

## Cyndy King

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**From:** Tricia Watson Wood <jatawood@gmail.com>  
**Sent:** Thursday, April 17, 2025 4:23 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

The location of Fit Me SV can indeed be difficult for parking as there are so many businesses in that strip. Pls consider removing the Footnote 37 in KMC17.12.020 as there doesn't seem to be any logical reason to restrict a business as this on the ground floor. They are on the ground floor now.

Thanks for your consideration,  
Tricia Wood

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility—Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused businesses like Fit Me SV to operate on the ground floor of newer buildings in the LI zones. It also:

1. Supports year-round community health & injury prevention.  
Locals and visitors need indoor, year-round options to stay active and recover safely.
2. Strengthens Ketchum's economy beyond tourism.  
Wellness studios serve locals consistently, creating stable, year-round jobs.
3. Activates underutilized Light Industrial spaces.  
Wellness studios bring life and energy to spaces that would otherwise sit empty.
4. Encourages healthy commuting.  
LI zones connect to bike paths and public transit, reducing car use.
5. Provides accessible spaces for everyone.  
Ground-floor studios serve older adults, people with injuries, disabilities, and anyone needing safer access.
6. Builds stronger community connection.  
Wellness spaces are hubs for social connection, mental well-being, and community support.
7. Keeps local dollars local.  
Supporting local, woman-owned businesses keeps profits in the Ketchum community.
8. Meets growing demand for accessible wellness options.  
As Ketchum grows and its population ages, accessible wellness spaces are more important than ever.
9. Advances Ketchum's 2014 Comprehensive Plan.  
This amendment directly supports goals for recreation, health, small business, and economic diversity.

I urge you to support this amendment and help strengthen the future of Ketchum's wellness community.

Thank you for your time and consideration.

Sincerely,

Ketchum Resident & Community Member

Tricia Watson Wood  
usFly Navyus  
Sent from my iPhone

## Cyndy King

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**From:** Ingrid Peterson <ingvieve@icloud.com>  
**Sent:** Thursday, April 17, 2025 4:17 PM  
**To:** Participate  
**Subject:** Text Amendment

Hello!

I am in full support of amending the text on Footnote 37 in KMC 17. 12. 020. I think allowing a Pilates studio to operate on ground level within the light industrial is completely acceptable and would be incredible for diversifying business opportunities in Ketchum. There's already a yoga studio and dance studio on ground level in the industrial area which provide an almost identical layout and operation to that of a Pilates studio.

I hope this text can be amended.

Kindly,  
Ingrid Genevieve

**Cyndy King**

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**From:** griff.rowell@gmail.com  
**Sent:** Thursday, April 17, 2025 3:44 PM  
**To:** Participate  
**Subject:** Support for Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Commissioners,

I'm writing to support the text amendment request to remove footnote 37 in KMC 17.12.020. I believe this restriction to be outdated and in need of updating to support the type of change this community is looking for going forward. I think this small change will support a well loved business in town and inspire others to pursue their dreams of small business ownership in this town.

I further find it contradictory to allow specific gyms and personal trainers in the LI while excluding other forms of fitness businesses. I find it hard to believe that would have been the intention when the code was written.

Thank you for your time and consideration.

Griffin Rowell

## Cyndy King

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**From:** David Gilbert <david@weknowmacs.com>  
**Sent:** Thursday, April 17, 2025 3:23 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

I am writing in support of the Text Amendment requesting the removal of Footnote 37 in KMC 17.12.020

I understand that land use in Ketchum's LI has always been a tricky and controversial topic. I appreciate the substantial value to the community of preserving the Light Industrial district for Light Industrial purposes.

Footnote 37 is a curious one. My interpretation is that it presumes that Fitness Spaces, Gyms, etc. are good uses of space in the LI, and that ground floor units should be preserved for gyms and studios that can not be on second floors. Businesses where heavy barbells are being dropped, medicine balls are being slammed on the floor, etc. Thinking back to when CrossFit was the fad, the amendment makes sense.

The amendment seems antiquated today, with our ever-evolving fitness culture. Demand for businesses that Footnote 37 prohibits from ground floor spaces is proliferating, where as demand for high intensity fitness studios has diminished since the heyday of CrossFit, and is more than adequately satisfied by the established businesses.

Footnote 37 is protecting a use that no longer warrants the protection and is harming businesses that would be excellent tenants for some of the ground floor spaces in the LI, and hurting the public that would like to patron those businesses. My understanding is that there are currently health and wellness businesses in ground floor spaces in the LI that are operating under provisional use permits. The city has already recognized that these businesses are a good use of the space.

It is sensible to move forward with the amendment.

-david gilbert

## Cyndy King

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**From:** Killarney Loufek <killarney.loufek@gmail.com>  
**Sent:** Thursday, April 17, 2025 1:50 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment **in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020** – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum

- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

Killarney Loufek

Co-Owner, The Mill SV

## Cyndy King

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**From:** Ying Hsu <yinghsu@gmail.com>  
**Sent:** Thursday, April 17, 2025 12:10 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

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This amendment is important because it would allow wellness-focused businesses like Fit Me SV to operate on the ground floor of newer buildings in the LI zones. It also:

1. Supports year-round community health & injury prevention.

- Ketchum is an outdoor sports town. Locals and visitors need year-round, indoor movement options to stay active during off-seasons, bad weather, or injury recovery

2. Helps balance Ketchum's economy away from reliance on tourism alone.

- Wellness studios serve locals consistently, not just visitors. This creates stable, year-round jobs and supports full-time residents.

3. Activates underutilized Light Industrial spaces.

- Many LI spaces sit vacant or underused. Health & wellness facilities bring life, energy, and consistent foot traffic to these areas, helping nearby businesses thrive too.

4. Supports healthy commuting habits.

- Locating fitness and wellness studios in Light Industrial zones encourages locals to use bike paths and public transit to reach classes, rather than driving to out-of-town or hard-to-reach locations.

5. Increased accessibility for all people, including older adults, those with mobility challenges, injuries, or disabilities.

- Not everyone can safely or comfortably access second-floor spaces. Ground-floor locations provide safer, easier access for those using mobility aids, recovering from injuries, or managing chronic pain. Especially for wellness and rehabilitation-focused services, accessibility is critical.



6. Builds a stronger sense of community connection.

- Wellness spaces aren't just fitness centers — they foster community connection, mental well-being, and a sense of belonging. Fit Me SV has grown into a central hub for connection and support, bringing people together from all across Ketchum.

7. Keeps local dollars local.

- Wellness-focused businesses are owned and operated by locals, keeping profits circulating in the Ketchum community, not going to out-of-town corporate chains.

8. Meets the increasing demand for accessible wellness options.

- Ketchum's population is growing and aging. Locals are seeking spaces that help them maintain health, mobility, and independence as they age.

9. Advances the goals of Ketchum's 2014 Comprehensive Plan.

- Directly supports goals for year-round recreation, community health, small business retention, and diversification of the economy.

I urge you to support this amendment and help strengthen the future of Ketchum's wellness community.

Thank you for your time and consideration.

Sincerely,  
Ying Hsu

## Cyndy King

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**From:** Emma Coulthard <emmacoulthard1@gmail.com>  
**Sent:** Thursday, April 17, 2025 12:04 PM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

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- Directly supports goals for year-round recreation, community health, small business retention, and diversification of the economy.

I urge you to support this amendment and help strengthen the future of Ketchum's wellness community.

Thank you for your time and consideration.

Sincerely,

Emma Coulthard

208-721-8539