

Dawn Hofheimer

From: HP Boyle <boylehp@yahoo.com>
Sent: Wednesday, July 15, 2026 4:12 PM
To: Participate
Cc: Andrew Theophilus
Subject: Public Comment for 7/16/26 P&Z Meeting: 119 Townhouse Lane Spot Zoning

To the Commissioners:

How can you spot zone without involving the property owners?

The staff has presented the zoning for 119 Townhouse Lane to you as a mistake. Neither the historical record nor the multiple zoning processes and real estate transactions over the past 20 years support the staff's manipulation of the information. Everyone involved is inferring intent without having any information about that intent.

The staff argues that because the building is nonconforming, its zoning should reflect the nature of that nonconforming use. They point to other similar buildings on the same street and assert that this site should have been zoned the same way as those sites.

The problem with their assertion is that the site was not zoned that way—ever--based on the data submitted. For 20 years, it has been zoned LR. That parcel has undergone multiple zoning processes and presumably real estate transactions and has remained LR.

Asserting that every process the City has undertaken for the past 20 years has repeatedly made mistakes with this site opens a Pandora's box. If the City made a mistake on this site, then every property owner in a similarly situated position could assert that the City made a mistake on their site.

The staff omits the history of real estate transactions on this site. In each transaction, there was a title search and an opportunity for the buyer and seller to attempt to rectify the purported mistake. Based on what the staff has presented, that has never happened. Not a single time.

Furthermore, the City recently completed a lengthy, public, and contentious process to redraw its Future Land Use Map. There is no record of anyone involved with this site protesting its zoning.

Honest government owns up to mistakes in real time and corrects them. Honest government does not assert that mistakes were made over 20 years ago and somehow slipped through repeated opportunities to correct them, yet no one moved to correct the purported mistake despite multiple opportunities. That is called rewriting history.

We live in Idaho. We live in the US. We are supposed to adhere to a professional and honest government. You are the representatives of the community who are supposed to uphold the law, not make it up. I was shocked that each of you presumed to know what everyone involved in this lot has been thinking for over 50 years, and not one of you asked the questions I have posed. You do not, and cannot know what you claim to know. Thus, the actual record should stand.

Furthermore, how can you rezone a property without the request, knowledge, or input of the property owners? There is no indication that they were involved in any way.

Please uphold your responsibility and reject the rezoning.

Thank you,

Perry Boyle
Ketchum

BTW—when I showed up at City Hall to review the referenced building permit, I was told that the only way that would happen is to submit a public records request. The City has adopted a process of automatically punting those requests to the maximum time permitted by law. What happened to Ketchum?