

Cyndy King

From: Amanda Breen
Sent: Thursday, May 1, 2025 4:09 PM
To: Cyndy King; Daniel Hansen
Subject: Fw: Vote no on Higher Density and the Marriott Hotel

Public comment.

From: David Woodward <dcwoodward100@gmail.com>
Sent: Thursday, May 1, 2025 1:59 PM
To: Amanda Breen <ABreen@ketchumidaho.org>
Subject: Vote no on Higher Density and the Marriott Hotel

I am writing to strongly recommend that you vote "no" for extending the permit for the Marriott hotel project and for increasing the building density in West Ketchum. As a member of the community, I see absolutely no benefit in building a third large hotel at the entrance to Ketchum, or changing the zoning to accommodate a significantly higher population in Ketchum. I believe that if you took a survey of your constituents, you would find that a supermajority of them are also against these two proposals. The only conceivable beneficiaries of these two projects are developers, construction companies and real estate agents, all of whom have a vested financial interest in supporting unchecked growth in the Wood River Valley.

Based upon Ketchum's city government approval of Bluebird and efforts to build additional workforce housing in the Ketchum core, it is clear that workforce housing is a major priority for you. Unfortunately, both proposals will only increase the need for workforce housing thereby exacerbating the problem. The Marriot project does not include a requirement to build sufficient workforce housing to accommodate all of the new employees that will need to be hired at the hotel and the construction of much higher density projects in West Ketchum will largely benefit second homeowners, with every additional building unit in Ketchum increasing the need for more workforce housing.

Hopefully your allegiance is to the community you serve and not a small subset of individuals that have a vested interest in seeing increased development in the Wood River Valley.

Sincerely,

David Woodward

Cyndy King

From: Laurie Zaballos <laurie@elzenterertainment.com>
Sent: Monday, May 5, 2025 9:55 AM
To: Participate
Subject: Proposed Zoning Changes

Dear Commissioners, Council Members, and Planners,

I respectfully submit the following requests regarding the proposed zoning changes in the mid-Warm Springs area, particularly around The Fields and Four Seasons developments. These recommendations are based on factual issues and align with the goals of the Comprehensive Plan.

1. Incorrect High-Density Designation

The Four Seasons development is currently zoned Low Density. The proposed shift to High Density skips over Mid Density entirely—an abrupt change that contradicts context-sensitive planning practices.

2. Inconsistent with “Mirroring” Principle

The Planning Department has emphasized that zoning should reflect surrounding landscapes. Moving from Low to High Density directly conflicts with that principle. Per Policy BNE-1.3, development should align with nearby housing types and preserve key features like mountain views.

3. Triangle Parcel is Not Viable for High Density

The triangle-shaped area between Parcels RPK05550010040 and RPK05650000110 is too small for multi-family development due to setbacks and easements. Rezoning it to High Density is impractical.

Zoning Requests

A. Transition Four Seasons to Mid-Density

Since it is currently Low Density with single-family homes, a shift to Mid-Density would be more appropriate.

B. Limit Density Adjacent to Low-Density Homes

Properties east of 200 and 211 Four Seasons Way should be zoned no higher than Mid-Density to match nearby parcels and preserve neighborhood character.

C. Keep the Triangle Plot as Low Density

Due to its constraints, this parcel should remain Low Density.

Transition Guidelines

Please consider adopting setback and buffering requirements for upzoned parcels that border existing homes—especially when adding multi-story buildings—to protect privacy, views, and neighborhood cohesion.

These recommendations reflect both city goals and neighborhood integrity. Thank you for your consideration.

Respectfully,

Laurie Zaballos
Four Seasons Resident

Cyndy King

From: PATRICIA HIGGINS <pathiggins4085@gmail.com>
Sent: Saturday, May 3, 2025 1:39 PM
To: Participate
Subject: Public Comment Comp Plan Draft

Dear Leaders of Ketchum,

I find the public comment letter from Idaho Fish and Game very interesting and informative as it proves that more people living in our area will have an impact on wildlife. I hope you will take all the information that F&G pointed out into consideration in your decision making as you are updating the Comp plan.

Years ago when Warm Springs golf course was up for development for luxury homes and hotels many of us fought to keep it open space. I am happy to see that the current owner didn't exploit and develop it to the Maximum. I am happy that it is a dog park and it is an asset to the City. There used to be a huge wintering heard of Elk that lived there on the Warm Springs Course. I believe the Elk now winter on the sunny slopes of the east canyon . We do see more of the wintering Elk and Deer in our yards during heavy winters eating and foraging for food. We have also seen a large increase of Mountain Lions over the past few years. We have also seen an increase in of Bear activity especially with people who put their garbage out the night before.

We are very fortunate to live and experience a wonderful place to raise our children in nature. More people and more housing doesn't necessarily mean it will be better for everyone , especially not for wildlife.

As Joani Mitchell's song "Big Yellow Taxi" plays in my mind... That You Don't Know what You've Got Till It's Gone, They Paved Paradise Put Up A Parking Lot .

Big Yellow Taxi

Joni Mitchell

They paved paradise, put up a parking lot
With a pink hotel, a boutique, and a swingin' hot spot

Don't it always seem to go
That you don't know what you've got 'til it's gone
They paved paradise, put up a parking lot
(Ooh, bop-bop-bop-bop, ooh, bop-bop-bop-bop)

They took all the trees put 'em in a tree museum
And they charged the people a dollar an' a half just to see 'em

Don't it always seem to go
That you don't know what you've got 'til it's gone
They paved paradise, put up a parking lot
(Ooh, bop-bop-bop-bop, ooh, bop-bop-bop-bop)

Hey farmer, farmer put away that DDT now
Give me spots on my apples, but leave me the birds and the bees
Please

Don't it always seem to go
That you don't know what you've got 'til it's gone
They paved paradise, put up a parking lot
(Ooh, bop-bop-bop-bop, ooh, bop-bop-bop-bop)

Late last night I heard the screen door slam
And a big yellow taxi took away my old man

Don't it always seem to go
That you don't know what you've got 'til it's gone
They paved paradise, put up a parking lot (ooh, bop-bop-bop-bop)

I said don't it always seem to go
That you don't know what you've got 'til it's gone
They paved paradise, put up a parking lot (ooh, bop-bop-bop-bop)
They paved paradise, put up a parking lot (ooh, bop-bop-bop-bop)
They paved paradise
Put up a parking lot

Respectfully Submitted,
Pat Higgins