

19 March 2025

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

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, respectfully 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	161 Bordeaux St.
Catherine Carley and Marshall	
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 Hatstrup	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.

dd17 March 2025

Comments on the second draft of the City of Ketchum's Comprehensive Land Use Plan ("Plan").

There are two good reasons to delay the process of updating the Plan until after the City's November elections.

- 1      There's a high likelihood that there won't be enough time to complete both the update to the Plan and the corresponding updates to the city's zoning regulations prior to the November 2025 elections. Because the Plan and zoning changes go hand in hand, they should be completed as close together in time as possible and be done while the same City Council is in place.
- 2      Many of the pandemic driven changes to Ketchum's real estate market are just now beginning to unwind. The pandemic significantly increased many of the community housing challenges and prompted many of the Plan changes that are being discussed now. It would be better to evaluate changes to the Plan after most of the transitory effects of the pandemic have worked their way through Ketchum's real estate market.

There are two provisions that are unfair to existing single-family homeowners that should be changed in the Plan's MIX OF USES for MDR properties.

- 1      Single-family homes should not be Secondary Uses, but rather, Primary Uses.
- 2      Single-family homes should not be limited to "small" homes.

These provisions have the potential to cause hundreds of Ketchum homeowners overnight to become owners of non-conforming homes. We can't think of all the potential unintended consequences of creating hundreds of non-conforming homes, but it's certain that mortgages and property insurance for those homes won't get easier or cheaper.

Thanks for your consideration,

*Sarah & Stu*

Sarah W. and J. Stuart Ryan

301 Sabala St.

Ketchum, ID

## Cyndy King

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**From:** Cathie Caccia <cathiecaccia@gmail.com>  
**Sent:** Tuesday, March 25, 2025 9:45 AM  
**To:** Participate  
**Subject:** NO to Upzoning!!!!!!!

Dear Ketchum City Council

I am writing to express my strong opposition to the currently proposed Upzoning.

What I have heard from the Mayor and City Council is your belief that this upzoning will alleviate some of Ketchum's lack of affordable workforce housing.

I find that really hard to believe!!! With the price of land, the cost of building and developers desire to squeeze every dollar of profit out of a project I think we will gain more ugly, over priced units that sit empty most of the year in exchange for the pristine beauty, quality of life and community culture that majority of us moved here for.

This proposal tramples personal property rights, a hallmark of Idaho values while gutting the absolute Soul of this Town.

As a resident of Warm Springs I am very curious how you plan to manage the exponential growth in terms of traffic, road quality, safety, sewer, water?

Before ruining Ketchum forever, show us the research that justifies this plan!!!

Cathie Caccia

P.S. Once again, "thanks" for **not** listening to Ketchum residents who requested postponing this meeting due to its conflict with both Spring Break for the schools and The World Cup finals.

**Cyndy King**

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**From:** Tom Monge <tom@mongeinvestments.com>  
**Sent:** Tuesday, March 25, 2025 10:51 AM  
**To:** Participate  
**Cc:** Cindy Monge; Alex Monge  
**Subject:** Ketchum UPZONE Proposal

To the City of Ketchum Planning and Zoning Commission and City Council and Mayor:

Both my wife Cindy Monge and myself Thomas Monge would like to go on record to **OPPOSE** the current proposed UPZONE of the entire City Of Ketchum. This proposal will NOT provide the intended purpose of providing “workforce” housing within of City limits .. it will only add to the complete destruction of our limited single-family neighborhoods and push out locals like my wife and I who have been residents in the City of Ketchum for over the last 47 years. We have watch for many years City Staff and City Governments try to change this City’s land uses and the only results that we have seen is more and more complicated zoning ordinances which have NEVER this provided City with any better design or planning... STOP this insanity and leave our Zoning Ordinance alone...it is fine the way it is and if anything it should be more simplified !!!

**PUT THE BRAKES ON THIS UPZONE IMMEDIATELY!!!**

**Very are very, very Concerned about this proposal.**

Thomas R. Monge  
Monge Family Trust  
Monge Investments  
P.O. Box 307  
700 Sun Valley Road  
Sun Valley, ID. 83353  
Mobile – 208-720-0490  
Office – 208-622-4100  
Email: [tom@mongeinvestments.com](mailto:tom@mongeinvestments.com)

## Daniel Hansen

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**From:** Mark Maykranz <mmaykranz@hotmail.com>  
**Sent:** Wednesday, April 2, 2025 11:04 AM  
**To:** Participate  
**Subject:** Upzoning

Bradshaw and Breen are trashing our small, mountain town with their proposals to increase density and fill our town with condominiums and over-sized, tall buildings. They miss their big cities, I guess. Remarkably, Bradshaw was not even born in this country, yet he feels he has standing that entitles him to limit single-family homes in favor of higher density condominiums. Endlessly, Bradshaw's proposals cause friction in our community. He and Amanda should step down for the good of the community. Do the right thing Amanda and Neil, and step down to allow our community to heal.

Morgan Landers has repeatedly stated that nonconforming homes are allowed a 1200 square foot addition. This is totally untrue. She doesn't seem to know the code. She has repeatedly misrepresented the truth on this topic despite my email requests for her to stop doing so. Any more of this behavior and Morgan should step down. Our community must be presented with the truthful impacts of upzoning. Where will the future families of the Community School live? In Condominiums? If condominiums will be their only option, then they too will move to Hailey where they can have a house near the high school.

Ketchum has been here for 144 years. It will be here for another 144 years without Bradshaw's aggressive policies (helped along with Amanda's support). Bradshaw and Breen are not our saviors by any means! They are trashing the last, best place. They are bringing their city roots to Ketchum. Don't change Ketchum, let Ketchum change you. Small town, big life; not Big town small life.

Sent from my iPhone

**Daniel Hansen**

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**From:** Karl Krekow <karlkrekow@gmail.com>  
**Sent:** Monday, March 31, 2025 3:27 PM  
**To:** Participate  
**Subject:** Rezoning East River Street East of Leadville

We live at 460 East River Street. It is our understanding that you are considering zoning our street as Community Mixed Use. We would ask you to reconsider and keep our zoning as Low Density Residential for the following reasons:

- East River is a dead end street consisting of small duplexes and single family housing. Almost all of the residents are long term owners and full time residents. We don't see the advantage to the city of changing what is currently a quiet residential area on a short street into a potential commercial area.
- East River Street itself is a non conforming street in the sense that it was pushed to the edge of the property lines on its southern edge when it was built in order to avoid excavating more of the hill on the northern side. In the winter, because of the lack of any room on either side of the road, it becomes essentially a one way street. To accommodate potential business uses or large multi family projects we would imagine the city would need to undertake a fairly extensive excavation and shoring project to widen and push East River to the north in order to handle more traffic, on street parking and new sidewalks.
- Given that most of the properties south of East River border on Trail Creek, do you really want the potential environmental damage that is likely to occur both during construction and use of large commercial buildings?

We respectfully ask that you reconsider your proposed zoning change of our small, family oriented neighborhood.

Karl and Kathleen Krekow



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## Public comment opposition to Upzoning

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From Pat Higgins <pathiggins@cox.net>

Date Sun 3/30/2025 6:41 PM

To Participate <participate@ketchumidaho.org>

Hello,

I have submitted many public comments over the past several years. I have record of sending emails, but many times the letters are not posted in public comments. They must be getting 'lost somewhere in email galactic space' .... between me and the city of Ketchum ?

I will try again.... we are opposed to any upzoning the City of Ketchum is proposing . We approve of the current zoning maps and guidelines from 2014 . We want you to manage the growth that we currently have better.

We believe our infrastructure is not in compliance even with the current population.

What is the parking plan for all this growth?

Our local post offices can barely handle mail and packages now. Is there a plan to enlarge the post office for new growth?

Our local Ketchum cemetery plots have been sold out since covid 19. Is there a plan to enlarge the cemetery?

What is the plan for the deer and elk that winter here ?

One of the current Housing Action plans states that people will not be able to afford to live here unless they make \$50 an hour, I would like to know what local employer can pay this? Or are we creating affordable housing for remote workers from out of state?

You have spent lots of money on studies , surveys and brochures....

Pages 11 and 12 of your Economics and Planning systems booklet from July 2024 ,table 7 :

Adjustment factors average national wage \$73,473 compared to average Blaine County wage of \$67,714 . Blaine County wages roughly match or are BELOW NATIONAL AVERAGES.

[information source Bureau Of Labor Statistics ]

It cost more to live here and people are not making the wages based on the national average, according to your brochure. The cost of everything from land, to labor to material has gone up , What is considered affordable?

Pat and Alex Higgins

Warm Springs Residents

Sent from my iPad

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## Comprehensive plan comments re East River Street

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**From** Carolyn Coiner <cbcoiner@gmail.com>

**Date** Sun 3/30/2025 2:59 PM

**To** Participate <participate@ketchumidaho.org>

We own and live on East River Street. We think you have made a mistake in zoning our street as Community Mixed Use (CMU) in the proposed plan. This designation does not fit with the existing residences and seems inappropriate. Our small street is totally residential (all single family with only 2 townhomes/duplexes).

Also, River Street is at a different elevation to the city center. East River Street is a good 30 feet lower than downtown and reads much more like the gem streets on the opposite side of Trail Creek to us than it does to the city center.

The CMU existing context is stated as "the transition between the vibrant downtown and surrounding residential areas. Like the Retail Core, the CMU also has a wide variety of building types, sizes, and character that house a variety of uses." This does not represent East River Street. It does not have a variety of building types and sizes; it is all residential, single family with only two duplexes.

The future vision of the CMU mix of uses is not appropriate for East River St (Multi-family residential and a wide range of commercial uses, including hotels, offices, medical facilities, health/wellness-related services, recreation, and institutional uses as well as retail and restaurants).

The Low-Density Residential (LDR) is a much more appropriate designation for East River St. The mix of uses being single-family detached homes and duplexes. We respectfully ask that you change E River St to LDR zoning in the proposed plan.

Sincerely,  
Carolyn and Chuck Coiner  
400 E River Street  
Ketchum

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## NO UP ZONING IN KETCHUM

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**From** John Milner <jmilnersv@gmail.com>  
**Date** Tue 3/25/2025 12:44 PM  
**To** Participate <participate@ketchumidaho.org>

Pls do NOT vote to up zone any area of Ketchum. Enough is enough with the growth of Ketchum done such haphazardly and so poorly planned .

John Milner