

Dawn Hofheimer

From: Timothy Mott <tim@mottventures.com>
Sent: Saturday, July 19, 2025 5:19 PM
To: Participate
Subject: Re: comp plan vs. zoning ordinances: what matters.

to p&z commissioners.

the email below from this morning is directed at the next council and their meeting on 8/4.

i am also requesting that it be read aloud and otherwise given consideration at the next p&z meeting on 7/22.

On Jul 19, 2025, at 8:06 AM, Timothy Mott <tim@mottventures.com> wrote:

time after time in the last council meeting, the mayor and staff said essentially that regarding density, amongst other things, the comprehensive plan didn't matter, it was only the actual zoning code that was regulatory and it was what really counted.

this seemed like it was maybe a tactic to "hurry up" the discussion and get to a vote. i even pointed out at the end of my 3 minutes that is seemed inconsistent for us all to be spending so much time, effort and funds on something that didn't really matter.

please note the following and please ensure this is read aloud at the next council meeting that i'm unable to attend.

When the Ketchum City Council proposes a zoning change, they are required to ensure the change is in accordance with the policies set forth in the adopted Comprehensive Plan.

Here's why:

- Idaho State Law: Idaho Code Section 67-6511 mandates that zoning districts and regulations, adopted or amended by governing boards, must align with the adopted comprehensive plan.
- Ketchum's Comprehensive Plan as a Foundation: The [City of Ketchum's Comprehensive Plan](#) is the city's leading policy document guiding future growth, land use decisions, and providing the basis for updating zoning and subdivision regulations.

- Rationale for Consistency: The purpose of this requirement is to ensure that zoning changes are not made in isolation but are part of a broader, well-considered strategy for the city's development and reflect the community's vision and goals as outlined in the Comprehensive Plan.

Therefore, when the Ketchum City Council considers a zoning change, they are legally and practically obligated to demonstrate its consistency with the Comprehensive Plan.

i'm happy for you to quote this and me as as when you see fit.

Dawn Hofheimer

From: HP Boyle <boylehp@yahoo.com>
Sent: Saturday, July 19, 2025 4:42 PM
To: Participate
Subject: PUBLIC COMMENT For P&Z Meeting 7/22

Commissioners:

I hope that you give due consideration to the Planning Director's assertion that the state prohibits Ketchum from regulating STRs beyond health and safety. While the state does not allow a city to prohibit STRs, the line for restricting them has not been drawn. If you read the statute (in the staff memo), there is an exception for "general welfare that protects the integrity of neighborhoods." If we replace a neighborhood with STRs, aren't we threatening the integrity of that neighborhood?

I urge you to represent the community and not the staff. Do everything you can to prevent the push from staff and the Mayor in the Comp Plan/FLUM/Zoning Regulations for the hotelification of Ketchum. Show courage in the defense of your community, take a risk, and draw the foul on where the STR restriction line is.

The staff is following the standard practice of pushing you down a track, and once we are down it, it is hard to get off. If the staff, who should work for you, impedes you, hire outside consultants/attorneys necessary to execute your duty faithfully.

When assessing the staff's views on STRs, you might ask them how many STRs there are in Ketchum, how many are in non-compliance with the registration requirements, and what actions they have taken to rectify non-compliance, as well as their timeframe for getting all units in compliance.

As you consider the push to increase density for tourism condos and second homes (which almost all incremental housing becomes since we can't regulate it), think about how you can reconcile the staff's position that water availability is not a constraint on development, while we are currently under drought restrictions because we don't have enough water.

The stakes are high. You know the upzoned communities oppose the City's plans. You are a critical line of defense for the people who live here to protect what is left of Ketchum's character.

Thank you,

Perry Boyle
Ketchum

Dawn Hofheimer

From: Harry Griffith <harry@sunvalleyeconomy.org>
Sent: Tuesday, July 22, 2025 11:02 AM
To: Participate
Subject: SVED Comments on Ketchum Land Development Code for P&Z 7/22

I have two very specific comments regarding the draft of this document

1. Replacement of historic structure deemed "unsafe and able to be demolished with a structure which shall be similar scale, size and general orientation". This grossly and negatively impacts the property owner's rights and valuation. It is an impractical waste of buildable land in a town core that needs more density for housing.
2. Neighborhood review requirement. This is redundant re the 300 foot joiner process. It also is an unnecessary imposition and waste of time for the owner/developer. And if there are complaints by neighbors, they will just keep coming through the rest of the design review process IMHO.

Regards

Harry Griffith

Executive Director, Sun Valley Economic Development

www.SunValleyEconomy.org