

Cyndy King

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Thursday, January 9, 2025 7:39 AM
To: Participate
Subject: Comprehensive Plan

Several comments on the draft of the Comprehensive Plan:

In the interest of transparency, the public should be provided with a before/after analysis of the plan. It is unrealistic to expect the public to dig through the many pages of the update, assimilate the material, and proffer productive comments.

Many members of the public participated in the process leading up to the draft of the plan. Resoundingly, the public sentiment was against the tall and massive (out-of-scale) buildings that Mayor Bradshaw and his proxies have ushered into the Ketchum streetscape, forever defacing the character and charm of Ketchum. The present draft plan shows no deference to the public sentiment. The public's participation was a waste of time, and council's inclusion of the public was apparently for optics. In November, I sincerely hope there will be a severe whiplash as a result of this process.
Sent from my iPhone

Cyndy King

From: James Hungelmann <jim.hungelmann@gmail.com>
Sent: Sunday, January 12, 2025 7:02 PM
To: Neil Bradshaw; Amanda Breen; Courtney Hamilton; Spencer Cordovano; Tripp Hutchinson; Participate
Subject: YOUTH MENTAL HEALTH MANIFESTO/ FOR THE RECORD NEXT CITY COUNCIL MEETING
Attachments: YOUTH MENTAL HEALTH MANIFESTO dec 2024.docx
Follow Up Flag: Follow up
Flag Status: Flagged

GENERAL PUBLIC COMMENT/
FOR THE RECORD NEXT CITY COUNCIL MEETING

See attached *YOUTH MENTAL HEALTH MANIFESTO*.

Please give this your immediate attention and support.

Thank you,

Jim Hungelmann

Ketchum

Cyndy King

From: Duncan Morton <3dmorton@gmail.com>
Sent: Monday, January 13, 2025 8:29 AM
To: Participate; Spencer Cordovano; Tripp Hutchinson; Amanda Breen
Cc: Neil Bradshaw
Subject: REQUEST: EXTENSION OF THE COMPREHENSIVE PLAN COMMENT PERIOD

Councilors:

The comment period for the Comprehensive Plan needs to be extended due the overlap of the comment period with the very busy holiday season.

Personally, I was traveling for a significant part of the comment period in early December, and upon my return had family arriving for an extended period. Only late last week has my time be freed from family commitments.

Please consider extending the comment period for an additional 30 days.

Thank you for your consideration

Duncan Morton
208-720-1299
174 Bordeaux St.
Ketchum, ID 83340

Cyndy King

From: Gina P <ginapoole10@gmail.com>
Sent: Monday, January 13, 2025 12:48 PM
To: Tripp Hutchinson; Spencer Cordovano; Amanda Breen; Courtney Hamilton; Participate
Cc: Bob Poole
Subject: Draft Comprehensive Plan Comments

January 13, 2025

Draft Comprehensive Plan

Please enter this into the Public Record

To: Ketchum City Council Members

We want to thank you for your service to the City of Ketchum. We appreciate the time and effort that's gone into creating a new Comprehensive Plan.

Given the comment period began in December, with everyone busy with the holidays, and ends this coming Friday, **please extend the deadline for public comment**. Although there's been a big effort to inform people, we believe most residents do not know about the Plan.

Our neighbors in West Ketchum who live on Bordeaux, Sabala and Wood River Dr. got together yesterday, as we are concerned about some aspects in the Draft Comp Plan.

Bob and I have lived for almost three decades on Bordeaux Street, and it is a very special neighborhood. It's a unique residential street; it's short in length from one stop sign to the other where the homes are mostly two stories and the people who live here are teachers, first responders, small business owners, retired long-time residents, realtors, carpenters, waitresses, financial planners, ski coaches, photographers, and county employees. We have kids here, and cats and dogs, and a neighbor's child reminded me "there's one hamster." We are one of the last neighborhoods that truly represents community housing. Our neighbors want Bordeaux Street, along with Sabala Street to be in the Lower Density land use and not the Medium given the proposed changes that would adversely affect the character of our neighborhood. Given one of the Plan's stated themes is to preserve the Character of Ketchum, allowing unregulated higher densities will have the opposite effect, incentivizing market rate, short term rentals and occupancies pushing out full-time residents/community members.

Please change the language of the medium density, low density and high density designations so that it does not increase densities beyond what is currently allowed by the 2014 plan, except as a bonus if deed restricted long-term or community housing is proposed. Language should also be added to support that zoning code language should guide development in the residential zones to be in scale with the neighborhood, promote safe mobility for all users, maintain adequate fire protection, water and waste management service, and protect natural vegetation.

Regarding large out of scale, single family residences, the City can implement restrictions that work, and not be considered a taking of property rights. Allow for single-family homes, including detached townhomes, in the medium density range use designation, but consider prohibiting the combination of lots to keep multiple lots from being turned into one big lot with one oversized house on it. Finally, consider a maximum residential building size.

Thank you for your time and consideration.

Best,

Gina and Bob Poole

Gina Poole
US Mobile 208.720.2019
Kenya Mobile 0715476504
WhatsApp: 208-720-2019
Skype gcpoole

Cyndy King

From: Anthony Frank <afrankoc@comcast.net>
Sent: Monday, January 13, 2025 1:25 PM
To: Participate
Subject: Comp Plan

I have been a developer for a good portion of my career and, as such, am surprised to find that the proposed comp plan as written, might present opportunities for developers to buy up Ketchum properties, tear them down and build multi-unit properties. Existing low density residential areas are the heart and soul of any community. Introducing larger multi-family structures into that mix would encourage the development of seasonally occupied second homes that would be used for only a few weeks or months each year.

As a property owner on Sabala, who was hoping to build a modest single-family house for myself and my wife, I find it distressing that the City might propose changing a perfectly functioning neighborhood, including Sabala, Bordeaux, and Williams streets, with families that live and work in the valley. In my opinion, the City should want to encourage more families who work in the area, to move into the area, and those current residents, to stay. The proposed changes might encourage current families to sell for a "great profit", most likely to a developer, and move elsewhere.

Maybe the City could pass an ordinance that restricts these properties from being rented on a short-term basis, and continues to allow the building of single-family residence. Please keep the low-density residential designation on these neighborhoods. The addition of large multi-unit structures in this residential neighborhood would change the atmosphere enough to eventually drive out its current residents.

Thank you for your consideration in this matter.

Sincerely,

Anthony J. Frank

PS. I might also suggest restricting the size of structures permitted on any lot.

Cyndy King

From: meme205@aol.com
Sent: Saturday, January 11, 2025 8:55 AM
To: Participate
Subject: Comprehensive Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Councilors and Planning and Zoning
Commissioners,

We are aware that you have spent an amazing amount of thought and time on creating a new Comprehensive Plan to better the future of Ketchum and we really appreciate your hard work. I am writing this letter in a plea for you to word the Plan carefully so that our lot at 300 Sabala and the surrounding properties are classified in low density residential.

My husband and I bought the lot on Sabala a few years ago with the intention of building a single family home for ourselves in our older years. The neighborhood is perfect for me as it is home to long term community members with modest homes as ours would be. Our lot is a narrow, corner lot, making it challenging to build anything more than a single residence. PLEASE do not change the land use designation in the new plan readng it to prohibit single family dwellings.

The current language of the Comp Plan draft might cause the wrong interpretation so the words must be totally clear in order not to allow over-crowding, rental properties, and a general change to this peaceful neighborhood. Through your word crafting, please allow 300 Sabala and the rest of the neighborhood to be officially classified as Low Density Residential. Thank you for all you do for our town.

Sincerely,
Carol
Frank

303
83340

P.O. Box
Ketchum, Idaho

Cyndy King

From: duffy witmer <duffwitmer@yahoo.com>
Sent: Monday, January 13, 2025 10:45 PM
To: Participate
Subject: Ketchum's future

Follow Up Flag: Follow up
Flag Status: Flagged

City council.

Please slow down the development of downtown Ketchum. Please respect the opinions of the people who live and work in Ketchum. We need quality, well thought out plans for the future of Ketchum. A simple thought is " nothing of quality happens quickly ". The future of Ketchum is in the current government's important hands. Please go slowly. What you decide in the near future will be ever lasting in the town we all so dearly love.

Good luck.

Duffy Witmer

Sent from my iPad

Cyndy King

From: Leigh Barer <Leigh@barercom.com>
Sent: Monday, January 13, 2025 11:03 PM
To: barer@lakepartners.com; Participate
Cc: Leigh Barer; Jonathan Fitzgerald
Subject: Comment: 1/14 Planning & Zoning Meeting, Draft Comprehensive Plan Update

Dear Mayor Bradshaw, Morgan Landers, AICP, Director of Planning and Building; and Ketchum City Council Planning & Zoning:

I am writing regarding the Draft Comprehensive Plan Update, as noted on the Updates Chapter IV Map (<https://www.projectketchum.org/cohesive-ketchum/>):

With specific regard to the 25-acre SCHERNTHANNER ACRES SUB
LOT 2 BLK 1
RPK05170000020:

I am strongly opposed to the plan's suggestion to update this land to high-density residential and believe it should remain as low-density residential. Updating it to high-density would dramatically, negatively impact Warm Springs character and property values, wildlife, traffic, and pollution. The land is designated as low-density for several reasons and should remain low-density residential. As noted on the map comment by Luann, "This is consistent with all of the residential properties on the north side of Warm Springs Road. The purpose of the LR Low Residential District is to identify and preserve residential properties, to prevent overcrowding of land in order to preserve natural features and openness. The new Comp Plan Future Land Use proposes to change the zoning to High Density residential (18-30 residential units per acre), three stories or less. This would be detrimental to the value and character of Warm Springs residential properties. Traffic, noise and light pollution would affect the entire area. The property has been preserved as a wildlife reserve for many years. Deer, elk and an occasional moose live on the property and travel to Warm Springs Creek and the Big Wood River. High density development would have negative impacts on wildlife."

This comment also can be found on the map here: <https://www.projectketchum.org/cohesive-ketchum/>

Thank you,

Leigh

Leigh K. Barer
The Fields at Warm Springs Condominium Owner
E: leigh@barercom.com

Cyndy King

From: Tiffani LaMonica <personalessistant@me.com>
Sent: Tuesday, January 14, 2025 11:36 AM
To: Participate
Subject: Zoning Commissioners and Council Members Comprehensive Plan

Tiffani Black

Sabala

Ketchum, ID 83340

Dear Planning & Zoning Commissioners and Council Members,

I am writing as a concerned homeowner and Ketchum citizen and community member regarding the proposed changes to zoning and land use designations in the comprehensive plan update. While I appreciate the city's effort to address housing and land use challenges, I have several concerns about the potential impacts of the changes outlined for our West Ketchum neighborhood (Sabala Street) and the broader community.

First, I respectfully request that the city extend the public comment period by at least another month.. The comment period, running through the busy holiday season, has limited many residents' ability to engage fully and provide meaningful feedback especially given the complexity and significance of the draft.

Second, I strongly urge you to designate our neighborhood as a lower-density land use area rather than medium-density. *Our neighborhood exemplifies community housing, with full-time residents contributing to Ketchum's sense of place and culture.* Allowing unregulated higher densities will incentivize market-rate developments and short-term rentals, displacing long-term residents and undermining community stability.

Additionally, I ask that the comprehensive plan language for medium, low, and high-density designations be clarified to ensure densities do not exceed those allowed under the 2014 plan. Any increases in density should only be permitted as a bonus for deed-restricted long-term or community housing projects. Further, zoning code language should emphasize maintaining neighborhood scale, promoting safe mobility, and preserving natural vegetation and features.

To address the trend of oversized single-family residences, the city should consider prohibiting lot combinations that enable large-scale development and implement maximum building and lot sizes to keep projects in proportion to neighborhood character. This aligns with sustainable growth principles and reduces the workforce demand associated with larger, market-rate homes.

I am also deeply concerned about the long-term impacts of the proposed density increases. Specifically:

- **Infrastructure Strain:** Increased densities will place significant pressure on water, wastewater, waste management, transportation, and emergency services, among others.
- **Community Character:** Ketchum's appeal lies in its small-town charm and culture. Prioritizing unregulated growth will erode these qualities and diminish the visitor experience.
- **Affordable Housing Imbalance:** For every new market-rate unit, there is a corresponding increase in workforce demand and affordable housing needs. Without a calculated plan to address this, the imbalance will only worsen.

Finally, our neighborhood already functions as a model for workforce and long-term housing. It meets many of the goals outlined in the comprehensive plan, such as minimizing traffic impacts and supporting emergency services.

I urge the city to preserve and protect neighborhoods like ours as invaluable community assets.

Thank you for considering these concerns. I hope the city will extend the comment period, address the issues raised here, and ensure the comprehensive plan reflects the values of Ketchum's residents while supporting thoughtful and sustainable growth.

Sincerely,

Tiffani Black

Cyndy King

From: Britta Hubbard <brittahubbard@gmail.com>
Sent: Tuesday, January 14, 2025 2:07 PM
To: Neil Bradshaw; Participate
Subject: Project Ketchum Comment

Hello,

I am in strong opposition to the neighborhood in Mid-Warm Springs from being zoned High Density for either of Scherthanner Family owned properties. High density on 32 acres of land in that area would be a vehicle, snow removal/storage, dog poop, and Warm Springs road maintenance nightmare. Furthermore, high density for all 32 acres doesn't fit into the dynamic or culture of that part of the Warm Springs Community at all.

Should that land ever be sold and developed, it would make more sense to do a graduated density development with low density near the houses on West Canyon Run moving to Medium density once you're at Flower Drive and north of the current Four Seasons condo area, and then putting some High Density in the acre or two of land directly behind the Field's Condos and adjacent to the Four Seasons as well as along Warm Springs road east of Flower Drive.

Has the city considered doing a varied zoning of that nature? It is much better suited to the neighborhood dynamic than the current plan.

Sincerely,
Britta Hubbard

Cyndy King

From: Neil Bradshaw
Sent: Tuesday, January 14, 2025 4:19 PM
To: pater vondiesel
Cc: Participate; Morgan Landers; Jade Riley
Subject: Re: Scherthanner acers

Thanks Pater

Your comments will be forwarded to the planning department and the council for deliberation

Yes, I have received comments from Britta too

Thanks for your participation- I am happy to meet at your convenience when you are back in town

Cheers

Neil

NEIL BRADSHAW | CITY OF KETCHUM

Mayor

P.O. Box 2315 | 191 5th Street,W | Ketchum, ID 83340

o: 208.727.5087 | m: 208.721.2162

nbradshaw@ketchumidaho.org | www.ketchumidaho.org

On Jan 14, 2025, at 3:27 PM, pater vondiesel <a1pater@gmail.com> wrote:

Greetings,

I'm not in town right now so I'm unable to make it to any meetings tomorrow night.

It was just brought to light about the city working to make some of our property high density.

Some of that is a great idea!

The area to the west of Flower Drive that should be high density most of it already is.

There are some areas that are yellow that look like low density on the map that looks like it's going to stay the same that's fine.

The Seven Acres that are to the east of Flower Drive cannot be high density.

The houses on W. Canton Run Boulevard are 5 to 10 million dollar houses they will fight tooth and nail to make sure the property behind their houses is not high density. We've already gone in a whole roundabout with them about it.

So please consider removing those seven acres from your map saying it is going to be high density that's probably not going to happen. Perhaps some of that 7 acre could be zoned medium

Besides the fact that property is not for sale it probably won't be for sale for a very very long time and also has our water well out there so we're not doing anything with that piece of property.

Where as the area behind the Fields, again that's west of Flower dr, definitely needs to be high density. That area is something that me and a couple of my siblings are very much interested in working towards it getting developed.

I'm not actually sure if any of my other siblings have emailed you about this I think my sister Britta may have. And I believe that we are pretty much on the same page Although our wording might be different on our emails.

Anyway like I said I've been out of town and was unaware of this comprehensive plan. I did not see that at the beginning of December when it was released.

Thanks for your time

Best regards,

Pater Schernthanner

**PREVENT
HIGH-DENSITY DEVELOPMENT
IN WARM SPRINGS**

The large open land owned by The Schernthanner's...

Your Backyard... is currently zoned for

Low Density Development (single family homes).

There is a Ketchum Plan under review:

"Comprehensive Plan and Code Update"

This "Update" would change the zoning to allow for

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with up to 30 units per acre on the 25-acre plot.

ACT NOW TO PROTECT YOUR NEIGHBORHOOD

Make your voice heard. The City must know that we will not sit quietly while Developers push through this drastic zoning change as part of a bigger Plan.

Please comment at: ProjectKetchum.org

- Click **View Project** in the "Cohesive Ketchum: Comprehensive Plan & Code Update
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- In the Comment Type, click: Suggestion
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Other Things You Can Do to Help:

Spread the word and ask everyone you know in the 208 to Comment

Email people at the City such as the Mayor: nbradshaw@ketchumidaho.org

Email participate@ketchumidaho.org for comments to be placed on Public record

Attend the Open House at Limelight January 15th 5:30 – 7:30

The Mayor made it clear that it's crucial for the community to speak up for what they want, or measures like this will get passed.

Contact Info for questions/comments: InOpposition@gmail.com

Cyndy King

From: pater vondiesel <a1pater@gmail.com>
Sent: Wednesday, January 15, 2025 10:05 AM
To: Morgan Landers
Cc: Neil Bradshaw; Participate; Jade Riley
Subject: Re: Scherthanner acers

Yes,
I'm on my way back from California today.
I'm not sure if you are communicating with any of my other siblings at the moment.
I know Britta sent you an email I don't know if my sister Liesl did. Of course there's six of us to deal with.
Being that I will not be around for the meeting tonight at the Limelight. it would be advantageous for us all to get together next week.
Let me see what I can organize

On Wed, Jan 15, 2025, 08:32 Morgan Landers <MLanders@ketchumidaho.org> wrote:

Yes, you are right. We should have met sooner. Is there a time next week that would work for you all? I can be flexible and we can accommodate participation from anyone not in town remotely.

MORGAN LANDERS, AICP | CITY OF KETCHUM

DIRECTOR OF PLANNING AND BUILDING

o: 208.727.5085

****Please sign up for the NEW Planning and Building quarterly newsletter. Click [HERE](#) and select "Planning and Development"**

From: pater vondiesel <a1pater@gmail.com>
Sent: Wednesday, January 15, 2025 9:26 AM
To: Morgan Landers <MLanders@ketchumidaho.org>
Cc: Neil Bradshaw <NBradshaw@ketchumidaho.org>; Participate <participate@ketchumidaho.org>; Jade Riley <jriley@ketchumidaho.org>
Subject: Re: Scherthanner acers

Yes you're going to need to have a family meeting with me and my family especially since the city of Ketchum has never come to any of us about this.
Not only the fact that I know you guys had a meeting this Summer that you told a bunch of business owners that you had come and talk to us about low-income housing which is absolutely not true.
And you're making my family look very bad in this community.
The fact that open discussion on this is on the oven to the 17th and we are only brought to light of this

two days ago.

You have the Schernthanners and the surrounding people very upset

On Wed, Jan 15, 2025, 08:12 Morgan Landers <MLanders@ketchumidaho.org> wrote:

Hi Pater- Thank you for the additional clarity on your concerns. I would like to meet with you if you are open to that. What you describe below is not our intent and we are very open to discussion about how to strike a better balance. I think it would be great to sit down.

Would you be open to that this week or next?

Thanks,

MORGAN LANDERS, AICP | CITY OF KETCHUM

DIRECTOR OF PLANNING AND BUILDING

o: 208.727.5085

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From: pater vondiesel <a1pater@gmail.com>

Sent: Wednesday, January 15, 2025 9:05 AM

To: Morgan Landers <MLanders@ketchumidaho.org>

Cc: Neil Bradshaw <NBradshaw@ketchumidaho.org>; Participate <participate@ketchumidaho.org>; Jade Riley <jriley@ketchumidaho.org>

Subject: Re: Schernthanner acers

Essentially the way we see it as a family is you're trying to turn Warm Springs into Woodside and we are not pleased and you're making us the Schernthanners look like we are trying to do this.

You will force our hand into having to sell our properties to some scumbag developers something that we do not have for sale right now and had no plans of developing

On Wed, Jan 15, 2025, 07:54 Morgan Landers <MLanders@ketchumidaho.org> wrote:

Thank you Pater! This feedback is really helpful and we will take a look at that as we go through revisions. I will reach out in the next week or so to discuss further.

Thanks again!

MORGAN LANDERS, AICP | CITY OF KETCHUM

DIRECTOR OF PLANNING AND BUILDING

o: 208.727.5085

****Please sign up for the NEW Planning and Building quarterly newsletter. Click [HERE](#) and select “Planning and Development”**

From: Neil Bradshaw <NBradshaw@ketchumidaho.org>

Sent: Tuesday, January 14, 2025 4:19 PM

To: pater vondiesel <a1pater@gmail.com>

Cc: Participate <participate@ketchumidaho.org>; Morgan Landers <MLanders@ketchumidaho.org>; Jade Riley <jriley@ketchumidaho.org>

Subject: Re: Scherthanner acers

Thanks Pater

Your comments will be forwarded to the planning department and the council for deliberation

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Thanks for your participation- I am happy to meet at your convenience when you are back in town

Cheers

Neil

NEIL BRADSHAW | CITY OF KETCHUM

Mayor

P.O. Box 2315 | [191 5th Street, W | Ketchum, ID 83340](#)

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Thanks for your time

Best regards,

Pater Scherthanner

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Contact Info for questions/comments: InOpposition@gmail.com

Cyndy King

From: Neil Bradshaw
Sent: Tuesday, January 14, 2025 1:58 PM
To: Thomas Beckwith
Cc: Courtney Hamilton; Amanda Breen; Tripp Hutchinson; Spencer Cordovano; Jody Beckwith; Participate; Morgan Landers; Jade Riley
Subject: Re: Beckwith input on the Comprehensive Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks Tom and Judy,
I appreciate your input
It will be put in the public record for council deliberation
I hope you can attend the open house on this subject that will be held tomorrow at 4.30pm at the limelight hotel (Wednesday)
Cheers
Neil

NEIL BRADSHAW | CITY OF KETCHUM

Mayor

P.O. Box 2315 | 191 5th Street,W | Ketchum, ID 83340
o: 208.727.5087 | m: 208.721.2162
nbradshaw@ketchumidaho.org | www.ketchumidaho.org

On Jan 14, 2025, at 1:37 PM, Thomas Beckwith <tgbeckwith@gmail.com> wrote:

Attention: Mayor and Council members January 14, 2025

My wife, Jody and I purchased our West Ketchum home at 931 Rocking Horse in 2000. While we've watched the neighborhood change over the years it hasn't lost its character. Single family homes and two-story duplexes are the backbone of the community. We know our neighbors and their dogs' names as we walk the neighborhood. The 2014 MDR designation captured the way West Ketchum looks today.

My wife and I have participated in the planning sessions and were well aware when city employees were "pushing" their agenda. We respectfully listened and were hopeful leadership would propose density options in the core and light industrial areas that can accommodate three story apartment buildings.

We would ask that the final plan reflect LDR requirements for West Ketchum. We are conscious of NIMBY attitudes and have watched large apartment projects creep towards our

neighborhood. We ask that you draw a line and prioritize density where it makes sense and not disrupt one of the few remaining low-density neighborhoods.

Please accept this as our input into your final recommendations. We've supported city leadership and appreciate the work you are doing. Please respect our request.

Thanks,
Tom and Jody Beckwith
931 Rocking Horse Road

--

Tom

Cyndy King

From: Neil Bradshaw
Sent: Tuesday, January 14, 2025 4:23 PM
To: susiemichael
Cc: Participate
Subject: Re: Comp Plan comment period

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks Susie
I have put your comments in the public record for council deliberation
Thanks for participating
Cheers
Neil

NEIL BRADSHAW | CITY OF KETCHUM

Mayor

P.O. Box 2315 | 191 5th Street, W | Ketchum, ID 83340

o: 208.727.5087 | m: 208.721.2162

nbradshaw@ketchumidaho.org | www.ketchumidaho.org

On Jan 13, 2025, at 3:02 PM, susiemichael <susiemichael@cox.net> wrote:

I request that the comment period for the Comprehensive Plan and Code Update be extended at least 30 days

beyond the 17 January comment end date for more Ketchum residents to have the opportunity to read the

document and make informed comment. Not enough people are aware of the end date or the Plan itself in its

entirety or the implication and repercussions therein. This

period of 2 December to 17
January encompassed the

busiest time of the year for most,
with their focus on friends and
families, many were out of town.
One can not make

an informed comment on missing
portions of the document. The
'placeholders' for maps and such
need to be

visible for review longer than the
few hours of the 15 January open
house. This is a wonderful
opportunity for the

council and Mayor to be
transparent, demonstrate that
they will do everything in their
power to ensure this

Comprehensive Plan is aligned
with the majority of Ketchum full
time residents who call this
place home, and

clearly show these residents their
voice, opinions, and ideas
matters especially when it
involves their daily

lives, livelihoods and lifestyle and
those of their children who are
the future of Ketchum.

Sincerely,

Susie Michael, Ketchum

Cyndy King

From: Laurie Leman <l.m.leman@gmail.com>
Sent: Monday, January 13, 2025 4:03 PM
To: Participate
Subject: Comments on the Update to the Ketchum Comp Plan

To whom it may concern,

Thank you for taking time to read my comments on the Updated Ketchum Comprehensive Plan. And thank you for working hard to make the City of Ketchum a great place to live.

Firstly, please extend the comment period for this plan. Another month for people to comment would be great.

I have lived at 162 Bordeaux Street since 1993. I love living in West Ketchum & on this street & believe that there is a great mix of single-family homes & condos & duplexes. There is also a great mix of working people, families & retirees. Our neighborhood is a perfect example of workforce, long-term housing that epitomizes exactly what I think the community and the city officials are hoping to accomplish with the comp plan. This is true of some of the other neighborhoods that are slated to get a density bonus (ie, Belmont Drive). Please ensure changes to the plan do not destroy this existing resource.

Do we really need higher density in these neighborhoods? Can our infrastructure support more people in these neighborhoods? Our roads are narrow, we have no sidewalks – if we have more cars driving on the roads it will become more dangerous for pedestrians & cyclists.

If all the proposed land use designations are built out to the newly proposed densities, what will be the impacts to the community character, quality of life, access to professional services and sustainability of public infrastructure including water, wastewater treatment, waste management, parking, transportation, emergency services, affordable housing, to name a few?

Why are we trying to build more instead of managing what we currently have? We should focus on getting ahead of the growth and managing it, instead of promoting more. Emphasis should be on shifting the use of our current housing stock to tip the balance to more long-term residential housing than short-term rentals.

The lack of housing that our community is acutely feeling since the pandemic is connected to the State's interpretation that local governments can't restrict short term rentals. Allowing more unrestricted housing as a right, will only worsen the imbalance.

The comp plan should focus on ways to reset the balance of short term rentals and long term residential occupancy. We should look at existing housing stock to increase density of long term, local housing.

Do not increase density without a calculated plan to handle increased housing needs and the impacts of more employees driving up the highway. Consider instead using density bonus only when it meets the needs of long-term housing and consider setting maximum building and lot sizes to be more in scale with the neighborhood unless long-term or workforce housing is part of the proposal.

Please write the plan to preserve the existing neighborhoods that already function to enrich the sense of community, support emergency services, minimize traffic impacts on the highway, meet the desired design and building scale and fill the need for community housing.

Thank you for your time,

Laurie Leman

162 Bordeaux Street

PO Box 3631

Ketchum, ID

83340

Aly Swindley

From: Chrissy Gove <chrissygove@gmail.com>
Sent: Tuesday, January 14, 2025 2:22 PM
To: Aly Swindley
Subject: Biking in Ketchum

Hi Aly,

I just wanted to say thank you to you and your whole team for your work on this issue. I came to the meeting today... and chimed in ;) LOL! I was invited by my friend Jodi Filmore (she and I and a group of other gals ride bikes of every kind together all over the mountains and backroads in the Valley).

I am in full support of the proposed changes. People get so caught up in the prospect of change that they don't see that this particular change could be a huge help in alleviate congestion and lack of parking by getting at least part of our community into town via bike and/or foot.

The planner from Boise said a few things that made so much sense (amongst others) Don't quote me ...but roughly, 1) Portland found that bike lanes have a net zero effect on businesses. 2) once people got used to the changes they actually preferred the change or at least agreed that it was a benefit. 3) When there was a safe way to get around in congested traffic...more people adopted riding bikes (and walking). Anyway to capitalize on this data?

I love the idea of the one way streets...as proposed. Both Leadville and Washington are narrow streets that should not have two way traffic plus parking on bothsides. Leadville between 4th and SV Rd is ridiculous, seriously. Fourth Street is a great place for one way also.... it's already designated for walking (wider sidewalks and a designated Main St crossing) and there is not much parking there in any case. It's also a nice and direct path from the bike path into town. Lastly, the combination of 4th and Leadville is perfect... you're right at Town Square where you can park your bike and go anywhere easily on foot from there.

I am all for this (can you tell?) and hope you can get it passed. Thank you again and please reach out if I can be of help in any way.

**Best regards,
Chrissy**

208-720-3189
ChrissyGove.com
chrissygove@gmail.com

Aly Swindley

From: Doug Yeates <dougyeates@gmail.com>
Sent: Wednesday, January 15, 2025 9:29 AM
To: Aly Swindley
Cc: Matt Engel; Jeremy Lange; Neil Bradshaw; tripphutchinson29@gmail.com; Courtney Hamilton; Amanda Breen; Spencer Cordovano External
Subject: Re: REMINDER: Biking in Ketchum workshop v 2.5

Hey Aly,

Thank you so much for putting on the discussion yesterday, and Courtney, I appreciate you including me on the list! I unfortunately had to leave half way through, but did continue to listen on zoom for the whole time. Aly, I was hoping you could share a few things with the rest of the committee that has been working on this, and I also included Matt and Jerney (who manage our building) and the council (who I'm sure want more emails, so sorry).

As a business owner on Leadville we have a few sides to our store at PK's. The winter rental and repair side is very heavy on people being able to park near by and drop off or pick up their equipment. We have a few people that will take the bus, but a majority I would say do prefer to park in close proximity to the store to rent. With that said (as you all know), Leadville is not the safest street to park on as it currently is. Now I am not in the campaign that we need more parking, or even that we have a parking issue in Ketchum. Over the busy weeks at holidays, yes town is a mess for parking but that's not a bad thing. The rest of the time, especially in front of PK's, I can tell you who owns half the cars on the street on any given day, as they work in most of the buildings on the block. The parking issue is a whole different subject, but obviously the majority of people won't allow for a bike lane to be put in place if there are parking spaces eliminated. That I get with this town. As I mentioned that the rental side needs people to be able to park in front of the store (for winter), the retail does not as much. Yes it helps when someone can park and run in to get something at times, but we are busier when people are walking around town. The times when town square has an event or parking is actually bad over the holidays, more people walk from store to store. In summer time for both the retail and bike rental shop, parking does not matter nearly as much. We do not park behind the store in our personal spots to try and open it up to town square, and people are walking and attempting to bike on Leadville to get to us.

I am a huge proponent on making the streets safer, more navigable and easier for locals and tourists. Granted the last 3 summers with the construction, business has been rough, but having a clear path for people coming from Sun Valley to get into the core of town is extremely helpful for business. In an ideal world, 4th street would become a walk/bikeway similar to Boulder, CO or Burlington, VT to entice people to be active and move from store to store. This would not hurt business, just a minor inconvenience for people driving around. I understand that people are not acceptable to change with this idea, but from a PK's and personal standpoint, this would help our business. I also am in favor of leadville being parallel parking on both sides, especially in front of our store. Yes it would eliminate 4 parking spaces I believe, but if we move employees from parking there, there can be a net zero parking loss.

With all that said I am in favor of the one way streets and bike lanes. If Leadville is traveling North (which I believe is the proposal), that still allows us to have people coming from Sun Valley park easily in front of

PK's for rentals. One issue may be on 4th and Main Street with people having to turn right there (which has been awesome for safety and traffic movement, but worth considering if it is one way on leadville). If we can be safer on bikes and walking, less people will feel the need to drive and the massive parking "issue" will slowly be alleviated.

As someone that bikes to town from mid valley most days when it's nice with and without my daughter (4) on an e-bike, I would be happy to be a part of any discussions on e-bike transportation as well if there is a committee for that. I understand everything with bikes, e-bikes and higher speed "mopeds" with pedals, and it all needs to be discussed. As an outdoor active community, we should continue to promote people walking and biking around and eliminating driving in the core center especially. The more people milling around town, the better it is for businesses, whether that is retail or restaurants. No need to respond, just wanted to put that out there as a business owner on leadville I support making it safer for driving and biking by adding these lanes and making it one way and truly believe it'll help our year round business.

Thanks again!

Doug

On Jan 13, 2025, at 6:10 PM, Aly Swindley <aswindley@ketchumidaho.org> wrote:

Good evening, all!

This is your (belated!) reminder to join us tomorrow, Tuesday, January 14th at 11:30am for our continued/renewed discussion about improved bike-ability in town.

- In person: Community Meeting Room (1st floor) at Ketchum City Hall / 191 5th Street West. Lunch provided! (there will be vegetarian and GF options)
- Virtual: [ZOOM](#)

Please see the attached preview slides.

We're saving the fun reveals for tomorrow 😊

Thank you – again & in advance – for your time and insights.

See you in the morning!

Cheers,

Aly

ALY SWINDLEY | CITY OF KETCHUM

Management and Communications Analyst

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<1.14.25_Biking in Ketchum workshop_intro slides.pptx>