From: Timothy Mott <tim@mottventures.com>

Sent: Saturday, July 19, 2025 5:19 PM

To: Participate

Subject: Re: comp plan vs. zoning ordinances: what matters.

to p&z commissioners.

the email below from this morning is directed at the next council and their meeting on 8/4.

i am also requesting that it be read aloud and otherwise given consideration at the next p&z meeting on 7/22.

On Jul 19, 2025, at 8:06 AM, Timothy Mott <tim@mottventures.com> wrote:

time after time in the last council meeting, the mayor and staff said essentially that regarding density, amongst other things, the comprehensive plan didn't matter, it was only the actual zoning code that was regulatory and it was what really counted.

this seemed like it was maybe a tactic to "hurry up" the discussion and get to a vote. i even pointed out at the end of my 3 minutes that is seemed inconsistent for us all to be spending so much time, effort and funds on something that didn't really matter.

please note the following and please ensure this is read aloud at the next council meeting that i'm unable to attend.

When the Ketchum City Council proposes a zoning change, they are required to ensure the change is in accordance with the policies set forth in the adopted Comprehensive Plan.

Here's why:

- Idaho State Law: Idaho Code Section 67-6511 mandates that zoning districts and regulations, adopted or amended by governing boards, must align with the adopted comprehensive plan.
- Ketchum's Comprehensive Plan as a Foundation: The <u>City of Ketchum's Comprehensive Plan</u> is the city's leading policy document guiding future growth, land use decisions, and providing the basis for updating zoning and subdivision regulations.

 Rationale for Consistency: The purpose of this requirement is to ensure that zoning changes are not made in isolation but are part of a broader, well-considered strategy for the city's development and reflect the community's vision and goals as outlined in the Comprehensive Plan.

Therefore, when the Ketchum City Council considers a zoning change, they are legally and practically obligated to demonstrate its consistency with the Comprehensive Plan.

i'm happy for you to quote this and me as as when you see fit.

From: KIRK EBERTZ <kpebertz@cox.net>
Sent: Tuesday, July 22, 2025 9:36 AM

To: Participate **Subject:** Bike path

Follow Up Flag: Follow up Flag Status: Flagged

Please, Please... do not raise the speed limit on the bike paths. Keep 10 mph out Warm Springs and 15 mph on the rest of the bike paths. The bike paths were built for non-motorized vehicles. I know we can never go back so let's think hard about raising the speed limits! Keep it safe! Pam Ebertz (208) 720-9572 Sent from my iPad

From: Ben Worst <ben@benworstlaw.com>
Sent: Tuesday, July 22, 2025 3:44 PM

To:
Neil Bradshaw; Participate; Spencer Cordovano; Tripp Hutchinson; Amanda Breen

Cc:
Jade Riley; jshaw@co.blaine.id.us; Ben Worst; 1hodgie@gmail.com; Bob Cloninger;
bobkaplan007@gmail.com; Charlotte Cloninger; chefdoughty@gmail.com; Chrissy

Davis; David Perdue (dlperdue@riverlyproperties.com); Davis Korbel; friesen; gomory.wu@gmail.com; jane; Larry Rothstein; Ralph Gomery; Robert DeGennaro;

sjpassovoy@icloud.com; Yuhko Grossmann

Subject: Unsafe parking on Stirrup Lane **Attachments:** City 7-21-2025 (final).pdf

Mayor Bradshaw and Council Members,

Please see the attached correspondence regarding the unsafe parking matter on Stirrup Lane.

Thank you.

Ben Worst

BENJAMIN W. WORST, P.C. P.O. Box 6962 Ketchum, Idaho 83340 Tel. (208) 720-8417

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BENJAMIN W. WORST, P.C.

P. O. BOX 6962 Ketchum, Idaho 83340

ben@benworstlaw.com Tel. (208) 720-8417

July 22, 2025

Mayor Bradshaw and City Council Members City of Ketchum P.O. Box 235 Ketchum, Idaho 83340

RE: Parking on Stirrup Lane

Dear Mayor Bradshaw and Council Members,

This law firm represents the residential property owners on Stirrup Lane, a quiet, residential cul de sac. As you know, my clients object to any parking lot adjacent to Stirrup Lane and to any increase in parking on Stirrup Lane. Several months ago, I filed a successful appeal on behalf of my clients challenging an administrative approval of such a parking lot for the owners of the Bigwood Golf Course. The parking lot was deleted from the administrative approval because it requires an amendment to the CUP; however, now it appears that the owners of the Bigwood Golf Course are once again imposing their parking issues (caused the restaurant construction) onto Stirrup Lane—again without any attempt to meet with and make mutually acceptable arrangements with the Stirrup Lane residents.

Since late June, multiple cars--at times as many as 25--have been parking on both sides of the north end of Stirrup Lane. Drivers are routinely entering my clients' private driveways to turn around. My clients do appreciate the City's putting in "No Parking" signs on the east side of the street and a part of the west side to alleviate the congestion at the Stirrup Lane/Saddle Road/cart path intersections. This was a small step; however, it is a temporary and inadequate response to a much larger problem.

My clients have been told that Zenergy has an arrangement with the owners of the Bigwood Golf Course allowing golf course employees to park in the Zenergy parking lot while Zenergy employees must park their cars on Stirrup Lane and walk from there to work. Such an arrangement and the resulting parking chaos is unacceptable. It is unsafe and unreasonable.

Stirrup Lane is a quiet neighborhood on a cul de sac. There is no developed apron for parking and the entrance to Saddle Road from Stirrup Lane is already one of the most dangerous intersections in the City. Even if there is an actual need for parking, there are many better alternative locations, such the parking lot for the Bigwood Recreation Center and the YMCA parking lot which was acquired to be a park-and-ride lot which could be serviced by a shuttle from Zenergy.

My clients brought this matter to the attention of the City as soon as the problems arose and were planning to address the issue with the Ketchum Traffic Authority on July 17 when the

meeting was abruptly cancelled. My clients have now been told that Zenergy and the owners of the Bigwood Golf Course are working with the City to come up with a new plan which will be discussed at a special meeting of the Traffic Authority. This is also unacceptable. Any public airing of this problem could be delayed until almost the end of the golfing season, which will moot the move to an appropriate solution. My clients are stakeholders. They must be included in this process, and if they are to be excluded, then a public hearing before the Traffic Authority must be held immediately. My clients demand transparency, due process and best practices.

Thank you.

Sincerely yours,

BENJAMIN W. WORST, P.C. Attorney At Law

By: <u>/S/ Benjamin W. Worst</u> Benjamin W. Worst

Cc: Clients

From: Amanda Breen

Sent: Tuesday, July 22, 2025 8:48 AM

To: Dawn Hofheimer

Subject: Fw: Up Zoning in Warm Springs

Follow Up Flag: Follow up Flag Status: Flagged

This public comment was also in my Junk folder.

Regards,

Amanda Breen Ketchum City Council P.O. Box 2315 480 East Avenue North Ketchum, Idaho 83340-2315 Mobile: (208) 721-1760

Email: ABreen@ketchumidaho.org

From: Mike Murphy <mike@bhhssv.com> Sent: Monday, July 21, 2025 12:42 PM

To: Neil Bradshaw < NBradshaw@ketchumidaho.org> **Cc:** Amanda Breen < ABreen@ketchumidaho.org>

Subject: Up Zoning in Warm Springs

Dear Ketchum Mayor, City Council and Planning & Zoning Committee:

As a resident of Warm Springs since 1986, I would like to add my dissenting opinion to the list of others regarding the Up Zoning to the 25 acre Shrenthaner parcel adjacent to Warm Springs from GR-L to Medium and High Density. I have lived in the Sun Valley Subdivision adjacent to the Shrenthaner property since 1991. This parcel simply cannot hold an additional 600+ units as well as another 800+ vehicles. The Warm Springs Bridge is not nearly adequate to support and exodus of people in event of a fire, nor allow Fire Vehicles to safely enter the Warm Springs area. This should be tabled until after the November election.

Sincerely,

Mike Murphy 251 Penny Drive Ketchum ID 83340 mike@bhhssv.com

Get Outlook for Mac

From: Amanda Breen

Sent: Tuesday, July 22, 2025 8:44 AM

To: Dawn Hofheimer

Subject: Fw: Council Meeting July 21

Follow Up Flag: Follow up Flag Status: Flagged

Public comment that was in my Junk folder. Perhaps the Participate email received it, but wanted to submit just in case.

Regards,

Amanda Breen Ketchum City Council P.O. Box 2315 480 East Avenue North Ketchum, Idaho 83340-2315 Mobile: (208) 721-1760

Email: ABreen@ketchumidaho.org

From: Linda Reese < lindareese 77@gmail.com>

Sent: Monday, July 21, 2025 10:39 AM

To: Neil Bradshaw <NBradshaw@ketchumidaho.org>; Amanda Breen <ABreen@ketchumidaho.org>; Courtney Hamilton <CHamilton@ketchumidaho.org>; Spencer Cordovano <SCordovano@ketchumidaho.org>; Tripp Hutchinson

<thutchinson@ketchumidaho.org>; participate@ketchum <participate@ketchum>

Subject: Council Meeting July 21

Mayor Bradshaw and City Council Members,

The recent charges filed against Council Member, Tripp Hutchinson, elicits an immediate need for him to step down and/or be removed from the City Council. If this does not happen, it serves to further divide and erode the overall confidence and trust issues that already exist in the community per the City Council. The lack of integrity shown through Tripp's actions should not be tolerated in any way. His aggression towards those who do not share his beliefs is abhorrent and he is not fit to represent our community as a whole. We deserve to have members who conduct themselves with respect and decorum, regardless of political persuasion. Many of us here do not feel represented or heard and this only confirms the 'why.' Accepting punishment for not lining up is called something else. Tripp, personally, would be wise to release an apology to the community, as hollow as his words are following his actions. There is value in the exercise. It reflects on the entire City Council if he remains. This 'means to an end' behavior leaves a trail of destruction and suffering everywhere it goes. We don't want it here.

Respectfully,

LINDA REESE + 1 503 789 7676

From: Juanita Young <belespritskin@gmail.com>

Sent: Monday, July 21, 2025 4:52 PM

To: Neil Bradshaw; Spencer Cordovano; Amanda Breen; Courtney Hamilton; Tripp

Hutchinson; Participate

Subject: Tripp

Follow Up Flag: Follow up Flag Status: Flagged

I do hope that Tripp, will gracefully and with dignity resign from the city council.

I hope Tripp realizes how this incident reflects on the city council and all of Ketchum.

From: alpine7@mindspring.com
Sent: Monday, July 21, 2025 3:04 PM

To: Participate **Subject:** Palantir

Follow Up Flag: Follow up Flag Status: Completed

Dear City of Ketchum,

While I don't always agree with his opinions or demeanor in meetings, I think Tripp Hutchinson should get a Medal of Honor for removing the disgusting Palantir poster from the airport.

Whoever allowed that propaganda in a public facility using taxpayer money should be criminalized.

Please do not consider removing him from Council for such a petty infraction.

Sincerely,

Bruce Smith Ketchum, ID 83340

From: Amanda Breen

Sent: Wednesday, July 23, 2025 1:39 PM

To: Dawn Hofheimer Subject: Fw: Thank you!

Public comment.

Regards,

Amanda Breen Ketchum City Council P.O. Box 2315 480 East Avenue North Ketchum, Idaho 83340-2315 Mobile: (208) 721-1760

Email: ABreen@ketchumidaho.org

From: Heidi Schernthanner < heidischernthanner@gmail.com >

Sent: Wednesday, July 23, 2025 1:00 PM

To: Neil Bradshaw <NBradshaw@ketchumidaho.org>; hamilton@ketchumidaho.org <hamilton@ketchumidaho.org>; Amanda Breen <ABreen@ketchumidaho.org>; Tripp Hutchinson <thutchinson@ketchumidaho.org>; Spencer Cordovano <SCordovano@ketchumidaho.org>

Subject: Thank you!

Mayor & Council Members,

I want to take a moment to thank you all for what you do for the City of Ketchum and Community. I apologize for not being more engaged in the past. The housing and income discrepancy have become important topics around the valley and creating new ideas around both topics may prove to be the route to success.

Although we may differ in opinions I do see and acknowledge all that you do even when there are disagreements.

I have been contemplating budget items I listened to on Monday.

This note is in regards to the conversations shared about financial compensation. I am not looking for an answer, this is only a comment and no need for a reply.

What I want you all to know is that I agree with the need to increase pay for our voted officials.

It is my understanding that our voted officials in Ketchum are viewed as a "part time" gig, yet having pay to support other jobs each of you have at a higher rate is a reasonable request. I agree the increments need to be over a period of time. This rate needs to be higher than 3% but doubling the pay may not go over well.

One of the comments mentioned was about the discrepancy between the mayor & the council. This is also a reasonable question because you are all professionals in your own field. Closing the gap could be a way to bring the council pay up to a 10% discrepancy versus (roughly) 35%. If there is a huge difference in what is expected of the mayor, other than perceived hierarchy, perhaps this is a place to begin to make change.

I appreciate your time. All the best,

Heidi Schernthanner Sun Valley, Idaho 208.720.4312

From: Geoff Isles <islesglass@aol.com>
Sent: Wednesday, July 23, 2025 9:05 AM

To: Participate

Subject: Cox

To whom it may concern:

For the past few weeks, on behalf of the owners of Larkspur Condominiums, I have been engaging with Cox Communications concerning our WiFi and television reception. To say our service has been underwhelming would be the biggest understatement possible...it's terrible. The most frustrating part is the repetition in lousy servicing the owners receive with the technicians mimicking the same lame excuses over and over again.

Lately, I have been dealing with the Community Service group with in the Bulk Department at Cox. This has brought more poor service as the tech they sent out only told us that the problem is in the street but he couldn't do anything about it (something all the owners on Spur Lane have told them for years now.) Still nothing has been done. The simple fact is our complex spends around \$60K a year, with no solution to our problems, and with Cox being given a monopoly they don't seem interested to solve any problems in Ketchum. And the problems are Ketchum wide.

Sooo... what needs to be done? Ketchum's City Council needs to become involved. Cox's monopoly was granted many decades ago by the City Council and times have changed. Right now, Cox is merging with Charter forming a giant organization. Many new services are available to cities by other companies. I think it's time for The City of Ketchum to either renegotiate on behalf of its residents for Cox to fix their issues (which must include new street lines), or bid out for a new company to take over. Only the City Council can do this.

Sincerely,

Geoff Isles

Geoff Isles P.O. Box 2322 Ketchum, ID 83340

islesglass@aol.com 917-626-1134

From: MQ <fox2hole@yahoo.com> **Sent:** Wednesday, July 23, 2025 5:09 PM

To: Participate **Subject:** E bikes

Feedback.

Often time E bike users are going faster than the street speed limit for cars and most don't even stop and follow the rules of the roads.

20 MPH is fine as long as it's respected. I encourage our law enforcement folks to ticket speedy E bikers.

Best Regards, Munzer Qaddourah 504-655-2505 Sent from Yahoo Mail for iPhone

From: James Hungelmann <jim.hungelmann@gmail.com>

Sent: Wednesday, July 23, 2025 11:37 PM

To: Neil Bradshaw

Cc: Amanda Breen; Courtney Hamilton; Spencer Cordovano; Tripp Hutchinson; Participate

Subject: CALL FOR CENSURE HEARING: ACCUSED COUNCIL MEMBER HUTCHINSON

Follow Up Flag: Follow up Flag Status: Flagged

Citizen Letter to Initiate Censure Hearing

To: Mayor Neil Bradshaw (cc: Members of the Ketchum City Council)

From: Jim Hungelmann, Ketchum

Date: July 23, 2025

Subject: Request for Censure Hearing – Accused Council Member Tripp Hutchinson

Dear Mayor Bradshaw:

To the dismay of many Ketchum residents, it appears that Council Member Tripp Hutchinson has no intention of resigning despite his recent criminal charge. His continued presence on the Council reflects a disturbing disregard for both the legal process and the ethical standards expected of those in public office.

Mr. Hutchinson has enjoyed the privileges of elite education and social status, yet he shows open contempt for accountability, the rule of law, and the basic principles of public service. To date, he has not offered any apology or explanation to the mayor, the council, or the Ketchum public—many of whom are deeply disturbed by his actions and demand his immediate resignation.

I respectfully request that you, as Mayor, initiate a formal Censure Hearing before the Ketchum City Council regarding Mr. Hutchinson's conduct. This call is widely supported by members of the public who believe that elected officials must be held to the highest ethical standards.

As acknowledged by Mr. Hutchinson himself, he has been **charged with petty theft**, with proceedings pending in the Fifth Judicial District Court in Hailey.Legal observers note that the facts supported a felony charge (stolen goods with value in excess of \$1000) —further fueling concern about perceived preferential treatment. [Apparently the changes could be amended by the authorities to Felony Class III.]

Regardless of how the criminal case proceeds and resolves itself, this conduct—largely admitted—seriously undermines public trust and damages the integrity of our local government.

Accordingly, I urge the following actions:

- Schedule a formal censure hearing in City Council Chambers at 4:00 PM on August 11 and serve Mr. Hutchinson with Notice;
- Review the attached draft public notice of censure hearing and draft resolution of censure (or develop alternative suitable versions); and

• **Issue a public statement** reaffirming the City's commitment to integrity, accountability, and ethical governance.

While Council Member Hutchinson may decline to speak at the hearing for legal reasons, it is essential that the Council publicly addresses the facts and records its response. Transparency, not silence, must prevail when public trust is at stake.

Appearing below are proposed PUBLIC NOTICE OF CENSURE HEARING, NOTICE TO ACCUSED COUNCIL OF THE HEARING, AND RESOLUTION OF CENSURE. Thank you for your prompt attention to this serious matter.

Sincerely,

Jim Hungelmann

PUBLIC NOTICE OF CENSURE HEARING

In re: Accused Council Member Hutchinson

I PUBLIC HEARING before the City Council at 4PM on August 11, 2025

II CHARGES:

- Conduct Unbecoming a Council Member
- Violation of City of Ketchum Code of Ethics
- Crime of Theft of goods with value at a felony level
- Dishonesty and Moral Turpitude

III STATEMENT OF ALLEGED FACTS (stipulated with the Accused?)

- 1. At all pertinent times, Accused Council Member Mr. Tripp Hutchinson was serving as a paid Member of the Ketchum City Council. His term of office was scheduled to expire January 2028.
- 2. On June 23, 2025, Mr. Hutchinson, while believing himself to be outside the view of anyone else, opened a glass display case in the baggage claim area at Friedman Airport and removed three Palantir advertising posters located there. He immediately took them to his vehicle and drove away with them.
- 3. On June 26, 2025, airport security reported the theft of those three posters to the police after watching surveillance video that showed Accused Council Member Hutchinson's surreptitious removal and flight by vehicle.
- 4. Mr. Hutchinson was neither arrested nor taken to Blaine County jail for booking and bailing. Instead, he was simply contacted by phone by airport security, on or about June 27, 2025, told about the surveillance video, and asked to return the stolen property. In that conversation Mr. Hutchinson admitted to having taken the three posters. He only then returned the posters to airport security, on or about June 27, 2025.

- 5. In the several days following his removal of the poster and departure by vehicle with them from the airport, Mr. Hutchinson never contacted anyone from the airport or any legal authorities in regard to what he had done. There is no evidence that would suggest that the intentions of Accused Council Member Hutchinson upon removing and transporting the goods were anything other than to permanently deprive the rightful owner.
- 6. In Idaho theft of goods with a value in excess of \$1,000 is a felony. Based on the foregoing facts, Mr. Hutchinson appears to have engaged in acts of felony theft. Each poster had a value in excess of \$500, so Mr. Hutchinson could have been charged with a Class III Felony.
- 7. Instead, Hailey Police issued him a citation charging him with misdemeanor theft, of only one of the three posters. It is not known if the prosecuting authorities are considering amending the theft charges to felony level as is their right.
- 8. Accused Council Member Hutchinson pleaded Not Gulty at his arraignment that took place on July 14, 2025, in the Magistrate's Division of Blaine County District Court. His next court appearance is pre-trial conference docketed for September 9, 2025. It is believed that no trial date has yet been set.
- 9. Mr. Hutchinson continues to attend Council meetings as if nothing ever happened, never once mentioning let alone apologizing to the Mayor and Council and the Ketchum public for his dishonesty and criminal conduct.
- 10. Significant segments of the Ketchum public find Accused Councilor Hutchinson's ongoing membership on the Council to be intolerable and are demanding his immediate resignation. While the Mayor and Council do not have the power to remove a fellow Council Member (at least unless and until conviction is entered), they do have power to Censure for moral turpitude and the like.

IV Expected Evidentiary Presentations

Physical: Pertinent excerpts of Friedman Airport's surveillance video **Testimony under oath** - by witnesses to the events, to include

- 1. Airport Security Manager, Steve Guthrie, who reported the posters missing and witnessed surveillance video;
- 2. Hailey Police Officer Manuel Ornelas who created a probable-cause affidavit based on the surveillance footage;
- 3. Accused Council Member Hutchinson (optional to him). He has the right to be represented by legal counsel, respond to the charges against him, present evidence, and cross examine any adverse witnesses.

The public will be allowed to participate at the Censure Hearing at least by brief oral Comments. Presentation of evidence and questioning will be conducted by the Council or a Council delegate.

V Proposed draft Resolution of Censure (attached)

Sincerely,

Jim Hungelmann

NOTICE OF HEARING

TO ACCUSED COUNCILOR HUTCHINSON

To: Councilor Tripp Hutchinson **From:** Neil Bradshaw, Mayor

Date: July 28, 2025

Subject: Formal Notice of Censure Hearing

Councilor Hutchinson,

Please find attached the formal **Notice of Censure Hearing** scheduled to be held by the Ketchum City Council on August 18, 2025, together with Statement of Charges, Statement of Facts, and Expected Evidence.

The purpose of this Censure Hearing is to publicly address concerns regarding your admitted involvement in a criminal matter currently pending before The Fifth Judicial District Court in Hailey.

The Council believes it is important to uphold standards of ethical conduct and maintain public trust in the governance of our city. This hearing will give you the opportunity to respond to the proposed resolution of censure, should you choose to do so.

You are welcome to attend and participate in person, to present evidence and to cross examine as you see fit. You may submit a written statement in advance of the meeting and you may attend the meeting with legal counsel.

Respectfully,

Neil Bradshaw Mayor

Draft RESOLUTION OF CENSURE

CITY OF KETCHUM, IDAHO RESOLUTION NO. [2025-XX]

A RESOLUTION OF THE CITY COUNCIL OF KETCHUM, IDAHO, FORMALLY CENSURING COUNCILOR TRIPP HUTCHINSON FOR CONDUCT UNBECOMING AN ELECTED OFFICIAL

WHEREAS, the City of Ketchum expects its elected officials to uphold the highest standards of ethical behavior and public trust; and

WHEREAS, Councilor Tripp Hutchinson has publicly acknowledged his involvement in conduct that led to a criminal charge of petty theft, a matter currently pending in [Insert County Court]; and

WHEREAS, such conduct has brought disrepute to the office of City Councilor and is inconsistent with the public trust placed in elected officials; and

WHEREAS, regardless of the outcome of any criminal proceeding, the City Council has a duty to uphold its own standards of accountability and maintain public confidence in municipal governance;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KETCHUM, IDAHO, as follows:

- 1. The City Council formally **censures Councilor Tripp Hutchinson** for conduct unbecoming an elected official, due to behavior which has compromised public trust and violated the standards of ethical governance expected of those holding public office.
- 2. This censure shall be entered into the official minutes of the City Council and made available to the public.
- 3. The City Council calls upon Councilor Hutchinson to reflect on the seriousness of this matter and consider whether continued service in office is in the best interest of the people of Ketchum.

	PASSED	by the City	Council this	day of	, 2025.
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James Hungelmann < jim.hungelmann@gmail.com>

para Neil, Amanda, Courtney, Spencer, Tripp, Participate

Ketchum City Council Meeting – July 21, 2025

General Public Comment

Re: Call for Resignation of Council Member

Dear Mayor and Councilors:

In light of the recent criminal charge of petty theft filed against Council Member Hutchinson, I respectfully request that he step down from his position on the City Council, effective immediately.

While the presumption of innocence is a cornerstone of our legal system, elected officials must also be held to the highest standard of ethical conduct, in order to preserve the public's trust in city governance. The City of Ketchum's Employee Handbook outlines a clear expectation of honesty, integrity, and conduct that upholds the

dignity and responsibilities of public service. As an elected official, Mr. Hutchinson is not only bound by these principles, but he is also a visible representative of them.

Even if the legal matter is ultimately resolved in his favor, the mere existence of a criminal charge—particularly one involving theft—undermines the credibility and moral authority that the Council must maintain to govern effectively. Remaining in office under such circumstances diverts public attention and erodes confidence in the City's leadership.

Regardless of the legal outcome, the fact remains that this community values all of our youth, believes in learning from mistakes, and understands that no one is without fault. Few among us have not made missteps at some point in life. And we believe in redemption.

I trust that Mr. Hutchinson will come to see that this community includes everyone - and that even those he may perceive today as politically opposed or vastly different in perspective will be some of his strongest supporters going forward. That is the strength we must never lose in Ketchum or anywhere in our country: a shared belief in accountability, mutual respect, and unity beyond division.

This request is made without animosity or personal judgment. Rather, it reflects a commitment to ensuring that Ketchum models civic integrity and that the actions of its leaders remain beyond reproach.

I thank Mr. Hutchinson for his past service, and I thank him as well for understanding what the right step is now, for the sake of the City he has served and the community that will still be here to support him—perhaps even more than he expects.

Respect	fully,		
Jim Hui	ngelmann		
Ketchur	n		

From: City of Ketchum Idaho <participate@ketchumidaho.org>

Sent: Wednesday, July 23, 2025 8:39 PM

To: Participate

Subject: Form submission from: Contact Us

Follow Up Flag: Follow up Flag Status: Flagged

Submitted on Wednesday, July 23, 2025 - 8:39pm

Submitted by anonymous user: 184.177.148.190

Submitted values are:

First Name Becky Last Name Florian Email Bf@beckyflorian.com Phone number 2,069,318,859

Email/text notifications Opt in to receive email notifications

Question/Comment

I've lived here for almost 2 years now and I love it. I came here from Seattle. I am one of the lucky few who is so blessed and appreciative to be a resident at bluebird Village. I recently adopted a rescue dog from Mountain humane and I have been walking her around town. Unfortunately, this dog was terribly abused and every single loud noise scares her to death. She will literally lay down on the ground. Now the reason I am writing. I don't know how to do it or say it or suggest it, but I would absolutely love it if there was some sort of a noise ordinance within the city limits of Ketchum that would stop these cars that have Revved up engines and weird things done to their mufflers and screeching and all of those things. Every single time I go on a walk I hear it or see it at least two or three times just within a few blocks of town Square so that's all I wanted to say oh also I wish that there were more police officers on Bicycles Going around town and seeing what is happening and how these people are driving OK that's all thank you for your time

The results of this submission may be viewed at:

https://www.ketchumidaho.org/node/7/submission/12903

From: NVV LLC <15thaveapartments@gmail.com> Sent: Friday, July 25, 2025 10:32 AM To: Participate Subject: Re: Councilman Tripp C. Hutchinson Hello, Unfortunately I was not able to respond to your email in time for the 7/21/25 City Council meeting. Yes, I would like the email to be treated as a public comment and put in front of City Council at their next available meeting. - Thank you On Fri, Jul 18, 2025 at 1:20 PM Participate <<u>participate@ketchumidaho.org</u>> wrote: Thank you for your email, Would you like this email message to be treated as a public comment and put in front of City Council for their next meeting on 7/21/25? Please advise. Regards, CITY OF KETCHUM COMMUNITY ENGAGEMENT TEAM P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340 o: 208.726.3841 | f: 208.726.7812 participate@ketchumidaho.org | ketchumidaho.org ----Original Message----From: NVV, LLC < 15thaveapartments@gmail.com > Sent: Thursday, July 17, 2025 1:22 PM To: Participate < participate@ketchumidaho.org > Subject: Councilman Tripp C. Hutchinson Hello -Consequences for actions?

With the recent news (Idaho Mountain Express) of Councilman Hutchinson's misdemeanor charge, and, pleading 'not guilty' in Court -after- previously admitting his guilt to the Airport Director, it would seem appropriate Mr. Hutchinson immediately vacate his Council Seat. To be replaced by someone who

genuinely values public service, holds respect for their civic duties and responsibilities (leaves politics and personal agenda at the door) and, well, doesn't break the law. Because without question Mr. Hutchinson doesn't take his Council Seat seriously anyway. Rather, he prefers his personal politics evidenced by his stated reason for his crime. By his crime he has successfully proven he lacks personal character and as such delegitimizes his position on the City Council of Ketchum. He should, without question, no longer have a Seat at that Table.

Mr. Hutchinson is now unfit for the publicly elected Seat which he holds.

Will City of Ketchum take a stand and do the right thing? Most certainly, silence, is not a stand.

- Thank you

Sent from my iPhone

From: James Hungelmann < jim.hungelmann@gmail.com>

Sent: Friday, July 25, 2025 10:47 AM

To: Neil Bradshaw

Cc: Amanda Breen; Courtney Hamilton; Spencer Cordovano; Tripp Hutchinson; Participate **Subject:** Re: CALL FOR CENSURE HEARING: ACCUSED COUNCIL MEMBER HUTCHINSON

General Public Comment
Council meeting August 4 2025

Dear Mayor and Councilors:

I request that the Censure Hearing for Accused Member Hutchinson take place at the next regularly scheduled Council meeting on August 4 2025. Please agenda that asap, to give Accused Member Hutchinson ample opportunity.

As it turns out, there is no need for additional evidence. The Statement of Facts, set out again below, will suffice - unless Mr Hutchinsion would like to give testimony to add to, or dispute anything.

III STATEMENT OF FACTS (based on video and admission of defendant)

- 1. At all pertinent times, Accused Council Member Mr. Tripp Hutchinson was serving as a paid Member of the Ketchum City Council. His term of office was scheduled to expire January 2028.
- 2. On June 23, 2025, Mr. Hutchinson, while believing himself to be outside the view of anyone else, opened a glass display case in the baggage claim area at Friedman Airport and removed three Palantir advertising posters located there. He immediately took them to his vehicle and drove away with them.
- 3. On June 26, 2025, airport security reported the theft of those three posters to the police after watching surveillance video that showed Accused Council Member Hutchinson's surreptitious removal and flight by vehicle.
- 4. Mr. Hutchinson was neither arrested nor taken to Blaine County jail for booking and bailing. Instead, he was simply contacted by phone by airport security, on or about June 27, 2025, told about the surveillance video, and asked to return the stolen property. In that conversation Mr. Hutchinson admitted to having taken the three posters. He only then returned the posters to airport security, on or about June 27, 2025.
- 5. In the several days following his removal of the poster and departure by vehicle with them from the airport, Mr. Hutchinson never contacted anyone from the airport or any legal authorities in regard to what he had done. There is no evidence that would suggest that the intentions of Accused Council Member Hutchinson upon removing and transporting the goods were anything other than to permanently deprive the rightful owner.

- 6. In Idaho theft of goods with a value in excess of \$1,000 is a felony. Based on the foregoing facts, Mr. Hutchinson appears to have engaged in acts of felony theft. Each poster had a value in excess of \$500, so Mr. Hutchinson could have been charged with a Class III Felony.
- 7. Instead, Hailey Police issued him a citation charging him with misdemeanor theft, of only one of the three posters. It is not known if the prosecuting authorities are considering amending the theft charges to felony level as is their right.
- 8. Accused Council Member Hutchinson pleaded Not Gulty at his arraignment that took place on July 14, 2025, in the Magistrate's Division of Blaine County District Court. His next court appearance is pre-trial conference docketed for September 9, 2025. It is believed that no trial date has yet been set.
- 9. Mr. Hutchinson continues to attend Council meetings as if nothing ever happened, never once mentioning let alone apologizing to the Mayor and Council and the Ketchum public for his dishonesty and criminal conduct.
- 10. Significant segments of the Ketchum public find Accused Councilor Hutchinson's ongoing membership on the Council to be intolerable and are demanding his immediate resignation. While the Mayor and Council do not have the power to remove a fellow Council Member (at least unless and until conviction is entered), they do have power to Censure for moral turpitude and the like.

If Accused Member Hutchinson declines, this Council can make a decision on Censure on August 4th based on this Statement of Facts.

The Ketchum Citizenry will be there August 4th to witness and insist upon proper process.

In strict accordance with the rule of law, public pressure will intensify until Mr Hutchinson is removed from office. Until then, every Council meeting, every agenda, every decision is contaminated.

And so, demand is made on Accused Member Hutchinson: *RESIGN NOW*.

T	ha	ınk	yc	u.

Respectfully,

Jim

El mié, 23 jul 2025 a las 23:37, James Hungelmann (< iim.hungelmann@gmail.com >) escribió:

Citizen Letter to Initiate Censure Hearing

To: Mayor Neil Bradshaw (cc: Members of the Ketchum City Council)

From: Jim Hungelmann, Ketchum

Date: July 23, 2025

Subject: Request for Censure Hearing – Accused Council Member Tripp Hutchinson

Dear Mayor Bradshaw:

To the dismay of many Ketchum residents, it appears that Council Member Tripp Hutchinson has no intention of resigning despite his recent criminal charge. His continued presence on the Council reflects a disturbing disregard for both the legal process and the ethical standards expected of those in public office.

Mr. Hutchinson has enjoyed the privileges of elite education and social status, yet he shows open contempt for accountability, the rule of law, and the basic principles of public service. To date, he has not offered any apology or explanation to the mayor, the council, or the Ketchum public—many of whom are deeply disturbed by his actions and demand his immediate resignation.

I respectfully request that you, as Mayor, initiate a formal Censure Hearing before the Ketchum City Council regarding Mr. Hutchinson's conduct. This call is widely supported by members of the public who believe that elected officials must be held to the highest ethical standards.

As acknowledged by Mr. Hutchinson himself, he has been **charged with petty theft**, with proceedings pending in the Fifth Judicial District Court in Hailey.Legal observers note that the facts supported a felony charge (stolen goods with value in excess of \$1000) —further fueling concern about perceived preferential treatment. [Apparently the changes could be amended by the authorities to Felony Class III.]

Regardless of how the criminal case proceeds and resolves itself, this conduct—largely admitted—seriously undermines public trust and damages the integrity of our local government.

Accordingly, I urge the following actions:

- Schedule a formal censure hearing in City Council Chambers at 4:00 PM on August 11 and serve Mr. Hutchinson with Notice;
- Review the attached draft public notice of censure hearing and draft resolution of censure (or develop alternative suitable versions); and
- **Issue a public statement** reaffirming the City's commitment to integrity, accountability, and ethical governance.

While Council Member Hutchinson may decline to speak at the hearing for legal reasons, it is essential that the Council publicly addresses the facts and records its response. Transparency, not silence, must prevail when public trust is at stake.

Appearing below are proposed PUBLIC NOTICE OF CENSURE HEARING, NOTICE TO ACCUSED COUNCIL OF THE HEARING, AND RESOLUTION OF CENSURE. Thank you for your prompt attention to this serious matter.

Sincerely,

PUBLIC NOTICE OF CENSURE HEARING In re: Accused Council Member Hutchinson

I PUBLIC HEARING before the City Council at 4PM on August 11, 2025

II CHARGES:

- Conduct Unbecoming a Council Member
- Violation of City of Ketchum Code of Ethics
- Crime of Theft of goods with value at a felony level
- Dishonesty and Moral Turpitude

III STATEMENT OF ALLEGED FACTS (stipulated with the Accused?)

- 1. At all pertinent times, Accused Council Member Mr. Tripp Hutchinson was serving as a paid Member of the Ketchum City Council. His term of office was scheduled to expire January 2028.
- 2. On June 23, 2025, Mr. Hutchinson, while believing himself to be outside the view of anyone else, opened a glass display case in the baggage claim area at Friedman Airport and removed three Palantir advertising posters located there. He immediately took them to his vehicle and drove away with them.
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- 4. Mr. Hutchinson was neither arrested nor taken to Blaine County jail for booking and bailing. Instead, he was simply contacted by phone by airport security, on or about June 27, 2025, told about the surveillance video, and asked to return the stolen property. In that conversation Mr. Hutchinson admitted to having taken the three posters. He only then returned the posters to airport security, on or about June 27, 2025.
- 5. In the several days following his removal of the poster and departure by vehicle with them from the airport, Mr. Hutchinson never contacted anyone from the airport or any legal authorities in regard to what he had done. There is no evidence that would suggest that the intentions of Accused Council Member Hutchinson upon removing and transporting the goods were anything other than to permanently deprive the rightful owner.
- 6. In Idaho theft of goods with a value in excess of \$1,000 is a felony. Based on the foregoing facts, Mr. Hutchinson appears to have engaged in acts of felony theft. Each poster had a value in excess of \$500, so Mr. Hutchinson could have been charged with a Class III Felony.
- 7. Instead, Hailey Police issued him a citation charging him with misdemeanor theft, of only one of the three posters. It is not known if the prosecuting authorities are considering amending the theft charges to felony level as is their right.

- 8. Accused Council Member Hutchinson pleaded Not Gulty at his arraignment that took place on July 14, 2025, in the Magistrate's Division of Blaine County District Court. His next court appearance is pre-trial conference docketed for September 9, 2025. It is believed that no trial date has yet been set.
- 9. Mr. Hutchinson continues to attend Council meetings as if nothing ever happened, never once mentioning let alone apologizing to the Mayor and Council and the Ketchum public for his dishonesty and criminal conduct.
- 10. Significant segments of the Ketchum public find Accused Councilor Hutchinson's ongoing membership on the Council to be intolerable and are demanding his immediate resignation. While the Mayor and Council do not have the power to remove a fellow Council Member (at least unless and until conviction is entered), they do have power to Censure for moral turpitude and the like.

IV Expected Evidentiary Presentations

Physical: Pertinent excerpts of Friedman Airport's surveillance video **Testimony under oath** - by witnesses to the events, to include

- 1. Airport Security Manager, Steve Guthrie, who reported the posters missing and witnessed surveillance video;
- 2. Hailey Police Officer Manuel Ornelas who created a probable-cause affidavit based on the surveillance footage;
- 3. Accused Council Member Hutchinson (optional to him). He has the right to be represented by legal counsel, respond to the charges against him, present evidence, and cross examine any adverse witnesses.

The public will be allowed to participate at the Censure Hearing at least by brief oral Comments. Presentation of evidence and questioning will be conducted by the Council or a Council delegate.

V Proposed draft Resolution of Censure (attached)

Sincerely,

Jim Hungelmann

NOTICE OF HEARING

TO ACCUSED COUNCILOR HUTCHINSON

To: Councilor Tripp Hutchinson **From:** Neil Bradshaw, Mayor

Date: July 28, 2025

Subject: Formal Notice of Censure Hearing

Councilor Hutchinson,

Please find attached the formal **Notice of Censure Hearing** scheduled to be held by the Ketchum City Council on August 18, 2025, together with Statement of Charges, Statement of Facts, and Expected Evidence.

The purpose of this Censure Hearing is to publicly address concerns regarding your admitted involvement in a criminal matter currently pending before The Fifth Judicial District Court in Hailey.

The Council believes it is important to uphold standards of ethical conduct and maintain public trust in the governance of our city. This hearing will give you the opportunity to respond to the proposed resolution of censure, should you choose to do so.

You are welcome to attend and participate in person, to present evidence and to cross examine as you see fit. You may submit a written statement in advance of the meeting and you may attend the meeting with legal counsel.

Respectfully,

Neil Bradshaw Mayor

Draft RESOLUTION OF CENSURE

CITY OF KETCHUM, IDAHO RESOLUTION NO. [2025-XX]

A RESOLUTION OF THE CITY COUNCIL OF KETCHUM, IDAHO, FORMALLY CENSURING COUNCILOR TRIPP HUTCHINSON FOR CONDUCT UNBECOMING AN ELECTED OFFICIAL

WHEREAS, the City of Ketchum expects its elected officials to uphold the highest standards of ethical behavior and public trust; and

WHEREAS, Councilor Tripp Hutchinson has publicly acknowledged his involvement in conduct that led to a criminal charge of petty theft, a matter currently pending in [Insert County Court]; and

WHEREAS, such conduct has brought disrepute to the office of City Councilor and is inconsistent with the public trust placed in elected officials; and

WHEREAS, regardless of the outcome of any criminal proceeding, the City Council has a duty to uphold its own standards of accountability and maintain public confidence in municipal governance;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KETCHUM, IDAHO, as follows:

- 1. The City Council formally **censures** Councilor Tripp Hutchinson for conduct unbecoming an elected official, due to behavior which has compromised public trust and violated the standards of ethical governance expected of those holding public office.
- 2. This censure shall be entered into the official minutes of the City Council and made available to the public.
- 3. The City Council calls upon Councilor Hutchinson to reflect on the seriousness of this matter and consider whether continued service in office is in the best interest of the people of Ketchum.

PASSED b	y the City	Council this	day of	, 2025
	y the City	Council and	uay or	, 2023

James Hungelmann < jim.hungelmann@gmail.com >

para Neil, Amanda, Courtney, Spencer, Tripp, Participate

Ketchum City Council Meeting – July 21, 2025

General Public Comment

Re: Call for Resignation of Council Member

Dear Mayor and Councilors:

In light of the recent criminal charge of petty theft filed against Council Member Hutchinson, I respectfully request that he step down from his position on the City Council, effective immediately.

While the presumption of innocence is a cornerstone of our legal system, elected officials must also be held to the highest standard of ethical conduct, in order to preserve the public's trust in city governance. The City of Ketchum's Employee Handbook outlines a clear expectation of honesty, integrity, and conduct that upholds the dignity and responsibilities of public service. As an elected official, Mr. Hutchinson is not only bound by these principles, but he is also a visible representative of them.

Even if the legal matter is ultimately resolved in his favor, the mere existence of a criminal charge—particularly one involving theft—undermines the credibility and moral authority that the Council must maintain to govern effectively. Remaining in office under such circumstances diverts public attention and erodes confidence in the City's leadership.

Regardless of the legal outcome, the fact remains that this community values all of our youth, believes in learning from mistakes, and understands that no one is without fault. Few among us have not made missteps at some point in life. And we believe in redemption.

I trust that Mr. Hutchinson will come to see that this community includes everyone - and that even those he may perceive today as politically opposed or vastly different in perspective will be some of his strongest supporters going forward. That is the strength we must never lose in Ketchum or anywhere in our country: a shared belief in accountability, mutual respect, and unity beyond division.

This request is made without animosity or personal judgment. Rather, it reflects a commitment to ensuring that Ketchum models civic integrity and that the actions of its leaders remain beyond reproach.

I thank Mr. Hutchinson for his past service, and I thank him as well for understanding what the right step is now, for the sake of the City he has served and the community that will still be here to support him—perhaps even more than he expects.

Respectfully,

Jim Hungelmann

Ketchum

From: Holt, Clyde <CHolt@foxrothschild.com>
Sent: Monday, July 28, 2025 10:50 AM

To: Participate

Subject: West Ketchum Walk To Discuss Proposed Comprehensive Plan

Follow Up Flag: Follow up Flag Status: Follow up

Thanks so much to Abby Rivin for leading the discussion at the July 24 West Ketchum neighborhood walk! Abby was an exemplary City spokesperson, courteous, knowledgeable, yet respectful of contrary opinions! Still, the thirty +/- residents attending were unanimous in their criticism of the Comp Plan's recommendations for higher densities and taller building heights in West Ketchum. Blind intersections, on street parking and the lack of sidewalks continue to threaten pedestrian safety. Higher residential densities would generate more cars, more traffic and even more on street parking! Until and unless the City acknowledges it responsibility to address pedestrian safety on West Ketchum's streets there will be no support for increased densities.



Clyde Holt

Counsel

434 Fayetteville Street Suite 2800

Raleigh, NC 27601

(919) 755-8728 (919) 605-7575

(919) 755-8800

cholt@foxrothschild.com

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From: Pat Higgins <pathiggins@cox.net>
Sent: Monday, July 28, 2025 8:17 AM

To: Participate

Subject: Public comment FLUM and Comp plan

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

Dear Mayor and Council,

I have a few questions regarding the "Projected density increase per Ketchum Comp Plan...Population Growth and Forecast page 4 Public Draft version 2 March 2025 by 2040 next 15 years- 780 to 2,860"

1 Where are these 780-2,860 people going to work?

With 'AI' many people will be out of a job. Many jobs will be robot or automated.

Sun Valley Challenger chair has automated gate to get on the chairit's coming.

If increase is 2,860 people in 15 years that is 3.66 pp a week. If increase is 780 people in 15 years that is 1 person a week.

According to City Staff we have an aging population.

#2 What is the predicted death rate in Ketchum? 1 person, 2 or 3.66 a week?

With this aging population and reading the obituaries every week many of us are dying. Many elderly people move away to be closer to better care in their aging years. We may end up with an abundance of housing.

Has any of this kind of information been taken into the projected growth calculations??

#3 Where are the water studies to back up Ketchums claim that we have plenty of water? During summer months watering our yards? Not just at Christmas time when we are all inside flushing toilets!

Just because we live "At the Source" doesn't mean we can use all the water that is needed for irrigation south valley.

Blaine County declares water shortage and drought as per Idaho.gov https://idwr.idaho.gov/water-data/drought-declarations/

4 Current traffic studies need to be conducted for this proposed growth. In west Ketchum and especially for Warm Springs road which in my opinion will need to be upgraded with stop signs or lights. Will the power lines be underground?

The current bike path on Warm Springs road is substandard. It is dangerous with lots of use with ''several types'' of motorized bikes, pedestrians looking at their phones and vehicles crossing at streets and driveways.

Ketchum can not sustain this kind of growth the proposed Comprehensive plan is promoting . We are a fragile ecosystem with limited resources. You need to Manage our growth , not promote more.

More people using trails put wear and tear on a favorite hiking or biking trails and the parking at trail heads.

Building more houses in a wildland interface area, especially in a canyon that only has one way in and out when it is difficult enough to get fire insurance is really a dumb idea!

Only one or maybe two of you will be returning to city government next term. Do the right thing and pass this on to the next City Council and Mayor, do not rush to vote on this now.

Ketchum is being loved to death and you are helping by placing the nail in the coffin.

Respectfully Pat Higgins

From: Martin Henry Kaplan <mhk@martinhenrykaplan.com>

Sent: Sunday, July 27, 2025 5:32 PM

To: Participate

Cc: Morgan Landers; Abby Rivin; Neil Bradshaw; Courtney Hamilton; Amanda Breen; Tripp

Hutchinson

Subject: Kaplan Comp Plan Comment Letter 27 July 2025 **Attachments:** Kaplan Comp Plan Comment Letter 27 July 2025.pdf

Follow Up Flag: Follow up Flag Status: Flagged

To Whom This May Concern;

Please find attached my updated comment letter concerning the Ketchum Comp Plan FLUM update.

Thanks for your attention concerning this matter of great importance,

Martin Henry Kaplan, Architect AIA

Martin Henry Kaplan, Architects AIA
Sun Valley Idaho Office

251 Hillside Drive, PO 482, Ketchum, ID 83340 T.206.682.8600 C 206.972.9972

www.MartinHenryKaplan.com

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MARTIN HENRY KAPLAN, ARCHITECTS AIA

KETCHUM, IDAHO

251 Hillside Drive, Unit West Post Office Box 482 Ketchum, Idaho 83340 T: 206.682.8600

27 July 2025

Attention:

Morgan Landers, Planning and Building Director Abby Rivin, Senior Planner Neil Bradshaw, Mayor Spencer Cordovano, Councilor Tripp Hutchinson, Councilor Courtney Hamilton, Councilor Amanda Breen, Councilor Ketchum Residents

<u>Updated Commentary Regarding the 2025 Ketchum Comprehensive Plan Update</u>

Respectfully Submitted By:

Martin Henry Kaplan, Architect AIA

- Resident of Ketchum and Hillside Drive since 1992,
- Owner: 251 Hillside Drive,
- Owner: 241 Hillside Drive, a 4.9-acre undeveloped parcel,
- Principal of Martin Henry Kaplan, Architects AIA for 45 years,
- Highly honored firm focused upon architecture and planning,
- Member of the Seattle Planning Commission for 8 years, (steward of the Comp Plan)
- Member of first ARCH Community Housing board of directors 2006-2010,
- Currently devoted to donating architectural services to ARCH designing affordable housing.
- Completed 3 affordable projects in Hailey since 2021,
- Currently permitting 4th affordable project in downtown Ketchum community core.

A. Introduction

As a follow-up to my commentary letter to you dated 6 July 2025, I have updated and amended those comments below together with some attached support information provided by a professional colleague. As this Comp Plan update has been very controversial and many Ketchum citizens, like me, have many concerns and objections, this letter is submitted as a formal comment concerning the ongoing proposed amendments to the City of Ketchum's Comprehensive Plan. It is imperative that the Council recognize its legal and fiduciary responsibility to ensure that all long-range planning actions are substantiated by measurable data, carrying capacity thresholds, and scenario-based modeling tools.

I will address below some of these concerns collected from scores of my Warm Springs neighbors along with many other Ketchum citizens outside our Warm Springs neighborhood. Thank you in advance for your full and careful consideration.

ARCHITECTURE PLANNING INTERIORS DEVELOPMENT

B. The Comp Plan Update Mission as stated by the City of Ketchum

Cohesive Ketchum Density Fact Sheet:

"The community told the city that the top two priorities for the next 10 years should be affordable housing and preserving our community character. Regulations that facilitate "community housing" that is compatible with our existing neighborhoods is one way to address the community's priorities."

C. Conflicts with Common Planning Principles

- 1. Opportunities to find potential land upon which to encourage the development of affordable housing ("community housing") are extraordinarily limited by geography, politics, and economics. That is why I have argued about developing a regional 4-city Comp Plan together with the County. I believe it is unrealistic to expect that Ketchum alone can provide affordable housing opportunities in meaningful numbers absent the symbiotic partnership from adjacent cities and county. The current housing challenges are not just a Ketchum problem and therefore cannot solely be solved within our city's boundaries.
- 2. With the above said, every city in American that is updating their Comp Plan is reviewing opportunities to sustainably increase densities and affordability within city cores and therefore discourage sprawl. After all, density in many locales is focused upon urban centers, employment centers, transportation hubs, and centers for services, not a decentralized approach with all the attendant impacts, forcing more commuting traffic and auto reliance, auto storage in neighborhoods and downtown, upzoning existing neighborhoods, and increased needs to improve limited infrastructures among other significant challenges.
- 3. The West Ketchum location for higher densities makes sense due to its proximities to the above-mentioned amenities. The Warm Springs focused upzone proposal contradicts these proven professional principles as it seeks to encourage sprawl and development away from downtown.
- 4. In addition, the allowance for a 2-house, 31,000 sq ft development (Sawtooth Serenade) in the middle of the downtown core is antithetical to any commitment by the City of Ketchum to be serious about advancing community housing objectives. This downtown site, potentially housing 80 units, should be zoned accordingly with minimum density requirements like any other city. Frankly it is hard to take seriously the city's commitment to find affordable opportunities and identify Warm Springs neighborhoods while allowing this 2-home development downtown where housing and commercial development should obviously occur not two mega-houses in the middle of downtown. Please consider that allowing this one development to advance and replace a potential of 80 housing units on one site within our downtown core could take half a century to achieve an equal number of housing units in Warm Springs. With all due respect, it makes no sense.

D. Infrastructure / Concurrency

(Concurrency - the timely provision of public facilities and services relative to the demand for them)

- 1. Traffic and Auto Storage
 - a. We are told that absent any public review of an EIS (Environmental Impact Study or Statement) that would address traffic and capacity studies, together with potential mitigation, the city has completed such a study of traffic and auto capacity forecasts. Citizens are realistically concerned about the impacts associated with encouraging and zoning for more density, which brings more autos, traffic and parking requirements, Citizens wish to review this data as no formal study has been shared.
 - b. There are no other areas in Ketchum that have such a restricted access point than Warm Springs, obviously confined to one 2-lane bridge over the Big Wood. One way in and one way out. Warm Springs residents are concerned about emergencies now, without density increases; what happens with increases in densities? Are there any mitigation plans in place and if so, please share.
 - c. There are major concerns about auto storage which, as I write, are seriously violated throughout Warm Springs with many folks parking off-site alongside roads not designed for parking. As you convey to citizens that increases in densities will have no impact upon their neighborhoods because existing zoning envelopes will not change, how about your requirement to park one car per unit on-site. This has never been enforced as far as I know, and everyone is concerned that absent enforcement, the neighborhood streets will continue to be overpopulated. It would be difficult to increase densities on lots and require that a new parking space be created without compromising landscape, setbacks, and other neighborhood

open space and amenities. – it has been tried in other cities with expected failure. And this increased auto accommodation will seriously impact and degrade neighborhood character.

2. Utility supplies (Water, Sewer)

- a. It's my understanding that Blaine County is currently under an active drought emergency as declared by the Idaho Department of Water Resources (IDWR). According to recent data, the region is experiencing moderate drought conditions with 100% of the population affected. This has profound implications for regional water availability, particularly for senior water rights holders. Citizens are greatly concerned about the future unrestricted supply of water and related sewer capacities.
- b. I am also told that IDWR policy permits up to 13,000 gallons/day or 2.8 acre-feet/year under the domestic exemption but use beyond this must be governed by formal water rights. Furthermore, senior rights holders—many of whom rely on these resources for agricultural production—are legally protected under Idaho's prior appropriation doctrine. What may this mean for our future water supplies considering growth forecasts and the City of Ketchum's Comp Plan update proposal to go alone without support for a regional comprehensive plan for growth?
- c. We are told by the city that a water availability study has been completed but many question whether the City should proceed with Comprehensive Plan amendments without first analyzing and disclosing impacts on water availability, as it will be failing to meet a fundamental duty of environmental and resource stewardship. My fellow citizens are concerned that any failure to safeguard existing senior rights or evaluate cumulative effects on water availability exposes residents to infrastructure challenges and the City to litigation under Idaho law and other applicable administrative codes.
- d. We hereby request that the City:
 - 1. Conduct and publish a comprehensive water demand/supply model to evaluate impacts of proposed growth and assessment of cumulative future impacts.
 - 2. Define water carrying capacity thresholds and triggers for limiting development under drought or shortage scenarios.
 - 3. Establish mitigation policies to protect downstream agricultural users and senior water rights holders.
- e. This is a material issue that cannot be bypassed in a community located in a semi-arid environment and already under drought declaration.
- f. Based upon studies I have reviewed, Ketchum and Sun Valley may already be at or within 5% of their sustainable population capacity. Without new infrastructure, rights mitigation, or formal conservation offsets, further population growth may be stalled or paused in the next 3–5 years.

E. Economics

- 1. The goal of providing opportunities for housing affordability is contingent upon many factors including land-use policies and realistic economic limitations. Obviously, the permission granted to take a downtown city lot of 17K sq ft and take away housing opportunities allowing instead two mega houses instead of maybe 80 units is a mistake of monumental proportions. The land cost per unit is divided between two mega homes instead of many more potential apartment opportunities, some if not all of which could be deed restricted as affordable.
- 2. West Ketchum already has some land use designations coincident with building multi-family housing, and land use and zoning policies can be modified and developed to encourage and require some deed restricted affordable units. It makes sense there.
- 3. On the other hand, Warm Springs is mostly composed of single-family zoning with some townhome developments and zoning as well. When most typical lots and older homes are now worth more than \$1M, the opportunity to encourage any deed restricted affordable housing has passed. Realistically, there can be no real economic incentive to convince a homeowner, or developer, to either add on such a unit or build a home or townhome and include an affordable deed restricted unit and provide one additional parking space/garage on site.

- 4. In addition, I believe it may not be fair to suggest to neighbors that the character of the neighborhood will not be impacted if units get constructed. When you calculate the addition of another garage and parking space together with the extra car parked on the street as we see everywhere throughout Warm Springs now, the neighborhood character will be negatively impacted.
- 5. But realistically, I firmly believe that affordable units will not be built in Warm Springs, mostly due to economic limitations.
- 6. Ketchum cannot legislate a solution that contradicts principles of economics and in the end fails at producing a meaningful amount of affordable housing. In order to develop and achieve a future plan for housing affordability, it must include a holistic approach and commitment from our 3 sister cities and Blaine County as well. While I'm told there are many reasons why these separate entities have not joined forces before, I firmly believe that Ketchum must reach out and develop a new relationship as all Blaine County residents have an interest in trying to help solve housing our residents closer by in affordable opportunities. We cannot rely upon historical political borders.
- 7. We need to bring back the future community housing projects at Washington and the Y. These sites are opportunities just where community housing should be built, not push ones and twos over decades out into Warm Springs.

F. Delay the Vote Upon This Comp Plan Update

- 1. With all due respect, and I do appreciate the incredible work that has gone into this Comp Plan Update proposal as I have had personal experience advancing these issues over many decades, but there is more work to be done.
 - a. There is more work to be done in investigating new opportunities to work with our sister 3 cities and Blaine County to find common ground in composing a cohesive comprehensive plan and FLUM that utilizes all the resources of the county and our cities alike. Not one of the 4 cities can solve this problem of affordability alone, especially considering climate change capacity impacts.
 - b. There is more work to be done in providing all citizens with the infrastructure information and capacity studies related to climate change, sustainable population growth, and traffic studies all related to future land use policies. Again, including our sister cities and county is required to realistically provide opportunities for housing affordability.
 - c. There is more work to be done in studying the economics behind achieving realistic results. Ketchum alone, and Warm Springs in particular have land values that exceed any meaningful opportunity to produce deed restricted affordable community housing.
 - d. There is more work to be done investigating the opportunities to establish minimum density zoning in the downtown core where mixed use projects of reasonable scale should occur. I am against limiting building in the downtown to two stories. This policy would eliminate any meaningful increase in housing right where it should occur.
- 2. This is not a theoretical issue. These amendments carry real, measurable consequences for the infrastructure, environment, and quality of life in Ketchum now, and especially in the future. As such they deserve comprehensive and professional study of potential impacts and expected outcomes and unparalleled transparency in sharing data with all citizenry and professionals alike.
- 3. Only after these and many other studies have been completed and vetted through timely and meaningful peer review and public outreach should the city advance a Comp Plan Update, hopefully including our sister cities and Blaine County.
- 4. As many citizens have argued, a new administration should then advance this update and 'own it,' rather than forcing a vote from some outgoing officials and Mayor who will not 'own it.'

G. Summary

Thank you for your careful consideration. As officials continue to correctly suggest that this Comp Plan update is not a new zoning code but only an aspirational document, it is also true that once approved, this Comp Plan FLUM will directly influence the zoning changes thereafter. I cannot think of a city that has or would rezone land at any less than what the Comp Plan suggests. So once this update is approved by the council and the mayor, expect related upzones to follow immediately. In fact, I'm told that zoning consultants have been already contracted by the city and working on new upzones.

If the Comp Plan update is aspirational as it is, then it is logical to question why so much energy has been focused upon the Warm Springs Valley where the economics and infrastructure concurrency challenges make achieving any meaningful increase in affordably highly unlikely. Our Ketchum Comp Plan FLUM updates should focus upon land where affordable opportunities will most likely germinate and not in areas that are economically infeasible. Just check out the FLUM the city presented and look at the streets they did not upzone calculating that perhaps those streets and houses were too valuable to impact. This unusual patchwork of proposed changes acknowledges an inconsistency in planning objectives unfairly picking winning streets and losers.

Finally, there are way too many questions unanswered, and perhaps unstudied. My neighbors and citizens throughout Ketchum are opposed to many components of the plan, and while we all rely upon professional planners, our council and mayor to make informed decisions, I respectfully submit that advancing the Comp Plan update requires deeper study, transparent neighborhood meetings, and considerations of joining with our sister cities and Blaine County to formulate a true comprehensive study of common issues of affordability, including an EIS to fully study sustainable utility capacities and accountable future forecasts. The following attachments have been generated from AI queries to check my assumptions and gather as much supportive data as possible in defense of many Ketchum citizen concerns and conclusions about advancing the current Comp Plan Update FLUM now. With all due respect, the Council and Mayor should delay a vote on the Comp Plan update and FLUM until more date is shared, studied and professionally vetted and confirmed, and new administration seated.

Thank you for your careful and immediate consideration, Martin Henry Kaplan, Architect AIA

Attachments

Appendix A Ketchum Comprehensive Plan Al Analysis

Appendix B Supporting Data References: Al and Scenario Planning for Comprehensive Plans

Appendix C Short-Term Growth Limits (2025–2030): The Combined Effects of Climate Stress and Snowmaking on Water Availability in Ketchum and Sun Valley

Appendix D Best Al Tools for Blaine County, Idaho: Forecasting Resort-Driven Growth and Infrastructure Needs

Appendix E Water, Climate, and Growth: Integrated Pressures on Ketchum and Sun Valley (2025–2030)

Appendix F Snowmaking Impact on Big Wood River Recharge - Confidence Assessment

Analysis: Ketchum's Comprehensive Plan and the Absence of Al Scenario Modeling

If the City of Ketchum is amending its Comprehensive Plan without using Al-driven tools like What-If scenario modeling, it raises concerns about the depth, transparency, and accountability of the process. In modern planning—especially in environmentally sensitive or resource-constrained communities—failing to use predictive tools means flying partially blind.

Al and Scenario Planning Are No Longer Optional

Tools like the What-If? Planning Tool, UrbanFootprint, Envision Tomorrow, or more advanced machine learning-based models allow communities to:

- Simulate growth scenarios (e.g., more housing vs. more open space)
- Measure carrying capacity in terms of water, traffic, housing, school enrollment, or fire services
- Forecast cumulative impacts from overlapping policies
- Analyze trade-offs between conservation, development, infrastructure costs, and equity

If Ketchum isn't using these tools, the city is likely relying on static spreadsheets, anecdotal data, or politics rather than evidence. It also misses the opportunity to quantify thresholds for "significant adverse impact" and opens itself to legal and public accountability risks.

What This Means for Carrying Capacity and Environmental Impact

The concept of carrying capacity is based on the idea that systems have limits. If those limits aren't quantified and modeled dynamically, then the Comprehensive Plan becomes aspirational, not operational.

Without AI or simulation:

- Planners can't prove that policies like upzoning or increased density are sustainable
- There's no baseline or monitoring framework to evaluate success or failure over time

What You Might Propose or Ask Publicly

- 1. Where is the scenario modeling?
- "What growth scenarios were tested before adopting these changes? Can we see the assumptions, inputs, and outputs?"
- 2. What thresholds or metrics are being tracked?
- "How do we know that traffic, water supply, or housing affordability will remain within acceptable limits under the new plan?"
- 3. Why not use modern tools?
- "Other communities our size are using tools like UrbanFootprint, What-If, or Al-enhanced planning software. Why aren't we?"

Recommended Al/Planning Tools for Communities Like Ketchum

- What-If? Planning Tool Models land-use scenarios; good for local governments
- UrbanFootprint Scenario planning with metrics (energy, water, transit)
- Envision Tomorrow Open-source, supported by EPA; ideal for workshops
- CommunityViz GIS-based decision support; integrates with zoning layers
- Google Earth Engine + Al For natural resource and land-cover change (advanced)
- Local AI custom models Predict water use, fire risk, housing strain using tools like ChatGPT, Python, or QGIS

Final Thought

In short: Ketchum is planning without a compass if it's not using Al and dynamic modeling. Comprehensive Plans should be testable, measurable, and resilient. That can't happen without using tools designed to simulate future scenarios and measure impact trade-offs.

Supporting Data References: Al and Scenario Planning for Comprehensive Plans

1. Tools and Platforms for Scenario-Based Urban Planning

- What-If? Planning Tool GIS-based scenario planning software developed by CommunityViz (Placeways), designed for evaluating land-use changes.
 Source: https://www.placeways.com/communityviz/
- UrbanFootprint Cloud-based urban planning platform used by cities like Oakland, Denver, and Salt Lake City to assess housing, transportation, climate, and resilience scenarios.

Source: https://www.urbanfootprint.com/

• Envision Tomorrow – Free open-source planning software funded by HUD and used for scenario modeling in over 100 cities. Good for use in public workshops and alternatives analysis.

Source: https://envisiontomorrow.org/

• CommunityViz – Widely used tool integrating with ArcGIS, allows planners to visualize impacts of zoning, growth patterns, and development.

Source: https://www.placeways.com/communityviz/

 \bullet OpenScenario Planning Tool (EPA) – EPA-supported toolkit for local planning departments to model emissions, land use, and transportation.

Source: https://www.epa.gov/smartgrowth

2. Relevant Research and Guidance Documents

- "Scenario Planning for Cities and Regions" Robert Goodspeed (MIT Press): Comprehensive guide to tools and real-world applications.
- "Using UrbanFootprint to Model Future Growth Scenarios" City of Boulder, CO: Demonstrates how a ski-oriented community uses predictive modeling.
- "Al and ML Applications in Urban Planning" Lincoln Institute of Land Policy: Survey of how cities are integrating predictive Al tools.
- "Framework for Advancing Environmental Justice through Smart Planning Tools" U.S. EPA: Shows how smart planning tools can help avoid adverse impacts on underserved communities.
- "Smart Growth Fixes for Rural Planning" U.S. EPA Smart Growth: Useful for smaller

communities like Ketchum trying to grow without losing character.

3. Real-World Case Studies

- Flagstaff, AZ Used Envision Tomorrow to test growth vs. conservation trade-offs in a fire-prone high-elevation town.
- Park City, UT Used UrbanFootprint for transportation and housing affordability scenario testing.
- Santa Cruz, CA Used CommunityViz + local Al tools to model sea level rise + affordable housing overlays.
- Boulder, CO Used UrbanFootprint + custom modeling to track emissions, traffic, and equity under different zoning choices.
- Ashland, OR Used What-If? + participatory modeling in zoning reform with Al-enabled tools.

4. Environmental and Carrying Capacity Modeling Sources

- USGS StreamStats Watershed-based water supply modeling: https://streamstats.usgs.gov
- NOAA Land Cover Atlas Land-use and impervious surface projections: https://coast.noaa.gov/digitalcoast/tools/lca.html
- EPA EnviroAtlas Ecosystem services, public health, and development pressure visualization: https://www.epa.gov/enviroatlas

Short-Term Growth Limits (2025–2030): The Combined Effects of Climate Stress and Snowmaking on Water Availability in Ketchum and Sun Valley

This document outlines the near-term limits on population growth in Ketchum and Sun Valley based on compounding effects of reduced snowpack from climate change and increasing snowmaking demands from the ski industry.

Climate Change (2025–2035 Outlook)

- Projected 10-15% decline in snowpack over the next decade
- Earlier snowmelt reduces spring groundwater recharge
- Hotter summers increase residential water use even without population growth

Snowmaking Expansion

- Increased reliance on snowmaking due to unreliable natural snowfall
- Early-season water withdrawals from Big Wood River reduce winter baseflow
- Artificial snow produces less recharge and more surface runoff
- Estimated 100-200 acre-feet diverted annually during critical recharge window

Updated Population Carrying Capacity

Based on climate stress alone, carrying capacity previously adjusted to \sim 3,000–3,300 residents. With expanded snowmaking, effective available water drops further, reducing sustainable population to approximately 2,800–3,000 residents.

Current (2025) Situation

- Ketchum population: ~2,800 residents
- Available water for new growth: negligible or already exhausted
- New building permits likely to face restriction unless water is offset or conserved

Outlook (2026–2030)

Year	Action Needed to Grow Population	Comment
2025	Already near limit (~2,800)	Only small infill or redevelopment possible
2026–2028	Mitigation or moratorium	Offsetting conservation or water rights needed
2029–2030	Plateau unless climate improves	Snowmaking + climate = growth lock

Conclusion

Ketchum and Sun Valley may already be at or within 5% of their sustainable population capacity. Without new infrastructure, rights mitigation, or formal conservation offsets, further population growth may be stalled or paused in the next 3–5 years.

Best Al Tools for Blaine County, Idaho: Forecasting Resort-Driven Growth and Infrastructure Needs

This document focuses on AI tools specifically suited to Blaine County's unique challenges, including seasonal population surges, second-home pressures, land use conflicts, infrastructure strain, and sensitive ecological conditions.

1. UrbanFootprint

Why it's useful: Ideal for modeling seasonal population impacts, housing shortages, infrastructure needs (e.g., VMT, energy, water).

Al Capabilities: Scenario-based modeling integrates zoning, parcel data, and infrastructure to project growth under different buildout and policy scenarios.

Blaine County Use Case: Visualizing cumulative impacts of short-term rental growth in Ketchum/Sun Valley or corridor housing near Hailey.

2. ArcGIS Urban + CityEngine (Esri)

Why it's useful: 3D modeling of land use, zoning buildout, and carrying capacity. Useful for visualizing view corridor impacts, hillside development, and growth limits.

Al Capabilities: Procedural zoning rules, buildout capacity modeling, and infrastructure demand estimation.

Blaine County Use Case: Planning for hillside and riparian setbacks near Dollar Mountain or Trail Creek while modeling buildout capacity.

3. UrbanSim

Why it's useful: Agent-based modeling of housing, jobs, commuting, and land prices in response to resort-driven demand.

Al Capabilities: Machine learning to simulate land market dynamics under zoning and transportation assumptions.

Blaine County Use Case: Modeling how new developments near Warm Springs or Elkhorn may affect local affordability and transportation pressure.

4. Delve (Sidewalk Labs)

Why it's useful: Al-assisted planning for resort layout, density, environmental performance, and livability.

Al Capabilities: Multi-objective optimization (e.g., maximizing viewshed while minimizing energy use).

Blaine County Use Case: Designing future resort phases or luxury subdivisions near Bald Mountain or Oregon Gulch with sustainable design tradeoffs.

5. Google Earth Engine + TensorFlow

Why it's useful: Tracks land use change, forest fragmentation, riparian encroachment, and development trends using satellite data.

Al Capabilities: Image classification, time-series trend analysis, ecosystem stress prediction.

Blaine County Use Case: Monitoring sprawl, habitat fragmentation, or development creep into Big Wood River riparian zones or sagebrush steppe.

6. Replica (Sidewalk Labs)

Why it's useful: Tracks visitor behavior, commuting patterns, and transportation infrastructure needs using mobile data.

Al Capabilities: Al-based inference of mobility demand and seasonal crowding from anonymized mobile device data.

Blaine County Use Case: Estimating skier travel routes, peak-hour congestion from Bellevue to Sun Valley, or transit gaps along Hwy 75.

7. TestFit

Why it's useful: Rapid zoning compliance and site feasibility modeling.

Al Capabilities: Generates test layouts (housing, lodging, parking) using constraints like setbacks, height, and lot coverage.

Blaine County Use Case: Fitting infill housing near downtown Hailey or Ketchum within ADU or short-term rental overlays.

8. ChatGPT + Custom Modeling

Why it's useful: Draft local policies, analyze permits, automate STR monitoring, or generate cultural overlays.

Al Capabilities: NLP, document parsing, code generation, forecasting templates.

Blaine County Use Case: Auto-generating STR ordinance comparisons, summarizing water rights permit data, or creating interpretive signage narratives.

Bonus Tools for Rural-Resort Blend Use in Blaine County

Tool	Strength	Blaine County Example
NatureServe MoBI	Habitat/corridor AI mapping	Protecting elk migration through Trail Creek or Deer Creek corridors
Land Change Modeler	Forecast forest-to- development trends	Tracking subdivision growth above East Fork or Triumph
EPA SWMM + ML	Sewer/stormwater load projections	Assessing capacity in expanding Warm Springs or Hailey subdivisions
Zencity or Babel Street	Al sentiment from public/social media	Tracking resident opinion on STR limits and resort growth

Water, Climate, and Growth: Integrated Pressures on Ketchum and Sun Valley (2025–2030)

This integrated report combines the analysis of climate-induced water stress, expanding snowmaking operations, and their joint impact on population growth and development limits in Ketchum and Sun Valley, Idaho.

Section 1: Climate Change and Water Availability

- Snowpack expected to decline by 10-15% over the next decade
- Earlier snowmelt limits spring aquifer recharge
- Summer water demand rises with hotter temperatures
- Resulting reduction in recharge capacity could lower the area's population carrying capacity from \sim 3,500 to \sim 3,000–3,300 residents

Section 2: Snowmaking and Hydrologic Disruption

- Snowmaking withdraws water early in winter, disrupting natural streamflow timing
- Artificial snow is denser, melts later, and often bypasses aquifer recharge due to compaction or frozen soils
- Water diverted for snowmaking may not return to groundwater systems
- Estimated 100–200 acre-feet per year diverted, treated as fully consumptive

Section 3: Combined Impacts on Carrying Capacity

The intersection of climate stress and increased snowmaking reduces available water more than either factor alone. Together, they constrain carrying capacity to approximately 2,800–3,000 residents. This is nearly equal to the current (2025) population of Ketchum.

Section 4: Outlook for Growth (2025–2030)

Without new infrastructure, mitigation programs, or significant conservation, growth will likely plateau over the next 3–5 years. This could mean:

- Limited new building permits
- Higher bar for water mitigation or reuse systems
- Public pressure to prioritize water toward economic (tourism) or residential (housing)

Conclusion

Ketchum and Sun Valley face a convergence of environmental, operational, and regulatory water limits. Climate change is reducing natural availability. Snowmaking is increasing demand. And population growth is nearing a ceiling. Effective growth planning through 2030 must explicitly account for this convergence or risk overcommitting water resources and destabilizing community resilience.

Appendix: Verification of Metrics and Confidence Assessment

This appendix provides a section-by-section review of the quantitative and qualitative statements included in this report, confirming their accuracy and the confidence level based on available scientific literature, agency data, and hydrological modeling.

Section 1: Climate Change and Water Availability

- "Snowpack expected to decline by 10–15% over the next decade"
- Confidence Level: High
- Source/Justification: Based on EPA, USGS, and Idaho climate reports.
- "Earlier snowmelt limits spring aquifer recharge"
- Confidence Level: High
- Source/Justification: USGS and NRCS confirm this timing shift.
- "Summer water demand rises with hotter temperatures"
- Confidence Level: High
- Source/Justification: Supported by EPA and Western Resource Advocates (2–4% increase per °C).
- "Carrying capacity reduced from ~3,500 to ~3,000–3,300"
- Confidence Level: Medium-High
- Source/Justification: Based on reduced recharge estimates and conservative demand modeling.

Section 2: Snowmaking and Hydrologic Disruption

- "Snowmaking withdraws water early in winter"
- Confidence Level: High
- Source/Justification: Backed by IDWR and ski-area hydrology studies.
- "Artificial snow melts later and recharges less"

- Confidence Level: High
- Source/Justification: Peer-reviewed hydrology research confirms high density and poor infiltration.
- "Estimated 100–200 acre-feet/year diverted"
- Confidence Level: Medium-High
- Source/Justification: Conservative estimate based on Sun Valley coverage and industry norms.

Section 3: Combined Impacts on Carrying Capacity

- "Carrying capacity reduced to ~2,800–3,000 residents"
- Confidence Level: High
- Source/Justification: Logical result of combined recharge loss and increased per capita demand.

Section 4: Outlook for Growth (2025–2030)

- "New permits may require offset or moratorium"
- Confidence Level: High
- Source/Justification: Reflects IDWR policy and regional trends.
- "Growth likely to plateau in next 3–5 years"
- Confidence Level: High
- Source/Justification: Assumes no major supply infrastructure or mitigation.

Snowmaking Impact on Big Wood River Recharge - Confidence Assessment

1. Context of Estimate

The estimate that 100 to 200 acre-feet of water per year may be diverted for snowmaking during the critical winter recharge window (November–January) is based on:

- Typical snowmaking volumes used by ski areas of similar scale (e.g., Sun Valley)
- Assumed diversion efficiency, losses to sublimation, and delayed runoff
- Hydrologic studies from western U.S. snowmaking operations showing reduced groundwater recharge compared to natural snowfall

2. Confidence Level Assessment

Factor	Confidence Level	Notes
Volume Range (100–200 acre-feet)	Moderate-High	Based on demand estimates for similarly sized ski areas; consistent with regional norms.
Timing during recharge window	High	Snowmaking occurs primarily Nov-Jan, aligning with Big Wood River's critical recharge period.
Impact on recharge	Moderate	Backed by studies indicating reduced infiltration and delayed recharge from artificial snow.

3. Caveats and Unknowns

- Actual volume diverted by Sun Valley Co. is not publicly confirmed; likely available via IDWR filings or metering data.
- Impact varies based on slope geology, snowpack management, and infrastructure.
- Source of water (groundwater vs. surface water) and return flow pathways remain uncertain without detailed water budget analysis.

4. Bottom Line – Confidence Score

Estimated Range: 100–200 acre-feet/year diverted for snowmaking.

Confidence Level: 7.5/10

This estimate is reasonable for public discussion and initial planning but should be validated through IDWR records or Sun Valley Co. disclosures.

From: John Parten <johnparten@hotmail.com>

Sent: Saturday, July 26, 2025 3:18 PM

To: Participate

Subject: Re: 2025 Ketchum Comprehensive Plan

Follow Up Flag: Follow up Flag Status: Flagged

Dear City Council Members;

As a Warm Springs resident/property tax payer for 40 years, my wife and I are Totally Against any building height increases.

There's some local developers who would love the height increase without thought to the long time residents in Warm Springs, shame on them.

Warm Spring property is valuable enough for any developer to make a profit on two stories.

Thank You,

John and Chiyo Parten

Sent from my iPad

From: Maya JB Burrell
bhathorraj@fastmail.fm>

Sent: Monday, July 28, 2025 3:44 PM

To: Participate

Subject: Public Comment for Comp Plan **Attachments:** 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 neverending 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 it's 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 socioeconomic 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.

Maya JB Burrell Ketchum

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Maya JB Burrell 208.471.0360 bhathorraj@fastmail.fm

From: robert g vallee jr <robertgvalleejr@gmail.com>

Sent: Friday, July 25, 2025 4:37 PM

To: Neil Bradshaw
Cc: Participate
Subject: Censure...

Follow Up Flag: Follow up Flag Status: Flagged

The Ketchum City Council can make a decision on Censure on August 4th based on the Statement of Facts.

The Ketchum Citizenry will be there August 4th to witness and insist upon proper process.

In strict accordance with the rule of law, public pressure will intensify until Mr Hutchinson is removed from office. Until then, every Council meeting, every agenda, every decision is contaminated.

And so, demand is made on Accused Member Hutchinson: *RESIGN NOW*.

Robert G Vallee Jr

From: robert g vallee jr <robertgvalleejr@gmail.com>

Sent: Friday, July 25, 2025 4:32 PM

To: Neil Bradshaw

Cc: Amanda Breen; Spencer Cordovano; Courtney Hamilton; Tripp Hutchinson; Participate

Subject: Public record request for censure at Aug 4 council mtg...

Follow Up Flag: Follow up Flag Status: Flagged

A request is made for the Censure Hearing for Accused Ketchum City Council Member Tripp Hutchinson to be held on August 4, 2025. The Statement of Facts, based on video and admission, alleges that Hutchinson stole three advertising posters from Friedman Airport, admitted to the theft, and was charged with misdemeanor theft. The public is demanding his resignation, citing his dishonesty and criminal conduct.

Robert G Vallee Jr Ketchum resident.

From: Abby Rivin

Sent: Wednesday, July 30, 2025 1:42 PM

To: Participate

Subject: Fw: Comprehensive plan

Follow Up Flag: Follow up Flag Status: Flagged

From: Kirk Ebertz < kpebertz@cox.net>
Sent: Wednesday, July 30, 2025 11:32 AM

To: Morgan Landers < MLanders@ketchumidaho.org>; Abby Rivin < ARivin@ketchumidaho.org>

Subject: Comprehensive plan

Morgan and Abby: we thank you for the difficult job you are undertaking and we would like to give you our input. We are full time 40 year Warm Springs and 50 year Ketchum residents and we think Ketchum has lost a lot of charm and good vibes in our time here, please take the comp plan rewrite as a chance to save some of that for future generations. We don't agree with the density that currently exists and is being proposed for the WS residential areas. Our neighborhood is dominated by year round residents and we enjoy living in a quiet neighborhood and knowing our neighbors. If the area were to built out to the allowed and proposed density we think the neighborhood comfort and charm would be severely compromised. So please think about reducing the densities that are currently allowed. Not only the densities but we also feel it would be a good idea to not allow three story buildings, two stories is ample for a vibrant neighborhood. We see what has happened to West Ketchum on Bird Dr with the new three story look alike townhomes, the area seems sterile, lacking in charm and with no neighborhood feel. Another concern is the infrastructure, particularly Warm Springs Rd. We looked at the April 8th Planning and Zoning meeting presentation and had a hard time finding answers to our questions. Our main concern is how much more traffic can WS Rd handle? It is busy now and if WS is built out to what is currently allowed and proposed the parking and traffic would be unbearable and WS road would need to be four lanes.

We also find it akin to the inmates running the asylum that you would base your proposed Comprehensive Plan on input from developers, contractors and real estate agents. They have a vested interest in building as much as possible, community character be damned.

We know tough choices need to be made and not everyone will be pleased, but we beg you to use this opportunity to try and save some of what once was a great mountain town.

Thank you, Kirk and Pam Ebertz

Sent from my iPad