

## Cyndy King

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**From:** J Watson <jodiwatson@gmail.com>  
**Sent:** Tuesday, April 22, 2025 9:11 AM  
**To:** amy.bain@haileycityhall.org; lisa.horowitz@haileycityhall.org;  
mary.cone@haileycityhall.org; Neil Bradshaw; Participate; Amanda Breen; Spencer  
Cordovano; Tripp Hutchinson  
**Subject:** concern over lack of leash law enforcement

Dear City Officials of Ketchum,

I am writing as a recent visitor who was deeply disappointed and alarmed by the lack of enforcement of your leash laws.

During my stay last week, I encountered more than a dozen dogs running loose—many of them defecating on other people's lawns, in parks, and on trails. Several were aggressive, chasing after my leashed dog and even coming after me while I was jogging and walking. At one point, I took my nephew to a nearby park, and there was so much dog poop, we couldn't play there.

Despite clear ordinances in both Ketchum AND Hailey that prohibit animals from running at large and identify such violations as a public nuisance and a menace to public health and safety, these laws do not appear to be enforced (at all). The situation left me feeling unsafe and unwelcome as a tourist.

Until this problem is addressed and your existing laws are actually enforced, I will not be returning, and I will advise others to do the same. I urge you to take immediate action to protect residents, visitors, and responsible pet owners by enforcing your leash laws.

Sincerely,

Jodi Watson  
Seattle, WA 98117

## Cyndy King

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**From:** Ric Flores <ricmflores@gmail.com>  
**Sent:** Tuesday, April 22, 2025 1:17 PM  
**To:** Participate  
**Subject:** Consideration of Zoning Adjustments and Transition Requirements – Mid-Warm Springs Area

Dear Commissioners, Council Members and Planners

I'm writing to respectfully submit several specific and reasonable requests regarding the proposed zoning changes in the mid-Warm Springs area, particularly around The Fields and Four Seasons developments. These requests are based on clearly identifiable facts and aligned with the stated goals of the Comprehensive Plan. Before outlining the proposed adjustments, I'd like to highlight three important factual points:

### 1. Incorrect High-Density Designation of the Four Seasons Area

The Four Seasons development is currently zoned as *Low Density*, not *High Density*, as shown in the current planning maps. The proposed change would shift the area directly from Low to High Density, bypassing *Mid Density* entirely. This represents a significant and abrupt increase, inconsistent with gradual and context-sensitive planning principles.

### 2. Stated Planning Objective to Mirror Existing Landscapes

On multiple occasions, the Planning Department has affirmed that zoning changes should aim to “mirror” the existing landscape. Logically, this means that when a high-density area borders a mid-density zone, transitioning the adjacent land to mid-density — not high-density — aligns with that objective. Applying that same logic, converting a low-density area directly to high-density zoning is not a reasonable or consistent approach. Specifically:

Per Policy BNE-1.3 Context Sensitive Development: Require infill and redevelopment projects to be tailored to the surrounding neighborhood context and applicable future land use categories. It includes:

- Housing types
- Transitions between uses and adjacent properties
- The relationship of the buildings and other site features including views of the surrounding mountains and natural features.

### 3. Infeasibility of Development on the “Triangle” Plot

The area between Parcel #RPK05550010040 (200 Four Seasons Way) and Parcel #RPK05650000110 (140 Short Swing Ln) — shown as a triangle-shaped plot — is proposed to be rezoned to High Density. However, this plot is **incredibly small when considering a multi-family dwelling as there are required setbacks and a 10' easement.**

Based on the above, I respectfully request the following zoning adjustments:

#### A. Reflect Accurate Zoning Transitions for the Four Seasons Area

Given the Four Seasons area is currently zoned Low Density, I urge the City to consider a more measured transition to this area which includes single-family homes by changing the zoning designation to *Medium Density*, rather than *High Density*.

#### B. Ensure Zoning Changes Respect Adjacent Low-Density Homes

In support of the goal to mirror neighboring land uses:

1. There is a clear line of single-family homes on ~10,000 sq ft lots, all currently zoned Low Density. Any zoning immediately adjacent to these homes should not exceed *Medium Density*.
2. Specifically, land to the east of parcels RPK05550010040 and RPK05550010050 (200 and 211 Four Seasons Way) should be zoned *no greater than Medium Density*. This would mirror the existing Mid-Density parcel to the east and respect the character of the area. [Note: I do not live in or own either of these properties.]

#### C. Maintain Low-Density Designation for the Infeasible “Triangle” Plot

Given the spatial limitations of this triangular parcel, which make meaningful development infeasible, I respectfully request that this area remain designated as *Low Density*.

#### Transition Guidelines for Upzoned Areas

Additionally, I recommend that the City adopt thoughtful “transitionary” guidelines where proposed upzoned parcels border lower-density residential areas. These would help address legitimate concerns from homeowners about reduced privacy, obstructed views, and incompatible development. Suggested safeguards include:

- Increased Setbacks
  - Enhanced setbacks for green space when adjacent to residential property lines
  - Significantly increased setbacks for *multi-story, multi-family* developments These requests are grounded in facts, aligned with stated City objectives, and represent reasonable compromises that support responsible growth while preserving the integrity of existing neighborhoods.

Thank you for your careful review and consideration. I’m confident you will find these proposals thoughtful and in line with community values.

Respectfully,

Ric Flores  
310.993.6229  
Warm Springs Resident

## Cyndy King

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**From:** JoAnne Bastian <jobast@comcast.net>  
**Sent:** Monday, April 28, 2025 7:44 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 from the LI-1 District (KMC 17.12.020)

Dear City Council,

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 district.

This amendment is important because it allows small, local businesses like wellness studios to operate in appropriate ground-floor spaces in the LI-1 zone, without changing the overall intent of the Light Industrial district.

The LI-1 zone is designed to provide suitable locations for limited business and services that are not reliant on pedestrian traffic or high downtown visibility. This amendment honors that purpose while allowing wellness-based businesses to serve the community where space is otherwise underutilized.

Removing Footnote 37 for the LI-1 zone would:

- Support year-round community health, longevity, and injury prevention
- Provide safe, accessible wellness spaces for seniors, injured, disabled, and aging populations
- Activate underused LI-1 spaces, bringing life and energy to these areas
- Strengthen Ketchum's economy beyond tourism with stable, year-round jobs
- Encourage healthy commuting via bike paths and public transit connections, as LI-1 is established as a transition area between the Community Core and the LI-2 District.
- Support local entrepreneurship and keep dollars circulating within the Ketchum community
- Align with the 2014 Comprehensive Plan and Future Land Use Map goals of economic diversity, startup support, and appropriate mixed-use development

This amendment has already received broad community support, with 107 written comments, a strong in-person turnout at the P&Z meeting, and P&Z's official recommendation to remove Footnote 37 from the LI-1 district.

Help keep Ketchum a place where small, local businesses can thrive, the character of our town stays true, our community's voice is heard, and our active locals have the opportunity to live long, healthy lives.

Thank you for your time and consideration.

Sincerely,  
JoAnne Bastian  
Ketchum Resident/Community Member"

Sent from my iPhone

## Cyndy King

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**From:** Katy Durant <kdurant@atlasinv.com>  
**Sent:** Monday, April 28, 2025 10:22 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 from the LI-1 District (KMC 17.12.020)

**Dear City Council,**

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Thank you for your time and consideration.

Sincerely,

Katherine J. Durant  
Community member

## Cyndy King

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**From:** Susan Preucil <spreucil@gmail.com>  
**Sent:** Monday, April 28, 2025 11:15 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 from the LI-1 District (KMC 17.12.020)

Dear City Council,

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Thank you for your time and consideration.

Sincerely,  
Susan Preucil  
Sun Valley Resident/Ketchum Community Member



## Cyndy King

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**From:** Angela Winson <angie.winson@gmail.com>  
**Sent:** Monday, April 28, 2025 11:47 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 from the LI-1 District (KMC 17.12.020)

Dear City Council,

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Thank you for your time and consideration.

Sincerely,  
Angela Winson, RDH, OMT  
Balanced Breath Myofunctional Therapy  
208-590-4468