

Cyndy King

From: RJ Flores <rjmunozflores@gmail.com>
Sent: Tuesday, May 6, 2025 4:24 PM
To: Participate
Subject: Firm Opposition to Inconsistent Zoning Proposals in Mid-Warm Springs

Dear Commissioners, Council Members, and Planning Staff,

I am writing to express deep concerns and strong opposition to certain elements of the proposed zoning changes in the mid-Warm Springs area. I urge you to reconsider portions of the plan that are inconsistent with both the existing character of the neighborhood and the City's own stated planning principles.

To be clear: converting low-density areas directly into high-density zoning is neither reasonable nor aligned with what the Planning Department has publicly committed to—namely, development that respects and reflects the surrounding context.

Respecting the Stated Goal: Context-Sensitive Zoning

The City has repeatedly emphasized the importance of ensuring that zoning changes “mirror” existing land uses. If we take that goal seriously, then jumping from low-density directly to high-density—especially when it borders long-established single-family neighborhoods—is a clear violation of that principle.

Policy BNE-1.3 lays out the expectation that development should be tailored to:

- The types of existing housing nearby
- Smooth transitions between different land uses
- Preserving mountain views and neighborhood character

The current proposal, as written, disregards all three.

Specific Area of Concern: Parcels Near Four Seasons Way & West Canyon

The lots surrounding 200 and 211 Four Seasons Way (parcels RPK05550010040 and RPK05550010050) consist of single-family homes on ~10,000 sq ft lots. These are zoned Low Density and reflect the existing fabric of the neighborhood.

Yet, the City's plan recommends placing High Density zoning *immediately adjacent* to these properties. That is simply not appropriate. At minimum, any zoning changes in this specific location should be capped at Medium Density, aligning with adjacent Mid-Density parcels to the east and maintaining a consistent transition pattern. Homes along West Canyon are also directly impacted by this proposed inconsistency.

Clear Need for Transition Guidelines

If the City proceeds with any upzoning, there must be enforceable transition requirements to reduce the negative impact on neighboring residents. This should include:

- Wider setbacks along property lines bordering lower-density zones
- Green space buffers to reduce visual and physical encroachment
- Greater setbacks for taller buildings, particularly multi-family developments

These changes are not radical—they're necessary. And they are consistent with the City's supposed values around responsible, contextual development.

With all due respect,

RJ Flores

Cyndy King

From: Tom Bigsby <tom@bigsbypllc.com>
Sent: Tuesday, May 6, 2025 4:36 PM
To: Participate
Subject: OBJECTIONS / CONCERNS OVER PROPOSED MID WARM SPRINGS ZONING CHANGE

Planners:

I have been an owner of a single family residence in the mid Warm Springs neighborhood since 1983. Development over the decades has occurred on a project by project basis intended to maintain the existing neighborhood's qualities, livability and personality. Residents relied on existing zoning. The plan to essentially eliminate existing zoning in this area to address housing and cost issues in the county is the wrong approach. Ignoring parking requirements (foolishly thinking most residents will only use public transportation or bikes) and the ultimate traffic problems for a road like Warm Springs Road is the wrong approach. The developers of the multifamily complexes are the ultimate winners. The negative impacts on existing and future neighborhoods are too great and threatens undesired changes to the personality of Ketchum. Don't indelibly change Ketchum in this negative way.

Very truly yours

Tom Bigsby

THOMAS D. BIGSBY, PLLC
Attorney at Law
1907 Everett Avenue
Everett, WA 98201
Office: 425-259-5511
Fax: 425-339-9464

Please update your contact information to my new email address: tom@bigsbypllc.com

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Cyndy King

From: Suzanne Kretschmer <skretschmer@verizon.net>
Sent: Tuesday, May 6, 2025 7:12 PM
To: Participate
Subject: Mid-Warm Springs Area

Dear Commissioners, Council Members and Planners

I'm writing to respectfully submit several reasonable requests regarding the proposed zoning changes in the mid-Warm Springs area. These requests are based on clearly identifiable facts and aligned with the stated goals of the Comprehensive Plan. Before outlining the proposed adjustments, I'd like to highlight an important and factual point:

Stated Planning Objective to Mirror Existing Landscapes

On multiple occasions, the Planning Department has affirmed that zoning changes should aim to “mirror” the existing landscape. Logically, this means that when a high-density area borders a mid-density zone, transitioning the adjacent land to mid-density — not high-density — aligns with that objective. Applying that same logic, converting a low-density area directly to high-density zoning is not a reasonable or consistent approach. Specifically:

Per Policy BNE-1.3 Context Sensitive Development: Require infill and redevelopment projects to be tailored to the surrounding neighborhood context and applicable future land use categories. It includes:

- Housing types
- Transitions between uses and adjacent properties
- The relationship of the buildings and other site features including views of the surrounding mountains and natural features.

Proposed Solution to Ensure Zoning Changes Respect Adjacent Low-Density Homes

In support of the City's goal to mirror neighboring land uses:

1. The mid-Warm Springs area includes many single-family homes on lots around 10,000 sq ft, all zoned Low Density. The City's proposed plan calls for upzoning adjacent areas to High Density, but any zoning changes directly next to these homes should be limited to Medium Density.
2. Specifically, land to the east of parcels RPK05550010040 and RPK05550010050 (200 and 211 Four Seasons Way) should be zoned *no greater than Medium Density*. This would mirror the existing Mid-Density parcel to the east and respect the character of the area. Additionally, homes along West Canyon are similarly impacted.

Proposed Transition Guidelines for Upzoned Areas

Additionally, I recommend that the City adopt thoughtful “transitory” guidelines where proposed upzoned parcels border lower-density residential areas. These would help address legitimate concerns from homeowners about reduced privacy, obstructed views, and incompatible development. Suggested safeguards include:

- Increased Setbacks
 - Enhanced setbacks for green space when adjacent to residential property lines
 - Significantly increased setbacks for *multi-story, multi-family* developments. These requests are grounded in facts, aligned with stated City objectives, and represent reasonable compromises that support responsible growth while preserving the integrity of existing neighborhoods.

Thank you for your careful review and consideration. I'm confident you will find these proposals thoughtful and in line with community values.

Respectfully,

Suzanne Kretschmer
(310) 927-3415

Cyndy King

From: Hugh Kretschmer <hughfk@verizon.net>
Sent: Tuesday, May 6, 2025 7:51 PM
To: Participate
Subject: Zoning changes

Dear Commissioners, Council Members and Planners

As a full time resident in the community I have great concerns regarding the density increase by the proposed zoning changes. The impact on our city, environment, infrastructure (power needs, roads, water use), all lead to a lower quality of life for all of us who call Ketchum home.

Bigger is not better and maximizing infill doesn't increase anyone's quality of life nor does it solve workforce shortages. All the new units will just become more short term rentals. The city needs to put some minimum rental days such as 30 day minimum and require renters to pay a hotelier tax like other small communities did facing the same issue.

That said.

I'm writing to respectfully submit several reasonable requests regarding the proposed zoning changes in the mid-Warm Springs area. These requests are based on clearly identifiable facts and aligned with the stated goals of the Comprehensive Plan. Before outlining the proposed adjustments, I'd like to highlight an important and factual point:

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 - Significantly increased setbacks for *multi-story, multi-family* developments. These requests are grounded in facts, aligned with stated City objectives, and represent reasonable compromises that support responsible growth while preserving the integrity of existing neighborhoods.

Thank you for your careful review and consideration. I’m confident you will find these proposals thoughtful and in line with community values.

Respectfully,

Hugh Kretschmer
208-720-1895
Sent from my iPad

Cyndy King

From: Alison Burpee <alison.burpee@gmail.com>
Sent: Tuesday, May 6, 2025 9:44 PM
To: Participate
Subject: Comprehensive Plan feedback

Dear Commissioners, Ketchum City Council Members, and Planners,

My name is Alison Burpee and I am a resident of the Sunshine subdivision, located in the mid-Warm Springs area. I am writing to express my concerns regarding the proposed changes in the Ketchum Comprehensive Plan, particularly the rezoning of our neighborhood from Low Density Residential (LDR) to High Density Residential (HDR). Below are my primary concerns:

1) The proposed transition in zoning would reclassify our single-family home—and others in our neighborhood—as "non-conforming structures." This designation brings with it a host of significant drawbacks:

- **Restrictions on rebuilding or remodeling**, potentially limiting necessary improvements or recovery after damage.
- **Increased difficulty and cost in securing financing**, as lenders often view non-conforming properties as higher risk.
- **Decreased property values**, due to both regulatory uncertainty and diminished redevelopment potential.
- **Reduced marketability**, which impairs our ability to sell or relocate without financial loss.

Given these consequences, it is critical that the comprehensive plan language and zoning code be revised to **protect existing single-family homes** in areas being rezoned to Medium-Density Residential (MDR) or High-Density Residential (HDR). Specifically, the code should include provisions that:

1. **Exempt existing homes** from any requirements that would mandate a reduction in size or form in the event of a rebuild or substantial alteration;
2. **Maintain their legal status** and development rights as they existed prior to the zoning change;
3. **Prevent any regulatory changes** that would arbitrarily diminish the value or function of these homes based solely on their newly non-conforming status.

This approach strikes a necessary balance—accommodating long-term growth goals while **ensuring fairness to current homeowners** who invested under prior zoning assurances.

2) This proposal is inconsistent with stated planning objectives related to "mirroring existing landscapes" A phased approach would support greater aesthetic continuity and minimize disruption.

Policy BNE-1.3 (Context Sensitive Development) is key- this policy explicitly requires development to be *tailored* to its surroundings, which includes:

- Housing types

- Transitions between land uses
- Site relationships and natural views

Bypassing mid-density zones in favor of a direct leap to high-density undermines the principle of gradual transition, which is fundamental to neighborhood compatibility and minimizing negative impacts like traffic, parking shortages, and infrastructure strain.

I respectfully request that the Sunshine Subdivision off Four Seasons Way remain designated as **Low-Density Residential (LDR)** to preserve the character and scale of the existing neighborhood. Additionally, I encourage reconsideration of the currently proposed **High-Density Residential (HDR)** zoning nearby and suggest a transition to **Medium-Density Residential (MDR)** instead.

This adjustment would support thoughtful growth while ensuring that density transitions are more gradual and contextually appropriate. Such a change would allow the area to continue accommodating community members without introducing a concentrated increase in density that may strain infrastructure or alter the neighborhood fabric too abruptly.

Thank you for your time and consideration.

Alison Burpee



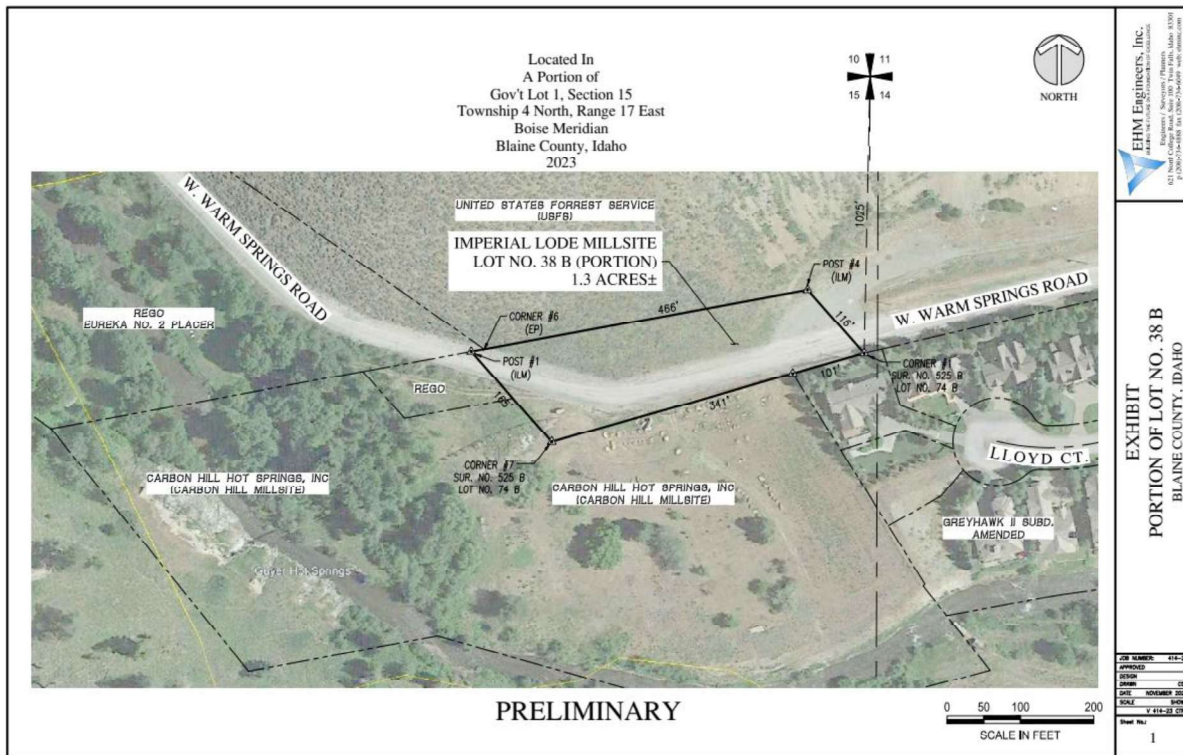
May 7, 2025

City of Ketchum Planning Commissioners and Council Members,

This letter concerns the 1.3 acre property we own at approximately 3316 Warm Springs Road, at the western edge of the City limits.

We are incredibly dismayed to read the staff recommendation in response to our request for an upzone to our property with is currently designated as “Open Space” in the City’s currently adopted Future Land Use Map, and currently zoned as “Agriculture/Forestry”. They’ve recommended denial of our request based on incorrect information.

BACKGROUND



We acquired this parcel, Lot 38B Imperial Millsite, T4N R17E, in 2023 after several years of due diligence. This was a companion parcel to the Lot 38A Imperial Lode parcel south of Greenhorn that was the subject of *Hill v Blaine County* (2024), which we have since sold.

Issac Ives Lewis, the founder of Ketchum, submitted the patent request for this and other parcels in the vicinity in the early 1880's. This property was once larger, but carved up by overlapping claims, including what would later be the Guyer Hot Springs Hotel across the street.

The properties directly across Warm Springs Road are currently zoned T-4000 and we've been asking Staff—for well over a year—for a change in the Future Land Use designation to something commensurate with the properties directly across the street. Our intent is to build a townhome development on the small parcel, and we've designed a twelve 3-bedroom townhome project that meets all setbacks and parking requirements, while also allowing us to dedicate Warm Springs Road to the City, extend water and sewer 500 feet from their current terminus, and extend the bike path nearly ¼ mile from it's current terminus. One of the family-sized 3-bedroom units would be affordable, per code.

REBUTTAL OF STAFF REPORT

Staff appears to have misrepresented our request and made a recommendation to deny that misrepresented request based on incorrect data.



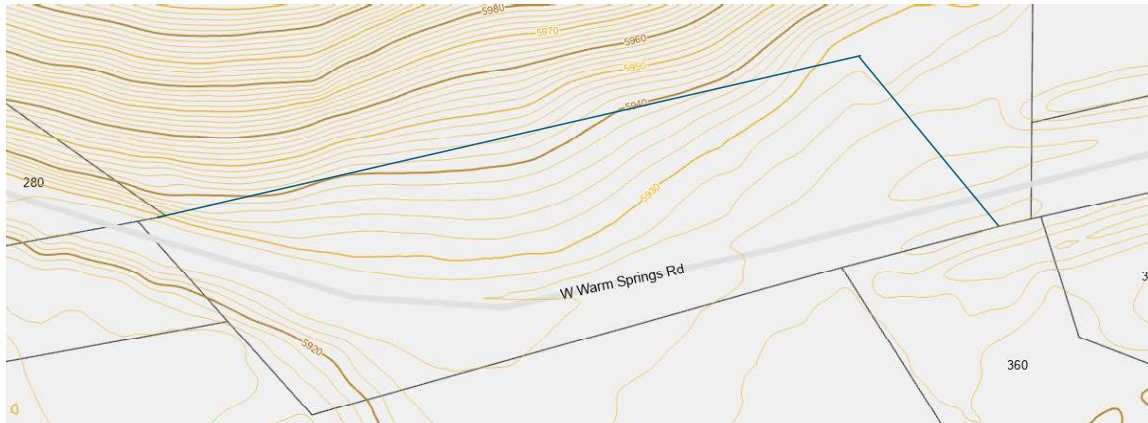
Request:
From Open Space to HDR

Recommendation:
Remain as Open Space

Reason:

- Steep slopes and Undisturbed
- Limited access points
- Majority is Warm Springs Rd
- HDR is not compatible with the surrounding designations
- Limited infrastructure

- **OPEN SPACE TO HDR:** We've only ever asked for a designation that was similar to the adjacent uses—literally across the street. This has been documented through multiple emails to Staff and Council, and even a meeting with the Director to discuss the project. MDR would appear to be sufficient.
- **STEEP SLOPES:** The property has roughly eighteen feet of elevation change at the steepest part and is nearly flat on other parts—the steep slopes are behind it, not on it. Hot Dog Hill was technically steeper than this site is, and the City allowed a large development to occur there.



- **WARM SPRINGS ROAD:** One of the city's principal streets does in fact run through the parcel, but's currently on our private property, and not even secured by an easement, much less public right-of-way. We intend to formally dedicate the street and make all required frontage improvements as part of any project.
- **LIMITED INFRASTRUCTURE:** Water and sewer are available less than 500 feet away. Power is *on the site*, currently. The road is one of the City's major collectors. This site is prime for minor utility extensions, quick construction, and easy access.
- **LIMITED ACCESS POINTS:** There is one existing access point, and one additional proposed as part of the schematic design for the project. (Note, this schematic design is conceptual to indicate massing and compliance with all zoning standards; final design will vary.)



60

61

62 As a professional land use planner for more than twenty years, who has been the Planning
63 Director for multiple cities including adjacent Sun Valley—and as someone who once served
64 on the Ketchum Urban Renewal Agency’s Board—I view this is a fantastic opportunity for
65 low-impact development within Ketchum city limits, close to existing utilities, without
66 displacing any current low-income residents, and served by one of the City’s major streets.

67 **If an upzone isn’t appropriate here, then where is it appropriate?**

68

69 CONCLUSION

70 In summary, we request an upzone to MDR or higher land use designation—and
71 accompanying zoning classification—commensurate with those of the adjacent properties
72 to allow for multifamily development.

73 If the property doesn’t receive a higher-level zoning classification, all that will ever be located
74 here is vacant land that accumulates trash (as it currently does) or a large and expensive
75 single family-home with none of the associated road or trail improvements.

76 Furthermore, the status of Warm Springs Road will continue to be in limbo, and the City will
77 be forced to undertake an expensive “validation” process under Idaho Statute 40-203A, et
78 seq, to clear the title to the road.

79 Thank you for your consideration. I intend on attending the meeting on May 7th, but wanted
80 these comments on the record in case I am unable to do so, and so you could see the visual
81 evidence supporting our rebuttal of the Staff report.

82

83 Warmest regards,

84 Jae Hill

Cyndy King

From: Amber Busuttil Mullen <amberbusuttil@hotmail.com>
Sent: Wednesday, May 7, 2025 9:17 AM
To: Participate
Subject: Proposed Zoning Changes in Warm Springs

Dear Commissioners, Council Members and Planners

As a year-round Ketchum resident, I am concerned about the proposed zoning changes-- **especially in the mid-Warm Springs area**-- and respectfully request your consideration of this letter.

Stated Planning Objective to Mirror Existing Landscapes

On multiple occasions, the Planning Department has affirmed that zoning changes should aim to “mirror” the existing landscape. Logically, this means that when a high-density area borders a mid-density zone, transitioning the adjacent land to mid-density — not high-density — aligns with that objective. Applying that same logic, converting a low-density area directly to high-density zoning is not a reasonable or consistent approach. Specifically:

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Proposed Solution to Ensure Zoning Changes Respect Adjacent Low-Density Homes

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Proposed Transition Guidelines for Upzoned Areas

Additionally, I recommend that the City adopt thoughtful “transitionary” guidelines where proposed upzoned parcels border lower-density residential areas. These would help address legitimate concerns from homeowners about reduced privacy, obstructed views, and incompatible development. Suggested safeguards include:

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Thank you for your careful review and consideration. I’m confident you will find these proposals thoughtful and in line with community values.

Respectfully,

Cyndy King

From: Broschofsky Galleries <art@brogallery.com>
Sent: Wednesday, May 7, 2025 9:43 AM
To: Participate
Subject: Fwd: **SPECIAL MEETING** Planning and Zoning Commission 05/07/2025 04:30 PM | Ketchum, ID

Why was IDFG never consulted about this Mid - Warm Springs up zone to high density?

Idaho Department of Fish and Game is mentioned twice in the Idaho Comprehensive Plan draft- page 49 "Development Impacts" and page 52, "Land, Water and Habitat Conservation."

Yet, as partners who could help in providing crucial information, they were never notified about the rezone plans that would have direct impact on wildlife habitat.

I called IDFG on March 28 and asked if they had any comment on the proposed zoning since they are mentioned in the draft as a facility for providing information and professional advice. They had not heard of this Comprehensive Plan and I referred them to the city website so they could review and respond, if deemed important.

They responded on May 2nd with the letter on record to the city and included their comments on proposed zoning as well as other issues.

The comments that were most pertinent to addressing the proposed up zone on mid warm Springs are noted below. Obviously, they see a direct correlation in wildlife impact and density with increased human activity.

This area of Mid Warm Springs under consideration for rezone is a natural wildlife habitat. There is a corridor from Wanderers Way over into Adam Gulch and the vast Sawtooth Mountain range. That corridor and for almost 7 miles along Warm Springs foothills are closed to human activity in winter months with specific intent to protect the elk. This closure is respected, and rarely violated. Increased human and pet activity might not be so obedient.

Naturally, the animals do not restrict themselves to the forest and foothills, but are frequent in our neighborhoods. In the past couple of years situations have caused conflict with humans and animals. A bear had to be euthanized. A woman was stomped by a moose in her driveway and a video was circulated with a Cougar strolling past a children's swingset in the neighborhood. Frequently we hear coyote howls ; there may be kills nearby of deer or elk from cougar. Some people are afraid of wildlife situations like this and feel the animals cause danger and should be rid of. The more people populating this animal habitat, the more situations are going to arise- people and animals, pets and animals, cars and animals. This up zone to maximum density in mid Warm Springs should not be approved and should remain low density. The animals are already here.

- Wildlife near or in Ketchum (elk, deer, moose, mountain lions) mainly use intact habitat on currently designated "Open Space", "Residential Transition", or "Low Density Residential". Re-zoning and development decisions will have the least impact to wildlife if prioritized in other land use areas (e.g., Downtown, Industrial Area, Base Areas, Southern ACI).
- We concur with the Draft that *"Deer and elk are also a relatively common sight feeding on south-facing slopes in the Warm Springs canyon..."*. The Warm Springs canyon is of particular value for wintering elk. Re-zoning or development of parcels in Warm Springs canyon would be expected to decrease big game habitat in the Ketchum area. It may also displace animals into lower-elevation City areas, and increase human-wildlife conflict (vehicle collisions and landscaping damage).

Minette Broschofsky

Cyndy King

From: bob@sunvalleyrealtors.org
Sent: Wednesday, May 7, 2025 12:53 PM
To: Participate; Tim Carter; Brenda Moczygemba; Neil Morrow; Matthew McGraw; Susan Passovoy
Cc: Neil Bradshaw; Amanda Breen; Spencer Cordovano; Courtney Hamilton; Tripp Hutchinson; Morgan Landers; Abby Rivin
Subject: Updated Comprehensive Plan comments
Importance: High

KPZ:

Further to our earlier submitted comments regarding the draft Ketchum Comprehensive Plan (see below) we believe that the process has now endured long enough that reemphasizing some of those comments is needed, along with providing new concerns arising since our last comments, all of which we include as concisely as possible below. Please note that for sake of brevity this list includes only our concerns. We have included our originally submitted comments with this message so that you can access additional context and our proposed solutions that are found in those submittals.

We would also like to emphasize again that it is impossible to comment on the comprehensive plan language effectively without first having at least a draft of the proposed zoning code changes that by the design of this process will follow adoption of the comprehensive plan. It is very likely that we would have commented, or commented more extensively, or differently, on provisions of the comprehensive plan had we known in advance how its provisions are ultimately translated for zoning code purposes.

Concerns:

1. **Downzoning the Retail Core will drive out local businesses in favor of national chains, contradicting provisions in this draft of the comprehensive plan:** See our 1-16-2025 comments below for more complete context and proposed solutions. Increasing development costs per square foot caused by the reduction of saleable space (due to downzone) results in higher required rents for commercial spaces in new smaller buildings. The outcome is a downtown retail area populated by better capitalized, larger, national chains as is already in evidence in Ketchum, with remote not local management, which can afford higher rents for “billboard” spaces, and the elimination of local businesses that cannot compete financially. Three examples of how this downzone action is contradicted by the plan in which it is proposed are:
 - a. **Page 79** – Policy DT-3.2: “Establish regulatory preferences for local stores over national chains.”
 - b. **Page 68** – Policy E-1.1: “Foster a business climate that helps to support [and create and retain] existing, local independent businesses.”
 - c. **Page 28** - Left column, second last sentence: “Reinforcing Ketchum’s ... Character: “... Ketchum’s character and sense of community are derived as much from **local people and businesses** as they are from the built environment...”
2. **Minimum and Maximum Unit Sizes:** Reference in the plan and in comprehensive plan discussion with both the KPZ and KCC has been made to the concept of enacting maximum unit sizes, yet no specifics have been presented to our knowledge. This is a hugely impactful action on virtually every aspect of property ownership and personal property rights and is deserving of more public transparency and discussion before the plan is adopted. This is a perfect example of the issue we raise in this email message in paragraph two preceding this list of concerns.
3. **Clarify for the public the impact of significant limitations utilized in inclusion of single family use in MDR zone: Page 98 – Mix of Uses:** The intention of and actual impact of inserting (but not defining) the word “small” in the comprehensive plan language, and relegating single family to a secondary rather than primary use implying

some (also undefined) discretion allowed to approving bodies when considering this use seems to intentionally cloud the major potential differences between what the public requested for its neighborhoods and what this draft of the comprehensive plan supports, yet the public has been told that “single family has been inserted as a use” in the MDR. Given the enormous potential impact, the public should be provided absolute clarity on this issue before the plan is adopted.

4. **Remove the possibility of non-conformity for existing single family homes:** See point 2. below.
5. **Make some attempt to acknowledge and quantify the impact of large scale (potentially 1,000s of units during the proposed life if this comprehensive plan) residential development in Sun Valley on Ketchum traffic and retail / entertainment locations and uses:** With large scale development outside Ketchum comes increased demand for Ketchum services and amenities. Traffic, parking, and mobility solutions will be necessary yet are not addressed sufficiently from this perspective in the comprehensive plan. Supply of affordable commercial space capable of housing businesses that provide the services and amenities such non-Ketchum residents will look to Ketchum, as they always have, to provide, is not adequately addressed, and in fact Ketchum’s ability to respond to such demand will be lessened by the proposed Retail Core downzone.

Please feel free to contact us for clarification. Thank you in advance for your time.

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

SVBR 4-8-2025 email to participate@ketchumidaho.org , KCC, KPZ, Mayor and select planning staff:

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

From: bob@sunvalleyrealtors.org <bob@sunvalleyrealtors.org>

Sent: Thursday, January 16, 2025 3:29 PM

To: participate@ketchumidaho.org

Cc: Morgan Landers <MLanders@ketchumidaho.org>; 'Abby Rivin' <ARivin@ketchumidaho.org>; 'Neil Bradshaw' <NBradshaw@ketchumidaho.org>

Subject: PROPOSED CHANGES COULD DRIVE LOCALLY OWNED BUSINESSES OUT OF KETCHUM

Importance: High

Comments and Concerns regarding the Ketchum Comprehensive Plan.

Our comments and concerns focus on the Future Land Use Plan described within Chapter IV, beginning on page 83 of the draft Comprehensive Plan. To the degree these comments apply to the discussion of values, goals and policies in prior chapters, the authors of the draft comprehensive plan should apply them accordingly.

Specifically, we are focusing on the Future Land Use Map Retail Core (“RC”) land use category and its description beginning on page 95.

Frequently mentioned planning desires for Ketchum’s downtown area include:

1. Maintain or increase vitality downtown via active street front businesses utilized by a diverse downtown resident population
2. Incentivize more residential units
3. Incentivize more commercial spaces, especially for restaurants

4. Provide lower cost retail, office and restaurant space to offer more financially feasible alternatives for locals to house their businesses

From page 95 of the draft Comprehensive Plan:

Retail Core (RC) - Density/Intensity: "...however the Retail Core is intended to have a lower density/intensity that the surrounding Community Mixed-Use area."

While it is impossible to accurately evaluate the impact of the draft Comprehensive Plan on future development without being able to simultaneously reference the proposed rewritten zoning code, it appears from the draft comprehensive plan language that the Community Mixed-Use area height and density allowances will not be reduced from present code allowances, possibly save for hotels. Therefore, for the above excerpt from page 95 to be true, reductions in any or all of height, bulk, and/or density via reduced floor area ration ("FAR") will occur in the expanded Retail Core area.

We believe that such actions would be contradictory to the above-described planning desires for downtown Ketchum, and further, probable outcomes would contradict the plan itself and would likely, over time, drive locally owned small businesses out of Ketchum.

Two of the ***Growth Principles for a Sustainable and Resilient Ketchum*** (beginning on page 84) described in the draft comprehensive plan that support our concerns are:

1. Making Efficient Use of Available Land and Infrastructure (page 84) – downzoning does not, and
2. Protecting Community Character (page 85) – increased retail diversity does

Probable outcomes from reduced height, bulk and or FAR in the Retail Core:

1. The cost per square foot to develop in the RC will continue to increase at an even faster pace due to the reduced allowable density over which to spread development costs. The City knows from its own consultant's work that development in the RC and the Community Mixed-Use areas is already infeasible in virtually all scenarios, before the effects of any downzoning. ***Outcome: Development feasibility is even more challenged; less building equals fewer new residential units contradicting the City's premise that more housing is beneficial, and less retail, commercial and office space which works against the needs of local business owners needing greater supply of both. Less building also results in less accelerated LOT increment to fund infrastructure and affordable housing, lower property tax revenue, fewer jobs, lower retail spend, less downtown vitality, etc.***
2. Increased costs require increased commercial and residential lease or sale prices for development projects to proceed, which has the ripple effect of raising prices throughout the marketplace, including for existing properties. As already indicated by new Main Street tenancies, larger national or international chain retailers with multiple outlets over which to average costs and performance are most able to afford higher retail rental rates. ***Outcome: Rents and prices increase for all use types in the RC, including upper floor residential units. Locally owned businesses cannot compete against multi market operators for prime retail spaces and leave the area. Ketchum loses its retail identity, diversity, and community character. Local restaurateurs cannot afford to open new restaurants, nor can existing restaurants continue to operate profitably once leases are up for renewal.***

Potential Solutions:

1. Address constituents' concerns with the visual bulk of new buildings in the RC with more creative design approaches, not FAR or height reductions. Utilize materials, upper floor setbacks, roof configurations, ground floor open space and seating, etc. to present a lower impression of bulk when viewed from street level. **Result: Project feasibility is not further challenged in the RC, keeping supply of all property types at least what it is presently. More residential units and more ground floor commercial space will be the result, constructed in forms more acceptable to those most concerned with present architecture. More supply should result in slower price increases, making new and existing space more affordable for local businesses.**

2. Incentivize smaller commercial spaces, in addition to restaurant spaces. Many local retail businesses do not need, and cannot afford, spaces over say, 750+- square feet. Larger spaces result in absolute dollar rent that their businesses cannot afford. **Result: Providing smaller retail spaces in new developments lets local businesses compete for prime locations that are crucial to the success of any retail enterprise. If the incentive to build small spaces offsets the additional cost of providing them developers will see the economic benefit of appealing to a broader range of users.**

As laid out above, we are concerned that the draft Comprehensive Plan language implies zoning changes to the RC zone that contradict both long-held and newly developed beliefs about how the downtown area should function, and even sections of the draft Comprehensive Plan itself. We request that staff and the City's Comprehensive Plan and Zoning Code consultants rework the appropriate sections of both documents to ensure that any likely outcomes work in concert with all stakeholders' needs (business owners and non-business owning residents alike). The outcomes embedded in a decision to effectively downzone the expanded Retail Core area could have material and long-term negative impacts on Ketchum's culture, community character, vitality, retail diversity, and ability to house local businesses, the cost of which, beyond financial terms, is impossible to calculate.

Thank you in advance for your time.

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

Cyndy King

From: Laurie Zaballos <laurie@elzentertainment.com>
Sent: Monday, May 5, 2025 9:55 AM
To: Participate
Subject: Proposed Zoning Changes

Dear Commissioners, Council Members, and Planners,

I respectfully submit the following requests regarding the proposed zoning changes in the mid-Warm Springs area, particularly around The Fields and Four Seasons developments. These recommendations are based on factual issues and align with the goals of the Comprehensive Plan.

1. Incorrect High-Density Designation

The Four Seasons development is currently zoned Low Density. The proposed shift to High Density skips over Mid Density entirely—an abrupt change that contradicts context-sensitive planning practices.

2. Inconsistent with “Mirroring” Principle

The Planning Department has emphasized that zoning should reflect surrounding landscapes. Moving from Low to High Density directly conflicts with that principle. Per Policy BNE-1.3, development should align with nearby housing types and preserve key features like mountain views.

3. Triangle Parcel is Not Viable for High Density

The triangle-shaped area between Parcels RPK05550010040 and RPK05650000110 is too small for multi-family development due to setbacks and easements. Rezoning it to High Density is impractical.

Zoning Requests

A. Transition Four Seasons to Mid-Density

Since it is currently Low Density with single-family homes, a shift to Mid-Density would be more appropriate.

B. Limit Density Adjacent to Low-Density Homes

Properties east of 200 and 211 Four Seasons Way should be zoned no higher than Mid-Density to match nearby parcels and preserve neighborhood character.

C. Keep the Triangle Plot as Low Density

Due to its constraints, this parcel should remain Low Density.

Transition Guidelines

Please consider adopting setback and buffering requirements for upzoned parcels that border existing homes—especially when adding multi-story buildings—to protect privacy, views, and neighborhood cohesion.

These recommendations reflect both city goals and neighborhood integrity. Thank you for your consideration.

Respectfully,

Laurie Zaballos
Four Seasons Resident

Cyndy King

From: Chris Spain <john.chris.spain@gmail.com>
Sent: Sunday, May 4, 2025 8:54 PM
To: Participate
Cc: Ric Flores; Jason Lynch Lynchie; Ron Parsons
Subject: New zoning and overlay for Ketchum

Hi, I have spoken at several of the meetings about the density that is proposed behind my house on W. Canyon Run Blvd. I live on a half acre parcel, in a single-family home that backs up to the Sharontanner property. Originally you had us zoned to be high density. This would call for a max density of 30 units per acre that would be contiguous to the seven single-family homes on West Canyon. After some protest, the 7 acres behind us was proposed for medium density. This calls for a maximum density of 18 units per acre with a rear setback of 15 feet. This means that I could have a three and four story structure behind my house, 30-40 feet from my house. This means that I will have possibly 40 to 60 units that I can see from my house and backyard, that will have lights on at night and be making noise that a single family use would not. The property behind me is currently zoned agricultural and single-family. The existing overlay is irrelevant.

I am opposed to this overlay in general!

I am compelled to ask for a sufficient buffer between our neighborhood and the proposed medium density zoning directly west of us. I have no problem with affordable housing. It's clear to me that this is the goal of this overlay. Be respectful of the existing homes and the character of the neighborhoods that are contiguous to undeveloped land. I think that the mayor and the city council have vilified people like me who are single-family homeowners. My family moved to Sun Valley in 1974. I worked hard to afford to build my home here. I am a citizen with two kids and four grandchildren that live here. I think you need to take a look at the backbone of the community. It is mostly single-family homeowners.

I appreciate the need for affordable housing, but it should not come at the cost of losing the character of our existing neighborhoods, jeopardizing, our children's safety, fire evacuation, wildlife migration, and general quality of life.

PS- 18 units per acre is still very dense. I have been in the multifamily business my whole life. I was dismissed by the mayor when I tried to describe what a high density and medium density housing development looks like. What we were shown by the city was nothing more than lip service. 18 units per acre leaves no open space, only a wall of buildings and a big parking lot.

Sent from my iPhone

Cyndy King

From: Skye Reinking <skyereinking@gmail.com>
Sent: Sunday, May 4, 2025 5:28 PM
To: Participate
Subject: Comments on Ketchum Comprehensive Plan and Code Update

Dear Comprehensive Plan Committee,

I appreciate your work to update the Ketchum Comprehensive Plan and Code. I recognize it is nuanced work that you are far more versed in than I am. I am a full time resident of Blaine County and work full time in Ketchum. I cherish our "authentic mountain community with world-class character, yet small-town feel" and hope to also "maintain our special way of life for generations to come."

In reviewing the proposed land use maps, I am concerned about the increase in density of housing and buildings, particularly in Warm Springs and Warm Springs base area. I have visited many other towns with ski resorts, where the area near the base areas feel like canyons due to the height and density of condos and hotels nearby. I feel that the development around Warm Springs that is proposed would degrade the authentic small town feel that currently exists and turn it into yet another high-rise base area. The greater Warm Springs neighborhood is a desirable location due to location and a sense of community that only exists because people - families - are able to live there, in houses that are not overshadowed by tall condo complexes. I believe that increasing the housing density in the entire neighborhood as proposed would simply lead to more part-time condo owners, no improvement in housing costs, and a considerably reduced sense of community. Further, the increase in housing density in both the Warm Springs base area and the greater Warm Springs would turn Warm Springs road (which is plenty busy enough) into an even busier thoroughfare, putting more stress on the already tired road and make it less pedestrian-friendly. It seems that over-developing Warm Springs will directly take away from "our special way of life" that we want to preserve.

My only other concern with the updates pertains to the building heights in the downtown area. I recognize the need for growth, however I fear that too tall buildings will block the beautiful views and make us feel just like any other city that has tall buildings and dense businesses. We should maintain a respectful building height that allows everyone, not just the people who can afford a multi-million dollar penthouse, to remember where they are when they visit Ketchum, Idaho.

Thank you for your consideration and work on this!

Sincerely,
Skye

Cyndy King

From: PATRICIA HIGGINS <pathiggins4085@gmail.com>
Sent: Saturday, May 3, 2025 9:28 AM
To: Participate
Subject: Public Comment Comp Plan Draft

Dear Leaders of Ketchum,

I find the public comment letter from officer Craig White of Idaho Fish and Game very interesting and informative , as it proves that more people living in our area will have an impact on wildlife. I hope you will take all the information that F&G pointed out into consideration in your decision making as you are updating the Comp plan.

Years ago when Warm Springs golf course was up for development for luxury homes and hotels many of us fought to keep it open space. I am happy to see that the current owner didn't exploit and develop it to the Maximum. I am happy that it is a dog park and it is an asset to the City. There used to be a huge wintering heard of Elk that lived there on the Warm Springs Course. I believe the Elk now winter on the sunny slopes of the south facing canyon . We do see more of the wintering Elk and Deer in our yards during heavy winters eating and foraging for food. We have also seen a large increase of Mountain Lions and Bear activity over the past few years , especially with people who put their garbage out the night before. Calling F& G to take them away because they become a nuisance get in our garbage or kill a pet is not the right thing to do when we are living in their space.

We are very fortunate to live and experience a wonderful place to raise our children in nature. More people and more housing doesn't necessarily mean it will be better for everyone , especially not for wildlife.

As Joani Mitchell's song "Big Yellow Taxi" plays in my mind... That You Don't Know what You've Got Till It's Gone, They Paved Paradise Put Up A Parking Lot .

Big Yellow Taxi

Joni Mitchell

They paved paradise, put up a parking lot
With a pink hotel, a boutique, and a swingin' hot spot

Don't it always seem to go
That you don't know what you've got 'til it's gone
They paved paradise, put up a parking lot
(Ooh, bop-bop-bop-bop, ooh, bop-bop-bop-bop)

They took all the trees put 'em in a tree museum
And they charged the people a dollar an' a half just to see 'em

Don't it always seem to go
That you don't know what you've got 'til it's gone
They paved paradise, put up a parking lot
(Ooh, bop-bop-bop-bop, ooh, bop-bop-bop-bop)

Hey farmer, farmer put away that DDT now
Give me spots on my apples, but leave me the birds and the bees
Please

Don't it always seem to go
That you don't know what you've got 'til it's gone
They paved paradise, put up a parking lot
(Ooh, bop-bop-bop-bop, ooh, bop-bop-bop-bop)

Late last night I heard the screen door slam
And a big yellow taxi took away my old man

Don't it always seem to go
That you don't know what you've got 'til it's gone
They paved paradise, put up a parking lot (ooh, bop-bop-bop-bop)

I said don't it always seem to go
That you don't know what you've got 'til it's gone
They paved paradise, put up a parking lot (ooh, bop-bop-bop-bop)
They paved paradise, put up a parking lot (ooh, bop-bop-bop-bop)
They paved paradise
Put up a parking lot

Respectfully Submitted,
Pat Higgins