

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



TO:

City of Ketchum - In regards to 121 Badger Lane

To whom it may concern,

While building in the floodplain is not a new practice within the Wood River Valley, now is the time to reassess these practices and evaluate whether they align with what we know about a changing climate, the long-term impacts on the local ecosystem, and the reality that issues mitigated upstream often affect downstream environments. Protecting and maintaining setbacks within the floodplain—not just along the river’s edge—is crucial to preserving an intact and functioning ecosystem.

Building in floodplains presents several significant environmental concerns:

- **Increased Flood Risk:** Construction in floodplains can elevate flood levels and flow velocities, creating greater hazards for the broader community. Limiting development in these areas is essential to reducing flood risks and associated environmental impacts. Infrastructure should be designed to withstand flood events without compromising floodplain functions. Additionally, properties in flood zones often face higher insurance premiums or even the inability to obtain insurance. (Atlas 1.0, pp. 12, 14, 21, and 23.)
- **Environmental Degradation:** Development disrupts natural habitats, negatively impacting fish populations and wildlife that rely on floodplain ecosystems. "...efforts should be made to maintain a functional and intact riparian corridor to provide shade and cover to edge habitats" (Atlas 1.0, p. 12). PBW is concerned that building in the floodplain will lead to future property protection efforts during flood events, further degrading riparian ecosystems.
- **Erosion and Sedimentation:** Altering floodplains increases erosion, which leads to sedimentation that degrades water quality and aquatic habitats.
- **Loss of Natural Flood Mitigation:** Floodplains play a crucial role in absorbing and slowing floodwaters. Development diminishes this capacity, exacerbating flood impacts. In gravel-bed river systems like the Big Wood River, water doesn't just flow on the surface—it also moves below the surface, spreading into adjacent wetlands and riparian areas that support the entire ecosystem. Maintaining the natural state of floodplains is vital for ecological health and natural flood mitigation.

Project Big Wood supports the thoughtful revision of building plans at 121 Badger Lane, particularly in light of its location within the floodplain. Protecting floodplain integrity is essential to maintaining natural flood mitigation, preserving critical riparian ecosystems, and minimizing downstream impacts. We appreciate efforts to carefully assess and adapt development to reduce environmental risks and align with best practices for a sustainable and resilient Wood River Valley.

Warmly,

Amanda Bauman, & The Team at Project Big Wood

Amanda Bauman

Executive Director



mendit@projectbigwood.org



208-309-3457



PO Box 5006, Ketchum, ID 83340

Cyndy King

From: Barbi Reed <barbireed@gmail.com>
Sent: Thursday, January 16, 2025 1:10 PM
To: Participate
Cc: Neil Bradshaw
Subject: City of Ketchum meeting times seems elitist

Is there a good reason why you start city meetings at 4:30? Do you not think that there might be citizens of Ketchum who work in the Ketchum, Hailey, Bellevue until 5 PM may want to attend these meetings and care as much as others who have the luxury of a flexible schedule.

I, respectfully, ask when the agenda reflects community-wide issues that you to begin meetings at 5:30.

I hope you can consider taking off your elitist hats, if you're wearing them, and arrange meeting times for those who have jobs lasting until 5 PM!

Barbi Reed

Barbi Reed
barbireed@gmail.com

208-841-9200

Cyndy King

From: Barbi Reed <barbireed@gmail.com>
Sent: Thursday, January 16, 2025 2:55 PM
To: Neil Bradshaw; Participate
Subject: Follow up re meeting time.

Neil, I appreciate beyond words you're getting back to me re my email. You have ALWAYS responded to my concerns and trust me, I applaud you for this often! Perhaps omitting the word "elitist" would have been best, please note I did not "call" you elitist but did "couch" it by saying "if you are wearing" an elitist hat....operative word being "IF".

I agree with you re being polite and I apologize that my email may have offended you and others. Nevertheless, I hope that the council can consider making an exception on those rare meetings that involve the ENTIRE community and stage the beginning time to be sensitive to those who may not be able to attend at 4:30!

Although watching the meeting afterwards is great, I think we are in agreement that attending in person creates a bonding of community, even with diverse opinions. A gathering of interested citizens gives energy to the importance of collaboration and compromise (not easily felt on a computer screen).

Championing inclusion has always been important to me...speaking of hats, one I've always worn! I'm sure I am not alone in my feelings...we never are.

Again, I appreciate your taking time to have a conversation about this.

Respectfully,

Barbi

Barbi Reed
barbireed@gmail.com

208-841-9200

Cyndy King

From: James Hungelmann <jim.hungelmann@gmail.com>
Sent: Thursday, January 16, 2025 3:22 PM
To: Neil Bradshaw; Amanda Breen; Courtney Hamilton; Spencer Cordovano; Tripp Hutchinson; Participate
Subject: Re: YOUTH MENTAL HEALTH MANIFESTO/ FOR THE RECORD NEXT CITY COUNCIL MEETING

FOR THE RECORD - KCC APOLOGY RESOLUTION 2023

Further, I remind you of my email of over a year ago, set out below.

Failure on your part to step up to this has been catastrophic for the wellbeing of everyone, especially children.

How many more casualties will there be while the mayor and council *remain silent* to the screams?

Regards,

covid KCC Apology Resolution Dec 31 2023

El dom, 31 dic 2023 a las 12:38, James Hungelmann (<jim.hungelmann@gmail.com>) escribió:

December 31, 2023

Ketchum City Council Meeting/ Jan 2, 2024

General Public Comment:

EMERGENCY APOLOGY AND RESCUE RESOLUTION

Dear Mayor Bradshaw and Councilors:

This draft Emergency Resolution is offered to meet public demand for implementation by mayor and council, with the understanding that you are now considering a dramatic and long overdue change of course relative to All Things COVID.

City of Ketchum

EMERGENCY APOLOGY AND RESCUE RESOLUTION

2 January 2024

1. WHEREAS, the evidence is now overwhelming that every aspect of the mainstream COVID-19 narrative was fabricated, fraudulent, and false, completely lacking any credible evidentiary support (“covidScam”); and,

2. WHEREAS, it is now clear that this Council’s assertion of emergency authority and its imposition and pressuring of many restrictive “health measures”, including isolation, distancing, masking and vaccination, have been wildly contrary to Constitution and law which were specifically designed to protect the public from such devastating tyrannical oppression; and,

3. WHEREAS, the evidence is overwhelming that those many COVID measures wrongfully imposed and pressured by this Council have had disastrous consequences on the mental, physical, and spiritual well-being of the public, to include triggering, in dramatically escalating numbers, crippling diseases and disorders, rapid deterioration of health, and early death in many, in epidemic proportions; further, that the victimization has been most profound in society’s most vulnerable and least able to protect themselves, specifically, against women, children, the elderly, the working class, the disabled, and people of color; and,

4. WHEREAS, the evidence is overwhelming that the planning and execution of covidScam involved not just grievous errors in judgment but also serious civil and criminal wrongdoing on the part of certain rogue elements in government and the medical and pharmaceutical industries, who, with the support and cooperation of rogue media, ignored and suppressed dissenting views as well as the true extent of the severe harm being inflicted; and,

5. WHEREAS, those rogue elements are currently persisting with false depictions of viral threat and urging on the public further draconian measures including successive vaccines and boosters, again in grave violation of law and Constitution, in an effort that appears highly likely to inflict even greater harm on the public, unless stopped.

NOW THEREFORE, the mayor and council unanimously resolve as follows:

1. To accept responsibility and Apologize for their wrongful assertion of emergency powers and imposition of measures creating such Imminent Threat to life and health for so many;
2. To declare a Public Health and Safety Emergency requiring community best efforts to understand and stop the Imminent Threat and to come to the rescue of the mounting casualties from the vaccines and other draconian COVID measures;
3. To warn the public of the Imminent Threat to Life and the vital importance of exercising extreme caution before submitting to any further COVID-related measures, especially vaccination and boosters; and,
4. To create a task force with broad community participation including with those many professionals from the more traditional, "non-mainstream" approaches to wellness and health care, with the following objectives:
 - a. To defeat ongoing efforts by rogue elements in government, industry, and media to sustain the grand deception of covidScam;
 - b. To secure an immediate end to any further COVID vaccinations and boosters;
 - c. To understand the nature and extent of the vaccine injuries and deaths;
 - d. To come to the aid of the mounting victims, seeking to minimize and reverse the physical harm; and,
 - e. To build public health proactively going forward.

Dated: 2 January 2024

Signed

El dom, 12 ene 2025 a las 19:02, James Hungelmann (<jim.hungelmann@gmail.com>) escribió:
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: bob@sunvalleyrealtors.org
Sent: Thursday, January 16, 2025 3:29 PM
To: Participate
Cc: Morgan Landers; Abby Rivin; Neil Bradshaw
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: Kelly Martin <kellyjmartin@cox.net>
Sent: Friday, January 17, 2025 11:42 AM
To: Participate; Spencer Cordovano; thutchinson@Ketchumifsho.org; Amanda Breen
Subject: Proposed Comp Plan changes in Ketchum and specifically Sabala St. and Bordeaux Street.

To Members of Ketchum City Council,

Thank you for your service to our City. I appreciate your dedication and hard work that it takes to run our mountain town. All of you know who I am and that I have lived in West Ketchum on Sabala street for almost 32 years. We bought our home as our "forever home", have raised our family here and plan to remain here in our cherished neighborhood indefinitely.

I am writing to ask you all Why. Why would you want to increase density on our streets? What gain would that be to our neighborhood? Do you realize that this Comp Plan and it's contents is exactly what we and our neighbors do not want to see happen? We did not purchase here to have high density, hundreds more cars on our narrow streets, congestion, noise, and compact housing. This is not the area to focus on for density. Already we cannot get a firetruck down our streets with the single house remodel outside our front door. Already we are seeing less and less wildlife in our neighborhood.

I highly recommend the city reconsider this plan. This is the last of two neighborhoods left in the city that is remained somewhat intact. Please listen to your citizens and do not go forward with this idea. It is not what the city not your tax paying citizens want to see happen here.

Thank you for your time,

Kelly Martin

kellyjmartin@cox.net

Cyndy King

From: bruce brucemartininteriors.com <bruce@brucemartininteriors.com>
Sent: Friday, January 17, 2025 4:12 PM
To: Amanda Breen; Participate; Spencer Cordovano; Tripp Hutchinson; Neil Morrow; Tim Carter; Brenda Moczygemba; Matthew McGraw
Subject: Comp Plan, West Ketchum density

Dear Council members and Planning and Zoning Committee.

This week, the Comp Plan for West Ketchum has been front and center in our wonderful neighborhood. I moved to Ketchum in 1979 and lived most of my life in West Ketchum, all but 6 years. Over time, the WK neighborhood has developed into a family-friendly community where we raised our children, celebrated Halloween with toddlers, and listened to the snowplows each morning when the snow was falling.

The current Comp Plan designates areas in WK are LDR and MDR. This density has been working for what has been developed in the last number of years. The new version of the Comp Plan proposed seems totally out of line with the definition of neighborhood.

When I saw the number of units proposed per acre, I was flabbergasted. You're changing the face of one of the last charming street scrapes left in the community. What the hell? This is such an extreme measure. The density and demands of the city seem to be making it totally out of line with what currently exists. Taking lots and over maximizing the number of structures that can be built, financially benefits the developer who does not live or understand the mountain community. Then the existing neighbors just have to deal with it. Not how I pictured living in Ketchum ID

Would the council please delay the passing of the proposed plan to a later date to allow the residents of our WK neighborhood time to get further involved with the process? This is too big to ignore.

I understand and appreciate the time and effort you have all put into something of this scale. Thank you for all your support and service to the City of Ketchum. I hope we can come to some kind of resolution to this enormous issue.

With respect,

Bruce A Martin
211 Sabala St

Cyndy King

From: Neil Bradshaw
Sent: Friday, January 17, 2025 4:15 PM
To: Jason Lynch
Cc: Participate
Subject: Re: Warm Springs Re-zone

Thanks for your comment Jason
It will be put in the public domain for council deliberation.
Thanks for participating at the Open House and for sending in your written comment.
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 17, 2025, at 2:39 PM, Jason Lynch <svlynchie@gmail.com> wrote:

Mayor,

The proposed high density rezoning of many areas in Warm Springs will be a disaster for Ketchum.

1. The city denied high density in the case of Bob Brennan, which now just looks like the city extorted him into selling the golf course to the city on the cheap. This proposed high density rezone, barely a handful of years later and including land directly across the street from the Brennan property, clearly shows that high density was not the concern for the city. It was a bluff to get the park.

2. The rezone in total would create at least 2,000 new housing units in Warm Springs. This for a city of barely 6,000 residents today. That is obscene to those of us who live in Ketchum. People won't be thinking about "vibrance" when they are in congested traffic.

3. If we consider the traffic created by the rezone of only the Scherntanner property (30 units per acre on 25 acres, up from Single Family zoning currently) it's easy to imagine 600 units being built there. Call it 1,000 extra vehicles in Warm Springs every day, just for that property. And, since it is being billed as necessary housing to bring vibrance back to Ketchum, the argument that they won't all be occupied is ridiculous. Which is it? Is it housing for the people (congestion) or will it be lightly occupied condos owned by out of towners who will AirBnB them? It can't be both.

4. When asked at the Open House to describe the reasoning behind a swing from Single Family zoning all the way to High Density zoning on the Scherntanner property, the planning director said "We are picturing the same as the Four Seasons...three stories tall with parking underneath." She clearly has never been to the Four Seasons area of Warm Springs, which is decidedly NOT that. If she doesn't even have an intimate knowledge of existing housing, how in the world is she guiding this terrible proposal??

When asked about the Traffic Study the city must have done before proposing a change from low and medium density to high density in Warm Springs, she said that no Traffic Study has been done. It's like a bad joke.

5. At the Open House I did not meet a single person who favored this path for Warm Springs. Including people who would stand to benefit from the development...Tom Monge, Mike Murphy, Alex Higgins. Others including Annie Corrock, Josh Stanek, Nancy Buxton, Scott Curtis, were appalled at what you are proposing to do to Ketchum.

This change to High Density housing will kill any vibrance left in Ketchum, not restore it...it will certainly bury any charm that is left in Warm Springs. You will have earned many a cold shoulder if this goes ahead, so proceed cautiously. "Pariah" won't even begin to describe it.

Jason Lynch

24 year Ketchum resident

20 year Warm Springs resident

Cyndy King

From: Amanda DeHaas <dehaasamanda@gmail.com>
Sent: Friday, January 17, 2025 4:20 PM
To: Participate
Subject: Biking!

City Council,

I strongly support building connected and protected bike lanes throughout downtown. These changes are long overdue, and it's vital that we focus on ensuring cyclist safety. A well-designed bike network will enhance safety while also promoting a healthier and more sustainable community. It's time for us to catch up with other cities that have already made these important infrastructure improvements.

Amanda Dehaas

Cyndy King

From: City of Ketchum Idaho <participate@ketchumidaho.org>
Sent: Saturday, January 18, 2025 2:50 PM
To: Participate
Subject: Form submission from: Contact Us

Submitted on Saturday, January 18, 2025 - 2:49pm

Submitted by anonymous user: 184.177.141.196

Submitted values are:

First Name Susan
Last Name neaman
Email susancneaman@gmail.com
Question/Comment

There is a need to extend the comments on the Comp Plan for at least a month. If the city could have an additional meeting with a representative giving an overall view on the West Ketchum and Warm Springs areas zoning proposals. Then have the ability to ask questions so that there is a clearer view of what is being proposed so that you can have more feedback from the public!

This could also include the downtown core and what the public can expect that the city can do to guide the builder so that this town can maintain a small town feel!

Remember they will come ! They will build!..... Don't be Bullied!!

The results of this submission may be viewed at:

<https://www.ketchumidaho.org/node/7/submission/12585>

Cyndy King

From: Amy Weyler <amy.weyler@gmail.com>
Sent: Saturday, January 18, 2025 3:36 PM
To: Participate
Subject: bike/ped plan feedback

Hello. I could not attend the workshops yet I have read all the updated documents and meeting notes. I'm a full-time West Ketchum resident and support connecting the WR bike path to the bike path from SV Lodge.

- 1 - have you considered 5th instead of 4th? It seems wide enough to combine cars/parking/bikes, plus it has a signal to cross Main Street safely; 4th does not have a crossing mechanism, and adding one will potentially back up traffic.
- 2 - 4th isn't very wide, what do you think of looking at 5th? 5th is closer to Hemingway School AND the library - helping to address the kids getting to the library AND a safe crossing of Main Street with a traffic light!
- 3 - I do NOT support a test in the summer of 2025. The Main Street project creates an unrealistic opportunity to pilot this program and get real results safely. I walked/drove/biked last summer, and getting around town was not easy and crossing Main was a challenge.
- 4 - we need a community position and regulations on Type 2 and Type 3 e-bikes
- 5 - PLEASE look at mountain resort towns instead of major metropolitan areas. We have different challenges, different visitor flows, and different use cases. How can you rely on data collected from Toronto, San Francisco, Oakland, Portland, Memphis, New York City, Seattle, Denver, etc ??? What about Telluride, Jackson, Crested Butte, Truckee, Stowe, Steamboat, Whitefish?

Again, I support this project, yet we need to ensure we focus on the optimal streets and reasons and benchmark with similar communities.

Thank you
Amy Weyler

Public Comment from Michelle Stennett (220 Sabala Street, Ketchum)

First, my thanks to everyone at the City of Ketchum, city council and planning & zoning, who work diligently to make city government function. Please know that I am grateful for your difficult work.

Second, it is paramount to protect our neighborhoods, keep them safe and functional, and remember that many local people and families are the workforce and the fabric, the quality, of our communities. Blended with these long-time locals and businesses are new homeowners in west Ketchum who have paid millions of dollars for homes, townhouses, duplexes, and condominiums. Our neighborhoods are already “mixed-use”. This has created diverse neighborhoods, but has diminished affordability already for the workforce. In addition, traffic has increased on narrow roads, first responders struggle to gain emergency access, water and sewer infrastructure has not been enhanced in decades, and excess parking will further exacerbate mobility. Has the city budgeted for improving water, sewer, and roads to support this proposed density? As an analogy, a faster, heavier, longer train on an old track is unsustainable and unsafe.

I have fought for workforce housing for years as a state senator, but I also can see when well-intended proposals need clearer sideboards, restrictions, and direction so as not to be misinterpreted now or by future administrations. No one wants to inadvertently miss an important concept or overlook a misguided piece that cannot be unwound.

The proposed comprehensive plan gives equal status to visitors as it does to residents. Residents pay the majority of taxes that provide emergency services, hard infrastructure, and run government. That formula includes second home owners, but not visitors. The proposed changes appear to allow for more units, bigger buildings, higher density, possibly increased heights all without solid restrictions. There is no mention of limiting these new developments for full-time residents or workforce.

Is there a cap on rentals that realistically consider workforce wages? If not, more Airbnbs and short-term rentals are likely which would diminish local property values, keep housing costs out of reach, increases pressure on infrastructure, encourages more traffic and street parking with renters and property managers. Once built, who will regularly enforce the requirements?

Some zones in the Comprehensive Plan propose more habitation in avalanche areas, with limited road access, and in wildlife corridors.

Bordeaux, Sabala, Williams Street, Busse Elle streets, as examples, should be in the lower density residential land use designation, not medium density because of the aging infrastructure.

The language of the medium density land use designation does not clearly include single family and duplex opportunities. Language should consider building heights of two stories and direct the city to consider prohibiting lot line removals to make bigger lots; make a maximum building size per unit to keep with the neighborhood scale and subsequently help keep the land/building costs lower. Are property line setback changes being addressed? If a single-family home with 10-foot setbacks from the lot line is butted up against by a tall apartment building, the quality of the neighborhood would change significantly.

Thank you for your attention to public comment.

Kind regards,

Michelle Stennett

Cyndy King

From: Preston Sargent <psargent@bailard.com>
Sent: Sunday, January 19, 2025 11:26 AM
To: Participate
Subject: RE: City of Ketchum | Word on the Street

Did any of you that are running Ketchum read the lead editorial in the Idaho Mountain Express on Friday, 1/17/25?

It seems that you are literally deaf and blind to the multitudes around you that are screaming “STOP”.

Holding forums and open houses and then ignoring what people are saying and asking is NOT representative government.

That’s an example of authoritarianism and dictatorial government.

PLEASE listen to your constituents and stakeholders!!

Preston R. Sargent

T: 650 655 5877

M: [206 999 8295](tel:2069998295)

From: City of Ketchum <participate@ketchumidaho.org>
Sent: Friday, January 17, 2025 4:49 PM
To: Preston Sargent <psargent@bailard.com>
Subject: City of Ketchum | Word on the Street

[View this email in your browser](#)



January 17, 2025

Issue No. 167

THE MAYOR'S MISSIVE

HIGH TURNOUT AT THE COMPREHENSIVE PLAN OPEN HOUSE

Thank you everyone who came to the draft Comprehensive Plan open house at the Limelight Hotel. We received a lot of feedback and a multitude of comments and questions, which was the intent of the event. We look forward to beginning work on a revised draft that will take those additional comments into account. Please provide specific comments on the draft document (available online at projectketchum.org/cohesive-ketchum) by January 21 so that they can be included in the next draft. We will hold a joint work session with the City Council and Planning & Zoning Commission on February 3 to review the community's feedback. That session will

provide guidance on the next steps we may undertake before the formal public hearing process begins.

LID FINANCING CREATES THE PATH TO A PARKING GARAGE

We heard from businesses and residents that they are generally supportive of adding extra parking at KURA's 1st and Washington development through an underground parking garage. They were also supportive of creating a Local Improvement District (LID) property assessment to support the construction costs. The assessment amount will vary for property owners depending on the distance their property is from the parking site. Under the current proposal, every property owner in Ketchum city limits will receive some annual assessment to cover the cost. We want to hear more about if you are supportive of this funding to build the parking structure. To this extent, we are holding two Open Houses to share more details on how this will affect property owners: Monday, February 10 at 5 PM and Tuesday, February 11 at noon. (Details, including event locations, will be released soon.) A survey with more project and LID assessment information will also be released in the coming weeks. Your input is vital, thank you for participating in this next round of feedback!

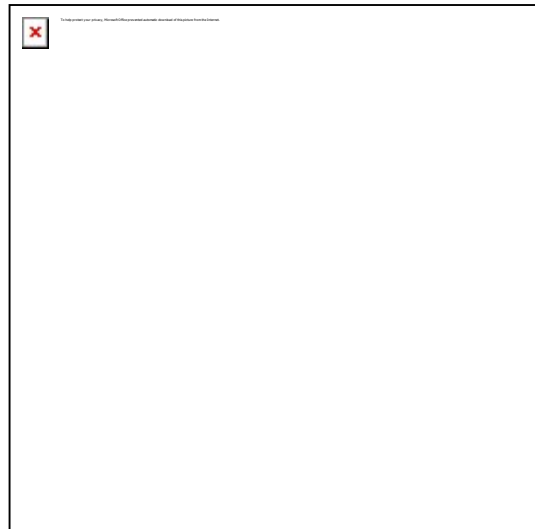
TWO NEW ELECTRIC VEHICLE CHARGERS FIND A HOME IN TOWN

Two new, higher capacity Class 2 electric vehicle charging stations have been installed at the Leadville Avenue parking lot, replacing the slower model formerly located at the Ore Wagon Museum. And at \$0.35 per kWh, it offers another option to pumping gas! Come and give it a go!



THE GOLDEN SHOVEL IS UP FOR GRABS

Our rink is in great shape and teams are assembling for the 17th Annual Pond Hockey Classic tournament at Christina Potters ice rink at Atkinson Park. Once again, the legendary Golden Shovel is up for grabs! There will be a spirited competition for the glory of raising this iconic trophy. Of course, all participants are winners because they get to participate in one of the coolest (and coldest!) events of the year.



The event is this weekend, January 18-19. This is a magical chance to reconnect with old friends and make new ones while witnessing the various teams battle under the watchful gaze of Bald Mountain. Be sure to stop by and support our local teams!

Baby, it's cold outside—stay warm!

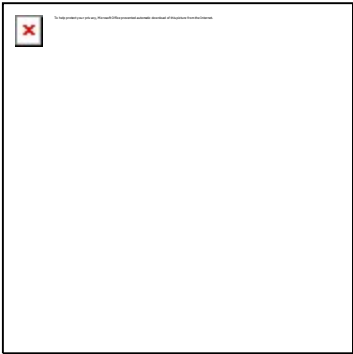
Cheers,

Neil

THINGS TO KNOW

KETCHUM BEACON TRAINING PARK IS NOW OPEN AT ATKINSON PARK

Let's get training! Ketchum's Avalanche Beacon Training Park (located on the north end of Atkinson Park at 900 3rd Ave.) is now open. It's one of four beacon training parks in the valley and is a huge asset in helping keep the community informed and safe.

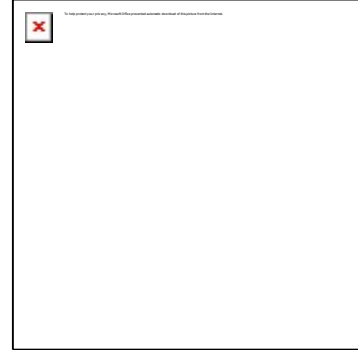


The park has targets spread throughout the lower softball field. Features include built-in transmitters and targets, but you'll need to bring your own beacon, shovels, and probes.

Search tips and instructions are on-site. The park is open seven days a week. Learn more about the park and beacon training at sawtoothavalanche.com/beacon-parks.

GET TO KNOW THE CITY STREETS CREW!

The Street Department crew's work is vital to keeping travel in Ketchum safe and welcoming for everyone! Meet Bruce. He has worked with the city for 6 years as the Street Department crew lead.



- **Q:** What is your favorite piece of equipment to operate?
A: The dozer (bulldozer). I have the most working hours with it and I enjoy the sense of accomplishment that comes with shaping the landscape.

- **Q:** What is your favorite season?
A: Fall. I enjoy hunting.

- **Q:** What is one thing the public would be surprised to know about your job?
A: How much hand labor is involved with our various projects.

NEW SECTION

“HEARD” ON THE STREET

“Knowledge is power.” “Liberty cannot be preserved without general knowledge....” Over millennia, statements from dignitaries such as Sir Francis Bacon and John Adams endure because humanity thrives on common knowledge. True knowledge is essential to our success. Our livelihood. Our community! “Heard on the Street” is a new campaign that addresses recent information around town that may not be true. After all, if knowledge **IS** power, ***empower yourself!***



FALSE: People from Twin Falls are living in Bluebird.



FACT: Twin Falls residents are not living in Bluebird.

Workers and residents from throughout Blaine County live there. Those who work in the county in public and critical service sectors receive first priority. Next are other full-time workers in Blaine County (or those who worked here but are now retired) and locals with qualifying disabilities. After that, all other Blaine County residents can apply.

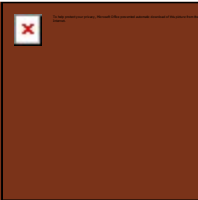


FALSE: When the draft Comprehensive Plan review period ends on January 21, no other public feedback can be given before it is adopted.



FACT: Public hearings on the draft, with opportunities for public input, will take place now through adoption (estimated through April or May).

Even then, code changes related to the plan will go through months of deliberation, public meetings, and community feedback before they are adopted. There are many more opportunities for your input!



FALSE: The bike network improvement draft plan that the city is collecting public feedback on would eliminate 90-120 parking spaces.



FACT: One of the draft plan's core objectives is no net loss of parking.

In fact, project activities include looking at ways to reconfigure right-of-way spaces to gain more parking.

For more on these and other facts about city activities, email participate@ketchumidaho.org.

POLITICALLY ACTIVE

CITY COUNCIL

Next meeting

Tuesday, January 21 | 4:00 PM at City Hall

[Click here for more information or to watch online](#)

PLANNING & ZONING COMMISSION

Next meeting

Tuesday, January 28 | 4:30 PM

[Click here for more information or to watch online](#)

[Click here to sign up for the NEW Planning and Building quarterly newsletter](#)

PARTICIPATE IN PUBLIC MEETINGS

Join in person at City Hall ([191 Fifth Street West](#)).

[Click here to Join online via Zoom](#)

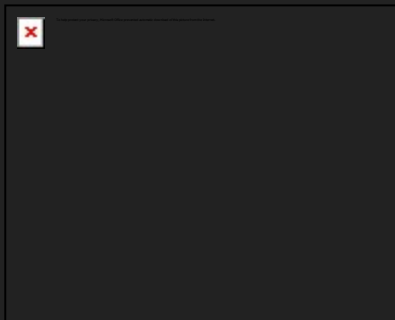
Webinar ID: 831 0731 2155

Submit your comments in writing to participate@ketchumidaho.org (no later than NOON on the day of the meeting).

KEEP IN TOUCH



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City of Ketchum

PO Box 2315 | Ketchum, Idaho | 83340
208.726.3841 | www.ketchumidaho.org

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Cyndy King

From: Pat Higgins <pathiggins@cox.net>
Sent: Sunday, January 19, 2025 4:54 PM
To: Participate
Subject: Comprehensive Plan Draft comment
Attachments: 65e63cec25ad7.pdf.pdf

Please add for Public Comment Proposed Draft Comprehensive plan :

Dear Members of Planning and Zoning and Ketchum City Council,

Below are some of my notes of important points I took from previous city council meetings over this past year :

* Idaho Transportation Department predicts cars will double in the next 10 years.

* Ketchum city leaders are removing parking, and increasing density.

*660-982 new units of Taxpayer Subsidized housing by 2030.

*Matt Prosser "Economic Consultant" predicts Ketchum to add 780-2860 NEW residents .

* The Draft Comprehensive Plan is proposing to change many Low Density Residential areas to High Density Residential areas.

In Warm Springs For example : Scherthanner property has approximately 25 acres where wildlife winter . Proposed 18-30 three story residential units per acre =450 to 750 residential 3 story units . How many more people (4 person family = 3,000 ppl plus 1,500 cars and or bikes) and how many cars on an already very busy Warm Springs Road or bike path that cannot be expanded.

This important road is the only egress out of Warm Springs Canyon. In case of evacuation for fire or avalanche danger makes a very fragile situation. Recent wildfires that have happened in California, Maui, etc...residents evacuating just left their cars on the roads and fled on foot, the fire department couldn't get to the fires. They were ill prepared as there was no water pressure in the hydrants .These catastrophic events should not be taken lightly. If this is where we are headed with proposed high density, the City Of Ketchum should be put on notice for negligence.

* Below is one just example of insufficient infrastructure in the valley. Not only is the Ketchum Post Office under prepared. This is with current population, Imagine what the future will be with more density, less parking and poor infrastructure....ie. schools, hospital ,etc...
What is the goal.... Managing growth or encouraging growth?

Mountain Express March 2024

https://www.mtexpress.com/news/recreation/valley-underserved-by-existing-sports-facilities-bcrd-says/article_efd2ca4a-da67-11ee-97e5-e38016439b46.html

Sincerely,
Pat Higgins
Sent from my iPad

BLAINE COUNTY RECREATION DISTRICT
**SPORTS & RECREATION INFRASTRUCTURE
FEASIBILITY ASSESSMENT**

FEBRUARY 7, 2024



BLAINE COUNTY RECREATION DISTRICT
**SPORTS & RECREATION INFRASTRUCTURE
FEASIBILITY ASSESSMENT**

Prepared by:

GGLO

with Lyon Landscape Architects

On behalf of:

Blaine County Recreation District

GGLO

113 S Fifth Street

Suite 200

Boise, ID 83702

Lyon Landscape Architects

126 South Main Street

Suite B1

Hailey, ID 83333

Blaine County Recreation District

1050 Fox Acres Road

Suite 107

Hailey, ID 83333

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INTRODUCTION

Blaine County Recreation District (BCRD) provides healthy, active, and diverse recreational opportunities for the Wood River Valley community. Fostering an inclusive environment where recreation positively impacts the community and supports personal growth is central to BCRD's mission. BCRD provides a variety of facilities and programs to keep Blaine County moving: FitWorks fitness center and gymnasium, youth and adult sports and activities, an outdoor Aquatic Center, and a number of multi-use, year-round trail systems. In operation since 1976, BCRD currently serves over 600,000 user days each year for people of all ages, abilities, and socioeconomic backgrounds.

Blaine County is made up of an active and growing community of over 25,000 residents¹ with a significant visiting population throughout the year. BCRD is an integral part of this community, offering facilities and services that are well-used and well-loved. BCRD's indoor gymnasium is booked every day of the week and operates at capacity during peak hours each evening. In addition to serving general recreational users, BCRD also helps facilitate organized athletics in the county. In partnership with city, county, and school district-owned facilities, BCRD works to meet the needs of local sports programs year-round. A rise in popularity of area sports programs like soccer, lacrosse, pickleball, baseball, and others have led to increased demand for athletic facilities and an ever-growing workload for BCRD employees. As existing facilities age and user demands rise, BCRD felt the need to assess existing facilities and gauge current recreational needs of the community. This study, the *Sports and Recreation Infrastructure Feasibility Assessment*, was commissioned to meet those objectives.

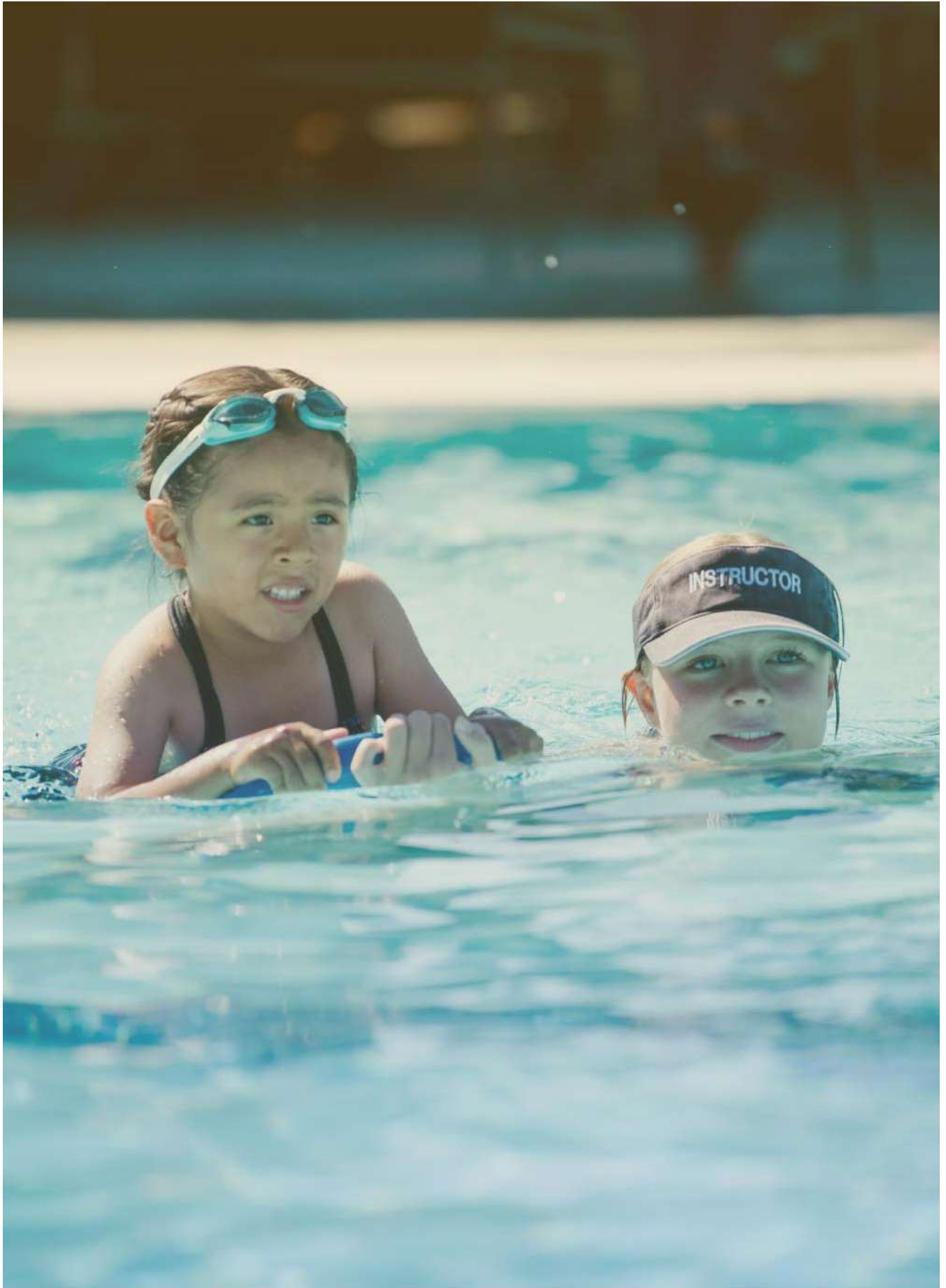
Encompassed in this study is an inventory of existing facilities, a survey of recreational users, and a series of stakeholder interviews with representatives from area sports teams and recreational groups. Each of these inputs helped provide a broader understanding of existing capacity in the valley and a clearer picture of the current and anticipated demand for recreational facilities across

the county. Findings from the public survey and stakeholder interviews are summarized in the *Community Outreach* chapter of this report. Inventory of existing facilities is summarized in the *Assessments* chapter.

The results of this study show that the Blaine County community is currently underserved by sports and recreation infrastructure, and findings indicate that the gap in service will continue to grow if no action is taken. Competition for space among local sports programs is high, with many teams using make-shift solutions that require athletes to travel long distances or subject them to substandard conditions with increased risk of injury. Families routinely travel to Twin Falls, Idaho Falls, or Boise for practice and competition space. In the valley, volleyball teams practice in cafeterias, baseball and softball teams practice on wood gymnasium floors, and soccer players navigate uneven and under-sized playing fields. BCRD staff are stretched thin as they work to supply temporary sports infrastructure and maintenance to city-owned facilities.

Though this report reveals undesirable conditions, it also provides actionable information that can be used to guide BCRD's next steps. The *Recommendations* chapter provides three primary recommendations: 1) pursue a master plan for needed additional facilities, 2) improve and expand existing facilities to meet current recreational needs, and 3) develop an aggregated tournament and practice facility to improve the level of service for BCRD users. These recommendations come at a critical time in the development of the valley. Large parcels of land are still acquirable and can be set aside for recreational use. As Blaine County experiences continued growth, BCRD has an opportunity to establish a recreational facility central to core population densities that also serves the entire county. If acted upon, these recommendations will allow BCRD to continue to fulfill their mission for years to come.

1. Estimated 2024 population is 25,432 according to most recent United States census data.





**COMMUNITY
OUTREACH**

PROCESS

Blaine County Recreation District, with support from partners at the cities of Carey, Bellevue, Hailey, Ketchum, and Sun Valley, as well as Blaine County and the Blaine County School District, initiated this *Sports and Recreation Infrastructure Feasibility Assessment*. The purpose of this Assessment is to guide BCRD on infrastructure needs, ensuring enough field space and indoor facilities to support the diverse sports and recreational activities enjoyed by our community.

The assessment process launched in August 2023, kicking off the discovery phase to understand the existing conditions as well as the sports and recreation needs of the area. Beginning in August, weekly working group meetings were held with representatives from GGLO, Lyon Landscape Architects, and BCRD. In addition, key stakeholder engagement meetings were held with leadership from the City of Carey, City of Bellevue, City of Hailey, City of Sun Valley, City of Ketchum, Blaine County School District, and Blaine County.

A comprehensive survey of existing fields and their conditions began in September. Potential opportunities for expansion and improvement at existing fields were also noted. Private competing and complimentary facilities were also documented.

In October, the assessment team launched a public survey targeted to BCRD, City of Carey, City of Bellevue, City of Hailey, City of Sun Valley, City of Ketchum, Blaine County School District, and Blaine County communities. The survey was advertised through several BCRD email blasts, BCRD newsletters, the local paper Idaho Mountain Express, and a Blaine County School District email blast. The online survey was offered in both English and Spanish languages.

Individual meetings with focus groups and club sports were conducted to better assess the demand, short-term and long-term, for sports and recreation in the valley. Club sports groups included Wood River Lacrosse, Sun Valley Lacrosse, Wood River Baseball Association, Wood River Legacy Softball, Sun Valley Soccer Club, Idaho SURF Soccer Club, Wood River Volleyball Club, Wood River Pickleball Association, and Wood River Select Basketball. Focus groups included BCRD staff, Sun Valley Ski Education Foundation, and Hispanic community leadership.

All information was gathered and aggregated into findings and recommendations as summarized in this *Sports and Recreation Infrastructure Feasibility Assessment* report.

PUBLIC SURVEY RESULTS SUMMARY

A primary component of the community outreach phase was a Needs Assessment Survey that allowed us to hear directly from the community. The intent of the Needs Assessment Survey was to gauge the public's level of satisfaction with current recreational facilities and assess what improvements and additions can be made. The Needs Assessment Survey was open to the public and available in both English and Spanish. The survey was conducted online and distributed through BCRD's email list, BCRD Newsletters, the Idaho Mountain Express, and the BCSD email list. The survey was open for input from September 13 to November 10, 2023. During that time, 704 individual responses were collected. A copy of all the responses can be found in the appendix of this document. A summary of the major findings and takeaways from the survey is provided here.

The greatest need communicated by the public was for additional indoor facilities. Nearly 90% of respondents believe BCRD needs additional indoor facilities. Indoor facilities also rated the worst on user satisfaction, with the majority of respondents rating existing indoor facility quality as either Fair (43.4%), Poor (20.4%), or Very Poor (8.9%). Among indoor facilities, the highest requested features were aquatic center, soccer fields, fitness center, climbing wall, and pickleball courts.

A need for additional outdoor facilities was also felt by the community, with 72% of respondents requesting more outdoor facilities. The highest requested outdoor features were soccer fields, splash pad, pickleball courts, baseball and softball fields, and basketball courts. User satisfaction with existing outdoor facilities rated higher than indoor facilities, with a majority of respondents rating the quality of outdoor facilities as Fair (37.2%), Good (42.2%), or Excellent (6.1%).

For a complete summary of the survey results, please see the appendix.

RESULTS AT A GLANCE

INDOOR

89% of respondents requested **more indoor facilities**.

Existing indoor facilities were generally considered to be in **Very Poor - Fair condition**.

The two **most requested indoor facilities** were Indoor **Aquatic Center** and Indoor **Soccer Fields**.

OUTDOOR

72% of respondents requested **more outdoor facilities**.

Existing outdoor facilities were generally considered to be in **Fair - Excellent condition**.

The two **most requested outdoor facilities** were Outdoor **Splash Pad** and Outdoor **Soccer Fields**.

CLUB SPORTS INTERVIEWS SUMMARY

The Wood River Valley is home to a diverse group of club sports programs that engage over 2,500 adult and youth participants in competitive sports throughout the year. Representatives from eleven of these programs were interviewed during October and November of 2023 to assess their current and future needs. The major findings from these conversations are provided here. A more detailed summary of each conversation can be found in the appendix.

Club sports teams in Blaine County have historically relied on BCRD and BCSD facilities to meet practice and competition needs. Club sports are increasingly being squeezed out as priority use of BCSD facilities are given to school teams and BCRD facilities are made available for general use. Due to rising demand and limited facilities, many teams have found alternative solutions providing less-than-ideal conditions. An over-demand for sports facilities leads many of the Wood River Valley's athletes to utilize non-purpose-built facilities with unsafe playing conditions or to travel long distances of seventy-five miles or more to facilities outside the region. This places participants at an increased risk of injury, disadvantages valley teams, and puts a strain on Blaine County families' time and resources.

Every club surveyed reported a need for additional indoor facilities. Lacrosse, soccer, baseball, and softball teams requested indoor turf facilities. Full-size fields were requested, but notes were made that teams could share facilities and utilize half-fields when needed. Basketball,

volleyball, and pickleball teams requested additional indoor court space, with pickleball requesting dedicated purpose-built pickleball courts rather than a shared multi-purpose solution. A request for a larger or additional fitness center to accommodate strength training was also shared by club sports like the Sun Valley Ski Education Foundation and Wood River Baseball.

A need for additional outdoor facilities was shared by soccer, lacrosse, baseball, softball, and pickleball clubs. Soccer, lacrosse, baseball, and softball teams requested additional outdoor field space purpose-built for athletic use. Many of the fields currently being utilized by these teams are open fields with uneven terrain, unsuitable turf, inadequate drainage, and holes that lead to player injuries. To overcome these challenges, clubs suggested outdoor artificial turf fields that can be cleared of snow and easily maintained for spring, summer, and fall use — a solution frequently employed by similar Mountain West communities.

A desire to host regional tournaments was shared by a majority of clubs. Dedicated sports facilities aggregated into one location would help make this possible. Supporting facilities like hotels, campgrounds, and food and beverage would be welcome additions and could be revenue generators for the area.

For further detail and a summary of each club sport interview, please see the appendix.

FINDINGS AT A GLANCE

	SV Lacrosse	SV Soccer Club	SV Ski Education Foundation	WR Volleyball Club	WR Select Basketball (Girls)	WR Select Basketball (Boys)	WR Pickleball Alliance	WR Baseball	WR Legacy Softball	WR Lacrosse	ID SURF Soccer Club
1. Need Additional Indoor Facilities:	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2. Need Additional Outdoor Facilities:	✓	✓					✓	✓	✓	✓	✓
3. Maintenance Concern for Existing Facilities:	✓	✓				✓	✓	✓	✓	✓	✓
4. Private Funding Opportunities:		✓	✓				✓			✓	
5. Currently Utilizing BCRD Facilities:	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6. Currently Utilizing BCSD Facilities:	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
7. Requested Tournament Space:	✓	✓		✓			✓	✓	✓	✓	

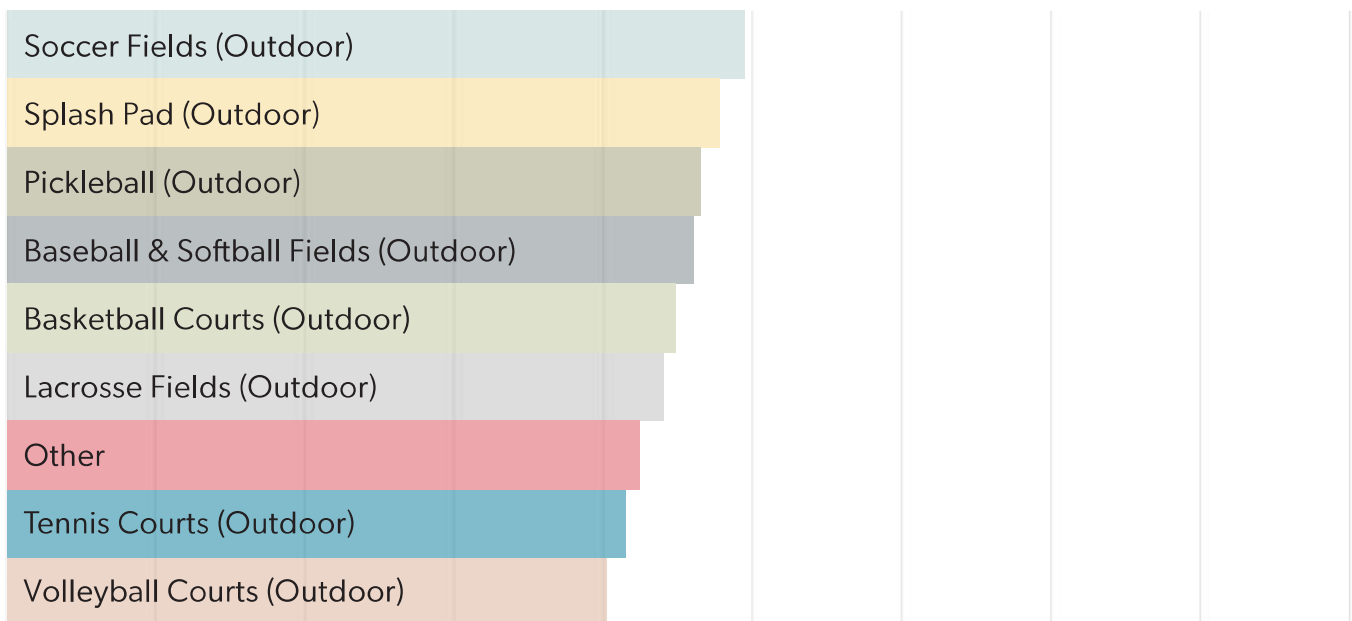
CLUB SPORTS FACILITY REQUESTS

AT A GLANCE

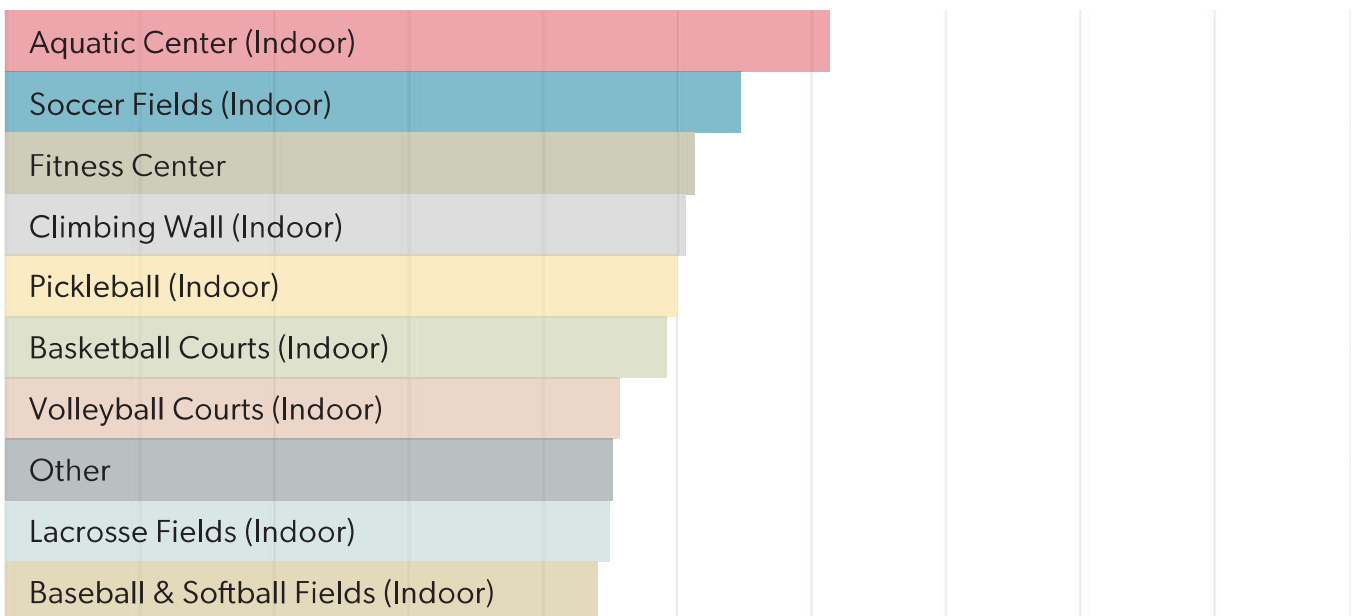
	OUTDOOR	INDOOR
SV LACROSSE	2-3 Fields (Synthetic + Natural Turf)	1 Field (Synthetic Turf)
WR LACROSSE	3 Fields (Synthetic Turf)	1 Field (Synthetic Turf)
SV SOCCER CLUB	1 Field (Natural Turf)	2 Fields (Synthetic Turf)
ID SURF SOCCER CLUB	1 Field (Natural Turf)	1-2 Fields (1 Walled) (Synthetic Turf)
WR BASEBALL	4 Fields (Synthetic Turf)	1 Field, 1 Strength & Conditioning Center
WR LEGACY SOFTBALL	1 Field (Synthetic Turf)	3 Fields (Synthetic Turf)
WR SELECT BASKETBALL (GIRLS)	—	1 Basketball Court
WR SELECT BASKETBALL (BOYS)	—	4 Basketball Courts
WR VOLLEYBALL CLUB	—	4 Volleyball Courts
WR PICKLEBALL ALLIANCE	8 Pickleball Courts	8 Pickleball Courts
SV SKI EDUCATION FOUNDATION	—	1 Field, 1 Strength & Conditioning Center

PUBLIC SURVEY FACILITY REQUESTS AT A GLANCE

OUTDOOR RANK THE OUTDOOR SPACES BY THEIR BIGGEST NEED FOR FUTURE EXPANSION:



INDOOR RANK THE INDOOR SPACES BY THEIR BIGGEST NEED FOR FUTURE EXPANSION:



HISPANIC COMMUNITY FOCUS GROUP INTERVIEW SUMMARY

The Hispanic community in the Wood River Valley makes up a significant portion of BCRD's recreational users. To capture the needs of this community more fully, a focus group meeting was held with ten members of the Hispanic recreational community organized by a community coordinator. A translator was present to help facilitate discussion. An overarching theme that emerged was the need for an additional multipurpose indoor facility that accommodates athletic and recreational uses in addition to providing community services like educational classes, computer access, job opportunities, and daycare facilities. Strong preference for a location central to Hailey and Bellevue was expressed in addition to a need for more Spanish translation of facility signage, regulations, and policies. Other major takeaways from the conversation are provided here. A full summary of the discussion can be found in the appendix.

The current BCRD facility at the Community Campus does not meet all the indoor needs of the Hispanic community. They often find that it is too crowded and closes early. They would love to see an affordable facility in Hailey like the YMCA in Ketchum with recreational and sports facilities combined with spaces for studying, computer access, classes, and daycare. Specific programs mentioned include winter swimming lessons, dance classes, English classes, yoga, indoor soccer, and volleyball. Focus group members expressed that traveling to Ketchum feels far for residents south of Hailey and is especially challenging with winter driving conditions. A centrally located facility between Hailey and Bellevue would be ideal.

Special concerns for teen members of the Hispanic community were expressed in relation to a recreational facility. They would like to see participation in a sports league possible for teens that work after school and aren't able to make it to practice sessions many nights of the week. They would also like to see jobs available for teens that are compatible with the school and sports schedule. For adults, they would like to see an indoor soccer facility that is open late and has reasonable pricing.

Outdoor needs of the community are generally met by Founder's Field, Keefer Park, and the high school football field. These facilities were well rated, but improvements were requested. Founder's Field was rated as "good" but could use improved restrooms and more bleachers. Keefer Park received a rating of "great" but could use more parking, more areas to sit, more bleachers, a larger pavilion, and new basketball nets. In addition to current outdoor offerings, they would like to see more baseball and softball fields, tennis courts, and soccer fields closer to Hailey and Bellevue.

Among the Hispanic community, there is a desire for a new facility to be more community-focused, capable of hosting events, classes, childcare, and athletic uses as opposed to a purely sports-focused facility. Across facilities, they would like to see more Spanish translations available for rules and regulations governing use of the facilities, as it can often be difficult to navigate for non-English speakers.

BCRD STAFF INTERVIEW SUMMARY

The Blaine County Recreation District employs around twenty community members to bring healthy, active, and diverse recreational experiences to Blaine County each day. We sat down with members of BCRD Team to hear their perspective on the community's recreational needs and get a better understanding of their organizational and operational needs to run and manage BCRD facilities. Highlights from that conversation are provided here. A complete summary can be found in the appendix.

BCRD staff confirm a need to expand current recreational offerings to meet current and future demands for both outdoor and indoor facilities. With projections for county growth in mind, they anticipate outgrowing the Community Campus in the next 3-5 years. They are currently getting by, but during peak hours of 4:00 to 8:00 pm, BCRD facilities are at maximum capacity. In addition to peak levels of public use, school and club teams are also utilizing BCSD and BCRD facilities for practice and competition during these after-school hours. Available space and programming during this time must be considered as new facilities are planned.

As any potential new facilities move forward in the planning process, extensive community engagement will be critical to ensure the public's recreational needs are met effectively and efficiently. A broad public encompassing all types of people should be served in a new facility: people of all ages and abilities (youth – seniors), recreational and club sports users, the Hispanic community, and residents located throughout the county.

Planning efforts should take into consideration tournament scheduling on weekends and availability of lighting to extend usage hours into the evening. Parking capacity and the availability of nearby camping and lodging options to serve tournament attendees will also be important to consider. For outdoor facilities, a mixture of synthetic and natural turf fields should be provided. The potential need for an indoor aquatic center should also be considered.



ASSESSMENT

EXISTING RECREATIONAL FACILITIES INVENTORY SUMMARY

During the months of September and October 2023, meetings and site visits were scheduled and performed with the area jurisdictions and their current stakeholders. The purpose of the meetings and assessments is to understand: the conditions and amenities of the existing parks and playfields; the existing scheduled use of the parks and fields; the conflicts and challenges that are existing; current and proposed plans for renovations and improvements; and the need for future growth or expansion. What follows are general impressions and observations.

The school district holds the largest number of athletic facilities in the county. Approximately two-thirds of athletic facilities in Blaine County are owned and operated by the school district. City-owned parks make up most of the remaining third. BCRD owns and operates an aquatic center and runs recreational programming out of the school district's Community Campus but has no sports fields or other athletic facilities of their own. The school district is anticipating future growth and increased demand for their facilities from school-related programs and activities, meaning club sports and community recreational leagues will have reduced access to school facilities. BCRD is also anticipating growth and is looking to meet increasing demand through additional facilities.

Much of BCRD's current recreational needs related to organized sports are being met by purpose-built spaces owned and operated by the school district or through city-owned fields where BCRD staff provide infrastructure and/or maintenance to accommodate organized sports.

Although there are 26 facilities listed in the *Existing Recreational Facilities Inventory*, Keefer and Lions Parks in Hailey, Atkinson Park in Ketchum¹, and O'Donnell Park in Bellevue are the only non-school facilities with dedicated athletic fields. In other city-owned parks with adequate open space, BCRD supplies goals, striping, and portable toilets so small soccer fields can be accommodated. This places strain on BCRD's limited resources and requires coordination between property owners, BCRD, and facility users. Utilizing open fields for organized sports also means many young athletes are playing on field conditions that are, in many cases, not ideal for athletic use and increase the risk of injury.

Indoor facilities in the county are very limited. No public indoor turf facilities exist presently. Indoor basketball courts are owned and operated by the school district and are often utilized for other sports during the extended winter season, including volleyball, pickleball, soccer, baseball, softball, and lacrosse. The hard playing surface is not ideal for many of these uses.

Public recreational facilities in the county that are suitable for use by organized sports are inventoried on the following pages. Detailed inventory sheets on each recreational facility can be found in the appendix.

1. Atkinson Park is owned and operated by BCSD with the exception of one full-size soccer field in the southern corner of the site where Christina Potter's Ice Rink is located in the winter; this site is owned by the City of Ketchum.

EXISTING RECREATIONAL FACILITIES INVENTORY SUMMARY CONTINUED

CITY OF SUN VALLEY

Sun Valley does not have any athletic fields for public use. The Community School, a private school, has a 3-field soccer complex called Sagewillow, with restrooms which are very well maintained and utilized by the Community School soccer program. In the summer, the field is sometimes used for private soccer camps. The Air Barn is also situated on the Sagewillow campus and used by SVSEF.

CITY OF KETCHUM

Atkinson Park, with numerous courts and playing fields, is the only property managed and maintained by the city. The park is adjacent to, and shared with, Hemingway Elementary School. Apart from Potter's ice rink (soccer field when bare of snow), all property is owned by BCSD. From stakeholder discussions, the City of Ketchum would like an indoor field house for spring sports and activities.

CITY OF HAILEY

There are 7 neighborhood parks and 3 community parks. Much like the school district's properties, there is much pride in ownership that can be seen when visiting and using the parks, as the parks are well maintained and used. The city is currently working with consultants exploring ideas for specific uses for Hop Porter and Lions Park.

CITY OF BELLEVUE

Bellevue has one significant sports complex, O'Donnell Park. It is heavily used with a baseball field and multiple soccer fields.

CITY OF CAREY

Carey West Park is the main usable field space in Carey. The 4-acre park, currently used for youth football practice as well as other activities, has the potential for improved multipurpose fields. Future planning for the property will address community needs.

BLAINE COUNTY

The county's only current parcel of land for sports and recreation is the Blaine County Fairgrounds in Carey. Although not currently used for sports-related activities, there is a large, well maintained open lawn area which could be repurposed and used for sports.

BLAINE COUNTY SCHOOL DISTRICT (BCSD)

All fields and associated improvements are in very good condition. The grass fields are well maintained by a local landscape maintenance company. The ball fields have well maintained infields and suitable backstops. It was mentioned by Shawn Bennion that new backstops at some schools are needed. The high school track was recently resurfaced and the 4-lane track at the middle school needs resurfacing. There is a very high need for a fieldhouse for spring sports. The school district has, by far, the most sports fields in Blaine County.

ADDITIONAL INFORMATION

Detailed assessments and summaries of the properties visited and reviewed can be found in the appendix.

INVENTORY AT A GLANCE

	Ketchum Facilities	Hailey Facilities	Bellevue Facilities	Carey Facilities	BCRD Facilities	BCSD Facilities	TOTAL
SOCCER (FULL SIZE)	1	1	2			8	12
BASEBALL		2	1			6	9
SOFTBALL				2		6	8
BASKETBALL		3	2	1		7	13
TENNIS		2				13	15
PICKLEBALL		(4) ²				8	8
VOLLEYBALL		3				(2) ²	3
AQUATIC CENTER					1		1
RESTROOM	1	6	1	1	2	5	17
PAVILION	1	5	2	1		1	10
PLAY EQUIPMENT	1	8	2	1		5	17

1. Small soccer fields are non-purpose-built open fields where small-scale soccer and other sports can be accommodated.
2. Numbers in parentheses indicate multi-sport courts that have already been listed under their primary use and therefore do not count towards the total amount of courts listed for their secondary uses.

COMMUNITY RECREATIONAL NEEDS SUMMARY

The chart at right provides a summary of the community recreational needs as determined by two modes of input: interviews with club sports representatives and a public survey distributed to all BCRD recreational facility users. When viewed side by side, the results from these two forms of feedback reveal a more holistic picture of the recreational needs of the community. Also provided for reference is a count of the current recreational facilities existing in the county as determined by the facility inventory completed for this assessment.

Among outdoor facilities, full-size soccer/lacrosse fields are the greatest need for both club sports and the general public. Representatives from three different club sports organizations requested two to three full-size outdoor soccer/lacrosse fields. Importantly, club sports representatives make the distinction that these outdoor fields should be synthetic turf when possible so they can be cleared of snow for extended seasonal use. Additional outdoor baseball/softball diamonds were also requested by club sports representatives with the same preference for synthetic turf when possible. Four baseball diamonds were requested in a single complex to provide the ability to host tournaments. The soccer/lacrosse fields and pickleball courts were also asked to be in a single location for the same reason.

Outdoor pickleball courts emerged as a high priority for the community, ranking third on the public survey. The Wood River Pickleball Alliance requests an additional eight outdoor courts to host tournaments. There is a desire for more outdoor water-based play spaces for summer use, as outdoor splash pad ranked second in the public survey. Community needs are generally being met for outdoor tennis, basketball, and volleyball, as additional facilities were not requested for club sports and did not rank highly in public surveys. Comments gathered from public surveys and during the Hispanic Community Focus Group interview highlight a need for some maintenance and improvements of outdoor facilities, particularly soccer and basketball.

The need for indoor facilities is greater than the need for outdoor facilities according to both club sports interviews

and public survey results. Ranking first in public surveys is the need for an indoor aquatic center; indoor soccer fields rank second. Indoor soccer fields are also highly requested by the Hispanic Community Focus Group and club sports representatives. A full-size indoor soccer field with netted partitions could be utilized by soccer, lacrosse, baseball, and softball teams during the winter season. A smaller, walled indoor soccer arena is also requested and could be utilized for adult recreational leagues in addition to youth soccer and hockey leagues. An indoor fitness center ranked third in public surveys and was requested by two club sports organizations to aid in strength training and conditioning. A large turf field for baseball teams to practice indoors was requested by club sports representatives. This need could be met in a multipurpose field shared by soccer, lacrosse, softball, and baseball. Space for two to four indoor fields was requested by softball teams to host indoor tournaments. This request is tempered by the public survey ranking of last place for indoor baseball/softball facilities. An indoor practice facility may be more feasible than an indoor tournament facility at this time.

Additional indoor court space that could be utilized for basketball, volleyball, and pickleball came through as a medium priority in the public survey, ranking sixth, seventh, and fifth, respectively. These needs and those of club sports teams could be met in a four-court gymnasium. Indoor pickleball courts could alternatively be provided in a dedicated racket sports facility. Eight courts were requested for tournament play.

An important distinction to make is that these community recreational needs are reported, not assessed. Reported needs come directly from user input and represent an unfiltered view of community recreational needs. These three forms of input (existing facility inventory, club sports requests, and public survey results) create a clear picture of community need and set the stage for the next layer of analysis. A preliminary demand analysis that weighs each of these inputs can be found in the next chapter, *Recommendations*.

COMMUNITY RECREATIONAL NEEDS AT A GLANCE

	OUTDOOR FACILITIES			INDOOR FACILITIES		
	EXISTING	CLUB NEEDS ¹	SURVEY RANK ²	EXISTING	CLUB NEEDS ¹	SURVEY RANK ³
SOCCER/ LACROSSE FIELD (FULL SIZE)	12	3	1 st	—	2	2 nd
SOCCER/ LACROSSE FIELD (SMALL)	18	—	1 st	—	1	2 nd
BASEBALL DIAMOND	9	4	4 th	—	1	10 th
SOFTBALL DIAMOND	8	3	4 th	—	1	10 th
BASKETBALL COURT	12	—	5 th	9	4	6 th
TENNIS COURT	15	—	8 th	—	—	—
PICKLEBALL COURT	8	8	3 rd	—	8	5 th
VOLLEYBALL COURT	3	—	9 th	—	4	7 th
AQUATIC CENTER /SPLASH PAD⁴	1	—	2 nd	—	—	1 st
FITNESS CENTER	—	—	—	1	1	3 rd

1. Based on information gathered during interviews with club sports representatives.
2. Based on public survey results (question 8), with facilities ranked 1 through 9, where 1 represents the greatest need.
3. Based on public survey results (question 7), with facilities ranked 1 through 10, where 1 represents the greatest need.
4. Aquatic Center was represented as “Splash Pad (Outdoor)” in public surveys for outdoor facility ranking.

OPPORTUNITIES

The following have been identified as significant opportunities for BCRD to consider as they look to improve their capacity to provide recreational opportunities to Blaine County.

Improved coordination: work with the school district and private facility operators to maximize efficient use of existing facilities in the county.

Improve existing facilities: modest improvements to existing county and municipal facilities could make some spaces more suitable for use by organized athletics. Though not a viable solution to meet all community recreational needs, this opportunity could help alleviate demand for practice space, particularly for younger athletes.

Provide additional facilities: based on public survey input, community feedback, and existing facility inventory, there is demand and support for additional recreational facilities. BCRD could meet this demand by providing additional recreational facilities for community use.

In planning for additional facilities, the following are key opportunities to consider that will help maximize the ability of new facilities to meet current and future recreational needs.

Locate centrally: find sites for additional facilities that are convenient to the entire county.

Aggregate facilities: co-locate facilities to meet practice and tournament adjacency requirements while also maximizing the efficiency of required supporting infrastructure.

Design for multiple uses: maximize usability and flexibility of facilities by designing them to be functional for multiple compatible sports.

Size strategically: anticipate seasonal schedules and future growth and size new facilities accordingly.

Pursue alternative funding: pursue grant funding and private funding sources to support facility improvements and expansion.



RECOMMENDATIONS

PRELIMINARY DEMAND ANALYSIS

Findings from community outreach and facility assessments indicate a strong demand for additional recreational facilities in Blaine County. Public surveys show high levels of public support for expansion, with 89% of respondents identifying a need for additional indoor facilities and 72% identifying a need for additional outdoor facilities. Interviews with club sports representatives and recreational community leaders also indicate a strong demand for additional practice and competition space, with every program interviewed reporting a need for additional facilities.

Inventories of existing facilities reveal an undersupply of indoor space and purpose-built outdoor athletic fields. Existing indoor facilities in the county are limited to school gyms and BCRD's rented space at the BCSD Community Campus, which features a fitness center and multi-purpose gymnasium open to public use. It routinely operates at full capacity during peak evening hours. No indoor turf fields exist in the county, leaving a large gap for soccer, lacrosse, baseball, and softball teams seeking training and competition space in the winter. During the extended winter months, available indoor spaces are highly contested for scheduled use. School programs receive priority use of school district facilities, limiting their availability for club teams and general community use. Approximately two-thirds of all athletic facilities in the county are owned by the school district with limited public access.

Outdoor inventory is similarly strained. Eight of the county's twelve full-size soccer fields are owned by the school district. No single facility is equipped with more than two full-size fields, leaving a gap in tournament-ready facilities. The demand for a facility equipped for tournament play is

high, with seven out of eleven programs interviewed requesting tournament space. A facility with multiple co-located fields or courts is needed to host tournaments in the valley and would also require adjacent support spaces like restrooms, concessions, spectator seating areas, and parking.

Public demand for an indoor aquatic center is also high. It was rated as the greatest need among indoor facilities in public surveys. Though an indoor pool is currently offered by the YMCA in Ketchum, many respondents felt this option was cost prohibitive or too far to travel from the southern half of the county, particularly in winter road conditions. An indoor aquatic center centrally located and operated at an affordable price-point for county families would be a welcome addition to the area's recreational offerings.

Based on these findings and goals outlined by BCRD, three primary recommendations are provided to guide BCRD as they work to continue providing diverse recreational opportunities to the community. First, a master plan that provides details for needed additional facilities should be pursued to better understand where and when new facilities can be accommodated. Second, an operations and funding plan should be developed to guide the implementation strategy for additional facilities. Finally, a new multi-purpose recreational facility that is centrally located and offers both indoor and outdoor facilities should be planned and constructed to improve access to quality recreational opportunities for Blaine County residents.

Further detail is provided on the pages that follow.

GOALS

1

PLAN FOR NEXT 50 YEARS.

2

EXPAND FACILITIES TO MEET COMMUNITY NEEDS.

3

**CREATE A CENTRALIZED VENUE FOR
ALL-SEASON MULTI-SPORT EVENTS.**

RECOMMENDATIONS

1

PURSUE A MASTER PLAN TO PROVIDE PROGRAMMING AND USAGE DETAILS FOR NEW AND EXISTING FACILITIES.

2

CREATE OPERATIONS AND FUNDING PLAN WITH IMPLEMENTATION SCHEDULE. FINALIZE STRATEGY FOR LAND ACQUISITION IF NEEDED.

3

DESIGN, PERMIT, AND CONSTRUCT PLANNED IMPROVEMENTS AND EXPANSIONS PER MASTER PLAN AND ESTABLISHED BUDGET.

RECOMMENDATIONS CONTINUED

1

Pursue a master plan to provide programming and usage details for new and existing facilities.

A master planning effort should be undertaken to ensure BCRD's three primary goals are met: to plan for the next fifty years, expand facilities to meet community needs, and create a centralized venue for all-season multi-sport events. Planning should consider opportunities for the existing BCRD Aquatic Center, Quigley Trails Park, and a new recreation facility. A preliminary program for the new facility has been developed for this study. Additional site and programming details should be developed through the master planning process.

2

Create operations and funding plan with implementation schedule. Finalize strategy for land acquisition if needed.

Following the master planning process, development of a funding and implementation strategy will help determine next steps. An assessment of BCRD's operational capacity should inform the schedule of implementation. Land acquisition, if needed, should be pursued as soon as possible to inform facility planning.

3

Design, permit, and construct planned improvements and expansions per master plan and established budget.

The final recommendation is to implement the master plan. Design, engineering, and construction professionals should be engaged to complete the established scope of work. A phased construction approach may be necessary as determined by the implementation strategy and available land and funding.

NEW RECREATIONAL FACILITY

PRELIMINARY PROGRAM

According to facilities assessments and community feedback, there is a strong demand for additional recreational facilities in Blaine County. To meet this demand, BCRD should build a **new central indoor/outdoor sports complex**. This **150,000 – 200,000 SF indoor facility** would include: **(1) full-size lacrosse/soccer field**; an **elevated indoor track**, a **large multi-purpose gymnasium** with room for (4) basketball courts, (4) volleyball courts, or (6) pickleball courts; **BCRD administrative offices**; **(5) multi-purpose rooms**, each with a capacity for 100 people; and amenity and support spaces.

The **outdoor area** should include: **(2) full size soccer/lacrosse fields with synthetic turf** for extended seasonal use; **(1) multi-purpose natural grass field**; **(2) full-size baseball diamonds**; **(1) small-size baseball diamond**; **(1) basketball court**; **(4) pickleball courts**; **(2) volleyball courts**; **(1) splash pad**; **(1) playground**; and amenity and support spaces. Additional indoor/outdoor fields as well as an indoor aquatic center should be considered for **future expansion**.

Preliminary Program:

Indoor

- (1) Track
- (5) Multi-purpose rooms with 100-person capacity
- (1) BCRD admin offices
- (1) Full-size soccer field
 - inclusive of lacrosse and baseball use
- (1) Fitness center
- (6) Pickleball courts
- (4) Volleyball courts
- (4) Basketball courts
- (1) Cafe/concessions

Outdoor

- (2) Full-size synthetic turf soccer fields
 - inclusive of multiple uses
- (1) Multi-purpose natural grass field
- (2) Full-size baseball diamonds
- (1) Small-size baseball diamond
- (1) Basketball court
- (4) Pickleball courts
- (2) Volleyball courts
- (1) Splash pad
- (1) Playground
- (1) Cafe/concessions

NEW RECREATIONAL FACILITY PROGRAM AREA REQUIREMENTS

TOTAL AREA NEEDED:

34 ACRES

Provided area requirements are approximations based on code requirements, industry standards, and league regulations. Actual square footage may vary. Area multipliers according to industry standards are applied after area subtotals to account for circulation space, spectator areas, and parking.

INDOOR

Facility	Amount	Area (SF)	Subtotal
Soccer/Multi-Purpose Turf Field	1	81,000	81,000
Indoor Elevated Track	1	0	0
Multi-Purpose Rooms	5	1,500	7,500
Basketball	4	3,000	12,000
Volleyball	4	0	0
Pickleball	6	0	0
Fitness Center	1	10,000	10,000
BCRD Admin Offices	1	10,000	10,000
Cafe/Concessions	1	2,000	2,000

Subtotal: 122,500 SF
 + circulation (30%) 36,750 SF
 + spectation (20%) 24,500 SF
Total Building Area: 183,750 SF
 + parking (50%) 61,250 SF
Total Site Area: 245,000 SF

OUTDOOR

Facility	Amount	Area (SF)	Subtotal
Full-Size Synthetic Turf Soccer Field	2	81,000	162,000
Multi-Purpose Natural Grass Field	1	81,000	81,000
Full-Size Baseball Diamond	2	125,000	250,000
Small-Size Baseball Diamond	1	84,000	84,000
Basketball Court	1	6,000	6,000
Volleyball Court	2	2,000	4,000
Pickleball Court	4	2,000	8,000
Splash Pad	1	2,500	2,500
Playground	1	20,000	20,000
Cafe/Concessions	1	2,000	2,000

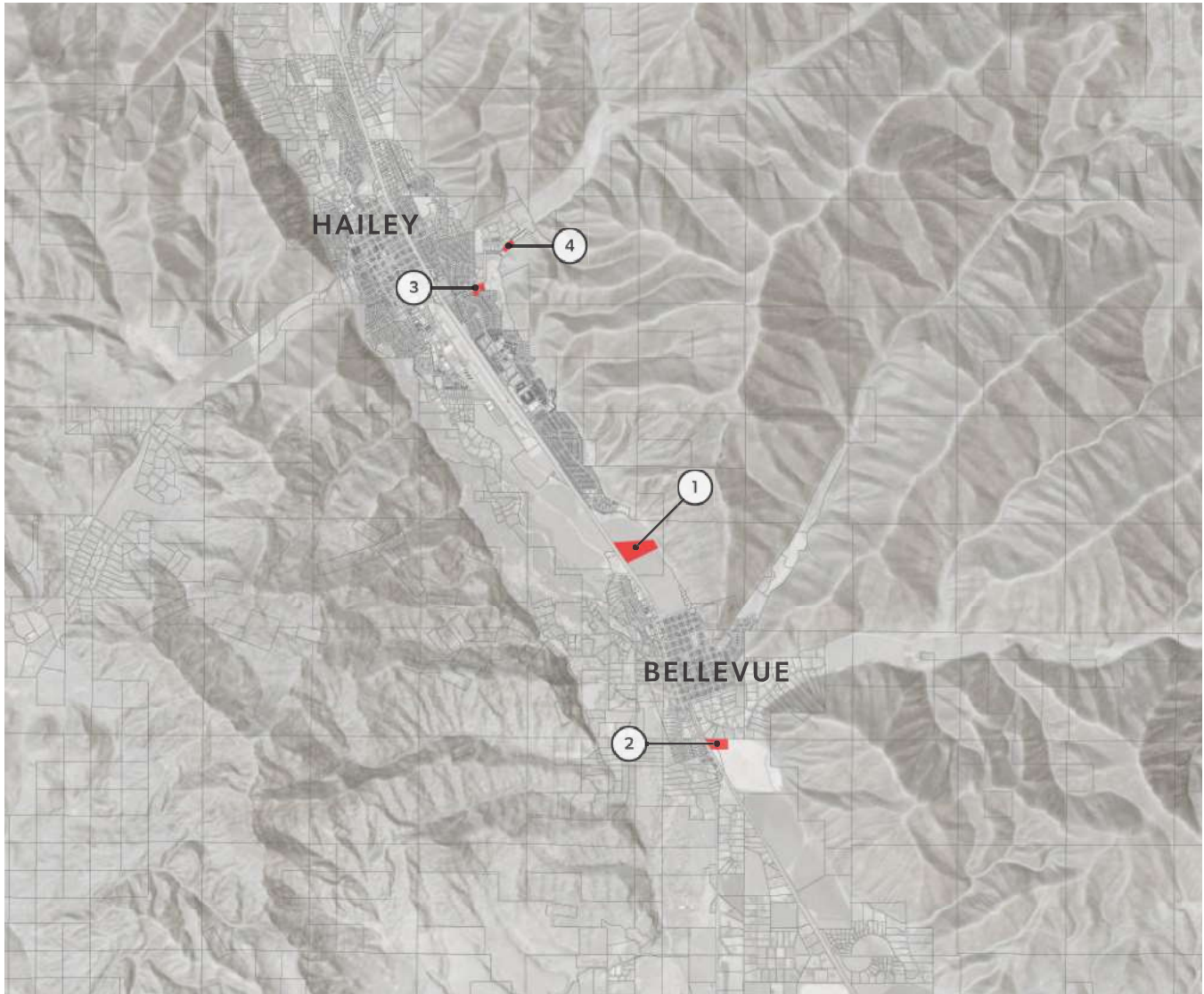
Subtotal: 619,500 SF
 + circulation (30%) 185,850 SF
 + spectation (20%) 123,900 SF
 + parking (50%) 309,750 SF
Total Site Area: 1,239,000 SF

Outdoor Site Area Requirements: 1,239,000 SF or 28.4 Acres
 + Indoor Site Area Requirements: 245,000 SF or 5.6 Acres

Total Outdoor + Indoor Site Area Requirements: 1,484,000 SF or 34 Acres

NEW RECREATIONAL FACILITY OPPORTUNITY SITES

The following sites have been identified as potential locations for the development of additional recreational facilities. Multiple sites may be required to accommodate needed facilities.



1. Flying Hat Ranch East

- + 25 to 30 acres available
- + potential partnership
- + centrally located

2. Gannett Road Ranch

- + 15 acres potentially available
- site availability pending annexation approval
- site may be designated as school, leaving limited access to recreational facilities

3. BCRD Aquatic Center

- + owned by BCRD
- limited space available (~2 acres)

4. BCRD Quigley Trails Park

- + owned by BCRD
- limited space available (~3 acres)



APPENDIX

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PUBLIC SURVEY RESULTS

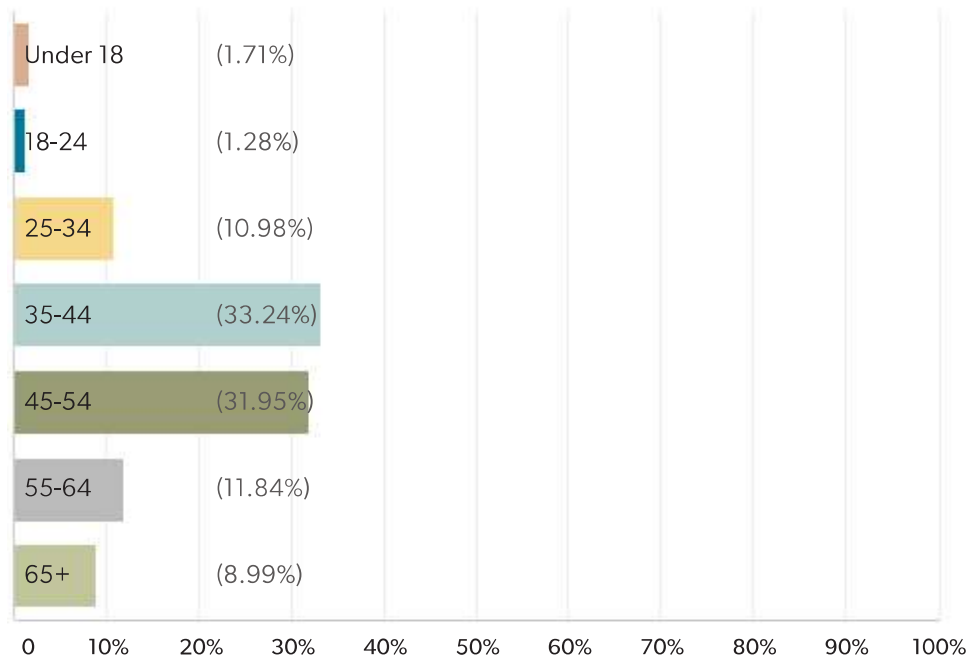
SUMMARY

- 704 total respondents
- Conducted through Survey Monkey
- Available in English and Spanish
- Open 09.13.23 – 11.10.23
- Distributed through BCRD email list, BCRD Newsletters, Idaho Mountain Express, and BCSD email list.

AGE?

Answered: 701 Skipped: 3

The majority of respondents were between the age of 35 and 54.

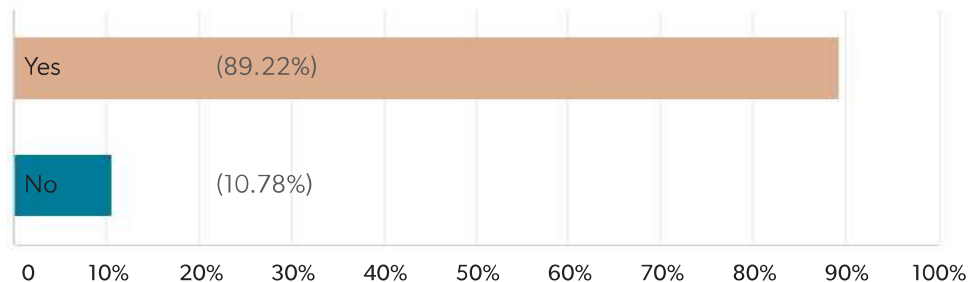


DO YOU THINK WE NEED MORE INDOOR RECREATIONAL SPORT FIELDS AND COURTS?

(e.g., indoor volleyball courts, soccer fields, pickleball courts, lacrosse fields, fitness center, climbing wall, basketball courts, baseball/softball fields, and aquatic center)

Answered: 696 Skipped: 8

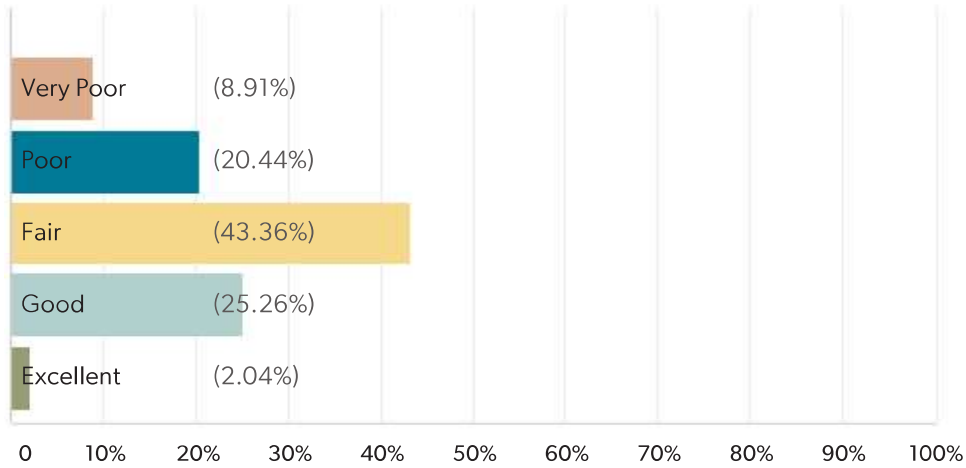
Nearly 90% of respondents believe more indoor sport fields and courts are needed.



WHAT IS YOUR OPINION OF THE QUALITY OF CURRENT INDOOR SPORT FIELDS AND COURTS?

Answered: 685 Skipped: 19

Less than a third of respondents rate the quality of current indoor facilities as 'good' or above.

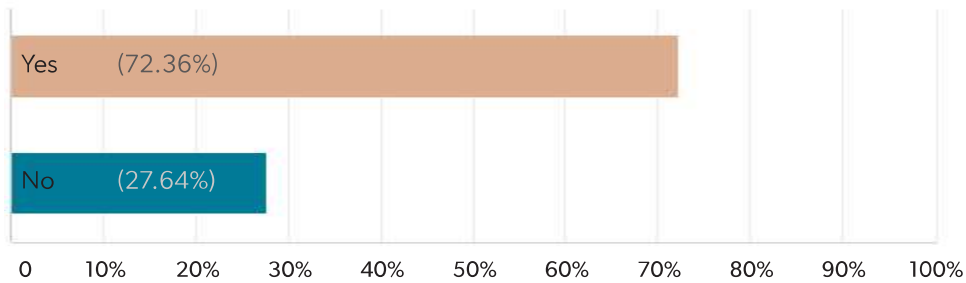


DO YOU THINK WE NEED MORE OUTDOOR RECREATIONAL SPORT FIELDS AND COURTS?

(e.g., outdoor volleyball courts, tennis courts, splash pad, soccer fields, pickleball courts, lacrosse fields, basketball courts, and baseball/softball fields)

Answered: 691 Skipped: 13

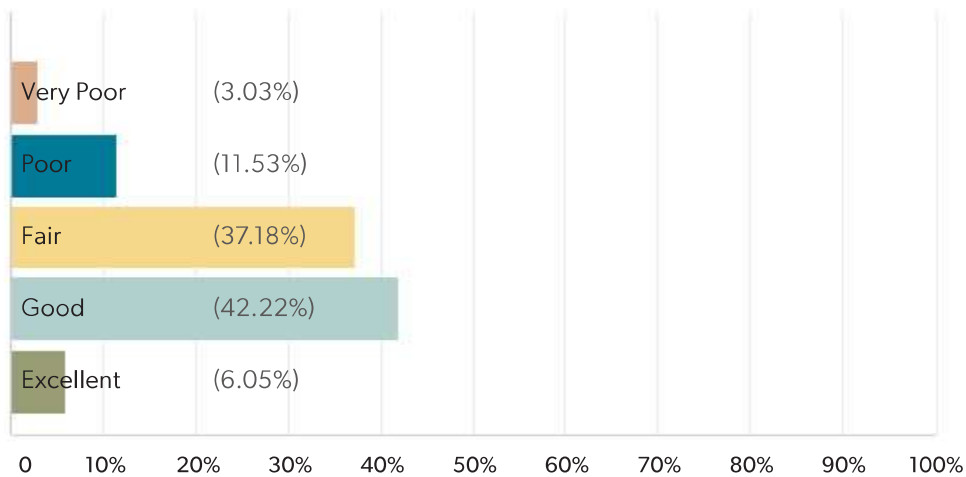
Over 70% of respondents believe more outdoor sport fields and courts are needed.



WHAT IS YOUR OPINION OF THE QUALITY OF CURRENT OUTDOOR SPORT FIELDS AND COURTS?

Answered: 694 Skipped: 10

Almost half of respondents rate the quality of current outdoor facilities as 'good' or above.

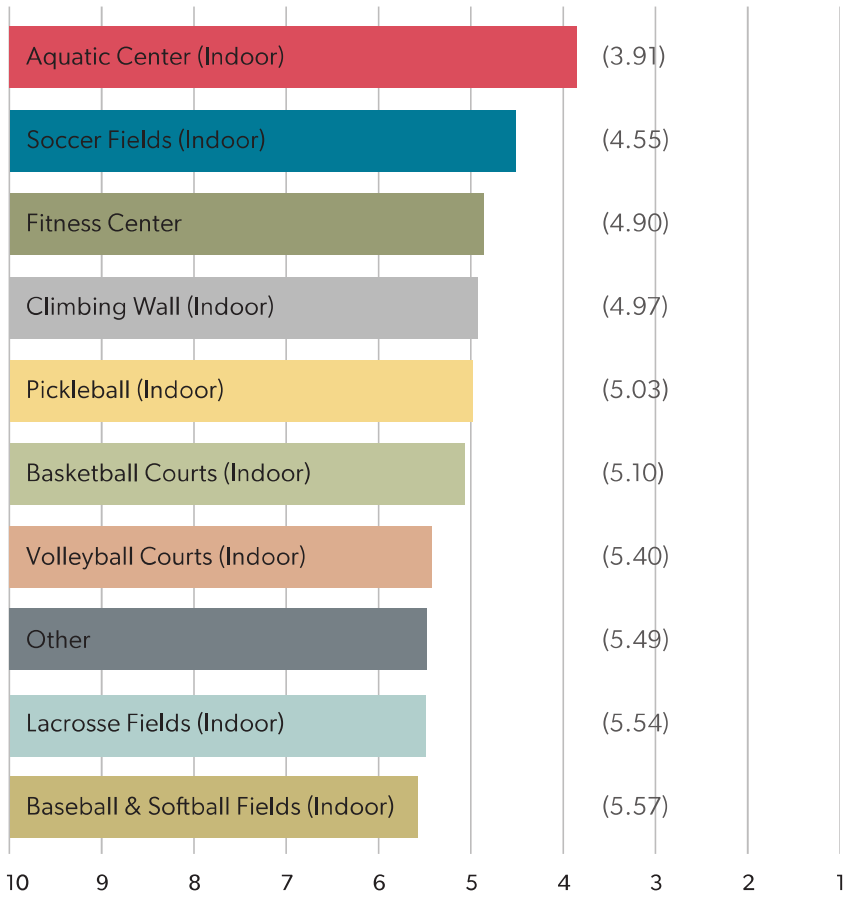


ORDER THE INDOOR SPACES BY THEIR BIGGEST NEED FOR FUTURE EXPANSION.

(1 is the most important and 10 is the least important.)

Answered: 680 Skipped: 24

Indoor Aquatic Center was rated as the biggest need for future expansion.

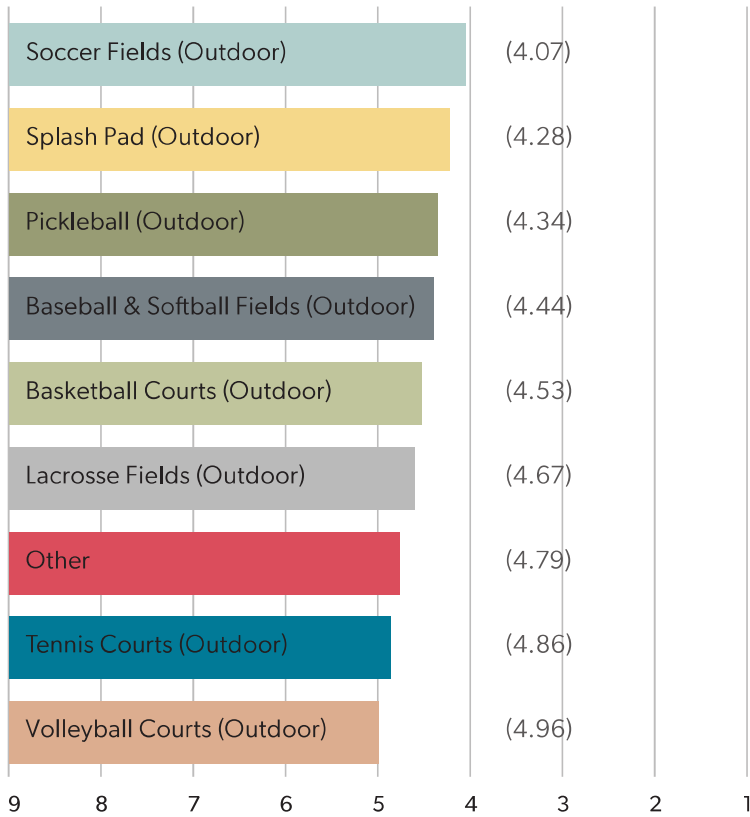


ORDER THE OUTDOOR SPACES BY THEIR BIGGEST NEED FOR FUTURE EXPANSION.

(1 is the most important and 9 is the least important.)

Answered: 613 Skipped: 91

Outdoor Soccer Fields were rated as the biggest need for future expansion.

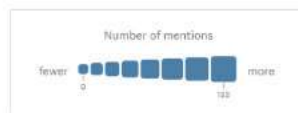


USING 1-3 WORDS, WHAT DO YOU SEE AS THE BIGGEST RECREATION INFRASTRUCTURE NEED IN OUR COMMUNITY? (i.e., indoor/outdoor soccer fields, indoor/outdoor pickleball courts, indoor/outdoor baseball fields, etc.)

(i.e., indoor/outdoor soccer fields, indoor/outdoor pickleball courts, indoor/outdoor baseball fields, etc.)

Answered: 610 Skipped: 94

The most commonly mentioned need was an aquatic center.



CLUB SPORTS INTERVIEWS

SUMMARY

- Interviews conducted between 10.13.23 and 11.10.23
- 11 club sports organizations interviewed:
 1. Sun Valley Lacrosse
 2. Sun Valley Soccer Club
 3. Sun Valley Ski Education Foundation
 4. Wood River Volleyball Club
 5. Wood River Select Basketball (Girls)
 6. Wood River Select Basketball (Boys)
 7. Wood River Pickleball Alliance
 8. Wood River Baseball
 9. Wood River Legacy Softball
 10. Wood River Lacrosse
 11. Idaho SURF Soccer Club

SUN VALLEY LACROSSE

October 16, 2023

Attendees:

Sun Valley Lacrosse

BCRD

GGLO

WHAT CURRENTLY WORKS FOR YOU?

- Sun Valley Lacrosse, Inc. is a non-profit, volunteer organization with a 501-C(3) designation, offering youth programs ranging from K-8th grades as well as High School programs at Sun Valley and Wood River High School.
- Traditionally Lacrosse is considered a spring sport (beginning once the snow melts (spring break) until the end of the school year, Memorial Day). When there is a longer snow season, they work with Mollie at BCRD to find a suitable indoor space or alternate arrangement.

WHAT IS NOT CURRENTLY SERVING YOUR NEEDS AND WHAT IMPACT DOES IT HAVE ON YOUR PARTICIPANTS?

- Performing sports on snow is unsafe as it can cause injuries. They cannot remove snow on natural turf fields, artificial turf has better snow removal capabilities. They do play at alternate locations but have difficulty scheduling time. Using the indoor gym and parking lots are appreciated, but the playing surface is very different from what is needed.
- Lack of number of fields and the uncertainty of weather conditions does not allow for home games. Instead, more that 250 kids are traveling every weekend to places as far as Wyoming, Montana, Utah, and Colorado.
- Currently, they use the middle school football and soccer fields but have difficulty scheduling.
- Lacrosse is moving to a year-round schedule with fall practice at Sagewillow.

OVER THE NEXT 10-15 YEARS, WHAT WOULD YOU LIKE TO SEE DEVELOPED TO MEET THE NEEDS OF YOUR CLUB SPORT?

- They would like an indoor practice facility to do year-round programs such as drills and clinics. Only a half field would be needed.
- Synthetic turf on 2-3 outdoor fields to plow and use before spring break. This can be shared in the fall with soccer. Balancing synthetic with natural turf is important.
- The junior and high school programs will be combined in the near future to provide better access to sport.
- They would like to host tournaments, on and off-season in the Valley. This would bring a large number of players and spectators.

ANY OTHER COMMENTS YOU WOULD LIKE TO SHARE?

- So far, the participation has grown 10-20% and anticipate it doubling every couple of years, tripling in 5 years; possibly with 900+ participants.

SUN VALLEY SOCCER CLUB

October 23, 2023

Attendees:

Sun Valley Soccer Club

BCRD

GGLO

WHAT CURRENTLY WORKS FOR YOU?

- Sun Valley Soccer Club is a non-profit youth soccer organization with an endowment.
- Participation varies between 200 and 400 participants (from fall to spring respectively).
- Soccer is growing in popularity.
- At full capacity, they have 18 teams.
- Age ranges 8-18 (2015-2005), year-round programs, fall and spring seasons June to May. Currently use any field available. The most used school district fields include Hailey Elementary, Hemingway Elementary, Wood River High School, Sun Valley Community School (sometimes), and Gravity Fitness.
- Hailey Elementary works well with the bleachers removed.
- School district fields are well maintained.
- The mini-kickers program, ages 6-8 (2017-2015), runs April-June. Currently use Atkinson Park as it has adequate storage.

WHAT IS NOT CURRENTLY SERVING YOUR NEEDS AND WHAT IMPACT DOES IT HAVE ON YOUR PARTICIPANTS?

- They could always utilize more field space. This affects player travel, location and distance. They have considered a bussing program to accommodate travel.
- Typically, they play outside as early as April when the snow melts through the summer into the fall until weather permits. Finding a place to practice and play inside is challenging.
- Scheduling uses at the Church of the Big Wood has been unsuccessful.
- There has not been space available in BCRD gym.
- They typically practice after school between 3:00 and 7:00 pm. When it gets dark earlier, they have to move up practice time. This becomes problematic as the school district only permits facility use after 5:00 pm and the high school is the only facility with outdoor lights.
- Most of the fields do not have lines, requiring them to contract it out.
- City-maintained fields could be improved. The most used city-maintained fields include McKercher Park, Old Cutters Park, Keefer Park, Atkinson Park, and Founders Field.

OVER THE NEXT 10-15 YEARS, WHAT WOULD YOU LIKE TO SEE DEVELOPED TO MEET THE NEEDS OF YOUR CLUB SPORT?

- They would like to see an indoor facility or field house with artificial turf large enough for 2 soccer fields.
- Hailey is the most central location.
- Outdoor fields should have artificial turf so they can plow (and potentially heat) them.
- Reference facilities mentioned include Jackson Hole Indoor in Jackson, Simplot in Boise, and Sunway Soccer Complex in Twin Falls.

ANY OTHER COMMENTS YOU WOULD LIKE TO SHARE?

- They have an endowment for an indoor facility but have been priced out of the area for available land. They would be open to a partnership to build an indoor facility.
- Sun Valley Community School is building a field house.
- BCRD discussed potential future opportunities for a sports complex at Flying Hat Ranch and/or the Rodeo Grounds.

SUN VALLEY SKI EDUCATION FOUNDATION

November 10, 2023

Attendees:

Sun Valley Ski Education Foundation

BCRD

GGLO

WHAT CURRENTLY WORKS FOR YOU?

- Currently, they have over 1,000 children participate in the program for winter sports and growing.
- Most of the activities occurs in the Nordic Center at Lake Creek in North Ketchum.
- They also use Sagewillow's Air Barn, BCRD's FitWorks gym, and a BCRD yurt at Quigley.
- They fundraised with Sagewillow to get the Air Barn built.

WHAT IS NOT CURRENTLY SERVING YOUR NEEDS AND WHAT IMPACT DOES IT HAVE ON YOUR PARTICIPANTS?

- As the program grows, so will the need for more indoor space.
- The south valley has the highest demand with the least number of facilities.
- Use of the FitWorks gym is starting to compete with other programs and club sports needing the space more.

OVER THE NEXT 10-15 YEARS, WHAT WOULD YOU LIKE TO SEE DEVELOPED TO MEET THE NEEDS OF YOUR CLUB SPORT?

- They need an open space for strength and conditioning training in the south valley as well as another space like the Air Barn.
- They are looking for a university style training facility like UO or Boise State Football.

ANY OTHER COMMENTS YOU WOULD LIKE TO SHARE?

- The 10,000 SF Air Barn is under pressure to open up to community. Summer camps sell out within a few minutes of open enrollment.

WOOD RIVER VOLLEYBALL CLUB

October 17, 2023

Attendees:

Wood River Volleyball Club

BCRD

GGLO

WHAT CURRENTLY WORKS FOR YOU?

- Volleyball has been a club sport in the valley for 20 years, serving 100+ kids 4th-12th grades.
- Season (indoor)
 - Club 3-month season, January - March and February - April.
 - Select 6-month season, December - May.
- They work with BCRD to provide an introduction to volleyball class for K-6th graders.
- When available, the gym can be rented.
- Using the cafeteria as an alternate space has worked well.
- They use the 2 sand courts in the summer.
- They can turn 2 basketball courts into 4 volleyball courts.

WHAT IS NOT CURRENTLY SERVING YOUR NEEDS AND WHAT IMPACT DOES IT HAVE ON YOUR PARTICIPANTS?

- Access is a concern as they struggle to have gym space. They had to cut their program in half because there is not enough space.
 - The school district has scheduling priority.
 - The middle school is only available 2 days/week with 3 courts.
 - They compete with the needs of outside sports.
 - They would like to add a youth program.
 - They would like to have private lessons and expand their summer program
 - Many kids wind up traveling to Boise to participate in sports there.
- They tried utilizing Gravity but was too loud to continue using those facilities.

OVER THE NEXT 10-15 YEARS, WHAT WOULD YOU LIKE TO SEE DEVELOPED TO MEET THE NEEDS OF YOUR CLUB SPORT?

- Ideally, they need 4 dedicated Wood River Volleyball courts. This would enable them to host tournaments and cut down on traveling to other venues outside the area.

ANY OTHER COMMENTS YOU WOULD LIKE TO SHARE?

- They own some net systems and are willing to share resources with BCRD.
- Mollie with BCRD has been very accommodating with space requests when she can. They appreciate the partnership with BCRD.

WOOD RIVER SELECT BASKETBALL (GIRLS)

October 13, 2023

Attendees:

Wood River Select Basketball

Wood River Middle School Basketball

BCRD

GGLO

WHAT CURRENTLY WORKS FOR YOU?

- Streamlining gym time to one building is helpful. Currently, they use the Hailey Elementary school for practice.
- BCRD, Hailey, and middle school gyms are the best options for practice.
- The middle school works well for games.

WHAT IS NOT CURRENTLY SERVING YOUR NEEDS AND WHAT IMPACT DOES IT HAVE ON YOUR PARTICIPANTS?

- The middle school court is too loud and too small to run two practices at once. They can only practice on side courts there. There is only one full size court.
- Alturas and Bellevue are the worst locations for practice.
- Hailey Elementary has broken backboards and the rims are too short for adequate practice.
- Available gym time impacts participation levels.
 - They currently compete with the school district and other club sports (soccer and volleyball) court time.
 - They are unable to schedule the use of Hailey Elementary in December due to competing events.
 - Demand for court time has increased as many club sports are transitioning from seasonal to year-round sports. Seasonal sports are supposed to have priority scheduling, but that is not happening.

OVER THE NEXT 10-15 YEARS, WHAT WOULD YOU LIKE TO SEE DEVELOPED TO MEET THE NEEDS OF YOUR CLUB SPORT?

- More options for court time.
- Not having to compete with other sports.
- Better align facility use with the needs of each sport (e.g., Do not use space if another location will work just as well, i.e., Volleyball can use the cafeteria instead of the court.)
- New community facility for multi-sports.

ANY OTHER COMMENTS YOU WOULD LIKE TO SHARE?

- Wood River Select Basketball season runs from October - March, depending on the gender.
- Club sports serve mostly middle schoolers from South Valley.
- Club volleyball use of the cafeteria seems to work well for them.

WOOD RIVER SELECT BASKETBALL (BOYS)

October 17, 2023

Attendees:

Wood River Select Basketball

BCRD

GGLO

WHAT CURRENTLY WORKS FOR YOU?

- The Wood River Select Basketball group supports boys' and girls' basketball 4th-8th grades, divided into teams for each grade level. Generally, there are 4-5 teams per gender with some years having more participation than others. This calculates to 40-50 teams each season. It is a volunteer, non-profit organization.
- The season for 4th-6th grades runs November - March. Upper grades run November - December.
- They use the school district facilities for practices on a rental basis.
- There are a few other basketball groups including the following:
 - Storm Girls was absorbed by Wood River Select.
 - Outlaws
 - Da Baby Elite program is youth organized with summer programs.

WHAT IS NOT CURRENTLY SERVING YOUR NEEDS AND WHAT IMPACT DOES IT HAVE ON YOUR PARTICIPANTS?

- Use of the school district facilities requires that they navigate around school activities and other group schedules. Sometimes there is no one to open up the gym for practice.
- There may be enough gyms in the Valley, but it is difficult to access them during peak times (5-8pm). Often, they have to hold practice with multiple teams, at the same time and location.
- They like BCRD facilities, but currently do not use them due to availability/access. It is only available at certain times and require access outside gym hours.

OVER THE NEXT 10-15 YEARS, WHAT WOULD YOU LIKE TO SEE DEVELOPED TO MEET THE NEEDS OF YOUR CLUB SPORT?

- The valley needs indoor space as the winters are long and there is not enough indoor space for all sports.
- They need access to 4 indoor courts 5-8pm.
- Reference Mettle Sports in Nampa, Idaho (multi-use space) and Home Court in Boise, ID (5 courts).

ANY OTHER COMMENTS YOU WOULD LIKE TO SHARE?

- It is important to focus on an economical solution that supports multiple sports.
- Keefer has 4 outdoor courts. There is not an overwhelming need to add outdoor courts.

WOOD RIVER PICKLEBALL ALLIANCE

October 13, 2023

Attendees:

Wood River Pickleball Alliance

BCRD

GGLO

WHAT CURRENTLY WORKS FOR YOU?

- This year, they became a charitable 501(c)(3) organization with over 300 members.
- Once they create an event, it fills up.
- Dues are used to provide equipment and set up (tape) temporary courts and facilities upgrades.
- This is the first year with a league. It runs 6 weeks and ultimately had to cap it at 120 people with 60 alternates.
- The club is very involved in community outreach.
- There are currently over 60 courts (public and private) in the Wood River Valley. The only public ones are Atkinson Park, Heagle Park, Wood River High School, and BCRD.

Ketchum

- Atkinson Park (public/free)
 - 4 Outdoor, dedicated courts
 - 4 Outdoor, blended lines (Tennis & Pickleball)
 - Free Friday Clinics
- YMCA (private/fee based)
 - 1 temporary
- Big Wood (private)
 - 4 dedicated courts
- The Pioneer Club (private/fee based)
 - 1 Indoor, dedicated court, 70% size, lights

Warm Springs

- Prospector (private)
 - 2 blended lines (Tennis & Pickleball (private))
- Greycourt (private)
 - 2 blended lines (Tennis & Pickleball)

Sun Valley

- Sun Valley Resort (private/fee based)
 - 8 Outdoor, dedicated courts
- Elkhorn (private)
 - 8 Outdoor, dedicated courts

Mid Valley

- Heatherlands (private)
 - 4 dedicated courts
- The Valley Club (private/fee based)
 - 8 Outdoor, dedicated courts
 - 4 Indoor, dedicated courts

Hailey

- Heagle Park (public/free)
 - 4 Outdoor, blended lined courts (Tennis & Pickleball)
- Wood River Valley High School (public/free, seasonal)
 - 4 Outdoor, temporary blended taped
- BCRD (public/fee based)
 - 6 Indoor, blended taped lines (Basketball, Volleyball & Pickleball)
- Gravity Fitness & Tennis (private/fee based)
 - 4 Indoor, blended taped lines (Tennis & Pickleball)

- Mormon Church (private)
 - 1 Indoor, blended taped lines (Basketball, Volleyball & Pickleball)

WHAT IS NOT CURRENTLY SERVING YOUR NEEDS AND WHAT IMPACT DOES IT HAVE ON YOUR PARTICIPANTS?

- There are not many public/free courts and access to private courts can be limited, depending on membership type.
- There are only 4 public locations:
 - Atkinson Park in Ketchum
 - Difficult to schedule, people are routinely waiting for court time.
 - The City of Ketchum does not have any plans to add any public courts.
 - Heagle Park in Hailey
 - Heagle Park is unsafe because of cracks and is too expensive to fix.
 - Wood River Valley High School in Hailey
 - Wood River Valley High School courts are taped which comes off easily. They can only access school district courts on the weekend when school is in session.
 - BCRD in Hailey
 - BCRD has great access to the public facilities but does not meet the overall demand or required acrylic surface.
- Multi-use courts are not ideal as they include many lines that are confusing, making it difficult to play and or understand the sport.
- Gymnasium surfaces are different and ideally need a tennis court type sand surface.

OVER THE NEXT 10-15 YEARS, WHAT WOULD YOU LIKE TO SEE DEVELOPED TO MEET THE NEEDS OF YOUR CLUB SPORT?

- Need 16 courts (minimum 50% indoor) to host a major national tournament in the Wood River Valley. This would bring players from around the country to the area, plus spectators which would bring additional dollars to the local economy. This could be a public/private (P3) partnership. They would need BCRD's help in coordinating the tournament (professional operators could be hired to run tournaments). Room for expansion should be considered in the long-term planning process.
- They have preliminary plans to add 1-2 public/private funded/operated facilities but need location(s)/property.
 - Ketchum
 - Hailey or Sun Valley
- More multi-sport racket facilities (tennis, paddle, pickleball, racquetball, squash) are better.
- There is a belief that pickleball facilities should be located in Sun Valley, Ketchum, and Hailey with a major facility operated by BCRD in a new sports complex.

ANY OTHER COMMENTS YOU WOULD LIKE TO SHARE?

- Demand for Pickleball is increasing nationwide and locally. It is the fastest growing sport nationally.
- Nationally, 50% of pickleball participants are below 34 years old.
- Pickleball noise 70 (ball) - 100 (people) dB.

WOOD RIVER BASEBALL

October 4, 2023

Attendees:

Wood River Baseball

BCRD

GGLO

WHAT CURRENTLY WORKS FOR YOU?

- Positive relationship with BCRD and Cities

WHAT IS NOT CURRENTLY SERVING YOUR NEEDS AND WHAT IMPACT DOES IT HAVE ON YOUR PARTICIPANTS?

- Lacking well maintained natural turf or synthetic turf fields to avoid injuries. An injury can deter a kid from playing sports – our numbers are low, we need every kid.
- Kids are getting injured at Lion’s Park in Hailey; currently the field surface is irregular and not ideal for baseball.
- Good safe fields and quality coaching are the key to success.
- Baseball feels forgotten about right now. Fields get neglected, coaches are spending time mowing lawns and pulling weeds, taking away from other things.

OVER THE NEXT 10-15 YEARS, WHAT WOULD YOU LIKE TO SEE DEVELOPED TO MEET THE NEEDS OF YOUR CLUB SPORT?

- Synthetic turf and covered fields would extend field use for months; need a sports complex to better serve community needs.
- Need better drainage due to snow and rain, spring snow melt for natural turf fields.
- Indoor synthetic turf fields are a must, Wood River Valley is one of the only communities in this region without.
- A sports complex needs to be big enough to accommodate multiple sports. Current trend is for multiple sports, do as many things as you can while you are young. Ages 8-16 = the highest window for athleticism and development. Beyond that is specific skill development, so 8-16 we need facilities to support multiple sports to develop good athletes, build competitors.
- Indoor facility for baseball with nets on tracks for hitting, dry land for skiing and snowboarding, lacrosse, etc. for the whole valley. Teams to run practice. Strength and conditioning capacity – body awareness, balance coordination, foundation of strength through agility and mobility. Strength and Conditioning Center.
- Needs to have a high ceiling to allow for pop flies, QB 50 yard passes. 40,000 sf size. Include a track. Field needs to be marked out (50 yard line, etc.). Baseball and Football May - July in the Wood River Valley. May 3 was the first home game this year. Indoor facility lengthens the sport season and development significantly. 3 months doesn’t cut it.
- Capacity: Both indoor and outdoor adjacent, available for rec leagues for adults, kids sports, training, tournaments. 4-plex synthetic field outdoor baseball/softball fields with lights would be sufficient for tournaments. Would extend season from April - October. Separate soccer fields/flat field sports. Would host 2 tournaments instead of 1 if we had the facilities. Would also add a fall league.

ANY OTHER COMMENTS YOU WOULD LIKE TO SHARE?

- PNW is known for strong fundamentals because of weather, lots of time inside working on fundamentals compared to California or Arizona kids who are gamers but lack fundamentals.
- Synthetic turf may have an initial cost, but life cycle cost is less over time. No data that shows synthetic turf increases injuries in baseball, in fact the opposite. Over 5 years with snow and frost heaving, fields become uneven, hard to maintain a smooth field, balls get redirected and injure players.
- Potential Case Studies:
 - Saco, Maine: Indoor facility with 6 basketball courts, multiple fields, gym, 21+ bar above – access and used year round – baseball, soccer lacrosse, flag football, pickleball, senior yoga and Tai Chi.

- Jackson Hole High School Fields, Jackson Hole, Wyoming: 15 fall league soccer and baseball practices going on after school on a very large synthetic turf practice field adjacent to the high school football field – 100 adults, 400 youths, e-biking from all over town - mix of recreation and community. Paths connecting kids to and from school that are safe, no nearby parking lots, walking and biking.
 - Filer, ID Sports Complex: 30 teams coming in a few days in July fills hotels and RV Parks. RV Park made entire complex sustainable (30 Hookup Sites) in Filer. Full even on non-holiday and non-tournament weekends.
 - Settlers Park in Meridian.
- Support services: Restaurant/bar for parents having a beer during kids sports so they don't have to drive back and forth. Place for food trucks?
 - Community appetite for financial support: skeptical, seems to be a challenge which is surprising – a lot of the money is from people not here full time. A shared multi-sport facility for skiing, hockey, dryland, baseball, soccer, lacrosse might be broad enough to garner support. Pickleball courts will bring a lot of support from 60+ age group.

WOOD RIVER LEGACY SOFTBALL

October 17, 2023

Attendees:

Sun Valley Lacrosse

BCRD

GGLO

WHAT CURRENTLY WORKS FOR YOU?

- Fields are readily available throughout the day, but less available during peak hours 5:00-8:00 pm.
- Fields are being reserved by baseball and soccer and not being used.
- Softball is a growing sport, increasing from 20 to 60 kids over the last few years.
- The fields are popular in the summer.
- Currently use Keefer Park (1 field) and Nelson Fields (3 fields) with Nelson being used for tournaments.
- Season runs from spring to summer.

WHAT IS NOT CURRENTLY SERVING YOUR NEEDS AND WHAT IMPACT DOES IT HAVE ON YOUR PARTICIPANTS?

- The lack of an indoor facility prevents them from starting the season earlier in the spring/winter and from practicing in the fall. They were only able to have one home game this year. It is difficult to practice on a gym floor.
- Currently they share equipment, making it difficult to run practices from multiple locations. There is not a space where they have two full-size fields next to each other.
- Keeping the boys and girls together contributes to decline in participation, year to year. Softball suggested restructuring the program to separate the boys and girls at an earlier age.
- Many of the fields are not set up with the best, most efficient layout. They could be reconfigured to provide more fields.
- Maintenance falls on the club. Maintenance should be priority.

OVER THE NEXT 10-15 YEARS, WHAT WOULD YOU LIKE TO SEE DEVELOPED TO MEET THE NEEDS OF YOUR CLUB SPORT?

- A place to have multiple teams (e.g. (2-4) fields side-by-side) in a complex (i.e., Idaho Falls complex) serving multiple sports (soccer, softball, and baseball together) in a central location near the High School in Hailey. This could be one big indoor complex with turf, supporting soccer, softball, lacrosse, etc. with batting cages.
- Rebuild or reconfigure existing fields to be more efficient.

ANY OTHER COMMENTS YOU WOULD LIKE TO SHARE?

- None

WOOD RIVER LACROSSE

October 5, 2023

Attendees:

Wood River Lacrosse

BCRD

GGLO

WHAT CURRENTLY WORKS FOR YOU?

- Combined program, 300+ kids, growing each year with good momentum, excitement and energy.
- When access to natural grass fields, things work well.

WHAT IS NOT CURRENTLY SERVING YOUR NEEDS AND WHAT IMPACT DOES IT HAVE ON YOUR PARTICIPANTS?

- Lacrosse is a spring sport with a short season, need indoor facilities to meet field space needs. Fields haven't been melting off quickly enough.
- Lacking capacity, need fields for 2-3 practices per week. Current available facilities are only 25% of what is needed.
- For indoor space, protection is needed as a small rubber ball is moving 50+ MPH. Also need high quality surface with padding to avoid athlete injuries. A hard gym floor is hard on athletes' bodies.

OVER THE NEXT 10-15 YEARS, WHAT WOULD YOU LIKE TO SEE DEVELOPED TO MEET THE NEEDS OF YOUR CLUB SPORT?

- Need a facility to host a tournament. Every spring 200 Wood River Valley kids have to go 2-4 hours in any direction (Jackson Hole, SLC, Boise). No facility available to host both boys and girls in the same spot, starting in April. On the road every weekend for 7 weeks straight. Same for high school for 65 students. Season is March, April, May.
- Outdoor synthetic turf facility that could be plowed and cleared (similar to Park City).
- Program Needs: Indoor synthetic turf facility = ½ of a field (35 yds x 60 yds). Outdoor = 3 Turf Fields side-by-side (70 yds by 120 yds) with 30 yds between, access March, April, May.
- Anticipate numbers to double every 3-5 years overall. Park City is at 900 kids in their junior program after explosive growth of the sport on the west coast.

ANY OTHER COMMENTS YOU WOULD LIKE TO SHARE?

- Ski towns seem to have a larger lacrosse contingent, seeing athletes compete at a higher level.
- Potential case studies:
 - Sports Complex Quinn's Junction in Park City, UT
 - Jackson Hole Facilities – good cushioning, but rubber pellets are toxic and have issues
 - Driggs Pickleball Courts, Pools, RV Park, Camping
- 60% of their lacrosse female athletes are participating in 2-3 sports per season.
- Capacity: whatever can be provided will likely be overbooked as soon as it is open as there is such a need.
- Fundraising: fatigue in the community for travel – program is growing and gaining momentum, but limited ability for home games. Currently driving to Twin Falls weekly in the Spring just for a practice. Had to practice in a horse pasture for two weeks one Spring. An indoor and outdoor facility would allow for better competition, better athletes.
- Support Services: Hotels, RV Parks, Food & Beverage (Food Trucks, etc.). Jamborees and tournaments will draw large crowds of people. Concessions even if small in the indoor facility.
- Life cycle cost of synthetic turf is lower than natural grass, and more safe for the health of athletes long term.
- Can't think of another ski town that doesn't have synthetic turf fields for these types of events.
- Ready to help with fundraising efforts.

IDAHO SURF SOCCER CLUB

October 17, 2023

Attendees:

Idaho SURF Soccer Club

BCRD

GGLO

WHAT CURRENTLY WORKS FOR YOU?

- The club started 3 years ago and is growing as a competitive sport, year-round.
- They currently rent O'Donnell Park in Bellevue for practice with no major competition for outdoor space.

WHAT IS NOT CURRENTLY SERVING YOUR NEEDS AND WHAT IMPACT DOES IT HAVE ON YOUR PARTICIPANTS?

- O'Donnell Park is not in the best condition. Members have contributed their own time and money to convert the field from baseball to soccer. The City of Bellevue mows the grass once a week, sometimes creating inconsistent mow heights. Also, the ground surface is uneven with holes. All of this causes injuries to the players.
- They have received donated goals that they rotate (2-3 times/month) to minimize wear on the field. These goals are very heavy and difficult to move.
- Since it is a year-round sport, they have to utilize Alturas Elementary School mid-late October to June. Here, they compete with the school district activities and other groups. This causes them to practice in Idaho Falls every other Saturday.

OVER THE NEXT 10-15 YEARS, WHAT WOULD YOU LIKE TO SEE DEVELOPED TO MEET THE NEEDS OF YOUR CLUB SPORT?

- Ideally, they would like an indoor place to rent out and practice with 1-2 full size fields. Each field can be divided into 4 smaller fields.
- Quality (e.g., well maintained) outdoor fields
- References Hansen Sports Complex in Logan, Utah and the Salt Lake Academy in Herriman, UT

ANY OTHER COMMENTS YOU WOULD LIKE TO SHARE?

- BCRD will be hosting a Hispanic focus group meeting to better understand what is important.
- An integrated recreation facility for non-competitive sports would be great for the community.
 - Indoor space would include a 9v9 soccer field with plexiglass walls (similar to hockey) for spectators, a picnic area, concessions, arcade, volleyball, basketball, and plyometric training area.
 - Outside space would include well-maintained open fields as well as other attractions such as a pump track, walking path, pavilion, and/or water park/splash pad.
 - These spaces could be available for rent and integrated with competitive soccer.

HISPANIC COMMUNITY FOCUS GROUP INTERVIEW

SUMMARY

- Interview conducted 11.07.2023
- Attendees:
 1. BCRD
 2. Hispanic community leaders

WHAT SPORTS FIELDS, COURTS AND PARKS CURRENTLY WORK FOR YOU AND YOUR FAMILY?

¿QUÉ CAMPOS DEPORTIVOS, CANCHAS Y PARQUES FUNCIONAN ACTUALMENTE PARA USTED Y SU FAMILIA?

- Try to come to BCRD but schedule doesn't work for them
- Founder's Field is good, but needs better restrooms and more bleachers
- Keiffer park is in great condition but needs more parking, more sitting spaces, bigger pavilion, bleachers, and new basketball nets
- No winter activities; we need better winter sports facilities: (indoor) soccer, volleyball
 - Need more indoor soccer
 - Currently using the high school football field
 - Need a place where they can have multiple activities
 - Not all kids want to ski or snowboard in the winter and BCRD tends to be very packed and closes early
 - During the winter they can't count on enough space for adults and kids to have somewhere to have an extra curriculum
 - We need adequate information (especially in Spanish); accessibility to understand the "rules" for services
 - Taking into consideration adults and also other winter sports
- Would like to see something similar to the YMCA but in Hailey due to winter roads making it hard for Hailey and Bellevue residents to get to Ketchum
 - Swimming lessons for winter (accessible to Hailey and Bellevue residents)
 - Daycare is important to be included
 - Making facility accessible and with bigger spaces due to our rapidly growing community
 - Want to see more dancing classes

HAVE YOU LOOKED INTO BUYING SOMETHING THAT IS LOCAL IN HAILEY AND BELLEVUE?

¿HA PENSADO EN COMPRAR ALGO LOCAL EN HAILEY Y BELLEVUE?

- Would like a large facility, half of which could also be used for community events
 - Spoke about land behind the football field at Wood River High School
 - Love the idea of doing it in between Hailey and Bellevue
 - Need a big multi-functional building for indoor sports, events, etc.
 - Make the space accessible (in terms of language and cost)
 - Many are going to Twin Falls, Utah, etc. for winter sports that are accessible for their kids

WHAT IS THE YOUTH SEEING IS NEEDED?

¿QUÉ ES LO QUE LOS JÓVENES VEN QUE SE NECESITA?

- Bigger facility for students to be able to play different sports
- Making sport programs more accessible for teens who work
 - It's a lot for them to have to go to practice on a daily basis
- More gym space to work out
- A local and bigger facility like the YMCA would bring jobs, especially for teens

- Many students are looking for jobs that work with the school and sports schedule
- Rooms for youth to use to practice (music, sports, etc.)

WHAT DO THE FAMILIES, FRIENDS, AND SPECTATORS NEED TO ALSO USE THIS SPACE?

¿QUÉ NECESITAN LAS FAMILIAS, AMIGOS Y ESPECTADORES PARA UTILIZAR TAMBIÉN ESTE ESPACIO?

- Bleachers for parents to watch their kids
- Having classrooms in the facility in order to bring English classes, etc.
- Space for students to study
 - With computers, pods
- Accessible daycare options
 - Many parents work late so hours of daycare and facility need to be more accessible in the afternoon
- Want to see Zumba classes, yoga, etc. more accessible (in terms of times and number of attendants)

WHAT DO YOU WANT TO SEE FOR THE SPACE FOR OUTSIDE ACTIVITIES?

¿QUÉ QUIERES VER PARA EL ESPACIO PARA ACTIVIDADES AL AIRE LIBRE?

- Bathrooms
- Baseball/softball
- Tennis
- Soccer
- Sports complex
- A little bit of everything due to the needs of our growing population but all within the same area so we don't have to drive to Ketchum in the winter

ANY OTHER COMMENTS?

¿ALGÚN OTRO COMENTARIO?

- The YMCA feels targeted for Ketchum and Sun Valley residents
- Middle school students are hanging out at Albertsons
 - Need somewhere to hang out and do activities
 - Want to see programs as well for them
- Suggestion: interview youth to get a better understanding of youth needs
- Supporting the community would keep people from going to Twin Falls, Boise, Utah, etc. for kids sports
- Year-round is really important as is keeping what is already existing (in terms of space and program)
- Provide a space for soccer for adults, especially in the winter
 - With reasonable pricing
 - Gravity is charging \$100/hour for use of their space which causes them to cut back on activities in the winter

BCRD STAFF INTERVIEW

SUMMARY

- Interview conducted 11.02.2023
- Attendees:
 1. BCRD
 2. GGLO
 3. Lyon Landscape Architects

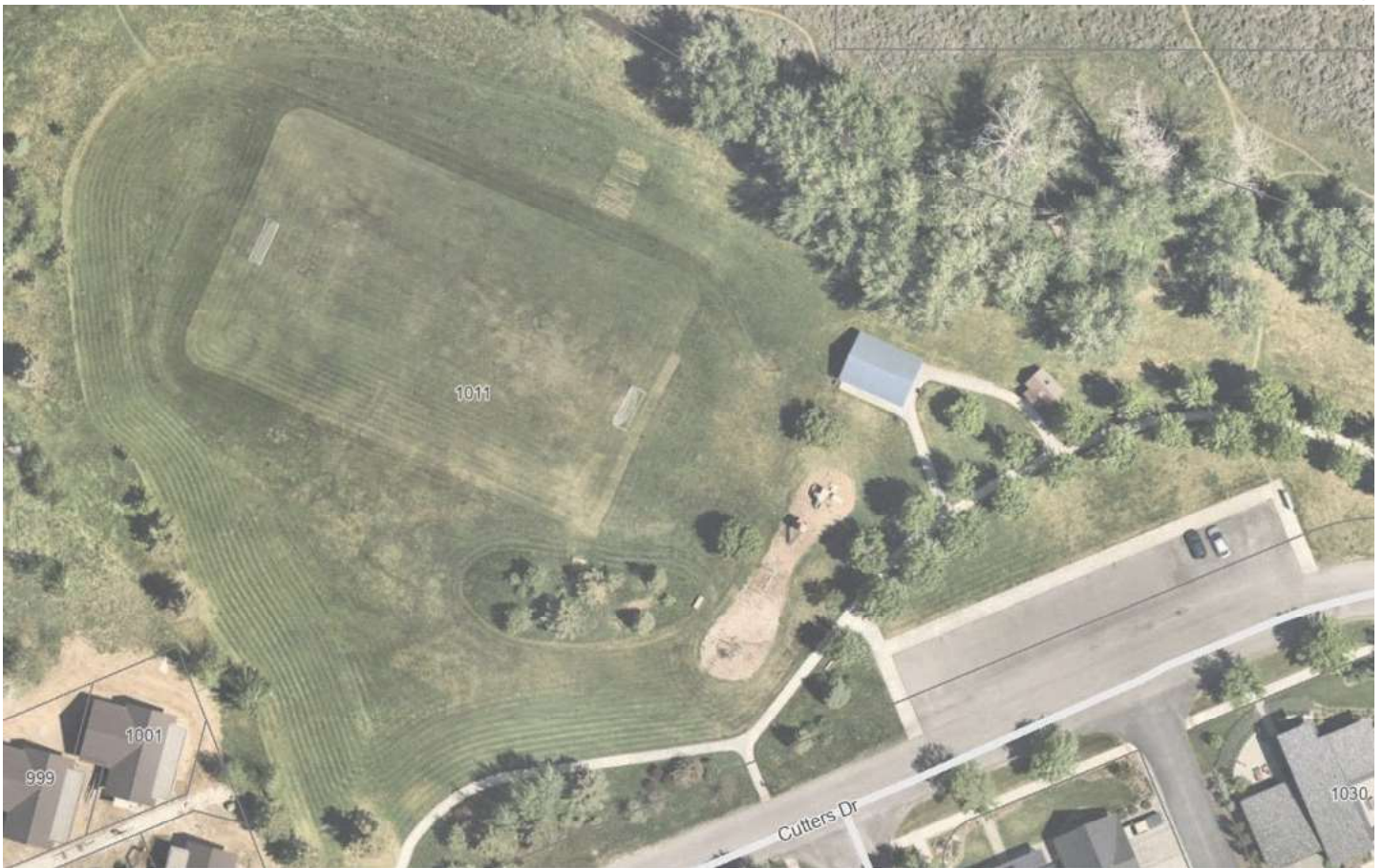
OPEN DISCUSSION:

- BCRD will likely outgrow the Community Campus in the next 3-5 years. Things to consider in the new space include:
 - Flexibility with staff volumes
 - Security
 - Wellness programs
 - BCRD branding
 - Indoor/outdoor integration
- Blaine County is unique in the region as a resort community without an outdoor tournament and recreational facility.
- BCRD confirmed the need for a facility for indoor and outdoor activities. Things to consider in this complex include:
 - Expanding capacity to offer programs during peak demand 4:00 - 8:00 pm
 - Tournaments
 - Lighting (indoor and outdoor, as allowed)
 - Mix of synthetic and natural turf fields
 - Parking
 - Camping
 - Central location like Flying Hat Ranch
 - Aquatic Center
 - Serve all groups including recreation-club sports, youth-seniors, Hispanic, general public, etc.
 - Community engagement
 - Accessibility
 - Look to Jackson, WY and Park City, UT for facility design
- Opportunities
 - Partner with Cities, School District/Board, County, YMCA, Community School, etc.
 - Non-profits: Renting space outside current hours of operation
 - Local company sponsorship and donors
 - Grants
- Hockey is a growing sport in the community with 400+ participants, almost year-round.
- BCRD would like to develop an immediate/short-term, transitional/interim, and final plan.
- Lacrosse is moving to a year-round schedule with fall practice at Sagewillow.

EXISTING RECREATIONAL FACILITIES INVENTORY

SUMMARY

- Inventory taken during September and October, 2023
- Facilities Inventoried:
 - Old Cutters Park
 - Sunbeam Park
 - Hop Porter Park
 - Lions Park
 - Foxmoor Park
 - Heagle Park
 - Roberta McKercher Park
 - Deerfield Park
 - Kiwanis Park
 - Keefer Park
 - Alturas Elementary School
 - Founders Field
 - Wood River Middle School
 - Wood River High School
 - Nelson Fields
 - Bellevue Elementary School
 - Carey Public School
 - Atkinson Park
 - Rotary Park
 - Bellevue Memorial Day Park
 - O'Donnell Park
 - Festival Meadows
 - Sagewillow Athletic Center
 - Rodeo Grounds
 - County Fairgrounds & Rodeo
 - Carey West Park



Existing Amenities

- (1) Soccer Field
- Restroom
- Pavilion / Picnic Structure
- Play Equipment
- Parking

Notes

- Picnic Structure is often rented for family and group celebrations and events
- Youth soccer practice and play on weekdays and weekends
- Direct access to Hangman Gulch Trails



Existing Amenities

- (1) Soccer Field – small
- Play Equipment
- Parking

Notes

- Abuts Curtis Park to the west
- Bike Path can connect Sunbeam and Curtis parks to the Wood River Trail



Existing Amenities

- Open Field (small)
- Restrooms
- (1) Volleyball
- Parking
- Pavilion / Picnic Shelter
- Significant Wood Play Structure & Swings

Notes

- Summer event stage for scheduled Thursday evening concerts, attended by several hundred people
- Food trucks serve the various events
- Currently being studied as an event park with strong connections to Lions Park



Existing Amenities

- (1) Baseball/Softball
- Play Equipment
- Parking

Notes

- The baseball field and large parking area to the north sit on an old landfill
- Current study being done, that Lions Park, like Hop Porter Park, serve as an event park. The 2 parks being physically connected with a pedestrian promenade
- This park provides direct access to Draper Preserve and the Big Wood River
- The Land Trust has shown interest in the park to naturalize its shoreline



Existing Amenities

- Open Field for small soccer
- Play Equipment
- Picnic Table and shade trees
- Porta-Potty

Notes

- May consider allowing north and west areas of lawn to grow long, reducing mowings and water use



Existing Amenities

- Open Field (small)
- (2) Tennis / Pickleball
- Pavilion / Picnic Shelter
- Restrooms
- Access to Big Wood River
- Added Parking – 2023

Notes

- Nice neighborhood park with access to the Big Wood River. The park has been prone to spring flooding
- No sports fields, but small soccer field could be striped

ROBERTA MCKERCHER PARK

Hailey



Existing Amenities

- Large open grass field – often used for soccer
- Restrooms
- RV Dump station

Notes

- This park is used as a Community Events park: Saturday Farmers Market, Trailing of the Sheep, 4th of July Festival, etc



Existing Amenities

- Play Equipment
- Beautiful Trees
- Interesting and space defining berms

Notes

- A unique and beautiful neighborhood park.
- A small soccer or T-Ball field would fit, but might compromise the peacefulness of the park



Existing Amenities

- (1) Soccer - small
- (1) Basketball
- (2) Grass Volleyball
- Play Equipment
- Parking
- Pavilion / Picnic Shelter
- Restroom / Porta-Potty

Notes

- A buffer is planned on the west side (Hwy 75 side) of the park. It will likely include trees and fencing. Design will allow 'see-through' areas from bike path and highway.
- It may be desirable to provide access to the park from the bike path
- City of Hailey has been awarded 2 grants. One for forming the above mentioned buffer, the other to provide shade trees adjacent to the play equipment



Existing Amenities

- (1) Soccer
- (1) Fenced Baseball
- (2) Basketball
- Horseshoe Pits
- Disc Golf
- Parking
- Pavilion / Picnic Shelter
- Play Equipment
- Restroom by Play Equipment

Notes

- 2023 Soccer Field turf renovated. Open for Use 2024
- Soil profile of soccer field may drain too well, allowing turf to dry up and increase compaction, preventing turf from keeping healthy
- Expanded recreation activities may be desirable here, such as pickleball, more basketball, etc
- Opportunities to expand in the elongated south portion



Existing Amenities

- (1) Soccer
- (1) Soccer - small
- (1) Softball
- Porta-Potty
- Play Equipment
- Parking

Notes

- The entire grass fields have an undulating surface, including a very low depression for a storm water catch basin. If regraded, the area would better accommodate the numerous activities and perhaps provide additional playable space

FOUNDERS FIELD

Hailey



Existing Amenities

- (1) Soccer
- (1) Baseball
- (1) Softball
- Soccer practice field at north end
- Open Field
- Parking

Notes

- Design West, of Boise, is studying field layout options including new ADA restrooms
- Turf is very healthy



Existing Amenities

- (1) Soccer – multiple sizes
- (2) Baseball / Softball
- (2) Basketball
- (2) Tennis
- (1) 4 lane Track with soccer / football field
- Parking

Notes

- 2 Tennis Courts need repair / resurfacing. Currently not budgeted
- 4 lane Track needs resurfacing. Currently not budgeted
- Large field on the west accommodates football, soccer, softball and baseball
- Fields heavily used by the school and community
- The softball and baseball field overlay with the soccer fields



Existing Amenities

- (1) Soccer – multiple sizes
- (2) Practice Fields, football and soccer fields
- (6) Tennis
- (1) Track and field with lights for soccer/football / lacrosse
- Parking
- Restroom

Notes

- Field Maintenance by Clearwater Landscaping. Very well done and maintained
- Tennis Courts – Currently scheduled for resurfacing Summer 2024
- Track resurfaced 2023
- Considering relocating track & field events: long jump, discus and shot put
- Small area of poor drainage in practice football field from previous construction staging compacting soil
- WISH LIST: Field House for Spring Sports due to weather and field conditions
- FUTURE: BCSD was deeded 11 acres to the north for future sports fields
- There is an interest in replacing grass within the track with synthetic turf



Existing Amenities

- Small Soccer – Multiple
- (2) Baseball / Softball
- Softball
- (2) Half Court basketball
- Play Equipment
- Parking
- Restrooms

Notes

- Hailey Elementary School will be replaced with a new school in the future. This will affect the fields during construction
- A 'Clover Leaf' design of the 3 softball / baseball fields may be most efficient

HAILEY RODEO GROUNDS

Hailey



Existing Amenities

- Stadium Seating
- Restrooms
- Lighting
- Ice Rink in the Winter
- Parking
- Skate Park
- Adjacent to Champion Indoor Ice Rink

Notes

- The rodeo grounds can accommodate other uses and activities, such as sports fields
- This area offers several forms of recreation: Champion Indoor Ice Rink, Skate Park, Summer Rodeo (also winter outdoor ice rink), and Nelson Field which has numerous fields for baseball, softball, soccer and lacrosse.
- Developers have approached the City of Hailey about expanded development options



Existing Amenities

- Soccer
- (1) Softball
- Large Play Equipment Area

Notes

- Small soccer field would fit in well
- As with other schools, very nice quality maintained grass



Existing Amenities

- Open Lawn Area
- (2) Fenced Basketball
- Large Picnic Shelter
- Elevated Stage
- Restroom / Porta Potty
- Play Equipment

Notes

- Although not used formally for soccer, a small field could be striped in the open lawn area
- Contains beautiful 'Heritage' trees



Existing Amenities

- (3) Soccer – multiple sizes
- (1) Baseball / Softball (290' to R & L field fences)
- Small Play Structure w/ benches & picnic tables
- Pavilion with Concession?
- Parking
- Porta Potty

Notes

- Healthy turf with high percentage of broadleaf weeds.
- Backstop and small bleachers at field height, then slopes somewhat steeply down to road. Provides odd transition
- Several different soccer goal types and sizes, some rusted



Existing Amenities

- Soccer Field (Christina Ice Rink)
- Soccer Field
- Baseball Field (2)
- Softball Field
- Much of Field only available after School Day

- Pavilion
- Spray Park
- Tennis Court (4)
- Parking

Owned by BCSD
 Maintained by Ketchum

 City of Ketchum owned
 and maintained

Notes

- Discussion about future addition to the school to replace portables and growing needs. This will likely impact parking and/or fields
- All fields owned by BCSD. Improvements, operations and maintenance done by City of Ketchum (MOU)
- Splash Pool and Pump Track (to the south) owned by BCSD, operated by City of Ketchum
- Outdoor Ice Rink has all new irrigation heads replaced in 2022. It serves as a soccer field April – October
- Baseball Field (north end) has not been used for 10+ years. There is interest in removing the skinned infield and making it all soccer
- All irrigation systems need upgrading (except the ice rink field)



Existing Amenities

- Open Field (small)
- Play Area
- Pavilion
- Restrooms
- Parking

Notes

- Too small for soccer and not desired for active play uses by the City of Ketchum
- Often used as a wedding venue, Jazz in the Park and other activities

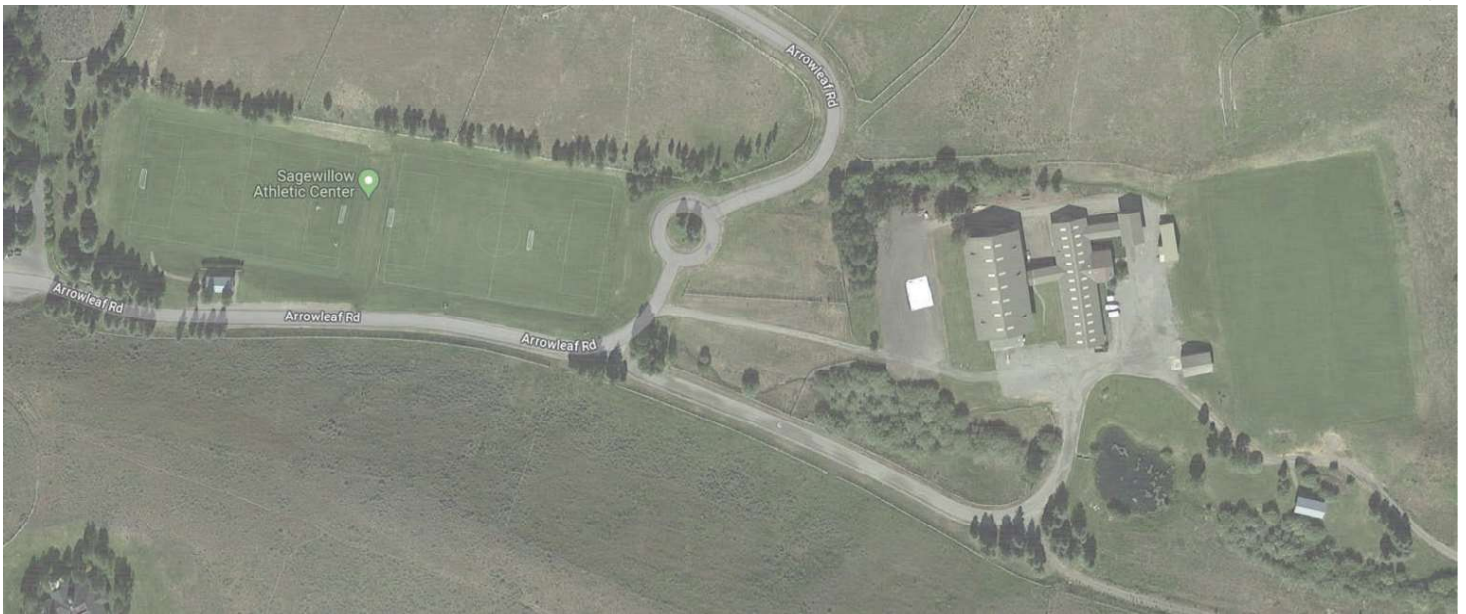


Existing Amenities

- Open Field

Notes

- Current programming by the City of Sun Valley does not include active playfield uses



Existing Amenities

- (3) Full-size Soccer
- Restrooms / Storage
- Parking

Notes

- Very well laid out and maintained grass soccer fields
- All Fields in the Wood River Valley should be so good
- 2 Lower Fields (1 with fence by south goal)
- 1 Upper Field beyond Sagewillow Campus Airbarn / bus and storage areas



Existing Amenities

- (1) Stadium with Lights (football)
- (1) Open Field for K-6
- (1) Practice Field adjacent to track
- (1) Tennis
- (2) Basketball – (2 half courts, 4 single courts)

Notes

- Track is being redone. New asphalt recently installed
- Hard surface tennis courts need renovation



Existing Amenities

- Open Lawn Area
- Restrooms
- Covered Structures
- Parking

Notes

- Fairgrounds are used for Car Shows, Renaissance Fair and Blaine County Fair, or about 3 weeks out of the year
- The large grassy open area of the Fairgrounds may be used for organized sports. It will likely require a Memorandum of Understanding (MOU) between BCRD and Blaine County
- The rodeo grounds are not to be considered as a potential area for sports fields.



Existing Amenities

- (1) Optimist Football Practice
- (3) Volleyball
- (2) Backstops
- (1) Pavilion / Picnic Shelter
- Play Equipment
- (1) Basketball

Notes

- This field is used for youth football practice, but could be used for soccer if there is a demand.
- City Mayor would like to add a baseball field
- A perimeter walking path is desired, and possibly connect with Bell Mountain
- Interest in a Master Plan for the nearly 4 acres
- Irrigation works. Well water is drawn from the adjacent canal. Turf is very healthy
- Park is under-utilized (as per Mayor Sara Mecham)
- The road shown on the bottom of the photo has been vacated, allowing for parking and better expanded use of the field
- Current baseball / softball fields need new backstops and field delineation and renovation if they are to be used.

RECOMMENDED EXISTING FACILITY IMPROVEMENTS

Through the facility assessments performed for this study, the following improvements were identified to help better serve the community’s recreational needs. These improvements range in scale and complexity from adding striping or replacing nets to renovating facilities and regrading terrain.

Jurisdiction	Facility	Improvements
Bellevue	Bellevue Memorial Day Park	Re-stripe for lacrosse
Bellevue	O’Donnell Park	Re-stripe for lacrosse
Carey	Carey Public School	Stripe for other uses
Carey	Carey West Park	Renovate turf, completely rebuild baseball/softball field, add a perimeter walking path.
Carey	County Fairgrounds	Pursue agreement to use grassy field for recreational uses
Hailey	Foxmoor Park	Stripe for small soccer field
Hailey	Alturas Elementary School	Renovate and regrade for larger play fields
Hailey	Lion’s Park	Regrade for safer playing surface, phase out use in 2-5 years
Hailey	Keefer Park	Add bleachers and pavilion space, replace basketball nets



GGLO

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**LY
ON** Lyon Landscape Architects

126 South Main Street, Suite B1
Hailey, ID 83333

208.471.4889

lyonla.com

Cyndy King

From: Michelle Stennett <stennett.michelle@gmail.com>
Sent: Sunday, January 19, 2025 6:23 PM
To: Participate
Subject: Stennett Public Comment Addition

Thank you for your patience, but another important consideration in the Comprehensive Plan is the danger of the inevitable flooding and wildfires that could/will impact structures in a probable diminishing insurance coverage. With more density, is there a strategic plan on how to manage these potential disasters when development is right against forest land and in a river corridor?

No one can plan for all scenarios, but when one allows for growth without a plan for managing crisis, the backlash will be on government, as we see in current time. Not fair, but planning before development should be a superior building design priority.

Thank you for listening.

Michelle Stennett

Cyndy King

From: Joshua Johnson <joshua.johnson34@gmail.com>
Sent: Monday, January 20, 2025 9:37 AM
To: Participate
Cc: Rian Rooney
Subject: Ketchum OPP public comment

Dear Ketchum Mayor and City Council,

I would like to provide public comment on the Ketchum OPP ahead of the discussions the City Council will have on the topic at the 1/21 and 2/3 meetings. First of all, I would like to thank the city for their commitment to this program - it is much needed. My comment comes from the perspective of someone who is actively trying to utilize this program in order to put permanent roots down in the Wood River Valley. My wife (a teacher in Hailey) and I (a nonprofit employee in Ketchum) are actively looking to purchase a home and are currently qualified for the OPP. However, despite theoretically having access to the program funds, the Ketchum housing market remains challenging, especially if one is looking for something bigger than a 2-bedroom condo with an eye towards starting a family in the future. And despite best efforts, the Ketchum housing market is not going to change overnight. There are more 3-bedroom options in Hailey, but unfortunately the OPP equivalent there does not currently have funding for additional transactions (we are currently on the waitlist for that program).

So realistically, if the city of Ketchum would like to support young families that live in the Wood River Valley and work in Ketchum, it may have to consider looking to the mid or south valley to do that. I have reviewed the staff report providing the 1 year update for the OPP, and it notes that the Housing Action Plan calls for up to 20% of funds to be invested in housing actions beyond the city limits. I see this situation as being an opportunity to broaden the impact of Ketchum's housing funds to support Ketchum's workforce (even if they aren't able to live in Ketchum proper).

I kindly request the Council to consider adjusting the program guidelines at your upcoming meeting to allow at least 20% of the OPP funds to go towards new home purchases outside of Ketchum city limits (while maintaining the other rules of the program). It would go a long way towards helping locals like ourselves utilize the OPP and ultimately support progress towards the goals set forth in Ketchum's Housing Action Plan.

Regards,
Josh Johnson

Cyndy King

From: Amy Weyler <amy.weyler@gmail.com>
Sent: Monday, January 20, 2025 10:01 AM
To: Participate
Subject: Re: bike/ped plan feedback

Additional perspective leads me not to understand the timing. Isn't this pilot in direct conflict with several projects?

1 - Main Street phases 4 & 5 - scheduled for April - mid-October 2025

<https://www.projectketchum.org/main-street/>

Phase 4 - April to July 2025 *(updated October 24, 2024)*

4th Street-6th Street

Roadway closures for demolition, foundation, and paving

Intermittent sidewalk closures for demolition, infrastructure, and paver installation

Phase 5 - September through mid-October 2025 *(updated October 20, 2024)*

6th Street-10th Street

Roadway closures for demolition, foundation, and paving

Intermittent sidewalk closures for demolition, infrastructure, and paver installation

2 - IDT work between Elk Horn and River Street - while a hotel is under construction - work is scheduled for summer 2025

<https://itdprojects.idaho.gov/pages/idaho75>

3 - as part of #2 IDT work, Trail Creek Bridge replacement and HWY 75

closure - <https://www.ketchumidaho.org/planning-building/project/trail-creek-bridge-streambank-alteration-hwy-75-crossing-trail-creek-0>

4 - construction on hotdog hill - Is this slated for summer 2025? I couldn't find the application. If so, this is right on top of where the pilot would be.

If the City were to take a holistic view of all projects, it would quickly determine that layering on the bike/ped study for 2025 will further stress businesses, residents, tourists, and accessibility and not accurately evaluate the success or lack thereof. This is not the right timing.

Thanks for reading :-)

Amy

On Sat, Jan 18, 2025 at 3:36 PM Amy Weyler <amy.weyler@gmail.com> wrote:

Hello. I could not attend the workshops yet I have read all the updated documents and meeting notes. I'm a full-time West Ketchum resident and support connecting the WR bike path to the bike path from SV Lodge.

1 - have you considered 5th instead of 4th? It seems wide enough to combine cars/parking/bikes, plus it has a signal to cross Main Street safely; 4th does not have a crossing mechanism, and adding one will potentially back up traffic.

2 - 4th isn't very wide, what do you think of looking at 5th? 5th is closer to Hemingway School AND the library - helping to address the kids getting to the library AND a safe crossing of Main Street with a traffic light!

3 - I do NOT support a test in the summer of 2025. The Main Street project creates an unrealistic opportunity to pilot this program and get real results safely. I walked/drove/biked last summer, and getting around town was not easy and crossing Main was a challenge.

4 - we need a community position and regulations on Type 2 and Type 3 e-bikes

5 - PLEASE look at mountain resort towns instead of major metropolitan areas. We have different challenges, different visitor flows, and different use cases. How can you rely on data collected from Toronto, San Francisco, Oakland, Portland, Memphis, New York City, Seattle, Denver, etc ??? What about Telluride, Jackson, Crested Butte, Truckee, Stowe, Steamboat, Whitefish?

Again, I support this project, yet we need to ensure we focus on the optimal streets and reasons and benchmark with similar communities.

Thank you
Amy Weyler

Cyndy King

From: Catherine Carley <catherinecarley20@gmail.com>
Sent: Monday, January 20, 2025 11:36 AM
To: Participate
Subject: Comprehensive Plan

I agree 100% with Michelle Stennett and her comments on the plan.
I have been a resident of 120 Bordeaux for 33 years. At this point it still retains the fabric of a family neighborhood in a mountain town.
This neighborhood needs to be in the lower density designation.

Catherine Carley
catherinecarley20@gmail.com
208-481-2221

Cyndy King

From: Mike Neary <mike@chums.com>
Sent: Monday, January 20, 2025 2:45 PM
To: Participate
Subject: Future of Ketchum

Dear Community,

I moved to Ketchum in the summer of 1987 after visiting in the summer and winter. Needless to say, I felt head over heels for the people, land, and sense of community. It was a slower time, slack was quiet and a lot of the challenges that we are having today were nonexistent.

As we move into 2025 I feel that we are at a turning point where we can salvage the town we once were or move on to a tourist resort that cares more about profit for large corporations more than the people that live and make the community special.

The cohesive Ketchum meeting I attended (Jan 15) was meant to make us feel good about the future. What happened was that it created more of a question to the direction we are headed. I saw no constriction or controls in place to limit the changes going on in the downtown core. What I saw was a presentation that was meant to placate the concerns of the community with. some feel good literature and warm fuzzy feelings.

We are making a huge mistake with building a “affordable housing” complex in the downtown core with limited parking available. After substantial public outcry It seems to have been a foregone conclusion. I would think that the old Stock building supply are or property south of town by the hospital seems like a much better fit.

Please STOP look around at what we had and where we are going, and make a choice for the community.

Sincerely,



MIKE NEARY
VP sales

210 E Sun Valley Road | Ketchum, ID 83340
cell [4352299655](tel:4352299655)

Please consider the environment before printing this email

Cyndy King

From: Debbie Bacca <debbiebacca@gmail.com>
Sent: Monday, January 20, 2025 8:41 PM
To: Participate
Subject: Comp Plan Comment

I would like my comment to be a matter of public record. More time is needs to comprehend the vast changes to Land Use, Zoning Changes and the definitions that have been put forth. This cannot be rushed into and it is imperative that that people who have made this a great community have the right to be heard and other options should be explored.

Regards
Debra Bacca

Cyndy King

From: Beth Chiodo <bajabethy@gmail.com>
Sent: Monday, January 20, 2025 10:21 PM
To: Participate
Subject: comp plan
Attachments: Comp Plan Draft.docx

Dear City Council and Mayor

I'm a member of KBAC and support KBAC's Comp Plan Draft - see the attachment.

Kind Regards
Beth Chiodo

Summary of Comp Plan

KBAC is a group of 100+ business owners, business professionals, and residents across Ketchum and Sun Valley. We are the voice of business owners, employees, customers and residents. We aim to provide a balanced view to preserve the uniqueness of Ketchum and the long term viability of the town we all call home.

Background & Overview

- Time Period: Plan extends through 2040
- Type: Public Draft from November 2024
- Purpose: Guide city development, growth, and policy decisions
- Location: Ketchum, Idaho - mountain resort town in Wood River Valley

Key Demographics & Current State

- Population (2023): 3,553 residents
- Median Age: 51.3 years (increased by 10 years since 2010)
- Employment: 5,000 jobs (34% of Blaine County jobs)
- Workforce Housing: Only 9% of workforce lives in Ketchum
- Tourism Impact: ~45% of jobs are tourism-related

CORE VALUES & PRIORITIES

Each core value has specific implementation strategies and metrics for success, with both short-term (1-2 years) and mid-term (3-4 years) actions identified in the plan. The success of these initiatives relies heavily on collaboration between city departments, regional partners, and community stakeholders.

1. CONNECTED TRANSPORTATION NETWORK

Key Elements:

- Multimodal transit system integrating vehicles, bikes, pedestrians, and public transit
- Regional collaboration with Mountain Rides Transportation Authority
- Focus on "last mile" connections between transit and destinations

Major Challenges:

- Only 9% of workforce lives in Ketchum, creating heavy commuter traffic
- Right-of-way constraints limiting infrastructure expansion
- Severe weather conditions affecting transportation 6 months per year
- Limited funding for improvements

Key Actions:

- Implement Vision Zero policy for safety
- Enhance bicycle/pedestrian facilities
- Expand electric vehicle infrastructure
- Improve regional transit connections
- Develop transportation demand management strategies

KBAC Comments:

Ketchum is a transient town, and residents, tourists, and workers come and go nearly always via car. There is support for a bicycle/pedestrian safety and access, but not at the expense of traffic flow, parking access, and convenient to local businesses.

2. DISTINCTIVE BUILT & NATURAL ENVIRONMENT

Key Elements:

- Protection of mountain vistas and scenic views
- Historic preservation efforts
- Mountain town character preservation
- Dark sky protection

Major Challenges:

- 20% of historic buildings lost in past decade
- Balancing development with character preservation
- Protecting community gateways
- Managing modern architectural trends

Key Actions:

- Strengthen historic preservation tools
- Develop design guidelines
- Protect hillsides and natural features
- Enhance community separators
- Underground utility lines where possible

KBAC Comments:

3. DIVERSE COMMUNITY HOUSING OPTIONS

Key Elements:

- Affordable housing initiatives
- Mix of housing types and sizes
- Community housing programs
- Housing preservation strategies

Major Challenges:

- Median home price over \$1.6 million
- Limited land availability
- High percentage of second homes
- Loss of long-term rental units

Key Actions:

- Expand community housing programs

- Preserve naturally occurring affordable housing
- Create housing incentives
- Develop new funding sources
- Partner with regional housing organizations

KBAC Comments:

KBAC understands that Ketchum has a workforce shortage due, in part, to has a housing market that has allowed the tourism industry to become the priority. The business and workforce community would benefit from a semi-annual basis about our employee needs, and what housing solutions would address worker shortage, as well as employee needs to create labor force resilience.

4. EXCEPTIONAL RECREATIONAL OPPORTUNITIES

Key Elements:

- Trail system maintenance and expansion
- Park and recreation facility improvements
- Access to public lands
- Year-round recreational programming

Major Challenges:

- Limited funding for facility maintenance
- High land costs for new facilities
- Access point preservation
- Programming limitations

Key Actions:

- Upgrade existing facilities
- Expand recreation programs
- Improve trail connectivity
- Enhance river access
- Develop new recreation amenities

KBAC Comments:

KBAC is supportive of funding for parks and recreational programming. Blaine County is lucky to have access to exceptional public lands and trails systems. Rather than put towards funding towards new recreation and trail amenities, KBAC suggest budget priorities focus on existing facilities and expanding program access to the community.

5. LIVELY ARTS & CULTURE SCENE

Key Elements:

- Public art initiatives
- Cultural events and festivals
- Performance venues

- Arts organization support

Major Challenges:

- Sustainable funding needs
- Marketing visibility
- Event space limitations
- Program coordination

Key Actions:

- Expand cultural facilities
- Increase arts funding
- Enhance marketing efforts
- Support public art installations
- Develop new event spaces

KBAC Comments

Ketchum has a world class art scene and community, and KBAC is supportive of arts initiatives, cultural events and festivals. KBAC would encourage the City to partner with existing art non-profits organizations rather than creating new events or cultural facilities in order to meet other budgetary priorities.

6. RESPONSIBLE STEWARDSHIP OF NATURAL RESOURCES

Key Elements:

- Environmental protection
- Water resource management
- Energy efficiency
- Waste reduction

Major Challenges:

- Development impacts on natural areas
- Limited recycling options
- Energy system vulnerability
- Cost of renewable technologies

Key Actions:

- Implement sustainability practices
- Promote renewable energy
- Enhance water conservation
- Expand recycling programs
- Protect wildlife habitat

KBAC Comments

We support and agree with these goals and objectives. The surrounding mountains and natural

resources are an integral component of the high quality of life Ketchum offers. Our community has opportunities to increase sustainable actions by partnering with existing organizations and other municipalities.

7. SAFE & HEALTHY COMMUNITY

Key Elements:

- Emergency services
- Natural hazard mitigation
- Public health initiatives
- Mental health support

Major Challenges:

- Emergency service capacity
- Natural disaster risks
- Healthcare access
- Childcare availability

Key Actions:

- Improve emergency response
- Develop evacuation plans
- Expand health services
- Enhance public safety
- Support mental health initiatives

KBAC Comments

8. STRONG & DIVERSE ECONOMY

Key Elements:

- Economic diversification
- Tourism management
- Local business support
- Workforce development

Major Challenges:

- Tourism dependence
- Workforce housing
- Geographic isolation
- Seasonal fluctuations

Key Actions:

- Support local businesses
- Attract diverse industries
- Enhance tourism management
- Develop workforce programs

- Improve air service

KBAC Comments

KBAC believes there needs to be a commitment from the City on supporting existing businesses as opposed to an emphasis on attracting new businesses. We don't see action items by the City on listed key elements.

9. TRANSPARENT & COLLABORATIVE GOVERNANCE

Key Elements:

- Public engagement
- Regional cooperation
- Clear communication
- Efficient services

Major Challenges:

- Technology adaptation
- Public participation barriers
- Budget constraints
- Regional coordination

Key Actions:

- Enhance communication methods
- Improve public participation
- Strengthen partnerships
- Update technology systems
- Streamline services

KBAC Comments

These elements are not in line with current City policies and practices. KBAC would like to see the City have consent and agreement with the public prior to conducting studies and engaging consultants on projects. Public meetings are held during the workday, prohibiting business owners and employees from engaging with the government process. Public comment is often not allowed during public meetings, and written public comment is rarely responded to. We would like to see a stronger partnership between the City and business community.

10. VIBRANT DOWNTOWN

Key Elements:

- Mixed-use development
- Historic preservation
- Public spaces
- Retail core preservation

Major Challenges:

- Parking management
- Development pressure
- Character preservation
- Housing integration

Key Actions:

- Implement parking solutions
- Enhance public spaces
- Preserve historic buildings
- Balance development
- Support local businesses

KBAC Comments:

Local businesses are a significant part of the “symbolic heart and soul of the City” and “economic engine”. Ketchum has an existing vibrant downtown with restaurants, bars, retail, performing arts spaces, events, parades, commerce, and residences. To keep that vibrancy, businesses need partnership from the City on convenient access, character/historical preservation, and clear development guidelines that recognize the impact this development has on existing businesses.

Cyndy King

From: Duncan Morton <3dmorton@gmail.com>
Sent: Tuesday, January 21, 2025 8:56 AM
To: Amanda Breen; Participate; Spencer Cordovano; Tripp Hutchinson; Tim Carter; Neil Morrow; Brenda Moczygamba; Matthew McGraw; Susan Passovoy
Cc: Neil Bradshaw
Subject: Comprehensive Plan - West Ketchum (Recommendation of Low Density Designation for Williams, Sabala, Buss Elle, and Bordeaux Streets)

Hello:

I am a 20+ year resident of West Ketchum, living on Bordeaux Street the entirety of those years. If West Ketchum were in the early stages of its development, I could understand the City's consideration of increasing density for certain areas of West Ketchum. However, West Ketchum is primarily built out at this point as a mixed-density neighborhood.

The considered redefining of low-density, mid-density, and high-density may increase opportunity for development of additional housing on lots with aging improvements, but the costs of that increased density will diminish the quality of West Ketchum while straining the aging infrastructure that supports current residents. Bordeaux, Sabala, Williams Street, Busse Elle streets, as examples, should be in the lower density residential land use designation, not medium density because of the aging infrastructure, current street widths, and the existing improvements that define West Ketchum as a mixed-density neighborhood.

The code already allows for duplex housing on many of the lots on these streets. Further, on Wood River Drive the lots are large enough such that accessory dwelling units (ADU's) could be added without straining infrastructure or current build out. The language of the medium density land use designation does not clearly include single family and duplex opportunities.

The language should also consider the following: building heights of two stories; prohibiting lot line removals to make bigger lots; make a maximum building size per unit to keep with the neighborhood scale. If a single-family home with 10-foot setbacks from the lot line is butted up against by a tall apartment building, the quality of the neighborhood would change significantly.

I suggest the Plan place Williams, Sabala, Buss Elle, and Bordeaux Streets in the proposed redefined low-density category as this will maintain the current allowable density already in place. In addition, consideration for higher density future buildout to replace aging improvements could be done through a conditional use permit on a case-by-case basis. For example, there is multi-family housing on various sites that could be considered for additional density at a future date.

The current proposed redefinition of medium density likely will have the adverse effect of limiting the rights of landowners to build single-family homes (and ADU's) and economically will incentivize development of higher density that exceeds duplexes and existing multifamily units throughout most of West Ketchum, which will materially impact the current balance of mixed-density that exists throughout West Ketchum.

Please consider designating the above streets as low-density per the contemplated revised definition of low density.

Thank you for your consideration and hard work assembling the comprehensive plan.

Duncan Morton
208-720-1299
174 Bordeaux St.
Ketchum

Cyndy King

From: Lolo D <larissaddehaas@gmail.com>
Sent: Tuesday, January 21, 2025 9:23 AM
To: Participate
Subject: bike update comment

Hi,
Thanks for finally getting a bike plan on the docket!

This is a good initial plan to get our town a little more up to date with the previous comp plan from 2014, and overall a good start to the first bike infrastructure in over 30 years. It is only a start however, and I think that we should keep in mind that a true bike infrastructure will be much larger and need a new project to be undertaken every single year.

I think that car/bike/ped collisions and close calls are way higher than what have been reported. I know of more than one person who has been lightly hit by a distracted driver and were lucky enough to be able to fix their bike/scooter without much money and never reported it. So I think it would be good to keep in mind that due to our slower speeds we are lucky enough to have avoided worse accidents, but that hasn't negated the uncounted amounts.

This could also point to a reduction in car speed out warm springs would help mitigate the issues on that road with bikers by creating a safer shoulder for the faster bikers/ebikes without immediate infrastructure change.

I support going ahead with this plan. I personally think that 4th street does not need a trial summer and we should just make it a completely car-free street. It is similar to other mountain towns that have at least one completely car free street throughout their downtown. If we are going to proceed... we should proceed asap. Once again, we are over a decade behind. With car traffic only getting worse, and trucks only getting larger, we needed to act yesterday on safe bike infrastructure.

For me personally (and Stanley that lost so much money to wildfires last summer, and now LA), the Climate emergency is here. We need to decarbonize our lives and habits immediately if we want to continue to hold onto our legacy of skiing and winter, and summer's without wildfires. We deserve to have the ability to take in the fresh mountain air and be a part of our environment without being forced into a car.

I can be behind the "trial" period of Washington and Leadville, but changing to a one way with just paint doesn't always create the clearest directions and may make the changes harder than just doing them, especially for our aging population. Which in turn, may allow for more opposition simply due to old people being bad at change.

I would also like to have winter biking put into the conversation. There are much colder places in the world that have a biking network that allows for biking throughout the winter. There are also many people who continue to bike in the winter but are forced into the road with cars, and the cars are insanely aggressive to you biking in the winter. I do not know why they are trying to run me off the road all because it is winter but they are. In the summer the cars are not as aggressive towards me on a bike, but I guess they just think that I shouldn't be biking in the winter and therefore, buzz me so close! It is scary and really threatening. We cannot allow this type of aggressive culture to be allowed to thrive.

I think that we need to make paid parking downtown. I do not know why my tax dollars are subsidizing a person's parking 30 feet away from their destination when they are aggressively putting bikers and pedestrians' lives in danger.

I think that the lack of paid parking has created entitled car drivers who just assume all of the roadway is for them. I am tired of my tax dollars subsidizing so much real estate for one person to park a vehicle. The worst is

that many of these people complaining about parking are so able-bodied that they will finish a long hike, and then refuse to walk two tiny blocks in town to get to their destination for an after-hike brunch etc. Walking around town creates a better community, and helps to draw in foot traffic to new shops that they otherwise would have driven past and never explored. Let's build a better community and put people and bikes first and not cars.

Thanks,
Larissa DeHaas

Cyndy King

From: Seneca1 <Seneca1@protonmail.com>
Sent: Tuesday, January 21, 2025 9:39 AM
To: Participate
Subject: destruction of ketchum

We zre strongly against the developer/bradshaw destruction of ketchum with AirBnB buildings more tourists, and obviously more money for corrupt officials and developers. Look in your hearts and decide to save Ketchum and the Valley from overcrowding, no parking a new Aspen. City officislsWe are you going to move to,to get back the old way of life you're destroying?

Watt and Wendy Webb

Sent with [Proton Mail](#) secure email.

Cyndy King

From: Crystal Ward Simons <crystal.w.simons@gmail.com>
Sent: Tuesday, January 21, 2025 10:20 AM
To: Participate
Subject: Ketchum Bike Lanes are for more than the bikers

Esteemed Ketchum City Council members,

As a born and raised resident of the Wood River Valley, I commend your efforts and investment of time and resources thus far in seriously assessing, considering and promoting a thoughtfully connected network of bike lanes throughout downtown Ketchum and beyond. Your efforts go beyond promoting biking; seriously considering the potential for Ketchum's unique mountain town urban experience to be improved.

Given the precedent of the bike path running the length of our valley (and notwithstanding the unique land use element of that path having previously been a railroad, separating it from roads with cars and inherently providing protection from vehicular traffic for all bike path users), it is well proven that our broader community -- both residents and visitors alike -- utilize bike paths and lanes. Furthermore, alternative transportation studies prove that when separate bike lanes and paths are not just available, but more importantly connected and routed strategically for fluid access and reduced vehicle resistance between civic and commercial destinations, cyclists and pedestrians will and do use them. Indeed, when designed well, such lanes are shown to promote more cycling and walking, less driving and more vibrant downtown cores.

I support the creation of such strategically connected and protected bike lanes in downtown Ketchum. Other mountain towns have done it before us, and there are success stories as well as lessons learned. The concept of 4th street being fully restricted to cars is compelling, and potentially thought leading for our small mountain town. What a thing for our tourism community to be able to promote to all-season visitors! And a benefit to local commuters, kids and those simply wanting to stay connected to our town - contributing to a vibrant, sustainable downtown core worth bragging about simply because people - not cars - are on the 'streets.' Let's follow suit: read the studies, get creative, be open minded, and open our transportation corridors up to modes beyond our cars to make Ketchum bikeable. So many co-benefits will trickle down.

Sincerely,

Crystal Ward Simons

Master of City and Regional Planning, UC Berkeley
Master of Environmental Planning, UC Berkeley
WR Valley Local
Parent of two students at Pioneer Montessori School
former Planning Commissioner, Summit County, UT, 2019-2023 (Park City)

Summary of Comp Plan

KBAC is a group of 100+ business owners, business professionals, and residents across Ketchum and Sun Valley. We are the voice of business owners, employees, customers and residents. We aim to provide a balanced view to preserve the uniqueness of Ketchum and the long-term viability of the town we all call home. Below are KBAC's comments on the Comprehensive Plan.

Background & Overview

- Time Period: Plan extends through 2040
- Type: Public Draft from November 2024
- Purpose: Guide city development, growth, and policy decisions
- Location: Ketchum, Idaho - mountain resort town in Wood River Valley

Key Demographics & Current State

- Population (2023): 3,553 residents
- Median Age: 51.3 years (increased by 10 years since 2010)
- Employment: 5,000 jobs (34% of Blaine County jobs)
- Workforce Housing: Only 9% of workforce lives in Ketchum
- Tourism Impact: ~45% of jobs are tourism-related

CORE VALUES & PRIORITIES

Each core value has specific implementation strategies and metrics for success, with both short-term (1-2 years) and mid-term (3-4 years) actions identified in the plan. The success of these initiatives relies heavily on collaboration between city departments, regional partners, and community stakeholders.

1. CONNECTED TRANSPORTATION NETWORK

Key Elements:

- Multimodal transit system integrating vehicles, bikes, pedestrians, and public transit
- Regional collaboration with Mountain Rides Transportation Authority
- Focus on "last mile" connections between transit and destinations

Major Challenges:

- Only 9% of workforce lives in Ketchum, creating heavy commuter traffic
- Right-of-way constraints limiting infrastructure expansion
- Severe weather conditions affecting transportation 6 months per year
- Limited funding for improvements

Key Actions:

- Implement Vision Zero policy for safety
- Enhance bicycle/pedestrian facilities
- Expand electric vehicle infrastructure
- Improve regional transit connections
- Develop transportation demand management strategies

KBAC Comments:

Ketchum is a transient town, and residents, tourists, and workers come and go nearly always via car. There is support for a bicycle/pedestrian safety and access, but not at the expense of traffic flow, parking access, and convenient access to local businesses.

2. DISTINCTIVE BUILT & NATURAL ENVIRONMENT

Key Elements:

- Protection of mountain vistas and scenic views
- Historic preservation efforts
- Mountain town character preservation
- Dark sky protection

Major Challenges:

- 20% of historic buildings lost in past decade
- Balancing development with character preservation
- Protecting community gateways
- Managing modern architectural trends

Key Actions:

- Strengthen historic preservation tools
- Develop design guidelines
- Protect hillsides and natural features
- Enhance community separators
- Underground utility lines where possible

KBAC Comments:

KBAC is a strong proponent of focusing on preservation and responsible, managed growth vs prioritizing developer growth objectives. We need unambiguous build and design guidelines committed to historical and view preservation. Allowing developers to receive waivers indicates they are more important than the local businesses and residents. We must stop this practice if we are honestly committed to what the community asks for - a local, small mountain-town feel with distinctive neighborhoods. Right now, the developer's voice and money take priority over the community's voice. Preservation and thoughtful consideration when any development is considered. Does it fit the zoning requirements/restrictions? Does it align with the goals outlined in the plan - preservation of history and culture, small mountain town feel? The City has acknowledged the loose P&Z guidelines, and the City, community, business owners, residents, and tourists have all spoken for a focus on the history and feel of Ketchum. We support prioritizing this and backing it up with clear, tight P&Z guidelines focused on reinforcing the small, mountain-town character, protecting views, preservation, and increasing awareness.

3. DIVERSE COMMUNITY HOUSING OPTIONS

Key Elements:

- Affordable housing initiatives
- Mix of housing types and sizes
- Community housing programs
- Housing preservation strategies

Major Challenges:

- Median home price over \$1.6 million
- Limited land availability
- High percentage of second homes
- Loss of long-term rental units

Key Actions:

- Expand community housing programs
- Preserve naturally occurring affordable housing
- Create housing incentives
- Develop new funding sources
- Partner with regional housing organizations

KBAC Comments:

KBAC understands that Ketchum has a workforce shortage due, in part, to has a housing market that has allowed the tourism industry to become the priority. The business and workforce community would benefit from a semi-annual basis about our employee needs, and what housing solutions would address worker shortage, as well as employee needs to create labor force resilience.

4. EXCEPTIONAL RECREATIONAL OPPORTUNITIES

Key Elements:

- Trail system maintenance and expansion
- Park and recreation facility improvements
- Access to public lands
- Year-round recreational programming

Major Challenges:

- Limited funding for facility maintenance
- High land costs for new facilities
- Access point preservation
- Programming limitations

Key Actions:

- Upgrade existing facilities
- Expand recreation programs
- Improve trail connectivity
- Enhance river access

- Develop new recreation amenities

KBAC Comments:

KBAC is supportive of funding for parks and recreational programming. Blaine County is lucky to have access to exceptional public lands and trails systems. Rather than put towards funding towards new recreation and trail amenities, KBAC suggest budget priorities focus on existing facilities and expanding program access to the community.

5. LIVELY ARTS & CULTURE SCENE

Key Elements:

- Public art initiatives
- Cultural events and festivals
- Performance venues
- Arts organization support

Major Challenges:

- Sustainable funding needs
- Marketing visibility
- Event space limitations
- Program coordination

Key Actions:

- Expand cultural facilities
- Increase arts funding
- Enhance marketing efforts
- Support public art installations
- Develop new event spaces

KBAC Comments

Ketchum has a world class art scene and community, and KBAC is supportive of arts initiatives, cultural events and festivals. KBAC would encourage the City to partner with existing art non-profits organizations rather than creating new events or cultural facilities in order to meet other budgetary priorities.

6. RESPONSIBLE STEWARDSHIP OF NATURAL RESOURCES

Key Elements:

- Environmental protection
- Water resource management
- Energy efficiency
- Waste reduction

Major Challenges:

- Development impacts on natural areas

- Limited recycling options
- Energy system vulnerability
- Cost of renewable technologies

Key Actions:

- Implement sustainability practices
- Promote renewable energy
- Enhance water conservation
- Expand recycling programs
- Protect wildlife habitat

KBAC Comments

We support and agree with these goals and objectives. The surrounding mountains and natural resources are an integral component of the high quality of life Ketchum offers. Our community has opportunities to increase sustainable actions by partnering with existing organizations and other municipalities.

7. SAFE & HEALTHY COMMUNITY

Key Elements:

- Emergency services
- Natural hazard mitigation
- Public health initiatives
- Mental health support

Major Challenges:

- Emergency service capacity
- Natural disaster risks
- Healthcare access
- Childcare availability

Key Actions:

- Improve emergency response
- Develop evacuation plans
- Expand health services
- Enhance public safety
- Support mental health initiatives

KBAC Comments

This goal is challenging to grasp completely. Housing, mental health, hazard mitigation, design guidelines, emergency preparedness, childcare, etc. This reads like a catch-all for various goals versus aligning these programs/ideas with the other goals. KBAC recognizes the needs and agrees that emergency preparedness for fire, flood, power grid, pandemics, etc, remains a concern, especially as we view the devastating southern CA wildfires. A county-wide, multi-agency approach would be welcomed, especially since Ketchum is now outsourcing some of

these agencies and work. The City could further these (and other) efforts by committing to a county-wide approach, partnering, and working across all cities and agencies. That seems like a more attainable and understandable goal.

8. STRONG & DIVERSE ECONOMY

Key Elements:

- Economic diversification
- Tourism management
- Local business support
- Workforce development

Major Challenges:

- Tourism dependence
- Workforce housing
- Geographic isolation
- Seasonal fluctuations

Key Actions:

- Support local businesses
- Attract diverse industries
- Enhance tourism management
- Develop workforce programs
- Improve air service

KBAC Comments

KBAC believes there needs to be a commitment from the City on supporting existing businesses as opposed to an emphasis on attracting new businesses. We don't see action items by the City on listed key elements.

9. TRANSPARENT & COLLABORATIVE GOVERNANCE

Key Elements:

- Public engagement
- Regional cooperation
- Clear communication
- Efficient services

Major Challenges:

- Technology adaptation
- Public participation barriers
- Budget constraints
- Regional coordination

Key Actions:

- Enhance communication methods

- Improve public participation
- Strengthen partnerships
- Update technology systems
- Streamline services

KBAC Comments

These elements are not in line with current City policies and practices. KBAC would like to see the City have consent and agreement with the public prior to conducting studies and engaging consultants on projects. Public meetings are held during the workday, prohibiting business owners and employees from engaging with the government process. Public comment is often not allowed during public meetings, and written public comment is rarely responded to. We would like to see a stronger partnership between the City and business community.

10. VIBRANT DOWNTOWN

Key Elements:

- Mixed-use development
- Historic preservation
- Public spaces
- Retail core preservation

Major Challenges:

- Parking management
- Development pressure
- Character preservation
- Housing integration

Key Actions:

- Implement parking solutions
- Enhance public spaces
- Preserve historic buildings
- Balance development
- Support local businesses

KBAC Comments:

Local businesses are a significant part of the “symbolic heart and soul of the City” and “economic engine”. Ketchum has an existing vibrant downtown with restaurants, bars, retail, performing arts spaces, events, parades, commerce, and residences. To keep that vibrancy, businesses need partnership from the City on convenient access, character/historical preservation, and clear development guidelines that recognize the impact this development has on existing businesses.

KBAC Comp Plan Subcommittee:

Julie Johnson

Perry Boyle

Amy Wyler

Beth Chiodo

Ned Burns

Bronwyn Nickel

Kevin Livingstone

Tom Nickel

Cyndy King

From: alpine7@mindspring.com
Sent: Tuesday, January 21, 2025 11:38 AM
To: Participate
Cc: 'Ketchum Bike Coalition'
Subject: Bike Network

Dear City of Ketchum,

I am writing in support of furthering the Bicycle Network. Please consider this to be Public Comment as I understand that comments will not be taken at tonight's City Council Meeting.

I actually feel pretty comfortable riding around downtown, but I know which streets to take and what the rules are. It is likely more intimidating for tourists and children.

I think the biggest need is another Warm Springs Path on the South side of the road. Riding East on the Bike Path into town has very limited sight distances at the intersections and if something goes wrong, you would be headed into oncoming vehicular traffic. The 10 MPH speed limit is safer, but too slow for commuting or getting anywhere. I realize that lots of people have stuff in the R.O.W. on the South side of the road, and that's why there isn't one over there now. It was considered when they built the Warm Springs Path in the 90's, but didn't happen due to encroachments. Maybe it's time to reconsider as there is a lot of bike traffic on Warm Springs Rd?

Since the speed limit is 10 mph and the sight distances are short, I almost always ride on the right, or Southerly shoulder going into town. I rarely have problems on my Mtn bike, but trying to get to work in the morning on a city bike, I have had 3 serious incidents with cars trying to scare me as they don't think I have a right to be on the shoulder, when it is State Law that I do.

I think separation from traffic is important, even if all it is was a rolled curb.

I guess all I am saying is that the study focuses entirely on downtown while I think Warm Springs Rd. should be a priority.

I think a few one way streets would also be a good option. Portions of 4th St. and Leadville would be good places to start.

Less cars by using sustainable transportation, enhancing safety for cyclists, and encouraging walking around in the Core should be goals of the City.

Respectfully submitted,

Bruce Smith
2114 Warm springs Rd.
Ketchum, ID 83340