

Cyndy King

From: Perry Boyle <Boylehp@yahoo.com>
Sent: Tuesday, April 8, 2025 7:03 PM
To: Participate
Subject: Public comment for P&Z

I want to thank you all for your thoughtful approach today.

The meeting room is packed. That generally happens when your neighbors are afraid the city is going to do something contrary to their interests. I appreciate that you recognize this is a bit like your conscious being in the room with you.

There is so much wrong with the Comp Plan and the audit process that no one can fully be heard on it on 3 minutes. So I will focus on single worst part of it.

Obviously we need some zoning rationalization And let's do that. But let's not ignore the fact that the FLUM goes way beyond that. And that's what I will call upzoning.

The rationalization that if you build more condos near the Baldy bases they will be affordable is the big lie that underpins upzoning. I know you don't believe it, but I have been at two meetings where the mayor asserted this to be true. More condos will make all the problems we currently face worse. It will continue to reduce the ratio of Locals to tourists and continue to turn Ketchum into one big Airbnb hotel.

The assertion that density will only be approved if it is for community housing is not credible. The assertion made by the BCHA board member that the density will only go to house local Ketchum workers with families is just not true.

Do you know what the definition of community housing is? Can you find that definition on the zoning code? Or in any city ordinance?

The only place it is defined is in the Housing Action Plan. It is not a local Ketchum worker. The city HAP defines worker to include people who choose not to work and homeless to include people who do have homes and that there is no requirement for someone with n Ketchum housing to work in Ketchum. Dont take my word for it. Read it yourself. See page 7. BCHA can essentially house whoever they want in community housing with the only binding constraint being income level. And BCHA, not the Ketchum council, controls this.

When Ms Rifkin says they have been responsive to public comment, I challenge that assertion. Saying that 66% of resident support higher density for community housing in low density zones isn't the same as asking them if they are ok when their residential zone gets rezoned to medium or high density. This kind of tactic is why trust in city government is so low. Going for massive density and then scaling it back slightly to appear responsive is not the same as being responsive to a community that doesn't want it at all. She

knows as we all do, that this upzoning won't achieve the goal of more affordable housing for working people.

We have a great place for essential Ketchum workforce housing. t's at the hospital. And in the LI zone.

Think about what was left out of her presentation. There is no attempt to address how upzoning will benefit the current residents of Ketchum. Or even a cost benefit approach to it. Why did she not address that? Isn't the point of local government to advance the interests of its residents. I do wonder why you are not asking that question.

You know what else they have left out that seems really important? A 3D model of what Ketchum will look like if built out to the limits of the proposed zoning compared to the current zoning. Why not give you this information? It seems critical to your decision process. It's common and it's cheap. Please on your behalf and on our behalf ask them for this so that we can have confidence in the implications of the land use plan.

We don't want more condos at the baldy bases. It makes our lives worse not better. Please don't approve this approach to upzoning.

Thanks for your service to the community.

Perry Boyle, Ketchum

Cyndy King

From: Kim Maykranz <stoefflerdesigns@hotmail.com>
Sent: Tuesday, April 8, 2025 3:25 PM
To: Participate
Subject: Density/single family homes

I am of the opinion that existing homes should maintain all rights and privileges of single family zoning regardless of zone district where home exists. Bradshaw, from South Africa has a proposal that will drive the families of the community school down valley and they will have to close. They will want to be closer to their new school as these are not the type to live in condos. Also do not increase densities in any proposed zones. Re: parking...all units should be required to have a minimum of one parking space on site, no matter what the size is of said unit is. For those who live in Ketchum, "Baldy is our backyard" but that might change if Elon Musk, another South African, has his way...after all he might like to buy this public land!

Thank you. Resident of Ketchum.
Kim Stoeffler.

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Cyndy King

From: Anne Corrock <annecorrock@gmail.com>
Sent: Tuesday, April 8, 2025 3:22 PM
To: Participate
Subject: Today's P&Z meeting

Hello Commissioners,

I was hoping to be at today's meeting, but unfortunately I've got the Ketchum Krud.

In the past few months I, like many others, have been trying to catch up on the proposed comprehensive plan. I have actually come to realize that I have participated quite a bit, it just doesn't seem like it!

The Comprehensive Plan is the "People's Plan". In Ketchum it started more than 50 years ago by private donations and volunteers in the community "...to help plan and shape the destiny of their community." Historically, the first gatherings to collect the voice of the people were "kick-off events" in which hundreds of residents gathered for a "live survey" to set the vision for the plan and direction the community would like to see the future of their town go.

As I have been trying to catch up, I realize that the important kick-off was never done this time around. The closest event that came to it was at the Limelight in mid-January and at that point the document was in draft form. This was a surprise and very frustrating to many.

In the public hearings to date, it is very apparent that the people do not feel this draft Comprehensive Plan reflects their vision. Writing a comprehensive Plan is a huge undertaking. Previous Comprehensive Plans took 3-4 years from the kick-off to final approval. This one seems to be rushing forward with little public inclusion, understanding or support.

I STRONGLY request that this draft of the Comprehensive Plan not be recommended for approval by the Planning and Zoning Commission until it is given the due process necessary to truly be the "PEOPLE'S PLAN".

Thank you,
Anne Corrock

Cyndy King

From: Juanita young <belespritskin@gmail.com>
Sent: Wednesday, April 9, 2025 1:32 PM
To: Participate
Subject: comp plan

- For all zones, every unit should have 2 parking space, everyone has a car, (it appears you are not renting to those who actually work in Ketchum).

- Please revoke the ordinance that allows a unit that is 750 sq. ft. or smaller not to provide parking.

- Do not increase density in any zone.

- All condo development must have a minimum, if not more, 2 units for deed restricted work force.

- No development more than 3 stories. Build your monsters outside of the city of Ketchum.

- No expansion of city core west for 2 blocks.

_ KURA should keep Washington as an unpaid parking lot. Though it needs to be monitored so that there is no construction parking. River Run has tons of parking for construction workers, and they can car pool to their job.

- I don't know how I feel about long term parking. Maybe allow a certain of amount of spaces for long term parking in the back and charge for long term parking.

- Do not spend money on crosswalk art. People need to keep their eyes on where they are going.

- Spend money only on basic maintenance of Town Square, Forest Service Park and Warm Springs Dog Park.

Cyndy King

From: Chris Spain <john.chris.spain@gmail.com>
Sent: Wednesday, April 9, 2025 2:50 PM
To: Participate
Cc: Ron Parsons
Subject: Last night's meeting

I was trying to explain to the attendees of last night's meeting, that the photos presented do not represent a true picture of what 30 units to the acre looks like. I was rudely cut off by the mayor who dismissed any of my information or attempt to have this looked into further.

Attached are renderings of a fully designed and approved project that sits on 6 1/2 acres, 227 units, average unit size 790 ft.². This project is surface parked, no open space on this site plan just buildings and parking lot. These buildings are fully elevator with interior corridors. This is a little bit less than 30 units to the acre.

The city should be ashamed of showing the examples they chose. I don't know if they were cherry picked or how this was done, but you should hire an architect or someone that is a qualified land planner and have them take some of the sites in high density locations and put models on them.

1 of 1



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1 of 1



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Sent from my iPhone

Cyndy King

From: Luanne Mandeville <luanne@luannemandeville.com>
Sent: Tuesday, April 15, 2025 4:52 PM
To: Participate
Subject: Land category in Mid-Warm Springs

Hello Planning Commission:

I live in the Sunshine Subdivision, a low-density single-family neighborhood with eight homes dating back to the mid-1970s. We are behind (to the north) of the Four Seasons condominiums; five of the homes are adjacent to the Scherthanner property in mid-Warm Springs. The 2025 Future Land Use Map shows our eight homes being recategorized to high density residential. **I object to such a drastic land use change.** We have a long-established neighborhood of single-family homes. Please consider leaving us in low-density residential or medium-density residential like the adjacent homes on Short Swing, Wanderers, Belmont and Hillside. Any condominium development should be done closer to Warm Springs Road in keeping with the Fields, the Pines and Four Seasons. Thank you.

Luanne Mandeville
200 Four Seasons Way, Ketchum
Luanne@LuanneMandeville.com
208-720-4484

GREEN INDUSTRY TOPICS

- Sustainable landscaping
- Green stormwater infrastructure
- Rainwater harvesting
- Greywater
- Horticulture and landscape maintenance
- Integrated Pest Management
- Firescaping

FREE ONLINE CEU OPPORTUNITIES (1 hour of trainings = 1 CEU)

- [Daily Acts](#) (various topics)
- [Hunter University](#) (various trainings)
- [Jain Irrigation](#) (various trainings)
- [EPA WaterSense Webinars](#) (select Topic Outdoor)
- [WaterWise Community Center Videos](#) (various topics)
- [Utah State University Center for Water Efficient Landscaping](#) (CWEL)

ONLINE CEU OPPORTUNITIES (FEE)

- [NEW! Skilled Pro Academy.](#)
- [California Landscape Contractors Association](#) (CLCA)
- [Ewing Education](#)
- [Irrigation Association](#)
- [Irrigation Mastery by Lori Palmquist](#)
- [IrriTech Training](#)
- [Landscape Expo](#)
- [Rain Bird Technical Online](#)
- [ReScape California](#)

CONTINUING EDUCATION FOR OTHER PROGRAMS

QWEL certification workshops are approved for continuing education for the following organizations and certifications.

Organization or Certification	Number of CEUs
Association of Professional Landscape Designers (APLD)	16.5
National Association of Landscape Professionals (NALP)	17.0

CONTINUING EDUCATION

NOTICE - NEW Annual Certification Renewal Fee of \$20 is required for all QWEL Pros for 2025, Accepting Payments in Late Spring 2025

Annual renewal of your QWEL certificate requires that you participate in continuing education that relates to irrigation and water management. Continuing education is self-reported through the QWEL Pro website. Two (2) continuing education units (CEUs) are required each calendar year. In addition, an annual renewal fee of \$20 is required. You must first [login](#) before submitting CEUs. To continue, click on your name in the upper right-hand corner and choose "Add CEUs"

WHAT QUALIFIES AS A QWEL CEU?

- Attend irrigation or green industry short courses, seminars, or webinars. Each hour of training equals one (1) CEU. Refreshment and meal breaks are not eligible as training time.
- Attend irrigation or green industry trade shows, field days or meetings. One (1) CEU per event.
- Teach or attend an in-house irrigation training courses, in-person or online. These courses will normally be conducted by irrigation or green industry manufacturers, distributors, dealer or QWEL certified in-house company staff. Each hour of instruction equals (1) CEU.
- Conduct an irrigation audit. One (1) audit for one (1) CEU per year.
- At least one (1) CEU must relate to efficient irrigation.

IDEAS FOR QWEL CEUS

EFFICIENT IRRIGATION TOPICS

- Irrigation systems
- Drip irrigation
- Weather based irrigation controllers
- Soil moisture sensing technologies
- Flow sensing technologies
- Irrigation scheduling
- Water budgeting

STEP 3

Pass the QWEL exam with a score of 75 or more out of 100. The QWEL exam is a 100 question multiple choice exam that is held at the end of the certification workshop with a time limit of 3-hours. The exam includes a mixture of question types to test candidates knowledge of the material including factual questions, calculations, and others that require the use of charts and tables.

STEP 4

Maintain your certification with two (2) continuing education units (CEUs) each calendar year. Annual renewal of your QWEL certificate requires that you participate in continuing education that relates to irrigation and water management. Continuing education is self-reported through the QWEL Pro website. An annual renewal fee of \$20 is required.

CONTINUING EDUCATION

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STEP 1

FREE, or low cost, 20-hour certification workshops are provided by QWEL Professional Certifying Organizations (PCOs) and include everything needed to become certified.

Visit the training calendar to find and register for a workshop in your area.

[TRAINING CALENDAR](#)

STEP 2

Complete an irrigation audit using the QWEL irrigation audit form. An irrigation audit is an assessment of how effective an irrigation system is at applying water and is included as part of a QWEL certification workshop. The results can be used to develop an irrigation schedule and prioritize system improvements.

TOPICS IN THE QWEL CURRICULUM

- Where Our Water Comes From
- Sustainable Landscaping
- Soils
- Landscape Water
- Irrigation Systems
- Irrigation Maintenance & Trouble Shooting
- Irrigation System Auditing
- Irrigation Scheduling
- Irrigation Controllers
- Bringing It All Together

TRAINING MATERIALS

STEPS TO BECOMING A QWEL CERTIFIED PROFESSIONAL

1. Attend a QWEL certification workshop
2. Complete an irrigation system audit using the QWEL irrigation audit form
3. Pass the QWEL exam with a score of 75 out of 100 or more
4. Maintain your certification with two (2) continuing education units (CEUs) each calendar year,
5. An annual fee of \$20 is required to renew your certification

BECOME A QWEL PRO

- FREE or low cost 20-hour training and certification on irrigation and water management
- FREE online listing on QWEL and WaterSense websites
- Low-cost annual renewal
- Use of the QWEL logo
- Offered in English and Spanish

2370

QWEL PROS
CURRENTLY
CERTIFIED

From must be customized. Additional customization is encouraged, but not required.

QWEL ADOPTING PROFESSIONAL CERTIFYING ORGANIZATION (PCO) FEES

Onboarding Fee

The onboarding fee is a one-time fee to cover the administrative cost of establishing a new PCO. This includes:

- Establishment of new PCO on the QWEL website and association management system
- Access to QWEL teaching materials
- Access to QWEL marketing materials
- Access to QWEL program management software
- Instruction and training on the use of the program management software

Pricing may vary for PCOs with specific custom requirements. Other in kind arrangements will be taken into consideration upon request. Payable within 90 days of date of approval as a PCO.

Fees	\$
New Adopting PCO Onboarding Fee	\$5,000
New Adopting Educational Institution Sub-PCO Onboarding Fee	\$2,500
Existing PCO and Sub-PCO Staff Training Fee (as needed)	\$2,500

Ongoing Annual Fees

Invoiced annually in January for the prior calendar year by Sonoma County Water Agency, payable within 90 days of receipt of invoice.

Fee	\$
QWEL Course w/Exam (per student)	\$50
QWEL Exam Only (retesting, re-certification, testing out)	\$50
QWEL Certified Professional Annual Renewal (per QWEL Certified Professional, if elected)	\$20
Minimum Annual Fee (applies in lieu of Course Fees when less than \$500)	\$500

ADOPT QWEL IN YOUR REGION

BENEFITS OF ADOPTING QWEL

QWEL is available for adoption by retail water agencies, non-government organizations, and educational institutions.

Benefits of adopting QWEL include:

- WaterSense labeled Professional Certification Program—a mark of distinction.
- Listing of QWEL certified professionals on both the QWEL and WaterSense websites.
- Use of QWEL teaching materials:
 - Reference manual.
 - PowerPoint slides.
 - Teaching and customization guides.
 - Exam.
- Marketing materials to promote QWEL:
 - To landscape professionals to become QWEL certified.
 - To homeowners and property managers to hire a QWEL Pro.
- QWEL website and database:
 - Listing of QWEL certified professionals.
 - Listing of events and classes.
 - Exam grading and certificate issuance.
 - Email communication with QWEL professionals.
 - Continuing education tracking and certificate renewal.
 - Secure portals for PCO administration and for QWEL professionals.

STEPS FOR ADOPTING QWEL

1. Get in touch using the [contact form](#) to obtain further details and an application form. Tell us a bit about your organization and plans for the QWEL program.
2. Prepare and submit your application to adopt QWEL to the Sonoma-Marín Saving Water Partnership. The application will be reviewed by the QWEL Board of Directors.
3. Upon approval from the Sonoma-Marín Saving Water Partnership, apply to EPA WaterSense. Complete and submit an Application for Certifying Organization Approval and a Professional Certifying Organization Partnership Agreement to EPA WaterSense.
4. Customize the QWEL teaching materials for your region. At a minimum Section 1: Where our Water Comes

LEARN MORE ABOUT THE QWEL PROFESSIONAL CERTIFICATION

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MISSION STATEMENT

The Qualified Water Efficient Landscaper training presents an affordable, proactive, local approach to reducing landscape water demand. QWEL provides graduates with knowledge in water efficient and sustainable landscape practices, including water management and preservation of other valuable resources.

ABOUT QWEL

QWEL is a program of the [Sonoma Marin Saving Water Partnership](#) (Partnership). The Partnership represents 13 water utilities in Sonoma and Marin counties in Northern California that have joined together to provide regional solutions for water-use efficiency. The utilities include the Cities of Santa Rosa, Rohnert Park, Petaluma, Sonoma, Cotati, Healdsburg, and Cloverdale; North Marin and Valley of the Moon Water Districts; Marin Water, Town of Windsor, California American Water - Larkfield District and Sonoma Water (Partners). Each of the Partners have water conservation programs that assist customers in reducing their water-use. The Partnership was formed to identify and recommend implementation of water-use efficiency projects, and maximize the cost-effectiveness of water-use efficiency programs in our region.



QWEL is an [EPA WaterSense](#) labeled Professional Certification Program for irrigation system audits. The Partnership has received national recognition from the WaterSense program for continued efforts in promoting water use efficiency in our region and beyond. For three consecutive years (2014-16) the Partnership was the recipient of the Professional Certifying Partner of the Year award for its work in educating landscape professionals through its WaterSense labeled QWEL professional certification program. For eight consecutive years (2017-2024) the Partnership has been the recipient of the Sustained Excellence Award.

