Dawn Hofheimer

From: Margo Kane <margomariekane@gmail.com>
Sent: Friday, March 6, 2026 9:19 AM
To: Participate
Subject: Concern of Show Filming

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

I'm sure you've received communications on this from other concerned residents but I wanted to express my concern in the potential of a Taylor Sheridan show being filmed here. It would degrade the atmosphere of our lovely area and bring in unwanted Hollywood presence that ultimately comes with superficiality and other unfavorable values.

I hope you take this into consideration, thank you.

Margo Kane Ratté
772-539-2683

Outlook

Submission for Public Record – Chirping From the Bench

From James Hungelmann <jim.hungelmann@gmail.com>
Date Wed 3/11/2026 7:15 AM
To Peter Prekeges <pprekeges@ketchumidaho.org>; Randy Hall <rhall@ketchumidaho.org>; Matthew McGraw <MMcGraw@ketchumidaho.org>; Spencer Cordovano <SCordovano@ketchumidaho.org>; Tripp Hutchinson <thutchinson@ketchumidaho.org>; Participate <participate@ketchumidaho.org>
Cc Matthew A. Johnson <mjohnson@whitepeterson.com>

1 attachment (72 KB)
Chirping From the Bench.pdf;

Dear Mayor and Council Members,

Please include the essay below, *"Chirping From the Bench: On Private Outrage, Public Silence, and the Cost of Staying Seated,"* in the public record of the next City Council meeting.

The piece reflects on civic participation and the importance of citizens speaking openly in public forums.

A PDF version is attached.

Thank you.

Jim

Chirping From the Bench

On Private Outrage, Public Silence, and the Cost of Staying Seated

Walk into almost any locker room, workplace break room, or online forum and you will hear it — certainty, indignation, moral clarity, confident declarations about what should be done. The bench is loud. Too often, the ice is quiet.

Hockey offers a metaphor that is almost too precise. A player can chirp endlessly from the bench at opposing players — taunting, criticizing, projecting confidence. Yet when the door opens and skates touch the ice, the tone often changes. Eye contact is averted. Silence replaces bravado. The confrontation that sounded effortless from safety suddenly becomes complicated in motion. Society has its own version of this ritual. We have grown skilled at expressing outrage in private while remaining cautious in public, mistaking emotional release for civic participation.

This is not simple hypocrisy. Most people are sincere. They believe what they say. They feel engaged. But sincerity without visibility becomes a kind of theater — a performance that comforts the speaker while leaving the public square unchanged. The result is a widening gap between conviction and consequence. We confuse the feeling of involvement with the fact of involvement, and the distinction matters more than we like to admit.

Mark Twain once observed, “In the beginning of a change, the patriot is a scarce man, and brave, and hated and scorned. When his cause succeeds, the timid join him, for then it costs nothing to be a patriot.” His insight was less an accusation than a description of a recurring human rhythm. We often wait for safety before we lend our voice, and by waiting we quietly increase the burden borne by those who speak first.

The cost of remaining on the bench is not merely personal — it is communal. When convictions never leave private circles, the individual who steps forward appears isolated, even eccentric — standing alone in public view. An idea that may be widely shared behind closed doors looks fringe when no one visibly supports it. Silence distorts the landscape. It hands disproportionate influence to the loudest extremes while starving the middle of oxygen. Constructive engagement — the kind that refines ideas, moderates excess, and invites dialogue — never receives the reinforcement it needs to mature.

There is also a practical loss. Public participation does not simply advance causes; it improves them. When multiple voices engage openly, arguments are tested, assumptions corrected, and solutions sharpened. Disagreement becomes less tribal and more analytical. A lone critic can be dismissed as a malcontent; a visible plurality is harder to caricature and easier to hear. The difference between isolation and coalition is often nothing more dramatic than a few additional people willing to stand where they already privately agree.

But perhaps the most consequential cost is cultural and generational. When public participation declines, people do not merely grow quiet; they grow accustomed. The habit of withholding one’s voice, choosing to remain silent, slowly becomes a survival skill rather than a temporary choice. Over time this adaptation can resemble wisdom, but in excess it turns into resignation. Individuals learn not how to persuade, question, or refine ideas, but how to read the room and avoid friction.

Children watch this. They do not absorb lectures about civic responsibility nearly as much as they absorb behavioral patterns. When they observe that conviction is safest when kept private, they internalize a lesson no curriculum ever intended to teach: that comfort outranks participation, and that harmony is preserved by silence rather than dialogue. A society bound too tightly to accommodation risks drifting toward narratives with little evidentiary foundation simply because those narratives encounter little visible examination. Ignorance, in this sense, is not the absence of information — it is the absence of open testing.

Constructive dissent is therefore not hostility; it is a public service. It signals to younger observers that disagreement can be civil, that participation need not be theatrical, and that raising one’s hand is not rebellion but responsibility. Citizenship, as many of the early American thinkers suggested, carries not only the duty to obey but the duty to question.

None of this demands heroics. Stepping onto the ice is not synonymous with aggression, nor does it require ideological purity. It may be as modest as signing one’s name, attending a meeting, asking a respectful question, or speaking on the record where there is no hiding. As Benjamin Franklin and other early American thinkers often emphasized, citizenship carries not only the duty to obey laws but the responsibility to question authority. Prudence is not cowardice; risk is real, and discretion has its place. But prudence becomes paralysis when the fear of exposure outweighs the value of participation altogether.

Local civic forums — city council meetings, public hearings, and community gatherings — exist precisely so that citizens can step off the bench and onto the ice, bringing their views into the open where

they can be heard, challenged, and refined.

A healthy society is not one in which everyone shouts. It is one in which enough people are willing to be seen thinking, questioning, and contributing. The bench will always have its noise; it is part of human nature. The challenge is remembering that the game is decided on the ice. We do not lose our voice in a single moment of silence. We lose it gradually, in a thousand conversations — or chirps — that never leave the safety of the sideline.

March 12, 2026

Hello Mayor and Councilors,

Here we go again.

You are about to repeat a code change that sparked a two-year debate, months of contentious city council meetings, a one-time run-off election, a successful initiative petition and eventually the repeal of said code about how we elect our mayor and council.

2001 – 2003

At the first city council meeting in January 2001, the council passed ordinance 858 that started it all. Without a full council and waiving the required three readings, the council changed how we elect our councilmembers from the at-large system to designated seats with a 50% majority vote and runoff. The basic right to vote and elect our representatives is the most important right we have. With little to no inclusion of the people, the council cited "bullet voting" as the alleged tool that organized special interest groups use to give advantage to their candidates and sway elections. A debatable allegation. Councilors David Hutchinson and Randy Hall championed this ordinance. The mayor was Guy Coles and the other two councilors were Chris Potters and Maurice Charlat, who was blindsided by his fellow councilors who passed this ordinance in his absence.

Following the passing of Ordinance 858, the people of Ketchum showed up for three months at council meetings to protest this change. Despite overwhelming public support to return to the at-large voting system, the council thought it was worth a try and decided to keep the ordinance in place to see how it would work out at the next election. Basically, throwing spaghetti at the wall and see what sticks.

November 2001 brought a heated mayor's race with 5 candidates, the largest mayoral slate ever. One of the crazier parts of the new ordinance was it did not include a runoff for mayor, only the council. I'm not sure why the council made that call.

In the council race, there were two candidates, Chris Potters and Rod Sievers, for newly formed seat #2 and three candidates for newly formed Seat #1: Baird Gourlay, Millie Wiggins and me. And yes, seat #1 resulted in the need for a run-off between Baird and me. Baird, who had the most votes in the general election, was ultimately elected and quoted afterwards as saying: "Pretty much the same thing occurred. It was pretty much proved that we didn't need to have a runoff. We could have been spending our time trying to solve problems instead of campaigning" To hold a runoff is "ludicrous." - Idaho Mountain Express December 5, 2001

The voter turnout for the November general election was 56%. The voter turnout for the December runoff was 32%.

The debate continued and in September 2002, after this" test election", newly elected Mayor Ed Simon tried to put the question before the voters to return to the at-large system with a non-binding advisory vote. The council turned it down.

It was up to the community to get the decision before the voters. And they did, with an initiative petition that was successfully completed and presented to the council, forcing a vote of the people.

In February 2003, two years after ordinance 858 was passed, councilor Maurice Charlat made the motion to adopt ordinance 910, returning to the at-large system in which we elect our city council. Councilor Baird Gourlay seconded it, Councilmembers Chris Potters voted "yes", and Randy Hall cast the lone "no" vote. After 2 long years of debate, the people's voice was finally heard.

Now

At your upcoming meeting, Item 9, Title 2 of the municipal code repeats history and includes a change to require run-offs, this time in both the mayor and council elections. Just like 25 years ago, there has been very little public discussion, facts or history to support this change beyond what was given in the January 29th meeting by councilor Randy Hall, again citing "bullet voting" the need for change. The discussion was started by councilor Tripp Hutchinson who advocated for rank-choice voting which is not allowed in Idaho. At the February 26th meeting there were a couple of comments, but the focus was more about getting this section of codes done and moving on.

And it's not just the need for public input on the policy change, but the text itself has errors, flaws and is misleading.

- The date and times for regular meetings is incorrect
- The strikeouts are not on the current code but on a complete reorganization and rewrite
- The runoff text is confusing and non-functional. Re: council run-off: How can a run-off of two candidates fill two seats?
-

These are just a few things I found in a quick view of the 11 pages of Title 2. You are conducting the first reading of Titles 1,2 & 4. There are about 70 pages you need to review before giving a blanket approval of ordinance 1272. It's your signature on the bottom line.

Summary

Code changes should not be taken lightly. A complete overhaul of our Municipal Code is extremely rare and further challenged with guidance from a very unpopular comprehensive plan. I don't think Ketchum has undertaken one since the 60's or 70's, maybe longer, maybe never.

In 2006, there was the complete overhaul of Title 17/community core with the Form Based Code which was riddled with problems. In 2015 -16 the current code to correct them was another complete overhaul of the community core that removed the design intents of the Form Base Code leaving us with the big boxes that are taking over the character of our town.

The unintended consequences of code writing need to be brought out into the daylight and debated with diverse stakeholders. Learn from the past and take the time to get it right.

The new municipal code will be the map to Ketchum's future. It will be your legacy.

Anne Corrock

Anne Corrock

Outlook

Electric Chargers for EVs

From Geoff Isles <islesglass@aol.com>
Date Tue 3/10/2026 4:07 PM
To Participate <participate@ketchumidaho.org>; Peter Prekeges <pprekeges@ketchumidaho.org>

Dear Mayor Pete and City Council Members:

Our condo Association has been trying to figure out how to modernize our electric systems to put in EV charging as many owners would like to purchase EVs and Plug In Hybrids in the future. Unfortunately, we have hit roadblocks in two significant areas: Idaho Power and the Stare of Idaho.

First, let me explain our dilemma, and you should know, there are hundreds of of condos in Ketchum that are experiencing the same problems and lack of help from the power company and state. On the lowest level, you need a 50amp breaker in your parking area (we have a combo of garages and carports) or a 200amp service if you are installing fast chargers that everyone can use and will fill the battery in about 20-30 min. We don't have that kind of power here as the place was built in 1980, and these chargers weren't a consideration.Secondly, many states offer grants to pick up the cost for adding power, in fact the Federal government offers grants but the states have to except them for you. Idaho won't work with the Feds so no grants for us.

That leaves it up to Idaho Power to offer help to add power to Associations for these units, however, they won't. They want us to pay incredible fees to them to run in the additional power and it makes it unaffordable. No smart person would pay for that especially when the power company will make all the profit.

So where does it leave us? Well…. Two things could happen:

1- the City could step in a force Idaho Power to work with Associations and put the power in to the property and let our electricalians do the rest to the carports and garages.

2- the City should add at least 20 fast chargers to its parking lots so people can juice up quickly.

The first solution is political. But that's what a city councils are suppose to do. The second, could have been done years ago except our ex-mayor had other plans for the parking lots and had no intentions or adding expensive upgrades. But now that we have a Council that want to protect the parking lots, an upgrade to them would be prudent. You could do something similar to Hailey who got Rivian to pay for the chargers down there. This is the infrastructure equation that I complain about all the time. Ketchum is lacking infrastructure upgrades with past administrations and needs to catch up.

So what do you say? Can we join modern society somehow? It's up to you.

Geoff

Geoff Isles
islesglass@aol.com
917-626-1134

Ketchum Business Advisory Coalition Public Comment on
2026 Construction Projects
March 8th, 2026

The Ketchum Business Advisory Coalition (KBAC) would like to remind the City of Ketchum that as multiple construction projects move forward during the summer of 2026, maintaining clear and convenient business access and visibility must remain a top priority. Summer is a critical season for many local businesses, so ensuring that customers can easily find and access businesses during construction is essential.

We also encourage the city and contractors to maintain proactive and ongoing communication with affected businesses throughout all phases of construction. Advance notice of schedule changes, construction staging and access impacts will allow businesses to plan accordingly and communicate effectively with their customers.

We thank City staff for their efforts over the last year to increase communication and address business concerns related to construction, and we look forward to improving those practices even more during the 2026 construction season.

By prioritizing access, visibility, and consistent communication, the city and the building contractors can help ensure that necessary infrastructure improvements can move forward, while at the same time minimizing unintended negative impacts on the local business community.

Thank you,
KBAC Board of Directors

Outlook

comment & questions

From susiemichael <susiemichael@cox.net>
Date Thu 3/12/2026 11:50 AM
To Participate <participate@ketchumidaho.org>

Hello,
Comments & questions on topics on agenda for 12 March city council meeting.

RE: ROW
Might be best to consult local arborist, native plant experts and other plant knowledgeable people when you compile plant lists for Ketchum. Out of town 'experts' or landscape architects are not fully familiar with what actually thrives in the WRV, especially Ketchum, but the local people know from experience which will lead to more successful and satisfying outcomes. Or perhaps leave the plant selections unpublished and have process for site specific decisions which include the local experts in the decision making process.

Page 19
5 RESIDENTIAL CATEGORY STANDARDS
5.1
diagrahm - dim & slope varies NON-PARKING ZONE = are between road mix PARKING ZONE & Property Line.
this is space where a plow could travel with its blade, foot traffic entering or exiting a vehicle from the PARKING ZONE will happen. The list of plants suggested are inappropriate for this setting.
Kinnikinnic, moss, phlox, small leaf pussytoes, creeping Oregon grape (there are misspellings here please correct) are delicate and cannot be repeatedly trod upon or they will die. They also require much less water than the any plant installation that will be used from property line mark toward said property and so will also likely die due to overwatering. This creates a burden for homeowners, in expenses and unfortunate appearance of dead plant material.
More appropriate plantings for this space would be hard fescue grass (Festuca trachyphylla), sheep fescue grass (Festuca ovina), plantain(plantago spp), purslane (portulaca oleracea), mallows (halva spp) for example. These are hardy, provide for pollinators, are medicinal and food sources, maintain soil health and integrity.
Grasses are appropriate and best suited for certain terrain whereas other plants are better suited for others. Grases maybe best in this portion of the ROW. Plant knowledge is an area of general ignorance for the vast majority of the human population. I understand you wish to encourage native plants and yet offering the wrong plant for the wrong site site is not helpful. Native plants are not one singular category. Each plant has their own growing requirements; water, sun exposure, companion plantings, soil type, drainage etc. Not all native plants are drought tolerant. Not all native plants will live or thrive in a non native ecosystem, meaning any old yard.
They take longer to establish. So planting native plants willy nilly is not an accurate or appropriate use of native plants.

Also page 20
TABLE 5 reiterates this inappropriate plant list

page 28
Table 8- Street Tree Species List
Possible better choices:
Bigtooth Maple (Acer grandidentatum), Birch (Betula pendula), Linden (Tillia coradata, t.americana), Norway Maple(Acer platanoides), Silver Poplar(populous alba)

Maybe not best:
Oaks are very slow growing and require much more space to be happy. Ginkgos prefer more room than a side walk planting cage too. In other spaces maybe.

Maybe entertain the idea of including a percentage of green space on every lot so there is room for trees and plants besides the narrow concrete surrounded sidewalk space. Perhaps worked into code. Aesthetics, mental health & planetary health would all benefit from more green space pockets.
==========
108 Richie
A significantly larger building will be built & in lieu fee of $2, 244,561.00 Paid @ $550.sq ft, but no actual housing provided. I've heard you all speak of sq ft building cost above that $550. sq ft which doesn't seem to translate to doablility. We keep allowing larger more massive

builds without getting community benefit but rather community character degradation and the in lieu money return doesn't balance out that trade off. This is where code needs substantive change now.

Also has anyone considered the impact of this project on available space necessary at Warm Sprigs for the 2027 World Cup ? In March 2025 Richie Drive provided additional (paid)parking on this site that Mayor Bradshaw actually used when his participation time at awards occurred. He did not use public transportation as was touted as his solution to parking.

Parking all along Richie Drive helped significantly for locals to park & access the mountain. These locals are ski culture people who keep ski culture alive which is why Sun Valley Resort/Bald Mountain was developed in the first place. To hinder locals is not helpful to the thriving of out town, to ski culture. This is an example of where holistic thinking applies. This is also a historic preservation issue, historic parking availability.
With the construction, most of Richie Drive will be blocked off creating a bottleneck, hindering traffic flow due to number of construction vehicles necessary for a project of this magnitude. Will we halt construction to free up road space for parking during the World Cup? Thoughts on this now to mitigate issues we know are a potentiality would be appropriate and timely.

==========
Planned 2026 city construction projects

WARM SPRINGS PRESERVE
The building is far less important than the plantings. The trails are less important than the plantings. The plantings need to be done to stabilize the massive destruction that has occurred with the project scope and plan. The restoration of plant materials needs to be implemented as soon as possible, if the site is ready to accommodate them, because restoration takes years of monitoring, allowing for growth and repeated plantings as this singular planting event will not suffice. That is not the nature of plant establishment. I feel based on the information as a public person I have been allowed to be privy to, that the plantings may need to be revisited again due to the vast area of disturbed soil and the plants lists that have been publicly published. This is by no means a one and done project where the plant restoration is concerned. More money will be needed to complete this project. Please limit the expenditures beyond the planting restoration so there will be monies available for this restoration. WSP was intended to be a persevere. A place honoring the wild, the ecosystems, preserving and reclaiming them and celebrating the unbuilt environments. This idea has gone awry with human manipulation and an overriding perception of control over nature. Let's get back on track. See notes above on native plants.

Are adequate numbers and species diversity realistically accounted for?
Do the 20,000+ plants include the side channel restorations or any and all other areas where planting will be/is necessary?
Who is doing the planting? Are they all plant starts or direct seedings?
Is the irrigation in place to support new plantings?
If you've not physically reclaimed/restored land before, you are at a great disadvantage because this is not a book learning exercise or a set protocol to follow. In the office plant people do not know or understand the plants or a site in the way plant people who work the earth along side the plants do. I do not mean laborers unless they actually have plant expertise. Please make sure we have experienced, knowledge people onsite.

==========
Ordinance 1274
page 3 0f 12
4.08.030
C.1.
add to list a. - j., k. knowledge of local ecosystems & native plants
page 4 of 12
4.08.050
B. perhaps add in the word buildings/structures
page 5 of 12
E.F.G. under 4.08.030 Powers, Duties & Responsibilities
What other historic preservation organizations are there with which to collaborate or historic preservation programs existing?

Like the arts proliferation encouragement aspect of this but feel the historic preservation part is a little too weak in this version. Although I can not say the HPC did all that much to preserve any historic buildings during its time. More emphasis in the code or ordinance to not destroy historic buildings and sites. e.g.hot dog hill:(

Susie Michael Ketchum

Outlook

Re: Public Comment / 680 N Leadville Ave. / Pre-application File # P25-062

From Abby Rivin <ARivin@ketchumidaho.org>
Date Wed 3/11/2026 3:54 PM
To Klev Schoening <kschoening@live.com>
Cc Brenda Moczygemba <brenda@williams-partners.com>; Participate <participate@ketchumidaho.org>

Hi Klev,

Just emailing to confirm receipt of the comment you submitted on behalf of the Leadville Plaza Condo owners. Your comment has been saved to the project record and will be included as an attachment to the staff report that is transmitted to the Planning and Zoning Commission.

Best,
Abby

ABBY RIVIN, AICP | CITY OF KETCHUM
Senior Planner
P.O. Box 2315 | 191 5th Street W | Ketchum, ID 83340
office: 208-726-7801 | direct: 208-727-5082
arivin@ketchumidaho.org | www.ketchumidaho.org

From: Klev Schoening <kschoening@live.com>
Sent: Wednesday, March 11, 2026 3:12 PM
To: Abby Rivin <ARivin@ketchumidaho.org>
Cc: Brenda Moczygemba <brenda@williams-partners.com>; Participate <participate@ketchumidaho.org>
Subject: Public Comment / 680 N Leadville Ave. / Pre-application File # P25-062

To: Abby Rivin, Senior Planner
arivin@ketchumidaho.org

City of Ketchum Planning & Building Department
P.O. Box 2315
Ketchum, ID 83340

Attn: Planning and Zoning Commission / Staff Senior Planner

RE: Public Comment & Request for Party of Record Status

Project: 680 N. Leadville Ave. (Pre-Application File #P25-062)

Dear Commissioners and Planning Staff,

I am writing to formally submit comments for the public record regarding the Pre-Application Design Review for 680 N. Leadville Ave. (File #P25-062). **I request that this letter be included in the official record AND the staff report for the public hearing scheduled for March 18, 2026.** Furthermore, please accept this as a formal request for Leadville Plaza Owners Inc. to be added to the list of Parties of Record. We look forward to receiving notification of all future hearings, staff reports, and notices of decision related to this file.

I am writing to you in my capacity as the President of the Leadville Plaza Owners Inc. Homeowners Association, a four (4) unit condominium complex located at 620 Leadville Ave N.. The Leadville Plaza Owners Inc. property is located immediately south of and directly adjacent to the proposed project site. Given this direct proximity, the proposed redevelopment will uniquely and significantly impact our building's structural integrity, safety, and operational access.

We have reviewed the preliminary project details and would like to submit the following prioritized concerns on behalf of our HOA for consideration by the Planning and Zoning Commission, staff and the applicant;

1. Geotechnical Stability and Structural Protection
Concern: The potential for earth movement during excavation poses a direct risk to the structural integrity of the adjacent building at 620 Leadville Ave. N..
Requested Action: We request that the City require a comprehensive Geotechnical Report specific to the impact on neighboring foundations. Furthermore, we request a condition of approval requiring third-party oversight, the installation of surveyed monitoring points on the 620 N. Leadville structure, and the submission of weekly geotechnical and survey reports to City Staff and neighbors during the shoring and excavation phases.

2. Pedestrian Safety and Alley Maintenance
Concern: The applicant's design proposes pedestrian use of the alley right of way located on the east side of the property. Currently, the owners of 620 N. Leadville Ave. and others maintain the opened and improved portion of this alley right-of-way which adjoins the 620 Leadville Ave property on the east side.
Requested Action: Will the applicant assume formal responsibility for the maintenance of the unopened alley right-of-way adjacent to the project located on its east side (not 7th st.) ?

3. Drainage Failure and "Lake Leadville"
Concern: The existing infiltrating right-of-way catch basin on the west side of Leadville Avenue, adjacent to the project site, has failed. This has resulted in significant standing water and seasonal ice sheets, which local residents refer to as *"Lake Leadville"* , creating a hazard for both vehicles and pedestrians.
Requested Action: This redevelopment provides a window of opportunity to correct this failed infrastructure. We request that the Department of Public Works coordinate with the applicant to repair or replace the catch basin as part of the off-site improvement requirements for this project.

4. Snow Shed and Pedestrian Hazard Mitigation
Concern: Given Ketchum's climate, roof and siding design can lead to dangerous accumulations of ice and "roof-shed" onto public and private sidewalks.
Requested Action: We request specific attention be paid to siding details and roof design. The final design should include snow-retention systems or architectural features that prevent snow and ice

buildup from creating overhead hazards for pedestrians on not only the Leadville Avenue frontage but on the sidewalk that serves the north side of the Leadville Plaza Owners Inc. property

5. Verification of Building Height
Concern: The building height and massing are primary concerns for neighborhood character and light preservation.
Requested Action: To ensure the project is built strictly according to the approved plans, we request a condition requiring a certified survey of the completed building height by a licensed surveyor prior to the issuance of a Certificate of Occupancy.

6. Preservation of Public Parking Assets
Concern: It is our understanding that the applicant may seek to eliminate on-street parking in front of the proposed building.
Requested Action: This request highlights the vital importance of the existing 6th Street and Leadville Avenue public parking lot. We encourage the Commission to protect this community asset.

7. Construction Parking and Staging Plan
Concern: Given the high density of this block, the influx of construction vehicles, equipment, and subcontractor parking will impact access and vehicle ingress/egress.
Requested Action: We request that a formal Construction Parking and Staging Plan be required as a condition of the Design Review. This plan must prohibit construction-related parking in front of neighboring residential entries and specify off-site parking locations for laborers to ensure that Leadville Avenue remains functional for current residents throughout the duration of the build.

8. **Mitigation of Light Pollution and Internal Light Spill**
Concern: The south elevation of the proposed building—directly facing our complex—contains glazing for stairwells and elevator lobbies. Because these areas are typically illuminated 24/7 for safety, the resulting light spill will shine directly into the north-facing bedrooms of 620 Leadville Ave N. creating a nuisance.
Requested Action: We request that the applicant utilize shielded fixtures, motion-sensor activation for common area lighting, and/or fritted/opaque glass on the south-facing stairwell and elevator windows to ensure that internal light emissions do not impact the livability and sleep environments of the adjacent residential units. We believe this request is in keeping with the standards and spirit of the Ketchum " Dark Sky" ordinances.

Please note that the comments and concerns outlined in this letter are based on the preliminary plans (attached) currently available for the pre-application phase. As these are preliminary in nature, our HOA reserves the right to provide additional comments and raise further concerns once more refined, detailed, and developed plans are prepared by the applicant and made available for public review during the formal Design Review process.

Thank you for your time and for ensuring these technical and safety concerns are addressed during the Design Review process. I look forward to receiving confirmation of Leadville Plaza Owners Inc. status as a Party of Record.

Sincerely,

Klev Schoening, Pres.
Leadville Plaza Owners Inc.
P.O. Box 1130
Woodinville, WA. 98072
(206) 979-5043
kschoening@live.com

cc: Applicant C/O Brenda Moczygemba, Williams Partners Architects: brenda@williams-partners.com
COK: participate@ketchumidaho.org

Outlook

holistic

From susiemichael <susiemichael@cox.net>
Date Wed 3/11/2026 8:17 PM
To Participate <participate@ketchumidaho.org>

Hello,
I'm hearing what might be a communication stumbling block which has come up in meetings lately and was an issue before this council's formation too. It is revolves around the word holistic. In my opinion & understanding:

Holistic as an adjective and a concept is being bantered about, but it seems the actual meaning of this concept is not adequately understood. And thus is it being used as a politically correct term, branding influence of transparency, and not the system thinking it actually is.

1. holism as a concept = everything is connected & therefore one aspect influences another in dynamic balance. in all natural systems this is true. in any human devised system it can be true, but tends to be overlooked in the creation of said systems because it is human character to believe we are in control of our environment especially when we plan well. all natural systems are interconnected. all parts creating the whole are interconnected. Curious fact: science didn't know a cell had a wall because they blew the cell apart to see its parts & in doing so, the cell wall was destroyed. they ignored the whole in lieu of getting right into the parts. this is reductionistic thinking which often gets humans into situations that cause harm. situations that create conclusions that may not be supported by actual facts/reality.
2. The whole is greater than the sum of its parts. the whole functions as one, the parts are not better than or more important than the whole, but the whole is reliant upon all its parts. the whole contains the parts in certain order that would not exist without the whole. the synergy between all the parts of a specific whole is the where the mechanism of action plays out. it is where the whole due to the synergy & emergent qualities of the parts acting in coordination with each other make that whole greater than the simple sum of its parts.
3. we look at the parts & choose a place to start, not as piece meal but as a progression of logic, intuition, obviousness, current terrain/state, that hopefully create solutions which are informed by the natural self reorganization quality of holistic insight. Or, if the intent of using the word/concept holistic is meant to 'describe practices which account for factors that standard forms of these practices may discount,' then why do we still employing standard practices, processes, that we know haven't given us the desired results? this is where the word holistic is being spoken but the action of holistic thinking is not being employed.
4. not a methodology for a specific result but a practice to remain open to variables, POV which I am hearing push back on from staff—perhaps not the most effective way to further communication
5. Currently the approach seems to be to understand the entire scope, ultimate goal of a situation to avoid getting lost in details. Or to see the whole picture from a high level. To complete this POV we employ a holistic approach. Continue to hone our focus on how individual parts interact and influence each other within our system, rather than just the final, combined result. When we see the whole picture it helps in identifying trends and goals, while thinking holistically helps in understanding root causes and, for example, how the number of buildings and their size per lot influences human mobility through town, available parking and diversity in use of buildings or placement of turning lanes, traffic signals, number of lanes regulate rhythm and flow of traffic in actual time of our peoples.
6. doing everything at once is not a tenant of holism. a timely action can be prevention which can arrest worse damage. and can omit the need for certain other actions because they have self corrected due to the first action taken. holistic does not mean do everything at once.
7. it is about getting to the root cause, not JUST treating the symptoms. but symptoms often need immediate attention before you can move onto the next finding that leads to the root cause(s). It's about being proactive and responsive vs reactive
8. it is not about a shift on every level all at once. Usually shift happens as one 'balancing correction' takes effect, the effects are witnessed & then the next action to take is made more clear based on the terrain in its new state.
9. it is a dynamic system not a set process or fully fleshed out scenario or perfect plan covering all the bases, but rather holistic means a dynamic & regenerative process. self correcting, continuous feedback loop.
10. holistic thinking is more qualitative than quantitative —- this is significant because quality of life is the goal we are aiming for with the Comp Plan & code. the goal is to keep, preserve, or restore the Ketchum vibe/character, her personality that has made it the place we know & love. do what we can now, knowing it will influences long term.

Change happens so its not that we don't want change, but we don't want destruction of of our lives which is what has been happening in the past multiple years. The faster pace of the world does not need to be supported. We can choose to chill, which is a most accurate word to describe Ketchum's personality, while being in the modern world but not choosing to drive ourselves to distraction just because the rest of the world is buying into this insanity. Keep it small town, local, chill. And work together

within our valley with all our peoples in a relational way to what actually exists here *now*. When newcomers arrive & wish to bring their *other* mindsets along- they will quickly realize we will not tolerate obliteration of wildlife connectivity, encroachment upon natural barriers- riparian, canyon slopes, ground water or excessive builds only serving personal gain or building and business ventures that only serve the highest monetary wealth etc and if they choose not to live within the chill, they can go elsewhere. Code is where this is spelled out for them. To allow & actively condone the systematic destruction of our way of life, natural environment , peace of mind in this paradise is to not respect or have gratitude for where we are & who we are.

To write clear code is essential. Substantive change is essential in new code. It must be written to serve the people, which is the whole, not be politically or financial beholden singularly, which are certain influencing parts/ factors, but focus based upon them may be out of balance, used too often without considering holistically other key parts/ factors that drive the whole. We have not been flexible or acted timely & we have many consequences of the undesirable kind before now because of this. To harp on the number of months or years it takes to write code, or on this is how the process works, really limits us, because it is not allowing flexibility or creativity. However, we also do not need to get hung up on what quality of life means to different people. When the framework represents Ketchum's core values, individuals will be able to craft their own quality of life as they wish. Lip serve has been given to the ideas of transparency & creative solutions yet those have not been allowed to flourish, yet.

If we want Ketchum to thrive in the way we want it to thrive. We need to celebrate & preserve our unique place, pace, and way of life by employing new processes, making bold code that delivers results the people of this town want. Peer resort comparison often fails to hit the mark as the influencing factors of Ketchum & the WRV are unique to here and not those other peer resorts, besides other resorts exist in a state of dysfunction so why follow their lead? No more fitting into some other place's box or formula, as has been said, Let Ketchum change you, don't change Ketchum.

The dynamics have shifted by the new conglomeration of peoples present in the governing body now. the interaction is shifting, the tone and mood is shifting. There is a perceivable quality emerging witnessed in these recent meetings.The new intention is palpable, the implementation of that intention deserves whatever necessary to make it manifest.

I would like to suggest that staff has been conditioned by past political figures & they will need time to shift gears to a different mindset if they are to align with the new governing body & the peoples of Ketchum's desires. If they choose not to make this shift, then perhaps they were not meant to be part of Ketchum's governing body network. you don't effectuate change using the same mindset & decision making criteria that placed you in the situation that you feel needs to be changed. I am hearing a good deal of fear, apprehension and strong desire to know the outcomes before moving forward. What if we moved from fear into shared action? If we want change there is always the unknown factor and we need to trust, make decisions and give it a go. We do have a definite outline of what not to do from previous governing body actions.

Saying, 'we don't know the outcome' is a silly statement all of the time because no one will never know all the outcomes to any situation no matter how many senecios one runs, studies are performed, the variables are endless, factors shift aspects constantly. Sure plan, but be flexible because the good or bad will alter that plan. Everything, everything follows cycles. that is inescapable in this human life. theses cycles will vary due to a myriad of influences. & every one of those influences is constantly shifting. When we shift our energy from reactive mobilization toward steady, proactive organizing that can sustain us for the long haul we make regenerative change.

If we actually implement holism as seems to be an underlying idea in some of the meetings and much discussion revolved around the notion albeit being incomplete in understanding, then employ it accurately and results may just be phenomenal. But it is key first to understand completely the system we say we wish to employ so everyone understands its dynamics and function. Holism is described as,' the tendency of a whole system to creatively respond to environmental stressors a process in which parts naturally work together to bring the whole into more advanced states of balance.' This in itself indicates change, which is the only constant, yet the key point is what, how or why any change occurs or is nudged into emergence. This we do have the power to intentionally influence.
When a known stressor is addressed in a way that relieves the stress more immediately- a code written prior to subsequent code , balance is happening. This is holistic thinking. With that stressor relieved as a beginning point, we know the necessary code to follow will support that stressor we immediately addressed resulting in a code written that serves the goals of the people of Ketchum. The public's understanding of new code which was of concern in the 23 jan meeting is facilitated by the digestibility of a new balance in increments which then leads to other actions of balance and self correction. We knowingly write this code to align with further code. There is not only one way to write code to find the balance we seek and if indeed holistic thinking is employed as opposed to relying on old patterns, rigid formula already in place as the norm, we simplify allowing space for creativity and positive results will be manifest. The decision to not renew BCHA contract put some into a tailspin of thoughts, yet without changing up this one thing we know not to be the best functional path, we cannot try something else because we tie our own hands eliminating option possibilities. When you wish to ask for something, ask in a way that says I would like this or something better and results are amazing. Allowing the space for the unknown to play out can be your best ally.

While we are obliged to follow state property laws, we can be truly creative in how to circumnavigate them and play to our own advantage. Point of facts; building height, lot envelope size can be written. With smaller building envelopes space for on site parking for that building magically appears. A building moratorium to facilitate pause for digestion for the public also serves as uninterrupted focus time for code writing. Holistic practice in decision making emphasizes the importance of pace, of rhythm, of the unfolding path of possibilities.

Code needs to look beyond what humans think they need to a larger picture of how can humans fit into the surroundings of our place. This especially important with our natural environment being primary to place in desirable terms, and our main economic factor. Look to what impact on natural environment, the stories of people who make theirs life here, the aesthetic of size, positioning, mass, bulk, the effect on our resources, is it regenerative, is it resource draining, is it adaptable, how does it

impact existing natural space, open space, neighbors, wildlife, etc. A code mayn't ever be directly in your life, yet the impact the code has on my neighbors' land & their buildings, the visual impact the land I see on my daily journey, the mood of those I pass and meet as I move through town, and how these codes guide our behavior in the current era is absolutely an impact. A focus on active restoration creates a cycle of betterment rather than just maintenance. Having this at the forefront of decision making could improve communication, define direction of town while imagining ourselves into the place we wish to inhabit.

We need to look upstream to see what supports the maintenance of resilience adaptability. Not top down focus but allowing a greater amount of diverse signals that system can draw on to maintain its resilient adaptability verses a focus on extractive or reactive.

Our whole is a beautiful blend of human and non human environments and every part of any code we write or guideline proposed in the comp plan or plan we make, always comes back to every beings' quality of life.

Buckminster Fuller reminded us, *"You never change things by fighting the existing reality. To change something, build a new model that makes the existing model obsolete."*

Thanks for listening,

Susie Michael

Ketchum

Outlook

Public comment regarding first reading of ordinance 1274 (Title4-Commissions and Boards)

From Melissa Rivelo <mk@melissakinteriordesign.com>
Date Wed 3/11/2026 11:02 AM
To Participate <participate@ketchumidaho.org>

Dear Mayor and Members of the City Council,

The proposed consolidation of the Historic Preservation Commission with the Arts Commission would eliminate a dedicated body focused specifically on the preservation of Ketchum's historic structures.

Ketchum's Comprehensive Plan identifies the community's character and sense of place as defining qualities of the city and a top priority. The historic structures that remain in Ketchum play an important role in shaping that character and help distinguish the city from other mountain towns. They contribute to the authenticity that attracts residents, visitors, and investment to the community.

Preserving these places also involves real economic considerations. In many cases, redevelopment offers greater market value than maintaining an older structure. If the community wishes to retain the buildings that help define Ketchum's setting, those realities must be acknowledged and addressed in a thoughtful way.

A dedicated HPC helps ensure that these issues receive consistent attention. The commission serves as an advisory body of volunteer community members who bring knowledge, perspective, and public engagement to the discussion of historic places. This type of civic participation strengthens local decision-making while requiring very little public expenditure.

Planning and Zoning plays an essential role in reviewing development proposals, but its primary responsibility is land use and zoning regulation. Historic preservation involves a different set of considerations, including local history, architectural context, and the long-term stewardship of significant buildings. Maintaining a separate HPC ensures that these perspectives remain part of the City's deliberations.

I also understand that the Mayor has expressed a desire for smaller and more efficient government, a goal many of us share. However, the HPC is composed entirely of volunteers who contribute their time and expertise to the community. Consolidation may reduce the number of commissions, but it would also remove the one body specifically focused on historic preservation and ensuring that Ketchum's historic places receive careful consideration in city decisions.

Ketchum has relatively few historic structures remaining. These buildings represent an irreplaceable part of the city's story and contribute to the distinctive environment that residents value and visitors remember.

For these reasons, I respectfully ask the Mayor and City Council to reconsider the proposed consolidation and maintain a dedicated Historic Preservation Commission.

Sincerely,
Melissa Rivelo

Melissa Klebanoff
Principal

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Outlook

Fw: Construction of Massive Residential Project on Buss Elle Rd and Badger Lane

From Spencer Cordovano <SCordovano@ketchumidaho.org>
Date Thu 3/12/2026 12:19 PM
To Participate <participate@ketchumidaho.org>

See below

Get Outlook for iOS

From: Tom Monge <tom@mongeinvestments.com>
Sent: Wednesday, March 11, 2026 3:06 PM
To: Ramsy Hoehn <RHoehn@ketchumidaho.org>; Eric Adams <eadams@ketchumidaho.org>; Morgan Landers <MLanders@ketchumidaho.org>
Cc: Peter Prekeges <pprekeges@ketchumidaho.org>; Spencer Cordovano <SCordovano@ketchumidaho.org>; Tripp Hutchinson <thutchinson@ketchumidaho.org>; Matthew McGraw <MMcGraw@ketchumidaho.org>; Randy Hall <rhall@ketchumidaho.org>
Subject: Construction of Massive Residential Project on Buss Elle Rd and Badger Lane

TO ALL CONCERNED: The construction being done at the end of Badger Lane is getting out hand … so far today alone, there have been 20 dump trucks coming and going on Buss Elle Road and Badger Lane beginning at 7AM …

My question and concern is how much more can these two city streets (both SUB-BASE and PAVEMENT) continue to handle with this amount of INDUSTRIAL traffic coming and going all day long?? THIS IS NOT RESIDENTIAL CONSTRUCTION .. THIS IS **INDUSTRIAL TYPE CONSTRUCTION** AND WITH THE LIMITED ACCESS TO THE BUILDING SITE AND THE COMPLETE DESTRUCTION OF ALL SUROUNDING WETLANDS, THIS PROJECT SHOULD HAVE NEVER BEEN APPROVED IN THE FIRST PLACE !!!!!

WHO WILL PAY FOR THE COMPLETE REBUILDING OF THESE TWO CITY STREETS ONCE THIS PROJECT HAS BEEN COMPLETED AND OUR LOCAL ROADS DESTROYED???

Our neighborhood in West Ketchum will have its quality of life and privacy completely disrupted for the next 2-3 years all FOR one developer's "SPEC" HOUSE TO BE BUILT AND SOLD OFF …. TELL ME HOW THIS BENEFITS OUR CITY AND IT'S RESIDENTIAL NEIGHBORHOODS.

I have lived in this residential neighborhood for the past 48 years and I have seen many construction projects built but NOTHING COMPARES to the magnitude of what is happening at the end of Badger Lane today … This project is a GROSS overbuilding of what was previously, a pristine residential homesite that could have been developed into a reasonable development … opportunity lost ..

THIS PROJECT SHOULD HAVE NEVER BEEN APPROVED AND WE IN THE LOCAL NEIGHBORHOOD WILL PAY DEARLY FOR HAVING THIS CITY PLANNING AND ZONING

DEPARTMENT AND THE CITY COUNCIL ALONG WITH MAYOR BRADSHAW APPROVE THIS INSANE DEVELOPMENT. IT SHOULD HAVE NEVER BEEN ALLOWED!!!!!

ONE PISSED OFF CITIZEN … THOMAS MONGE

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