

**Dawn Hofheimer**

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**From:** Hillary Anderson <hillary@lovinglifeabundantly.com>  
**Sent:** Monday, August 4, 2025 7:45 AM  
**To:** Participate  
**Subject:** Reclassifying Affordable Units

To: Ketchum City Council  
Re: Reclassifying Affordable Units in a Consent Agenda  
Mayor and City Council,

I am writing this letter in opposition to a consent agenda vote on reclassifying Affordable Units, as this will adversely impact many of our neighbors and needs to have a longterm sustainable solution. This solution must include full input from affordable unit owners and the community at large. There are legal liabilities involved

that need further study to prevent needless and expensive litigation.

BCHA proposed solutions do nothing to prevent this from happening to other affordable

housing owners in the future, so now is the time to act to find a lasting and sustainable

solution to this problem.

It is not reasonable to decide this in a Consent Agenda without full community discussion of these changes and allowing participants to be involved in crafting lasting

solutions.

I respectfully request that you set aside voting regarding changing the category of this

unit until you have given greater consideration to these issues.

Sincerely,

Hillary M. Anderson

Hillary M. Anderson  
[lovinglifeabundantly.com](https://lovinglifeabundantly.com)  
Live a Life YOU Love

**Dawn Hofheimer**

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**From:** Sam Smith <sam.adam.smith@gmail.com>  
**Sent:** Monday, August 4, 2025 7:56 AM  
**To:** Participate  
**Subject:** Against comprehensive plan

I'm strongly against the comprehensive plan as proposed.

There is too much proposed density in too few areas of town. I like living in mixed density which I define as the status quo - a mix of condos like four seasons, duplex's and single family homes all within a couple hundred yards. The comp plan will remove the character of mixed density and create too large of a pocket of high and medium density. More areas of Ketchum should be part of the solution and have a sprinkling of mixed and high. Way too much density is being placed on too few areas of town. The map should look more like a kaleidoscope and less like an Ebola outbreak. If passed, in 20 years there will be swaths of second "homes" (triplexes) and Airbnb condo complexes - we will lose our single family homes. Keeping the status quo and approving projects on a one off basis (like the four seasons or fields) is best. At the least, reduce all the high density in warm springs to medium.

Also note that the plan is bootstrapping historical exceptions (four seasons, fields) to more high density in that area. Those developments have been great additions to a mixed density neighborhood but that part of town should not get more high density.

Sent from my iPhone

**Dawn Hofheimer**

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**From:** biche Rudigoz <bicherudy@gmail.com>  
**Sent:** Monday, August 4, 2025 10:11 AM  
**To:** Participate  
**Subject:** BCHA re-classification vote

I am writing to request a postponement of the vote regarding the reclassification of Evergreen 16. The proposed change does not provide a long term solution to the problem and needs further consideration.

Biche Rudigoz

Sent from my iPhone

**Dawn Hofheimer**

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**From:** debra rosen <debra@debhunters.com>  
**Sent:** Monday, August 4, 2025 8:26 AM  
**To:** Participate  
**Subject:** RE: Reclassification of Affordable Housing units

To: Ketchum City Council  
Re: Reclassifying Affordable Units in a Consent Agenda

Mayor and City Council,

I am writing this letter in opposition to a consent agenda vote on reclassifying Affordable Units, as this will adversely impact many of our neighbors and needs to have a longterm sustainable solution. This solution must include full input from affordable unit owners and the community at large. There are legal liabilities involved that need further study to prevent needless and expensive litigation.

BCHA proposed solutions do nothing to prevent this from happening to other affordable housing owners in the future, so now is the time to act to find a lasting and sustainable solution to this problem.

It is not reasonable to decide this in a Consent Agenda without full community discussion of these changes and allowing participants to be involved in crafting lasting solutions.

I respectfully request that you set aside voting regarding changing the category of this unit until you have given greater consideration to these issues.

Sincerely,

Debra Rosen  
PO Box 3106  
Ketchum, ID 83340





**Dawn Hofheimer**

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**From:** Dana Maxey <madameflore@yahoo.co.uk>  
**Sent:** Monday, August 4, 2025 8:27 AM  
**To:** Participate  
**Subject:** Affordable housing issues

To: Ketchum City Council  
Re: Reclassifying Affordable Units in a Consent Agenda

**Mayor and City Council,**

I am writing to express my opposition to the proposed Consent Agenda vote on reclassifying Affordable Units. This action stands to negatively impact many of our neighbors and warrants a more thoughtful, transparent, and sustainable approach.

Any long-term solution must include meaningful input from current affordable unit owners and the community at large. There are also significant legal risks involved, which require thorough review to avoid unnecessary and costly litigation.

The solutions currently proposed by BCHA fail to address the root causes and do not prevent similar situations from affecting other affordable housing owners in the future. Now is the time to develop a durable, inclusive policy that ensures stability and equity across our housing system.

A decision of this magnitude should not be made through the Consent Agenda. It deserves full public discussion and community participation in shaping the path forward.

I respectfully urge you to delay any vote on reclassifying these units until these critical concerns are adequately addressed.

I thank you for your continued service to our community. It is at times a thank less job. I appreciate all your time and efforts on our behalf.

Sincerely,  
Dana Maxey  
PO Box 3274  
madameflore@yahoo.co.uk

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**Dawn Hofheimer**

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**From:** Chris Leman <goodtrails@gmail.com>  
**Sent:** Monday, August 4, 2025 8:35 AM  
**To:** Participate  
**Cc:** cityadmin@ketchumidaho.org; council@ketchumidaho.org; Neil Bradshaw; Courtney Hamilton; Amanda Breen; Tripp Hutchinson  
**Subject:** support for bear-resistant trash bins Ketchum

Dear Mayor Bradshaw and City Council Members,

I'm writing in strong support of the proposal to implement mandatory bear-resistant trash containers for all residential properties in Ketchum.

My wife and I have lived in Ketchum for over 35 years. We, along with many of our neighbors, are careful to put our trash out only on the morning of pickup. But as we've seen, it only takes a few unsecured cans to create serious problems for both our community and the bears. In situations where property managers or housekeepers put trash out after a rental, or on a non-pickup day, unsecured bins become a real hazard.

Bear-resistant containers are a practical and long-overdue step to reduce bear habituation and to help avoid the tragic relocation or euthanization of bears that have become conditioned to human food sources. A small monthly fee increase is a reasonable tradeoff for helping Ketchum coexist more responsibly with our surrounding wildlife.

I urge the Council to move forward without delay on requiring bear-resistant containers for all residential use. While I also support applying this policy to commercial and residential dumpsters, I understand those may require more planning. Let's move ahead now with the low-hanging fruit — the residential bins — and work on dumpsters as a second step.

This is a smart, necessary, and community-supported solution. Please act now.

Sincerely,  
Chris Leman  
162 Bordeaux St.  
Ketchum, ID 83340

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Chris Leman  
P.O. Box 3631  
Ketchum, ID 83340  
(208) 720-7713

## **Dawn Hofheimer**

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**From:** Jeannie Bell <luminessence2@gmail.com>  
**Sent:** Monday, August 4, 2025 8:54 AM  
**To:** Participate  
**Subject:** Reclassifying units for community housing

I respectfully request that you not vote on this , until we can have more discussion on this matter.

Sincerely  
Jeanne Bell

Sent from my iPhone  
BLESSINGS FROM LUMINESSENCE  
208 726-7655

## **Dawn Hofheimer**

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**From:** Maya JB Burrell <bhathorraj@fastmail.fm>  
**Sent:** Monday, August 4, 2025 9:00 AM  
**To:** Participate  
**Subject:** TODAY!: tell the City "NO" on new Comp Plan's outrageous density increases  
**Attachments:** city hall comp plan 2025.07.28.pdf

just received this reply from one of our friends/neighbors that i emailed.

### **city hall meeting is TODAY at 4p!**

please send them your comments ASAP.

here are a couple more responses i received:

1.) "OSHA requires that workplaces have at least two emergency exit routes to ensure safe evacuation during emergencies. Warmsprings has just ONE EXIT ROUTE. City Hall, where is the safety?"

2.) Dear City Council,

Although I appreciate your commitment to addressing the need for low-cost and worker housing, I urge you to take a closer look at the existing infrastructure already in place — because it isn't working.

I personally know several recipients of so-called affordable housing who are now burdened by overwhelming HOA or association dues, creating such financial stress that they are being forced out of the very homes meant to help them. Clearly, what's been created in the past needs to be reviewed and corrected where it no longer serves the workers it's intended to support.

I've read numerous articles and op-eds in our local paper highlighting the serious and ongoing financial struggles of our local workforce. The "affordable" housing built in Hailey recently advertised one-bedroom units for \$1,800 and two-bedrooms for \$2,200 — hardly low-cost by any reasonable standard.

Please reconsider any plans for high-density, high-rise developments — the kind that are often disguised as community benefit while developers carve out their pound of flesh. Time and again, we've seen developers promise affordability, only to find creative ways to recoup their margins, leaving the community holding the bag.

The proposed dense growth in the Warm Springs area raises significant concern. We've already endured years of disruptive road construction that harmed many local businesses. Let's not repeat the same mistakes. This is *your* town too — plan carefully, with foresight and integrity.

To close, I want to sincerely thank you for your time and dedication in serving this community. I know it can't be easy.

With appreciation for your efforts,

xxx

3.)----- Original message -----

From: xxx

To: Maya Burrell <[bhathorraj@fastmail.fm](mailto:bhathorraj@fastmail.fm)>

Subject: Re: tell the City "NO" on new Comp Plan

Date: Sunday, August 03, 2025 12:37 PM

Hi Maya - thanks for sending this. The meeting is on Monday August 4 at 4 PM.

<https://www.ketchumidaho.org/citycouncil/page/city-council-54>

Thanks for telling your friends/neighbors the correct day and time.

xx

On Aug 2, 2025, at 1:48 PM, Maya JB Burrell <[bhathorraj@fastmail.fm](mailto:bhathorraj@fastmail.fm)> wrote:

friends and neighbors,

i believe the city of ketchum will be taking the final vote on the Comp Plan this tues at 4:30p. unfortunately the city is expected to vote 'yes.' hopefully that will change based upon the push back they are receiving from citizens. the main debate is about the massive new density sprawl approval they want to push into warmsprings and west ketchum. their purported reason is workforce housing. even if that is indeed their real reason, that will not be the outcome of their massive zoning change proposal. the consequences of increasing density in these neighborhoods by 4x over, plus 3-story buildings packed onto warmsprings road and destroying neighborhoods will do nothing other than provide new units for second homes and short-term-rentals.

the attachment on this email is the letter i sent to City Hall last week. pass it around or use it however you wish. please write a comment to City Hall. so far, the workforce housing planned developments are not working. the City needs to slow this down for success. a targeted approach for specific lots is best. otherwise national developers will be taking advantage of this density and destroying our community.

<[participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)>

or call:  
208.726.3841

thanks for your time in this very important matter.

maya

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Maya JB Burrell

208.471.0360

[bhathorraj@fastmail.fm](mailto:bhathorraj@fastmail.fm)

<city hall comp plan 2025.07.28.pdf>

2025.07.28

Re: Public Comment on Comp Plan

Dear Mayor, City Council and Ketchum Residents,

The fundamental disagreement between City Hall and the majority of Ketchum residents (who elect you) regarding the new Comp Plan is this; your primary goal is to push growth into the West Ketchum and Warmsprings neighborhoods.

We know you don't like the term "push growth." You like using other more palatable vocabulary, such as "up-zoning density," to describe the massive amount of new development you intend to push through via zoning changes in the Comp Plan. But you can't hide from the truth. Eventually, when full build out happens in these neighborhoods in accordance with your new Comp Plan generated by Denver consultants, there will be at least four times the housing density than what is zoned today, regardless of what words are used to describe this calamity.

There is another word being lobbed at Ketchum residents. NIMBYism. This insult is being used to shut down all the commonsense concerns that residents of Ketchum have about the dangers of over-development being pushed in our neighborhoods. The NIMBY insult is meant to shame and silence us.

I have yet to meet one participant in this discussion that opposes workforce housing. "Not In My Backyard?!" All of Ketchum is our so-called "backyard." If you think that the Bluebird development isn't viewed as being in our "backyards," at the Town Center Park and Atkinsons Grocers, then you don't understand Ketchum. We pay attention to all development because it's all our backyards, as it should be.

The real problem is that City Hall's workforce housing ideas are seriously flawed. You know full well that the new Comp Plan's development, especially in the Warmsprings neighborhoods, will be creating high-end second home condos and townhouses. We see the proof of this in our "backyard" of West Ketchum. This type of development will in turn require exponentially more workforce housing to serve the second home and short-term rental units. The new Comp Plan is perpetuating a never-ending Catch 22 that is destroying our neighborhoods.

City Hall has a cracked lens. You are trying to problem-solve by pushing new growth to the edges of city limits, otherwise known as "sprawl." The loudest voices on your advisory committee are, by your own admission; developers, contractors, real estate companies and non-profits. You asked them what they would need to increase growth of workforce housing construction and they have answered with this new zoning plan.

What a surprise; Special Interests in our small town! Russell Vought, Director of the White House Office of Management and Budget, just made a revealing comment when he was interviewed about federal expenditures. He said, "Fair-housing networks aren't just there to enforce civil rights laws, but are there to have an entire network of nonprofits that go out there and destabilize and promulgate against single-family neighborhoods." Look no further than our own "backyard" to see this corruption in action.

We residents have other goals equal in consideration to workforce housing and multi-unit developments. We are desperately trying to communicate to you that the way you are pushing the out-of-control density zoning is an inevitable life-threatening, community-destroying disaster. Yes, life-threatening.



Living at the edge of the largest wilderness area in the lower 48 states, wildfires are a yearly threat to life. We all have horrific news images seared into our brains of residents in Paradise, Lahina and Pacific Palisades being burned alive in their cars, ashen outlines of bodies crumpled on the streets, blocked from escape. Yet City Hall somehow evaluates Warmsprings, with its single entry transportation point at the mouth of a canyon and think, "Yes! This is just the place to increase density. What could possibly go wrong?"

There is ONE BRIDGE between escape or being burned alive. We can bring attention to the already awful "traffic problems" and "Warmsprings gridlock," but death is at the heart of this argument. We residents cannot understand how you can be so blind to this problem. City Hall cannot afford to just guess, or be wrong about this. We can't afford for you to be wrong. And because you seem so willing to blithely put our lives in this kind of extreme danger, how can we trust you? Your job is to protect us, not make the danger worse.

Ketchum has limited land and resources. Already, Blaine County is debating a declaration of water emergency this summer and we had above average snowfall this winter. City Hall answers our concerns with statistics on who is using how much water and why it would be better to build thirty-six units per acre in three-story buildings along Warmsprings Rd, as opposed to the current density of single family homes, duplexes and currently zoned multi-unit complexes. City Hall pushes statistics that tell us single family homes watering their lawns use more water than over a hundred people living on the same acre would. Who can take this seriously? It's commonsense. Once again, City Hall's illogical messaging erodes our trust.

City Leaders, have you factored into your new Comp Plan the pre-approved River Run Project that would add hundreds of households and thousands in population to the City of Ketchum once that area is developed? Back in 2009, the City of Ketchum annexed the Blaine County land at River Run for the purpose of granting Sun Valley Company development rights for a Base Village. This massive project was approved by ignoring all the same issues that we are dealing with today in this new Comp Plan. Back then as now, zoning was changed to high density for condo development, along with a 110ft tall centerpiece hotel at River Run Base.

Ketchum gave away the largest forest land in the city limits for the River Run Project. The wildlife migration corridor from the Trail Creek drainage will be cut off as a result. Has this mentality changed? Many of the same City Hall leaders today are the ones who approved variances for the new hotel project on Main Street that decimates protections of the Trail Creek riparian zone. Look at the changes already taking place in West Ketchum. It's high end condo-land down there, alongside mega-mansions that a more recent City Hall approved by ignoring the fact this construction has irreparably destroyed the precious wetlands critical to wildlife and river health.

What about our limited land and water resources? Neither Sun Valley Company nor the City of Ketchum hold the water rights needed for the density that was pre-approved for the River Run development. City Hall is using the same playbook, telling current residents that our water is secure, while playing a shell game with Idaho's complex water rights laws. A previous City Hall made the same mistake you are trying to make now. They kicked the can down the road and the piper has yet to be paid.

For this new Comp Plan, City Hall seems to be minimizing any substantive discussion of the financial impacts to current residents for these massive zoning changes. Maybe that is because your track record on accurate predictions and planning is atrocious; Bluebird income requirements resulting in occupancy issues, tens of thousands of dollars to subsidize Evergreen workforce housing HOA fees, and our Fire Department fiasco. We were sold lies on this on too. The promise was that the Fire Dept consolidation would SAVE taxpayers money

instead of exploding our property taxes four times over. Yet you want us to believe you now for the Comp Plan projections? Really?

This new Comp Plan will skyrocket our tax appraisal base. Long time residents, seniors on fixed incomes especially, will be forced to sell, unable to meet their tax obligations on fixed retirement incomes. The cruelty to our Seniors regarding this plan is unforgivable. But workforce housing at any cost is the battle cry of City Hall and of course we should expect casualties in the path of their higher vision. Lawsuits? It's taxpayer money.

Yes, our community is comprised of our infinitely valuable teachers, first responders, nurses, retail workers, restaurant workers and all the other workers that makes things actually work. Yes, we support a strong business community. Your plan does not. City Hall has to step out of their tunnel vision and trust that our current residents have equally or possibly even better ideas for how to support community life, development and growth.

Most of us realize that City Hall work is tough and the pay is not enough. We know it is tough to receive this kind of criticism you are getting for this atrocious Comp Plan. We understand how you might feel immense pressure to "do something," to solve problems you were elected to tackle. But the issues we face are complex. They take time to solve. That's a good thing.

Land and resources are limited. In many ways, that is our saving grace, why our character is different from so many other mountain resort towns. The solutions arrived at by Aspen, Big Sky, Park City, Vail, Jackson Hole and the rest are NOT who we want to be. Stop following the advice of imported Consultants and those with Special Interests who are invading here today. After their pillaging and plundering, they take their money and run.

The best solutions will grow out of respect and understanding for the unique character of this community and the nature that we love and embrace in harmony. Contrary to your fears, time is on our side. State laws governing Short Term Rentals will eventually change because they are obviously destructive and unsustainable. This will transform the Long Term Rental Market back to sanity. The Real Estate Market always fluctuates. Our tourism goals also continue to evolve. Remember the push to move the airport so that developers and real estate companies could raid the next open land. Remember how they lied that our airport would never meet tourism potentials because of problems with the runway. How has that story turned out? Keeping our airport in Hailey was a major fight just a few years ago and we won.

City Hall, focus on fiscal efficiency so that every dollar earmarked for workforce housing is spent on actual housing, and doesn't find its way into the pockets of non-profits and consultants making six figures promoting bad advice and warped statistics. Our community supports targeted zoning changes and workforce housing plans that are incremental, logical, successful and sustainable. So far, we are not seeing that. Instead, we see plans that make matters worse. Please, first and foremost, do no harm.

Pay attention to the recent Visit Sun Valley poll where current residents' #1 complaint is the Decline In Quality of Life. What more possibly relevant statistic could there be?! If City Hall moves more slowly, tries smaller targeted projects, analyzes what works and what doesn't, stops being in denial of past mistakes, makes incremental adjustments to planned growth; then residents would give more latitude to support your efforts. We too need to meet our budgets, protect our assets and conserve resources for a healthy future. If solutions were easy, our problems would already be fixed.

Special Interests will always collectively scream the loudest for a bigger piece of the pie, but so what. We respect them adding their voices, but their interests alone do not define our Community. Some of the most beautiful qualities of our community are that our friendships are

not defined by our socio-economic status. We mix. Our friendships are built on shared interests and activities. We share a value of small town living where we know our neighbors. We share values and respect for our forests, rivers and wildlife. We love creating a community where our children are safe and can explore their worlds.

City Leaders, you are a part of this too. Fix your lens. Stop your tunnel vision. Stop “pushing.” See how it feels to go with the Flow of our natural rhythms and cycles of growth. Open your lens. Look around. The view in such a state of being is beautiful.

## Dawn Hofheimer

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**From:** heidiwat@cox.net  
**Sent:** Monday, August 4, 2025 9:45 AM  
**To:** Participate  
**Cc:** heidiwat@cox.net  
**Subject:** Maintain low density land use design from 2014 Comprehensive Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

Thank you for the walk-around in the neighborhoods. Jade and Abby were at the walk-around on 07/31 in Warm Springs – sadly, there were no city council members present. As was mentioned at the meeting by Jade and Abby – we don't vote on this – only City Council does – but no one was there to listen to our concerns – who would vote on this.

We live in an older rustic, authentic neighborhood – where the cost per square foot is one of the cheapest in Ketchum – and is financially reasonable with hard work. That is why we could afford to buy in Warm Springs. Trying to buy a newer house – the cost per square foot – is much higher. By maintaining the older, rustic, authentic houses – this is what the locals can afford more than new builds. The new 2025 comp plan is inducing developers to level older homes and to build new properties – which the locals won't be able to afford. These will be sold to out-of-town buyers (none of their income was made in this valley) – who will either Airbnb their place – or keep it empty. **We have bought in Ketchum with money that was earned in Ketchum.**

Core values to maintain Ketchum's rural, western, rustic atmosphere needs to be honored.

Thank you.

**Heidi Watanabe**

[heidiwat@cox.net](mailto:heidiwat@cox.net) | T: 208.309.1999

**Dawn Hofheimer**

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**From:** Wendy Kistler <wwkistler@hotmail.com>  
**Sent:** Friday, August 1, 2025 6:39 PM  
**To:** Participate  
**Subject:** Ketchum Comp Plan

We do not think the new comprehensive plan is in the best interests of Ketchum. We do not support increasing the salaries of the mayor and the council members. If you feel overworked, please cease working (a win, win for Ketchum) until November when hopefully we will have a new direction.

Wendy Kistler

## Dawn Hofheimer

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**From:** Judy Whitmyre <jwhitmyre1@gmail.com>  
**Sent:** Sunday, August 3, 2025 12:05 PM  
**To:** Participate

Please reconsider the density changes in the Warm Springs Area.

I live on East Canyon Run and have seen a tremendous increase in traffic over the years on Warm Springs Road.

There is one road in and one road out and if we had a disaster and needed to get out of the Warm Springs area it would be very difficult. Has the city conducted any traffic pattern tests?

The residents of Warm Springs do not want these changes. Are you listening to us? We have chosen to live in a quiet neighborhood and want to keep it that way.

I also want to comment on Tripp Hutchinson's recent arrest. Is this going to be ignored by the city?

Should someone who has shown such poor judgement be making decisions for an entire city?

This young man should resign. He has no business being in a position of responsibility. I have emailed the mayor, twice and Mr. Hutchinson once about his arrest and have had no response from either of them.

Judy Whitmyre

## Dawn Hofheimer

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**From:** Andrew <fitzgerald.andrew.nelson@gmail.com>  
**Sent:** Sunday, August 3, 2025 2:15 PM  
**To:** Neil Bradshaw; Spencer Cordovano; Tripp Hutchinson; Amanda Breen; Participate  
**Cc:** gbarnard@mtexpress.com; publisher@mtexpress.com; Sarah Lurie  
**Subject:** To Neil & Co: An eleventh-hour appeal

To all concerned, this is an eleventh-hour appeal and an addition to the public record:

1. There is simply not enough public support for the comp plan revision. Each of you will bear a long-term personal cost: your standing in the community will suffer both personally and professionally and a fair number of people just won't like you very much.
2. Your decision will have a very long half-life. Over time, the sentiment will become increasingly vitriolic. The newcomers won't notice (it'll still be a little paradise to them) but to the longer-term residents your decision will feel downright criminal. Ketchum will progressively lose its identity as time goes on and that will keep the anger alive.
3. The resentment will be perpetual and the personal disrespect for you will endure. You will feel it on the street, in the coffee shops, the food market, the restaurants and on the trails. The cold glance, the subtly snide comment, the look of veiled anger, the lack of eye-contact and connection. You will not feel at home in your hometown.
4. You will come to mind whenever the long-term effects of the density increases cause problems with infrastructure and the general quality of life as perceived on a quotidian basis. The knock-on effect will continue long after you leave your role in city government but you will routinely feel it as a background stressor. People will say that you were the city council that wrecked Ketchum. It's not a rational issue.
5. Covid was the catalyst, sure, and you did what you could to manage the acute nature of that emergency. However, the comp plan revision is going to codify the negative effects of the pandemic, the lack of affordable housing and loss of Ketchum's character which is its identity and the source of its vitality. Under the surface, you know this.
6. To make matters worse, there's the timing with the PEG appeal. If the comp plan revision is approved in the same timeframe as the PEG extension, the public perception will be deeply ingrained. Your chances are probably slim to none in stopping a second extension and the build-out will be a daily reminder of what you personally put in motion.

Bottom line: To some people you will be pariahs, to others you will just be unskilled ex-office boys with white trash standards and flaccid minds, and some people will stay angry at you for a long, long time.

Slow it down, please.

Respectfully submitted,  
Andrew Fitzgerald



## Dawn Hofheimer

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**From:** Andrew <fitzgerald.andrew.nelson@gmail.com>  
**Sent:** Sunday, August 3, 2025 4:57 PM  
**To:** Neil Bradshaw; Spencer Cordovano; Tripp Hutchinson; Amanda Breen; Participate  
**Subject:** Re: To Neil & Co: An eleventh-hour appeal

Context matters, and the context has changed at the local small-town level. Dorito Boy and his whores are the reason for this because of how the public has been deceived; as conditions continue to deteriorate (they most likely will), Ketchum residents are going to conflate your decision on the plan's revision with policies that have national (and geopolitical) repercussions. The impact on the ground in Ketchum will feel similar to people on a routine basis and they will perceive your decision-making process in City Hall as a reflection of a failed and dishonorable US presidency. Again, it's not a rational thing, it's more basic than that, a kind of socio-political subconscious that's media-fuelled and it's *\*not\** abstract, it's visceral. Climate change will amplify its impact over time, for sure.

Ironically, you and the council will get sucked into the fray, tarred with a broad brush, as it were, if not feathered and run out of town on the proverbial rail. Dorito Boy's putative reign is not going to end well. Do not link yourselves to vapid, unscrupulous, grifting, white-trash incompetent posers in Washington where Ketchum people will associate your decision-making process with the 'nakba' in the White House and Congress. It's all of a piece and it's not entirely rational, it's more tribal, atavistic (in the worst sense of that word) and everyone is getting swept up in it because of the mass media coverage: "Bibi the Despicable Barbarian", "Putin the Flesh-Eating Monster", "Trump the Mind Destroyer", "Xi the Unscrupulous Enigma", these personas are created by a kind of contemporary mythology that's media-driven. They define the context all the way down to city planning in small towns.

This is the context in which the Ketchum public, especially the long-term residents, will be conditioned to perceive your decision to proceed with the revision. The City Council is committing a kind of self-inflicted wound and it's just not necessary, nor is it the most rationally intelligent thing to do. Look people, you have some blind spots, we all do by definition. You guys are just barreling along in the dark, unable to accurately assess the risk/reward ratio, the ROI in a small town versus long-term interpersonal cost in a once classic Western mountain town.

The Council is putting way too much English on the ball (way too much inherent bias) on how the trajectory of development in Ketchum is going to be shaped with the current revision. Don't go there, time is not that short unless you arbitrarily make it so. Slow.It.Down and avoid making a mistake that will get bigger with the passage of time. Remember, it's the PEG project that will tip this into a full-blown, acute crisis for people. Feelings will be running high in the WRV for a long time to come, I fear.

This is an example of where kicking the can down the road is the responsible and more evolved thing to do. Just sayin'...

On Mon, Aug 4, 2025 at 8:15 AM Andrew <[fitzgerald.andrew.nelson@gmail.com](mailto:fitzgerald.andrew.nelson@gmail.com)> wrote:

To all concerned, this is an eleventh-hour appeal and an addition to the public record:

1. There is simply not enough public support for the comp plan revision. Each of you will bear a long-term personal cost: your standing in the community will suffer both personally and professionally and a fair number of people just won't like you very much.
2. Your decision will have a very long half-life. Over time, the sentiment will become increasingly vitriolic. The newcomers won't notice (it'll still be a little paradise to them) but to the longer-term residents your decision will feel downright criminal. Ketchum will progressively lose its identity as time goes on and that will keep the anger alive.
3. The resentment will be perpetual and the personal disrespect for you will endure. You will feel it on the street, in the coffee shops, the food market, the restaurants and on the trails. The cold glance, the subtly snide comment, the look of veiled anger, the lack of eye-contact and connection. You will not feel at home in your hometown.
4. You will come to mind whenever the long-term effects of the density increases cause problems with infrastructure and the general quality of life as perceived on a quotidian basis. The knock-on effect will continue long after you leave your role in city government but you will routinely feel it as a background stressor. People will say that you were the city council that wrecked Ketchum. It's not a rational issue.
5. Covid was the catalyst, sure, and you did what you could to manage the acute nature of that emergency. However, the comp plan revision is going to codify the negative effects of the pandemic, the lack of affordable housing and loss of Ketchum's character which is its identity and the source of its vitality. Under the surface, you know this.
6. To make matters worse, there's the timing with the PEG appeal. If the comp plan revision is approved in the same timeframe as the PEG extension, the public perception will be deeply ingrained. Your chances are probably slim to none in stopping a second extension and the build-out will be a daily reminder of what you personally put in motion.

Bottom line: To some people you will be pariahs, to others you will just be unskilled ex-office boys with white trash standards and flaccid minds, and some people will stay angry at you for a long, long time.

Slow it down, please.

Respectfully submitted,



**Dawn Hofheimer**

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**From:** Andrew <fitzgerald.andrew.nelson@gmail.com>  
**Sent:** Sunday, August 3, 2025 5:23 PM  
**To:** Neil Bradshaw; Spencer Cordovano; Tripp Hutchinson; Amanda Breen; Participate  
**Subject:** Re: To Neil & Co: An eleventh-hour appeal

This shit sounds quasi-intellectual and abstract, but these interrelationships evolve in the context of a much larger universe.

**Case in point:** Ridley Scott's media-made myth from George Orwell created a shared reality that is shaping public policies today...

**1984 Super Bowl APPLE MACINTOSH Ad by Ridley Scott** (4K Restoration):  
[youtube.com/watch?v=ErwS24cBZPc&list=RDErwS24cBZPc&start\\_radio=1](https://youtube.com/watch?v=ErwS24cBZPc&list=RDErwS24cBZPc&start_radio=1)

On Mon, Aug 4, 2025 at 10:56 AM Andrew <[fitzgerald.andrew.nelson@gmail.com](mailto:fitzgerald.andrew.nelson@gmail.com)> wrote:

Context matters, and the context has changed at the local small-town level. Dorito Boy and his whores are the reason for this because of how the public has been deceived; as conditions continue to deteriorate (they most likely will), Ketchum residents are going to conflate your decision on the plan's revision with policies that have national (and geopolitical) repercussions. The impact on the ground in Ketchum will feel similar to people on a routine basis and they will perceive your decision-making process in City Hall as a reflection of a failed and dishonorable US presidency. Again, it's not a rational thing, it's more basic than that, a kind of socio-political subconscious that's media-fuelled and it's *\*not\** abstract, it's visceral. Climate change will amplify its impact over time, for sure.

Ironically, you and the council will get sucked into the fray, tarred with a broad brush, as it were, if not feathered and run out of town on the proverbial rail. Dorito Boy's putative reign is not going to end well. Do not link yourselves to vapid, unscrupulous, grifting, white-trash incompetent posers in Washington where Ketchum people wassociate your decision-making process with the 'nakba' in the White House and Congress. It's all of a piece and it's not entirely rational, it's more tribal, atavistic (in the worst sense of that word) and everyone is getting swept up in it because of the mass media coverage: "Bibi the Despicable Barbarian", "Putin the Flesh-Eating Monster", "Trump the Mind Destroyer", 'Xi the Unscrupulous Enigma", these personas are created by a kind of contemporary mythology that's media-driven. They define the context all the way down to city planning in small towns.

This is the context in which the Ketchum public, especially the long-term residents, will be conditioned to perceive your decision to proceed with the revision. The City Council is committing a kind of self-inflicted wound and it's just not necessary, nor is it the

most rationally intelligent thing to do. Look people, you have some blind spots, we all do by definition. You guys are just barreling along in the dark, unable to accurately assess the risk/reward ratio, the ROI in a small town versus long-term interpersonal cost in a once classic Western mountain town.

The Council is putting way too much English on the ball (way too much inherent bias) on how the trajectory of development in Ketchum is going to be shaped with the current revision. Don't go there, time is not that short unless you arbitrarily make it so. Slow.It.Down and avoid making a mistake that will get bigger with the passage of time. Remember, it's the PEG project that will tip this into a full-blown, acute crisis for people. Feelings will be running high in the WRV for a long time to come, I fear.

This is an example of where kicking the can down the road is the responsible and more evolved thing to do. Just sayin'...

On Mon, Aug 4, 2025 at 8:15 AM Andrew <[fitzgerald.andrew.nelson@gmail.com](mailto:fitzgerald.andrew.nelson@gmail.com)> wrote:

To all concerned, this is an eleventh-hour appeal and an addition to the public record:

1. There is simply not enough public support for the comp plan revision. Each of you will bear a long-term personal cost: your standing in the community will suffer both personally and professionally and a fair number of people just won't like you very much.
2. Your decision will have a very long half-life. Over time, the sentiment will become increasingly vitriolic. The newcomers won't notice (it'll still be a little paradise to them) but to the longer-term residents your decision will feel downright criminal. Ketchum will progressively lose its identity as time goes on and that will keep the anger alive.
3. The resentment will be perpetual and the personal disrespect for you will endure. You will feel it on the street, in the coffee shops, the food market, the restaurants and on the trails. The cold glance, the subtly snide comment, the look of veiled anger, the lack of eye-contact and connection. You will not feel at home in your hometown.
4. You will come to mind whenever the long-term effects of the density increases cause problems with infrastructure and the general quality of life as perceived on a quotidian basis. The knock-on effect will continue long after you leave your role in city government but you will routinely feel it as a background stressor. People will say that you were the city council that wrecked Ketchum. It's not a rational issue.
5. Covid was the catalyst, sure, and you did what you could to manage the acute nature of that emergency. However, the comp plan revision is going to codify the negative effects of the pandemic, the lack of affordable housing and loss of Ketchum's character which is its identity and the source of its vitality. Under the surface, you know this.

6. To make matters worse, there's the timing with the PEG appeal. If the comp plan revision is approved in the same timeframe as the PEG extension, the public perception will be deeply ingrained. Your chances are probably slim to none in stopping a second extension and the build-out will be a daily reminder of what you personally put in motion.

Bottom line: To some people you will be pariahs, to others you will just be unskilled ex-office boys with white trash standards and flaccid minds, and some people will stay angry at you for a long, long time.

Slow it down, please.

Respectfully submitted,  
Andrew Fitzgerald

**Dawn Hofheimer**

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**From:** Lisa Griffith <lisagriffith2@mac.com>  
**Sent:** Sunday, August 3, 2025 9:34 PM  
**To:** Participate  
**Subject:** Reclassifying deed restricted unit

To: Ketchum City Council  
Re: Reclassifying Affordable Units in a Consent Agenda

Mayor and City Council,

I am writing this letter in opposition to a consent agenda vote on reclassifying Affordable Units, as this will adversely impact many of our neighbors and needs to have a longterm sustainable solution. This solution must include full input from affordable unit owners and the community at large. There are legal liabilities involved that need further study to prevent needless and expensive litigation.

BCHA proposed solutions do nothing to prevent this from happening to other affordable housing owners in the future, so now is the time to act to find a lasting and sustainable solution to this problem.

It is not reasonable to decide this in a Consent Agenda without full community discussion of these changes and allowing participants to be involved in crafting lasting solutions.

I respectfully request that you set aside voting regarding changing the category of this unit until you have given greater consideration to these issues.

Sincerely,

Lisa Griffith

**Dawn Hofheimer**

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**From:** Claudia Aulum <chaulum@gmail.com>  
**Sent:** Monday, August 4, 2025 8:02 AM  
**To:** Participate  
**Subject:** Your meeting today: Reclassification of BCHA affordable units

Dear Mayor Bradshaw and Ketchum City Council Members,

I am writing to express my strong opposition to a consent agenda vote today on reclassifying Affordable Units, as this will adversely impact many of our neighbors. In order to find a viable and sustainable solution that is aligned with principles on which BCHA was founded, I urge you to urge you get full input from affordable unit owners and the community at large. There are legal liabilities involved that require further study to prevent needless and expensive litigation.

The BCHA proposed solutions in this case do nothing to prevent this from happening to other affordable housing owners in the future, potentially placing undue financial burdens on the people your programs are designed to help.

It is not reasonable to decide this in a Consent Agenda without having community discussion of these changes and allowing participants to be involved in crafting lasting solutions.

I respectfully request that you set aside voting regarding changing the category of this unit until you have given greater consideration to these issues.

Sincerely,  
Claudia Aulum



## Dawn Hofheimer

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**From:** Maggie Rudigoz <maggierudigoz@gmail.com>  
**Sent:** Monday, August 4, 2025 9:54 AM  
**To:** Participate  
**Subject:** BCHA Vote Reclassification - please postpone

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am writing to request a postponement of the vote scheduled for this afternoon's meeting regarding the reclassification of Evergreen 16. The proposed change does not provide a long term solution to the problem and needs further consideration.

Maggie Rudigoz Goldberg  
P.O. Box 2554  
Ketchum, ID 83340

208 720 0429

## Dawn Hofheimer

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**From:** Cathie Caccia <cathiecaccia@gmail.com>  
**Sent:** Monday, August 4, 2025 10:06 AM  
**To:** Participate  
**Subject:** NO on increased density!!!!!!!!!!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ketchum City Council and Mayor

I am writing once again to urge you to vote NO on increased density in West Ketchum and Warm Springs.

As a 38 year valley resident I have seen a lot change. The building and growth particularly in the last 5 years have made the city unrecognizable from the unique and enchanting community I chose to make my home.

**Please** do not ram this down our streets. We don't want increased density!!!!

There are many flaws to your reasoning for increasing density.

Please do not vote to create more empty boxes that get filled with short term rentals and owners who come 1-2X/year!!!!

Your idea that it would create more housing for locals is preposterous primarily due to land value and building cost even if you require deed restricted housing (which I think is 1 for every 18).

We already have unresolved issues with deed restriction as a solution to housing. Right now some of our deed restricted owners are struggling to afford HOA dues and assessments. I am not an owner of a deed restricted unit and I too struggle to keep up with increases in property tax, HOA and assessments. I stand in opposition to a consent agenda vote on reclassifying Affordable Units as this will adversely impact many of our neighbors and needs to have a long term sustainable solution. This solution must include full input from affordable unit owners and the community at large. There are legal liabilities involved that need further study to prevent needless and expensive litigation.

Sincerely

Cathie Caccia

## Dawn Hofheimer

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**From:** Darcy Van Steelant <darcyvansteelant@yahoo.com>  
**Sent:** Monday, August 4, 2025 10:27 AM  
**To:** Participate  
**Subject:** Monday, August 4 meeting to reclassify affordable units in a consent agenda

To: Ketchum City Council  
Re: Reclassifying Affordable Units in a Consent Agenda

Mayor and City Council,

I am writing this letter in opposition to a consent agenda vote on reclassifying Affordable Units, as this will adversely impact many of our neighbors and needs to have a longterm sustainable solution. This solution must include full input from affordable unit owners and the community at large. There are legal liabilities involved that need further study to prevent needless and expensive litigation.

BCHA proposed solutions do nothing to prevent this from happening to other affordable housing owners in the future, so now is the time to act to find a lasting and sustainable solution to this problem.

It is not reasonable to decide this in a Consent Agenda without full community discussion of these changes and allowing participants to be involved in crafting lasting solutions.

I respectfully request that you set aside voting regarding changing the category of this unit until you have given greater consideration to these issues.

Sincerely,

Darcy Featherstone

Sent from my iPhone

**Dawn Hofheimer**

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**From:** Karim Merchant <karimketchum@gmail.com>  
**Sent:** Monday, August 4, 2025 10:34 AM  
**To:** Participate  
**Subject:** Opposition to Consent Agenda Vote on Reclassifying Affordable Units

Dear Mayor and Council Members,

I urge you not to proceed with reclassifying Affordable Units through a consent agenda vote. This action carries serious and lasting consequences for many in our community and demands a thorough, transparent, and inclusive process.

Pushing this measure through without meaningful public input—particularly from affordable unit owners—is unacceptable. The potential legal exposure is significant and must be fully understood before any irreversible decisions are made. Rushing this invites costly litigation that can and should be avoided.

The proposed solutions from BCHA fail to safeguard current or future affordable homeowners from similar harm. That is not a sustainable fix—it is a stopgap. Now is the time to confront this issue head-on, with care and responsibility, and to establish a long-term solution that reflects the values and needs of our community.

Placing such a critical decision in the consent agenda sidelines public discourse and undermines trust in the process. This is not merely a procedural matter; it is a policy shift with real human consequences.

I respectfully but firmly request that you remove this item from the consent agenda and engage the community in open discussion before any vote is taken.

Sincerely,  
*Karim Merchant*

## **Dawn Hofheimer**

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**From:** Betsy Ann Sizell <betsiszell@gmail.com>  
**Sent:** Monday, August 4, 2025 10:41 AM  
**To:** Participate  
**Cc:** J Dog!  
**Subject:** Comp plan comment

Dear City Council members,

Thank you for your time and efforts in updating the 2014 comprehensive plan. As residents of Ketchum and the Hillside Drive neighborhood, we appreciate the opportunity to provide input. We believe the proposed changes to the Warm Springs area will not negatively impact our neighborhood and have the potential to bring vitality to the area.

Additionally, we would like to express our gratitude to the council for incorporating sustainability and resiliency into the comprehensive plan. As members of this wonderful community, we recognize the importance of considering not only our current needs but also those of the future.

Sincerely,  
Betsy and John Sizell

## **Dawn Hofheimer**

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**From:** Lee Chubb <contact@leechubb.com>  
**Sent:** Monday, August 4, 2025 12:00 PM  
**To:** Participate  
**Subject:** Comp Plan Update

The proposed update to the comprehensive plan represents the single most radical change in land use policy in the modern history of Ketchum.

It is a massive increase in density, and as such it should be based on data and responsible projections about the effect of the change.

It will have a negative effect on the quality of life Ketchum residents have come here for, so it can only be justified by a clear and achievable goal that offsets the sacrifices being asked of residents.

You have failed on both counts.

You have neither data nor responsible projections of the effects of this change. There have been no traffic or density studies. The effect of the density increase is entirely unknown.

In theory, the case for this update is to increase community housing, but you have no clear program or stated structure for achieving it.

You seem to want to rush ahead, but without these important aspects of the plan being determined. That is the height of dysfunctional government.

You need to go back and start from scratch. It is the only responsible option at this point.

Lee Chubb

## Dawn Hofheimer

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**From:** Jeff Lamoureux <shaglam@gmail.com>  
**Sent:** Monday, August 4, 2025 12:02 PM  
**To:** Participate  
**Subject:** Comments Regarding Comp Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I appreciate that Staff, the Planning and Zoning Commission and the Council are tackling this difficult planning process. It is sometimes difficult to reconcile changes in the population and character of our special town. Clear long range planning is an important tool to use when trying to preserve the character of our community.

I am a resident of 135 Irene St, Ketchum, ID 83340 in Warm Springs. Please consider the following:

- The number of families living in Warm Springs appears to have declined over the last two decades. Families are as much a factor of the character of the community as the homes. Increased density done right could allow for more housing and result in more full time residents in the neighborhood.
- Planning efforts should include measures that ensure City infrastructure can accommodate the population of residents and visitors. Some current areas of concern:
  - The Warm Springs bike path/sidewalk walk is substandard.
  - Intersections along Warm Springs including Bald Mountain Road, Irene Street and Aspen have constraints that could be adversely impacted by even limited growth of traffic.
  - The majority of residential neighborhoods of Warm Springs do not have sidewalks. This is especially of concern around the dog park and Heidelberg trail head where pedestrian and bike volume can be significant.

Planning for future should consider impact on City infrastructure. Good planning and development standards should include a way to ensure that necessary improvements in infrastructure keep pace with growth.

Thank you for your consideration.

Regards,  
Jeff Lamoureux

## Dawn Hofheimer

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**From:** Ann Leonardo <greatscot2601@gmail.com>  
**Sent:** Monday, August 4, 2025 12:07 PM  
**To:** Participate  
**Subject:** Remove Evergreen from consent agenda  
**Attachments:** Stop Vote reclassification of Deed Restricted Units.pages

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am sending this on behalf of one of the owners at Evergreen. Not all owners are in same position and you could negatively impact her ability to sell her unit if you reclassify it prematurely. She should have the opportunity to meet with the BCHA prior to this vote.

Ann Leonardo  
Box 956 Ketchum

Sent from my iPhone



## Dawn Hofheimer

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**From:** Sarah Michael <ms.sarahmichael@gmail.com>  
**Sent:** Monday, August 4, 2025 12:07 PM  
**To:** Participate  
**Cc:** Carissa Connelly; Keith Perry  
**Subject:** Support for Consent Item re Reclassify Evergreen BCHA Units

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor and Council Members,

I am writing to support the reclassification of the Evergreen BCHA Units to Category Local. This will enable current owners to sell their units to members of the local workforce who will be able to afford the HOA Dues and Special Assessments. These units will still maintain their affordability to local workers.

The details of the program need to be worked out but this is an important first step.

Thank you for passing this recommendation from the BCHA.

Sarah Michael

Sarah Michael  
P.O. Box 3060  
Sun Valley, ID 83353  
(208) 721-1593

## **Dawn Hofheimer**

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**From:** Russell Train <trainrussell@gmail.com>  
**Sent:** Monday, August 4, 2025 12:18 PM  
**To:** Participate  
**Subject:** In Support of the Comprehensive Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear City of Ketchum,

I hope you're all well. I want to voice my support for Ketchum's Comprehensive Plan & Code Update. Growth and change happen to all desirable and strong communities across the country and the only thing to do is to try and best guide it for the better into the future.

Ketchum's Comprehensive Plan as I see it makes the necessary changes and updates to original draft in 2014 without losing sight of Ketchum's core values. We like how town is now, but there is room for improvement/innovation in certain areas of town. For example - allowing for common sense density in areas of Ketchum where it already exists or would fit isn't going to destroy Ketchum's feeling or aesthetic. It's not going to build high-rises. What it is going to do is guide developers to build more of what Ketchum needs and has been building for a long time.

Change is inevitable, let's try and make it a better type of change by utilizing the vision of Ketchum's Comprehensive Plan laid out by the hard work of the City of Ketchum.

Thank you,

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**Russell Train**

Tel: 202-210-2379  
Email: [trainrussell@gmail.com](mailto:trainrussell@gmail.com)

**Dawn Hofheimer**

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**From:** Sheila Moriarty <moriarty.she@gmail.com>  
**Sent:** Monday, August 4, 2025 12:51 PM  
**To:** Participate  
**Subject:** In Support of Comprehensive Plan - including density & sustainability

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear City of Ketchum,

I have been a Ketchum resident for 10 years and am in support of density for community housing. I own property in and have always lived in Warm Springs. Many of my friends and co-workers have lived in the more 'dense' developments out Warm Springs over the years and I believe the complexes which have the opportunity for more diversity of living accommodations and sizing add to the breadth of incomes and characters for our community. Without these types of units and developments, there will be a decrease in younger, outdoor and service oriented individuals that bring necessary skills to Ketchum.

Separately, I am hugely in support of all the sustainability and climate centric matters included in the Comprehensive Plan. As a mountain community, acknowledging and acting upon the influence of the outdoors on the city itself is essential.

I believe looking forward with community housing and sustainability is essential to continue Ketchum in a direction of intentional growth, meeting its population needs while developing the character the population upholds. Keep up the good work!

Sincerely,

Sheila Moriarty

c: 402.490.9793

**Dawn Hofheimer**

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**From:** Hannah Harris <hharris.grace@gmail.com>  
**Sent:** Monday, August 4, 2025 1:45 PM  
**To:** Participate  
**Subject:** Pro-increased Density, Vote YES to Increased MDR

To Ketchum City Council Members,

**Please vote to *approve* the proposed MDR increase, to preserve the character, spirit, and accessibility of living in our town. I live in Warm Springs, and I *want* increased density in my backyard.** This is a vital step in managing our housing crisis, high vehicle traffic volume, and the increase in second (or third or fourth) home-ownership in our community.

As a young professional who would love to raise a family here and continue contributing to the local economy, I personally understand how the increase in density would benefit the next generation of families, workers, and citizens in Ketchum. We *all* benefit from local employees living locally, and benefit too from a population with a more diverse age demographic than the way we are trending.

This proposal would protect the beautiful mountain views in our neighborhoods, and protect quality of life for more of Ketchum's residents.

Sincerely,  
Hannah Harris

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**Hannah G. Harris**  
Future Roots  
Ketchum, Idaho

## Dawn Hofheimer

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**From:** Susan Neaman <susancneaman@gmail.com>  
**Sent:** Monday, August 4, 2025 2:42 PM  
**To:** Participate  
**Subject:** Budget

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Two areas where I see that the City could save money is in the Flowers planted around the trees on side walks and Christmas lights.

Planting perineal plants instead of annuals would be a far better option Keeping in mind after the plant blooms what happens to the foliage (a lot of perineal do not retain their green beauty and need to be cut back which creates cost) or planting small shrubs such as a Japanese Meadowsweet. After they bloom you still have a nice green shrub to carry you through the summer. Most all of the perineal can be planted early unlike annuals because of earl summer freezes. Ornamental grass is another option.

The new planters look great and can be the color for the city! The cost of planting the flowers must be huge so to take a different direction would be less expensive and save the city money.

The other area which is going to happen in the next few months are the Christmas lights on almost every tree on Main Street. This area has got to be a huge expense especially since you have to remove the lights in the spring!!! I am not saying not to have Christmas lights but with the new street lights with wreaths hanging (maybe lit) and half or even 3/4 of the amount of trees lit would save the city money and still be a beautiful sight!

I hope you will consider these two recommendations.

Thank you,  
Susan Neaman

## Dawn Hofheimer

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**From:** Tracy Largent <tlargent1960@gmail.com>  
**Sent:** Monday, August 4, 2025 2:39 PM  
**To:** Participate  
**Subject:** Affordable Housing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Council,

I am writing this letter in opposition to a consent agenda vote on reclassifying Affordable Units, as this will adversely impact many of our neighbors and needs to have a longterm sustainable solution. This solution must include full input from affordable unit owners and the community at large. There are legal liabilities involved that need further study to prevent needless and expensive litigation.

BCHA proposed solutions do nothing to prevent this from happening to other affordable housing owners in the future, so now is the time to act to find a lasting and sustainable solution to this problem.

It is not reasonable to decide this in a Consent Agenda without full community discussion of these changes and allowing participants to be involved in crafting lasting solutions.

I respectfully request that you set aside voting regarding changing the category of this unit until you have given greater consideration to these issues.

Thank you  
Tracy Largent

Humankind  
Be Both