

## Cyndy King

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**From:** jim Garrison <jim.d.garrison@outlook.com>  
**Sent:** Tuesday, September 24, 2024 8:48 AM  
**To:** Participate  
**Subject:** Joint meeting comment

Council and P&Z,

Having just received and read the outline for the joint meeting this afternoon, I'm compelled to submit this comment.

Every 10 years or so, Ketchum seems to make a monumental shift in planning direction rather than a concerted and well-planned modification to code and community direction. In 2007 to 2010 the focus and incentive was to solicit and attract high density development and hotels to the Commercial Core. But only one hotel was actually constructed out of 6 under consideration by hotel developers and reviewed by the City. Then the shift around 2014 was toward concentrated downtown retail, restaurants and first floor "activation" on the main thoroughfares - including housing "incentives". That combined with unwise FAR and bulk development restrictions has resulted in the inability to construct a peaked roof - ergo - boxes. Now, no one seems to want boxes anymore and apparently longs for the days of single story 1940s wood sided retail stores on the main streets with parking at the front door - and a workforce housing unit or two in the back.

If by imposing further ill-advised FAR and height/incentive restrictions in the existing Commercial Core, Ketchum is going to recommend shifting hotel and commercial development to River Run - please ask yourselves who is the sole beneficiary of such a monumental shift of development focus? And what single property owner will be that sole beneficiary of what I would classify as "spot zoning" to the dis-service of the existing commercial property owner in the center of the City? Floor area ratio restrictions work against reasonable land use policy not for it. Reducing FAR and building height only serve to continue to compete with each other and are unwise in almost any format.

Move slowly on these recommendations - many are extremely counter productive and artificially restrictive.

Jim Garrison

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**From:** Julie Johnson <jjournishme@gmail.com>  
**Sent:** Tuesday, September 24, 2024 9:04 AM  
**To:** Participate  
**Subject:** Comprehensive plan to be read for Tuesday's Special meeting

Dear Mayor, city council Ketchum members, P&Z commissioners, and the staff on KURA;  
Please understand that your constituents have spoken out about their feelings of smart growth which includes both people and cars.  
2,000 of them have spoken out.

The 2018 ruling by our then P&Z incentivized developers to build apartment units under 750 square feet so they did not have to supply parking. This ruling can be changed.

Your constituents have said they do not want overcrowded, high density, five story buildings which provide no parking in downtown Ketchum.

Your constituents have said they prefer the City to pursue the larger project of Lift Tower lodge and possibility of the Trail Creek project over the 1st and Washington Ave project.

Your constituents said "for God's sake negotiate with the Albertson family to build the hundred affordable units they promised if they could put in a small grocery on the corner."

If these constituents continue to be ignored strong consequences will follow.

This is the moment this administration needs to ask themselves how much they want to keep their positions in office.

Your constituents have spoken, this is the moment to work with them.

In good faith  
Julie Johnson

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Nourishme & Julie Foods

Julie Johnson NTP  
151 north main st.  
Ketchum, ID 83340  
208 928 7604 /fax 928 7605