: Friday, April 4, 2025 1:44 PM
To: Participate
Subject: Addiitonal SVED Comments on CoK Comp Plan - April meeting

Following my review of the latest draft of the Comp Plan, I wanted to provide the following comments to Ketchum Planning & Zoning:

1. Population Growth & Forecast Page 3 and 84 - A growth in resident population of between 780 to 2860 is suggested by 2040. If you do the math, 780 total is 52 per year average or an annual rate of 1.46%. The higher estimate of 2860 is 190 per year or an annual rate of 5.38%.

Where did these estimates come from? My experience and analysis suggests that an annual growth rate of 1 to 1.5% on a long run basis is much more likely. I also find the higher figure to be totally unrealistic. I would recommend you range 15-year growth estimates for purposes of this Comp Plan from 1% pa on the low end to no more then 2.0% pa on the high end . Overstating damages the credibility of the Comp Plan IMHO.

2. Evaluations for Consistency with Comp Plan Page 9. The modified language in this section is minefield for future residential and commercials projects. This provides for reviews on a non-code basis by City Staff which is prima facia illegal under Idaho law. Do these three nested bullet points in this section become specific assessment criteria with associated findings of fact for every application? This is not the purpose of the Comp Plan and will lead to subjective judgements in contravention of Idaho Statues (67-6535. Approval or denial of any application to be based upon EXPRESS standards and to be in writing.)
3. FLUM for Higher Density Residential Map reference. I can support upzoning the Warm Springs area in reasonable proximity with the Fields WH project, the Limelight and other condo clusters. But I cannot understand doing so for significant portions of the rest of western Warm Springs. Likewise, why so much of West Ketchum as an additional large upzoned block apart from the area in proximity to the Simplot parcel and a couple of the larger condo complexes. I can also understand needing a transition zones from High Density to Medium Density but I think these Medium Density zones are too large. Can you tell the public how many parcels are in the upzoned proposal so we get an idea of the scale? What's the ratio of upzoned former Low Density to new Medium Density and same for Medium to Hi? I suggest you evaluate reducing the size of the Warm Springs and West Ketchum upzones to more defensible areas based on some definitive criteria you can explain to the public. Right now, it seems that some very arbitrary zoning

boundaries have been drawn, and the citizens need to better understand the rationale behind your FLUM boundaries to achieve any buy-in.

I also think you need to examine the issue of forcing existing SFR units in these areas into a non-conforming use situation. This is a very negative situation for owners to find themselves in and they are rightly distressed about the potential negative impact on their property values. Two or three (or ten) councils down the road, changes to an existing SFR structure and/or SFR redevelopment will become more difficult as institutional knowledge of the past fades. One way to overcome this might be to provide title record notes on the county GIS for all rezoned parcels verifying their rights to rebuilding a similar single family residential unit in their own right on as part of an estate transfer?

4. Restrictions for "Community Housing". You mention that "...higher densities may be permitted if community housing is the primary use..." but you provide no clarity on what type of restrictions are implicit in "community housing". Deed restrictions on one or more of Income, employment, short term rental rights, parking waivers, other? I fear negative unintended consequences for existing residents if they are near a future high density redevelopment project.

Given the City already has a draft set of the new matching ordinances under review by staff, I think these should be released as part of the overall discussion process. Normally these would be drafted after a comp plan approval but given the two are overlapping, it is unfair to the public to not have them disclosed by the City.

5. Lower Density Commercial Core. Downzoning of the commercial core through reduced intensity and funkiness is likely to result in major unintended consequences. Doing this will drive per square foot rental costs in the core upward to the point that smaller local retailers will be unable to operate profitably. You will see, as a result, only national brand retailers who can afford to risk these inflated rents. Do what the rest of the country does and encourage development density in the inner core. That way we will not get urban sprawl like Twin Falls etc. And you won't have to push as widely for the upzoning of Low and Medium Density residential areas you are planning.
6. Appendix A. Errors on page 142. First, the years in the graphic should be 2012 to 2022. More fundamentally, the referenced data is incorrect, incomplete and misleading. The IRS SOI Tax data for 21-22 references 756 tax filers in migration (not 788). In addition, this is only part of the story as there is offsetting out migration of 703 tax filers, resulting in a net addition of only 53. Without showing the full data set of in/out, the figure presented are overly sensationalistic for the average reader.

Cyndy King

From: Robyn Newcomb <robyn_newcomb@glassmasters.biz>
Sent: Friday, April 4, 2025 3:49 PM
To: Participate
Subject: cohesive plan

To all,

Your presentation leave a lot out. The firm you hired is probably good at designing a new subdivision, not retrofitting an existing one.

Portraying density by elevation views is absurd. That is what you are showing.

Plan view of an acre and how it might be divided into lots makes more sense. Virtually nobody knows the size of an acre let alone the dimensions of their own lot.

To over densify a town because your approach is additional housing for work force is absurd. Build work force housing where it is affordable.

Ketchum is not a ski in ski out town, never will be

To make it look like Snowmass, Vail, Parkcity, New York, Seattle with taller buildings and no open space for a yard is not where the town started.

Just because you will make a decision on what your vision is does not make it correct.

Robyn Newcomb


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www.glassmasters.biz

Cyndy King

From: Luanne Mandeville <luanne@luannemandeville.com>
Sent: Saturday, April 5, 2025 3:37 PM
To: Participate
Subject: Mid-Warm Springs Concern

To Planning & Zoning and City Council:

Regarding the 25-acre SCHERNTHANNER ACRES SUB in mid-Warm Springs
LOT 2 BLK 1
RPK05170000020

The historic and current land use zoning for this parcel is LR, Low Residential. This is consistent with all of the residential properties on the north side of Warm Springs Road. The purpose of the LR Low Residential District is to identify and preserve residential properties, to prevent overcrowding of land in order to preserve natural features and openness. The new Comp Plan Future Land Use proposes to change the zoning to High Density residential (18-30 residential units per acre), three stories or less. This would be detrimental to the value and character of Warm Springs residential properties. Traffic, noise and light pollution would affect the entire area. The property has been preserved as a wildlife reserve for many years. Deer, elk and an occasional moose live on the property and travel to Warm Springs Creek and the Big Wood River. High density development would have negative impacts on wildlife. I favor leaving the property in the LR, Low Residential zoning and land use.

Thank you.

Luanne Mandeville
Luanne@LuanneMandeville.com
208-720-4484

Cyndy King

From: susiemichael <susiemichael@cox.net>
Sent: Saturday, April 5, 2025 2:49 PM
To: Participate
Subject: The Comp Plan

The concept of 'underutilized land' need some very careful consideration. We really don't know what the future holds & to make a plan the allows for development, redevelopment of this land could be the biggest mistake we as a town make. If we want to have tourists, festivals, entertainment, World Cups, then we must allow for for our natural surroundings, the nature we are directly immersed in to be preserved, cared for and honored. A [POV](#) of simply economics in terms of money assets is extremely short sighted. If we have another terribly over zealous administration with their own agenda as we have experienced in the past 8 years, there will be no Ketchum as we know & love it to be. Slow your roll. Let things settle. Times are a changing to be sure. Don't let the verbiage of this Plan pen flood gates for subjective and personal ego interpretation at the expense of our town. This draft is somewhat better, but needs rewriting totally in certain areas. This is a work in progress not a finished document that may not meet the timeline of out current Mayor. But the repercussions of a hasty process will lead to the loss in so many aspects of our beloved town.
Susie Michael
Ketchum

Cyndy King

From: susiemichael <susiemichael@cox.net>
Sent: Saturday, April 5, 2025 2:37 PM
To: Participate
Subject: The Comp Plan

This Plan's purpose is to expressly exhibit how we uphold this vision via exacting procedures and methods, policies of planning, regenerative practices with clear bottom line unacceptable actions or implementations that result in trade offs compromising our community vision in any way. If the guide is not clear, then the code can not be written accurately.

Then simply and clearly we list what those bottom lines are: no chain stores, strict building guidelines for size, green space, parking etc. We detail the process by which code is created and followed leaving no need for flexible, subjective interpretation. Residents' life is first priority building healthy, cohesive community in its best condition to function in a collaborative and agreeable way serving the community at large and tourists when necessary. We manage growth and tourism in accordance with the best and highest good of local residents through organic mutability and transformation eliminating trade offs compromising our community vision. Tradeoffs open the door for arbitrary in the moment decisions that stray farther and farther away from the core values and vision. The vision is the guidepost. The practices are cooperatively mutable not compromising in order to adapt with resilience. We already exist as a function town and have for many, many years. In the past decade changes have not been in alignment with the community vision. We do not want this version of the Plan to reflect in any way the continuation of this wrong path but rather reaffirm our vision and values to not allow any administration go astray as we have witnessed with this current administration.

When we push the tourism, every event of arts and culture is diminished by overcrowding, rude people, safety concerns for entering and exiting event especially if an emergency arises, and then of course, if we can not park to get to the venue because there are just far too many people/vehicles to accommodate, the event is tarnished if not spoiled altogether.

There are still typos and inconsistent phraseology as well as syntax and grammar. Is there a competent, learned english writer available? Links still do not work.

Repeatedly there are contradictions - open spaces but more density & infill, develop every inch. Can not have both ways. Be consistent in content, this document is wildly inconsistent & contradictory. Then we fall into the subjective interpretations and decisions made during to lack of clarity in the Plan.

The Plan is not a marketing or branding tool. It is a specific guideline for the planning, maintenance of infrastructure, and express bottom lines we will not cross to serve the preservation of our quality of life in our fragile mountain ecosystem setting with all considerations benefiting residents and place in reciprocity and relationship.

Susie Michael
Ketchum

April 5, 2025

Dear Planning and Zoning Commissioners and Planning Staff,

Thank you for your continued work and diligence in considering the language and implications of Ketchum's future comprehensive plan and future land use map.

Understanding how the comp plan language could affect future development can be challenging. To better understand it myself, I ran some numbers for potential densities in the Medium Density Residential (MDR) land use designation based on existing and proposed densities (see attached spread sheet and maps) and wanted to share with others so we can have a better dialogue about possible changes and impacts. The lots were picked randomly and the info certainly does not show what a potential build-out (with either version of comp plans) might look like, but hopefully gives a glimpse that could be applied on a larger scale.

In looking at the maps and hearing public deliberations, I recommend the language on page 107 of the comp plan (MDR land use) be changed. If the proposal is truly to only allow increased densities if community housing is provided, then the Primary Use should be changed to single family detached homes and duplexes, and multi-unit buildings should be Secondary Uses. This is the underlying use based on the existing land use designation and zoning and is what the citizens are asking for. Moreover, this language reflects what the majority of the properties slated to be in the MDR land use designation would be allowed (at 6 units/acre) if no community housing (CH) is being provided. The increased density with CH would be a secondary use and could be a variety of building types.

Additionally, the Commission should clarify the language pertaining to density if the intention is to still allow duplexes on lots less than 14,520 sq ft in the MDR. Under current medium density residential zoning, a lot of any size is permitted to have up to two units. With a density of 6 units/acre, a maximum density might only be one unit if the lot is smaller than 14,520 square feet (perhaps "generally" is added to allow up to 2 units or possibly this would help counter increased densities to support CH?). Either way, this ambiguity may open the door to different interpretations in the future and should be clarified.

Please review the attached density scenarios identified in the attachment and provide clarification if this information accurately reflects what the city is hoping to achieve. It is acknowledged that lots that are large enough to be subdivided are required to go through a full subdivision process, resulting in varying potential densities depending on (and not by right) the city's subdivision process. Additional language should be added to specify how the city would define if community housing is considered the "primary use" of a development – would this be based on unit or floor area percentage? Also, curious to know if townhouse sublots are permitted to be subdivided into smaller lots through the subdivision process or if they could only further subdivide or add units if their subplot counterpart were part of the proposal. This section should also address if increased densities would be permitted within the Mountain Overlay, Avalanche and Floodplain zones.

ADDITIONAL THOUGHTS:

Over the past 30 years, the creation of deed-restricted housing units in the downtown core has been a successful way to increase vibrancy and allow for mixing of uses and incomes. I

encourage the city to continue encouraging and incentivizing housing in the downtown and LI zones as part of a mixed-use building (with commercial on the ground floor) and consider restricting lot line removals or require design standards that provide human scale and reduce the effect of bulky buildings in the both the downtown and residential zoning districts.

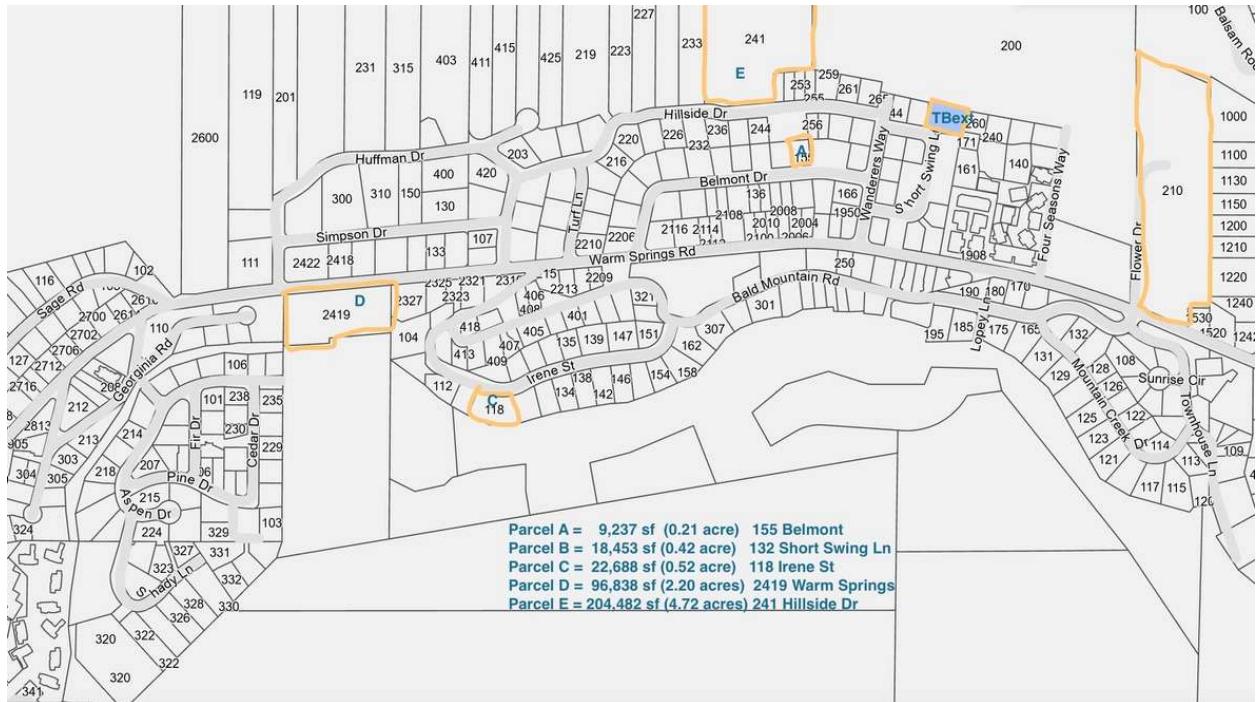
I support the city promoting and providing community housing to ensure that the majority of homes in Ketchum house long-term occupancy residents, especially people in the workforce who provide the vital services and sense of community that make our town a great place to live. I also support planning that ensures the vibrancy and safety of our local residential neighborhoods, particularly those that already have a majority of the homes occupied by long-term occupancy residents. I think the revised changes to the Comp Plan have the potential to accomplish this with more fine-tuning and studies that ensure growth and development doesn't make our infrastructure and community character unsustainable. From the numbers it seems that reducing the overall permitted density for CH on larger lots should be reduced. Without CH the proposed densities would not increase from what is currently allowed. Perhaps establishing a maximum lot size (and allowing smaller minimum lot sizes) and allowing a bonus for CH development could be another way to incentivize housing. Could the development of CH be achieved through the city's current tool of allowing Planned Unit Developments as a Conditional Use Permit? This would allow increased densities for housing and still allow engagement and site-specific review to meet the goals of the city and the citizens. Strengthening this existing tool may be a way to build CH and the public's trust in the process.

Thank you for your continued engagement with the public and your dedication to keeping this community a place where we can live, work and thrive together.

Sincerely,

Tory Canfield
Ketchum resident

Scenario 1:



Scenario 1 #'s:

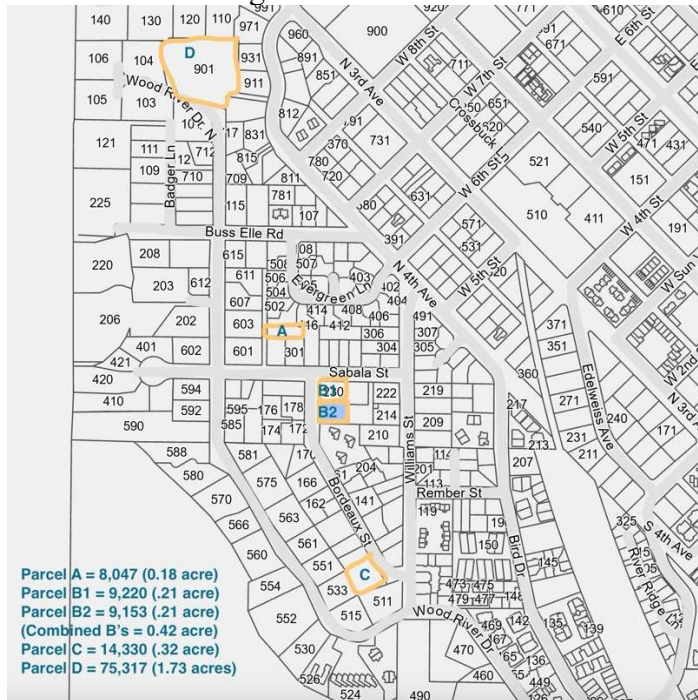
Property	# units permitted now	if 6 units/acre	if primarily CH at 18 units/acre
Parcel A	2	1-2	3
Parcel B	2	2.5	7
Parcel C	2	3	9
Parcel D	2 (if subd. 24)	13	39
Parcel E *dependent on Mountain Overlay requirements	2* (could be higher if subd-up to 51)	28*	84*
210 Warm Springs Road (7.57 acres)	2 (if subd. 82)	45.4	136
TOTAL			

SEE ATTACHED SPREADSHEET:

Warm Springs Neighborhoods



West Ketchum Neighborhood



WARM SPRINGS NEIGHBORHOOD DENSITY SCENARIOS
(Based on existing and proposed Land Use Designations and Zoning)

	LOT SIZE	LOT SIZE	max allowable #of units	Proposed density	Adjusted to reflect	Proposed density if primarily CH
ADDRESS	in square feet	in acres	under current zoning	w/out CH	not going below current	
236 Hillside Dr.	11,217	0.26	2	1	2	4
240 Hillside	9,261	0.21	2	1	2	3
244 Hillside	9,247	0.21	2	1	2	3
260 Hillside	10,450	0.24	2	1	2	4
117 Wanderers Way	10,450	0.24	2	1	2	4
111 Wanderers Way	9,240	0.021	2	1	2	3
114 Wanderers Way	8,622	0.24	2	1	2	4
110 Wanderers Way	8,161	0.19	2	1	2	3
Total Potential Units			16		16	28
2419 Warm Springs Road	96,838	2.2	2*	13	13	39
230 Aspen Dr	21,778	0.47	2*	2	2	8
Total Potential Units			4* (28)		15	47

*If subdivided these properties could potentially have lots with minimum size of 8,000 and then might have up to 12 lots/24 units and 2 lots/4 units

NORWEIGAN WOODS SUB (partial)						
215 Pine Dr.	12,751	0.31	2	1.86	2	5.58
329 Shady Lane	12,378	0.27	2	1.62	2	4.86
331 Shady Lane	17,347	0.4	2*	2.4	2	7.2
101 Nordic Ct	14,445	0.33	2	1.98	2	5.94
103 Nordic Ct	15,011	0.35	2	2.1	2	6.3
Total Potential Units			10 (12)		10	28
Total if lot lines removed:	71,932	1.66	10*	9.96	10	29.88

*bc property is over 16,00 sf could possibly be subdivided into 2 lots which would allow for a max of 4 units on current property making total 12

TOTAL POSSIBLE UNITS FOR ALL PROPERTIES IDENTIFIED ABOVE:	30** (58)	41	103
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**if those 3 lots subdivided could increase by 28 units = 58 units

In this scenario, if 103 units were to be built out with primarily community housing units, then 52 units of CH and 51 market rate units, compared to a possible 30 units market rate (or 58 if those 3 lots were allowed to subd., vs. 41 units if only built as non-CH.

WEST KETCHUM NEIGHBORHOOD DENSITY SCENARIOS						
(Based on existing and proposed Land Use Designations and Zoning)						
ADDRESS	LOT SIZE in square feet	LOT SIZE in acres	max allowable #of units under current zoning	Proposed density w/out CH	Adjusted to reflect not going below current	Proposed density if primarily CH
PARCEL A - 311 Sabala	8,047	0.18	2	1.08	2	3
Parcel B1 - 230 Sabala	9,220	0.21	2	1.26	2	4
Parcel B2 - 181 Bordeaux St	9,153	0.21	2	1.26	2	4
Parcel C - 110 Bordeaux St	14,330	0.32	2	1.92	2	6
Parcel D - 901 Rocking Horse Rd	75,317	1.73	2*	10.38	10	31
Total Units if parcels B1&B2 combined	18,373	0.42	2	2.52	2	8
Total Potential Units			12 *(20 if subd)		20	55
*if parcel D subdivided potential of 9 lots with 1-2 units, up to 18						
If primarily community housing bonus, then 28 housing unit, 27 market rate						

Cyndy King

From: Gerard Kelly <gerardketchum@gmail.com>
Sent: Monday, April 7, 2025 1:58 PM
To: Participate
Subject: Cohesive Ketchum Comp Plan comment

Dear City Government,

I am writing as a full-time Ketchum resident since 1978. I have owned my home on Second Avenue since 1994. Previously, I was a renter and lived in several different neighborhoods. I have no plans to move anywhere else.

The Cohesive Ketchum Comprehensive plan represents an unacceptable level of Government overreach into the private lives and businesses of the citizens of Ketchum. It is all very well to dream about what you can and cannot control, but the attempt to codify these unrealistic proposals takes these fantasies into an absurdity that would be laughable if the consequences weren't so serious.

While there is something to contend with in every section of this plan, I would like to confine this comment to the Diverse Community Housing Options Section. A glance at the names on the City's Technical Advisory Group tells you everything you need to know about what will follow - a one-sided proposal in favor of development, written by developers, and placing the financial burden on the taxpayers while reserving the profits to the people and companies responsible for creating the problem in the first place.

Ketchum is notoriously unaffordable, and housing is only a part of the problem. The people who live here pay a tax burden for the services enjoyed by people who mostly do not, and that burden is not small. Virtually every proposal and self-styled "core value" enumerated in this plan increases the level of unaffordability we already experience.

It's time to rein this back in. If you think you can build your way out of too much growth you are mistaken. You are very welcome to continue with your delusions but please don't involve the ordinary citizens in it. Your track record is not good enough for us to have any confidence in you. Confine yourselves to doing no further harm, and quit pandering to the developers.

Sincerely,

Gerard and Kate Kelly

Cyndy King

From: Gina P <ginapoole10@gmail.com>
Sent: Monday, April 7, 2025 4:12 PM
To: Participate
Subject: Comp Plan

Dear Mayor, City Council Members, Planning & Zoning Commissioners and Staff,

April 7, 2025

After reviewing the most recent draft of the Comp Plan I'd like to bring to your attention a concern about proposed development in the Mixed Use Industrial area (MUI). The height allowance states "up to three stories; however, up to **five** stories along Highway 75 north of 10th Street." This height allowance could be contradictory to the Plan's stated goal of protecting Ketchum's natural assets. Five story buildings situated along Highway 75 could potentially obstruct *views from major roads*. This proposed height allowance should be defined to align with the goals of the FLUM. It is important to ensure that views will not be obstructed as one drives north and south along the highway.

PROTECTING KETCHUM'S NATURAL ASSETS *The FLUM illustrates a connected system of open space to conserve natural features, including the Big Wood River, Warm Springs Creek, and Trail Creek, sage-covered hillsides, forested areas, and views from major roads. Goals and policies throughout this Plan support the protection of Ketchum's natural assets.*

Thank you for your time and consideration.

Sincerely,

Gina

Gina Poole

Cyndy King

From: Judi Verge <judiverge@gmail.com>
Sent: Tuesday, April 8, 2025 10:36 AM
To: Participate
Subject: comprehensive plan for Warm Springs road

Good Morning my name is Judi Verge and I have lived in Ketchum for 53 years and on Warm Springs Road 40 years. I feel that the plan you are asking us to approve is overly dense for our road and very concerning.

WS road was a safe road for many years but since covid the traffic has tripled or more and it is very busy with cars, and many people walking or biking or running, many workers etc. WS road is not equipped to carry a larger load of cars, and people. And what is the plan for fire and medical services to get thru? We need employee housing but it does not need to be in Ketchum city limits it could be in Blaine county anywhere. And how can we be sure employees are buying these places and not out of town people who want a place they can afford in Ketchum?

Lastly who will be paying for the infrastructure for this new plan to be brought to WS road?

Please listen to us!

Thank you
Judi Verger

Cyndy King

From: bob@sunvalleyrealtors.org
Sent: Tuesday, April 8, 2025 10:31 AM
To: Participate; Neil Morrow; Susan Passovoy; Tim Carter; Matthew McGraw; Brenda Moczygemba
Cc: Neil Bradshaw; Amanda Breen; Courtney Hamilton; Spencer Cordovano; Tripp Hutchinson; Morgan Landers; Abby Rivin
Subject: Comprehensive Plan Comments
Importance: High

Mayor, City Council, Planning & Zoning Commissioners and Staff:

In addition to our previously submitted concerns regarding the downzoning the Retail Core with its potential to raise the cost of doing business for local business owners past the point of feasibility, the Sun Valley Board of Realtors ("SVBR") has several additional concerns with some of the broad concepts stated in the draft of the comprehensive plan. We have outlined these below and suggest solutions to each of our concerns. Larger context, detail and support can be provided if desired. We trust you will consider our ideas and make appropriate changes to the plan in response.

References to zoning districts below are as they are depicted in the draft Future Land Use Plan ("FLUM") provided with the second comprehensive plan draft, unless otherwise noted.

1. Concern: Community Members Do Not Support Additional Density in Neighborhoods – Neither Do We:

We support your constituents and our customers in the call for no increase in density in the low ("LDR") and medium density ("MDR") residential zoning districts over what is presently allowed in the zoning code, with exceptions for sites with extremely close proximity to Bald Mountain access points (i.e. in the Mixed Use Activity Center, or "MUAC").

Solution: The search for additional workforce housing density should be refocused to the downtown core (Community Mixed Use "CMU" and Retail Core "RC" and Mixed Use Industrial "MUI" areas, away from lower density existing neighborhoods and in appropriate portions of Ketchum's Areas of City Impact. Portions of the High Density Residential district could be included where high density multifamily properties are already present, but not in neighborhoods that are predominantly single family, duplex, townhouse (joined or separated) uses now, unless new developments match the configuration and scale of existing properties.

1a. Question: Does the Revised MDR Allow the Single Family Residential Use that the Public Expects?

We agree with the addition of single family residential as a use to the MDR, however the language on page 98 of the comprehensive plan significantly limits the size (a single family home must be "small" which is not defined) and single family homes are designated as a "secondary use" rather than a primary use. We believe the residents who requested this change do not fully understand the potential limits the comprehensive plan language places on them. Could you please i) define "small" for the public, both in absolute terms and in terms of whether the public could replace any existing single family home in the MDR in the event it was destroyed by fire, and ii) make clear the impacts of single family homes being designated as secondary uses, rather than primary uses?

1b. Concern: Forcing More Units into Neighborhoods Will Not Supply More Affordable Units to Ketchum's Workforce.

Demand based on our amazing quality of place, reduced supply for both financial markets driven and regulatory reasons, and rapidly increasing building costs, all conspire to make affordability impossible for many purchasers dependent on Blaine County wage rates, in the absence of philanthropic or subsidized development scenarios. Increased supply resulting from mandated smaller units or more units per acre in Ketchum's neighborhoods will only produce a higher quantity of unaffordable units while changing the neighborhoods' character and putting additional strain on traffic and emergency services infrastructure for no apparent benefit to residents and the workforce.

Solution: See the solution to point 1. above, to locate workforce housing in locations where necessary guardrails on pricing and design can be better addressed.

2. Concern: New Medium Density (“MDR”) and High Density Residential (“HDR”) Zones Produce Non-Conforming Existing Homes.

Existing “larger” single family homes will be non-conforming under new MDR zone uses, subject to the definition of “small” (please see 1a. above). Single family homes in the HDR zoning district are not a permitted use (see page 100 of the plan) making all existing single family homes in the HDR non-conforming. The potential negative impacts of owning non-conforming property are many, including i) they cannot be rebuilt to present size or configuration, ii) mortgage financing is unavailable or more expensive, iii) property value is reduced due to the inability to replace, extensively renovate or finance, iv) owners have difficulty selling and are subject to extended for sale periods for all previously mentioned reasons.

Solution: Owners of homes in Ketchum’s neighborhoods should not be subject to adverse effects from their homes becoming non-conforming after they purchased them in good faith based on existing conditions. The use language in the comprehensive plan should be changed and subsequently the zoning code should be written so that any homes becoming non-conforming in the MDR and HDR as part of the comprehensive plan process are exempt from requirements that would reduce the size of them in a rebuild or material alteration scenario, and/or result in a reduction in value attributed to changes required by non-conformance.

3. Concern: Potential for Huge Impact on Ketchum from Sun Valley Company Development:

Ketchum is the retail, restaurant and entertainment venue for many Sun Valley residents. Sun Valley Company has several thousand more market rate units in planning that could be built during the contemplated life of this comprehensive plan, with occupants likely to utilize Ketchum services regularly.

Solution: We believe that the Ketchum comprehensive plan should, at the least, acknowledge this potential impact. It should also explain how material increases in Sun Valley residents that regularly use Ketchum services and amenities would be addressed. Strain on Ketchum’s infrastructure, employee housing, parking, mobility planning, Retail Core uses and premises costs for local businesses, library, theatre, arts, and other amenities seem likely.

4. Concern: Balanced Perspectives Not Presented in Comprehensive Plan Discussion of Short Term Rentals:

Chapter 3, page 36 of the second draft of the comprehensive plan begins the discussion of the “Diverse Community Housing Options” core value. There are two paragraphs in the right-hand column of this page entitled “High Cost of Housing” and “Rise of Short Term Rentals” that are included under the “Where We Are Today” sub-heading. In both paragraphs, the discussion of short term rentals (“STRs”) is incomplete and one-sided, likely leading to inaccurate conclusions by the reader. This is not to suggest that positions taken in this section of the comprehensive plan should not be taken if the KPZ and KCC believe that is what the citizens of Ketchum desire, however doing so without providing the reader with balanced information leaves any discussion of STRs lacking credibility, with negative implications for the objectivity of the entire plan.

Solution: Language such as this should be included on page 36: “...Short term rentals play a crucial role in supporting Ketchum’s tourist economy and make meeting demand for lodging accommodation possible. Short term rentals provide a more diverse pool of lodging alternatives than those offered by traditional hotel lodging vendors, offering lodging opportunities to users requiring different price points or configurations.”

The inaccurate implication from the comprehensive plan text on page 36 is that STRs, the quantity of which have been dropping at least since January 2018, are a major cause of the undersupply of workforce housing in Ketchum, and that the “rise” (despite dropping quantities) of them needs to be more restrictively controlled locally to help solve this problem. Such commentary needs to be balanced to include language describing the economic importance of STRs to Ketchum financially, and in support of its and Blaine County’s tourism economy. Over 1,200 or 19% of Blaine County’s

tourism jobs are a result of overnight visitors staying in STRs, and the importance of diversity of user that STRs facilitate through their broader range of lodging price points and unit configurations should not be ignored in the plan.

As was shown by the recent successful FIS World Cup event, STR accommodations, which comprise 50% of lodging revenue and 56% of lodging units available for rent in Blaine County, are crucial to Ketchum's ability to meet demand. Only 3% to 8% of STRs would be affordable for purchasers earning up to 120% of AMI revealing that targeting STRs as a source of workforce housing is unlikely to result in a meaningful increase in its supply. A similar conclusion regarding affordability of STRs for rent appears to be supported by Ketchum's recent decision to terminate the Lease to Locals program that sought to pay homeowners to convert STRs to long term rentals. All statistics quoted can be sourced upon request.

Please feel free to contact us for additional information.

Bob Crosby
Government Affairs Director
Sun Valley Board of REALTORS
208-721-8353

FW: Upzoning

From Participate <participate@ketchumidaho.org>

Date Tue 4/8/2025 12:39 PM

To Genoa Beiser <gbeiser@ketchumidaho.org>

One more

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From: Kelley Jensen <kjensen@jensenconsult.com>

Sent: Tuesday, April 8, 2025 12:22 PM

To: Participate <participate@ketchumidaho.org>

Subject: Upzoning

I've read countless articles and talked with different people about the council's push for upzoning. I cannot find anyone who thinks it's a good idea for the community (except, perhaps, a builder/developer). Not to mention designating a single family home as a non-conforming use. Imagine what that does to current owners, their ability to remodel, sell and/or finance their property?

The council's argument for upzoning doesn't hold water – more affordable housing. Density will diminish the quality of life for people who live here – people who chose this wonderful place for the small-town feel, the community, amenities, not to mention the great outdoors. It will destroy the community feel and transform it into areas like Aspen, Jackson Hole, Park City, etc. Building thousands of condos and townhouses will NOT solve the affordable housing shortage for people working in the tourism industry or the essential workers. Those residences will be snapped up by people who either want a short-term rental property (at market rents), or people who want a vacation home (at market prices). All you have to do is look at many other resort communities and the result is obvious. It's also important to consider the additional resources and essential needs that come with your proposal: tourist amenities like grocery shopping, restaurants and retail; health care, increased police and fire support, and so much more. It's nothing more than an idea without a viable and working solution.

Sun Valley employees should be housed by Sun Valley Company. Why is it Ketchum's responsibility to do that (at our expense)? It's no secret that some Sun Valley employees are living in Bluebird or that some people (essential workers) didn't qualify to live there because they made a bit too much money.

The council's definition of "unhoused" is ridiculous. It's not unlike the CDC changing the definition of a vaccine a few years ago. Change the definition to suit the agenda. Bottom line, living here is not a "right". If you want to live here, and you can afford to live here, great. If you work here and commute from another area, what is wrong with that? I did it years ago in a different state. I lived where I could afford to live and I commuted to the better paying job.

Not that we shouldn't have affordable housing in Ketchum, but let's be smart about where we put it – not on expensive land (like Bluebird and the Washington Street lot). Someone proposed building affordable housing above the parking at St. Luke's. That's a very good idea. There are other similarly situated areas that should be considered.

Kelley Jensen
Ketchum, ID 83340

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