

Public comment on stop signs

From HP Boyle <boylehp@yahoo.com>

Date Fri 3/13/2026 10:07 AM

To Participate <participate@ketchumidaho.org>

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The process outlined in the IME article is ridiculous. The City Planning department continues to push the Council to make decisions without the information needed to make the decisions.

Stop signs are part of city planning. The City of Ketchum has no City Planning plan, nor tools for planning. So we spend hundreds of thousands of dollars on consultants to provide made as directed studies to react to a small piece of the overall puzzle.

What should we be doing?

First of all, equip the staff with basic city planning tools, including traffic modeling tools. They are cheap. A lot cheaper than constantly paying HDR.

Next, we need to project traffic based on zoning. The new FLUM calls for massive increases in density. More buildings. More people. More cars. We should be doing our traffic planning based on our development projection.

With the right tools, you can share with the Council and the public the implications of different options and come up with much better decisions.

The current approach guarantees that you are planning for the present, not the future.

Let's move forward from the bad planning approach of the previous administration and do it the right way.

Thank you,

Perry Boyle
Ketchum.

Aly Swindley

From: HP Boyle <boylehp@yahoo.com>
Sent: Thursday, March 19, 2026 8:39 AM
To: Participate
Subject: Public comment for City Council and P&Z Commission

Thank you,
Perry Boyle
Ketchum

How Do You Build A Hotel in a Non-Hotel Zone in Ketchum?

Hire a P&Z Commissioner to design it and get a pro-gentrification P&Z Committee to approve it

[PERRY BOYLE](#)

MAR 19, 2026

The City Council will soon get a great test case from the P&Z, where we can assess whether they are as pro-local, pro-housing, and pro-Ketchum character as they claim to be.

Another Hotelification Project For Downtown Ketchum

At the March 18 P&Z meeting, P&Z Commissioner Brenda Moczygamba recused herself to present the development of 680 N Leadville to the P&Z Commission. The staff report is [here](#). I opposed this building in the meeting, as, in my analysis, it is a de facto hotel that will displace current Ketchum locals.

Given the tourism demand for condos, high construction costs, and our approach to land use, almost every incremental unit built in Ketchum becomes an Airbnb or luxury second home. During the Bradshaw regime, the City estimates that 400 workforce rentals were permanently lost in Ketchum, with an even greater number of Airbnbs added. This is part of the process of replacing low-revenue locals with high-revenue tourists and luxury condo owners that has guided Ketchum's decision-making for quite some time. I have called it Aspenization, but perhaps a better description is Hotelization.

Judd McMahon bought two lots on Leadville off of 7th in the Ketchum core that are among Ketchum's last affordable, albeit not very attractive, housing. He hired P&Z Commissioner Brenda Moczyzema to design a 10-unit, four-story condo building that will require setback waivers, lot consolidation, right-of-way vacation, conversion of an access alley to a private yard, net loss of six public parking spots (per Commissioner Harris' calculation), and potentially a large snowmelt system. Given Ketchum's inability to prevent nine out of 10 units from becoming short-term rentals, we all know what this building will become—a de facto hotel.

Mr. McMahon plans to tear down affordable housing, displace the Ketchum residents, and replace it with what is likely to become a de facto hotel for non-Ketchum residents. Except that legal hotels in Ketchum have to devote more square footage to affordable housing than this project will.

Problems With The Project

Lot Consolidation: The developer needs the City to approve the consolidation of two lots into one to permit a building of this scale. This has massive value to the developer. How much? I am not a developer, but I am pretty sure the staff can do the math here. They chose not to, or if they did, not share that with the Commission. It could be millions of dollars. What do the residents of Ketchum get in return for this gift to the developer? Some of them get kicked out of Ketchum.

ROW Vacation: This is literally a gift of a public asset to a private developer. It is a big deal. The developer gets to include that square footage against their floor-area-ratio (FAR) limit. This lets them build the massive building they propose. What does the City of Ketchum get in return that benefits the people of Ketchum (not the convenience of City Hall)? See answer above. Plus another four-story building.

Setback Variance 1: staircase. Every variance request is an opportunity for the City to derive a benefit for Ketchum residents. This is where the real conflict of interest of having a P&Z Commissioner pitching her project to her fellow Commissioners is highlighted. She designed the building knowing it needed a variance. It could have been designed differently. What will Ketchum residents get for granting this exception? See answers above.

Setback Variance 2: trash setback. Same comment.

Net loss of six public parking spaces: based on what we learned from the failed Washington Lot project, to build a parking spot costs the City taxpayers \$125k each. What do Ketchum residents get for this \$725k gift to the developer? See answers above.

Problems with the P&Z Process

Staff Works for Developer, Not Residents: This meeting highlighted the fundamental problem with the P&Z Commission process. Abby Rivin from the planning staff started this meeting by selling the project to the Commission. I know that sounds like I am overstating it, but you can watch the recording of the meeting and decide for yourself. She clearly wants to see this project proceed and provided a lot of help to the developer in the meeting. She never mentioned the real costs of this project to Ketchum residents or the residents of the building that will be torn down. I think that's backwards. I think the planning staff should work for residents, not developers. Their job is to ensure that development conforms to the code.

The issue that hit me hardest was that Ms. Rivin failed to highlight the issues surrounding the right-of-way (ROW) vacation. She sought to minimize this significant transfer of public wealth that will enrich the developer. Only the P&Z Chair, Tim Carter, had enough domain knowledge of planning and zoning to pick up on this. He pressed the staff for more information on this for the next meeting.

Note to Mayor Pete—replacing Susan Passovoy, the most competent P&Z member we have had in decades, with Hannah Harris, who has no planning expertise at all, was a huge blow to the quality of the P&Z process, a win for developers, and a major loss for Ketchum residents.

P&Z Commission Bias to Give Away Value to Developer Without Analysis: This project asks the P&Z to transfer a lot of value from the community to the developer. Lot Consolidation + ROW Vacation + 4th Story + Setback Variance 1 + Setback Variance 2 + 6 Parking Spots + Resident Displacement = \$\$\$? We have no idea because the staff hasn't done the math. How can the Commissioners make informed decisions on this basis? They should be requiring this information.

Pro-Gentrification Members: I was surprised that Ms. Harris supported this project in the meeting. She disagreed with me that it looks like a hotel, but did not disagree with me about how it will end up being used. She gave no thought to the displaced locals. She was not alone on the Commission in the lack of consideration for the fate of the people whose

currently affordable housing on these lots will be forever lost to them. They will likely meet the fate of others like them and will be permanently lost as members of the community. How the planning staff, developer, and P&Z Commissioners could just ignore them is a big change from when Spencer and Matt were on P&Z.

Public Comment Process: The Chair, Tim Carter, asked me a question in the meeting, but then asked me not to take any time answering it because the meeting ran long. If there is going to be a time limit to P&Z meetings, reducing public input is not where I would cut the time, and it is not consistent with Mayor Pete’s approach to public meetings. But, to be responsive to the question, I will publish a list of suggestions in [The Ketchum Sun](#) this weekend and will send it to Participate@KetchumIdaho.org as public comment for the P&Z.

Note to Tim—: Yes, you interpreted me correctly. I think **we should limit the development of units that are not deed-restricted for Ketchum’s workforce**. You characterized this development as “housing units.” Our empirical experience is that the units will not be “housing.” They will be short-term rentals or second homes. Property owners have development rights. Without a pro-resident land use policy, zoning code, and building codes, they will take out as much profit as they can squeeze from Ketchum. That’s why we have development limits. My suggestion is to craft land use policy, the zoning code, and building codes to discourage short-term rental development to the maximum amount permitted by statute. Happy to discuss in more detail after you read what I submit.

What Can the City Council Do?

Destruction of ramshackle affordable housing to get a pretty de facto hotel is not in Ketchum’s interest. This is not just my opinion; every single member of the Council ran for office stating this viewpoint. For example, Spencer’s consistently proclaimed #1 priority is housing preservation. At the last KURA meeting, Randy said his #1 priority is to funnel KURA money to affordable housing. Tripp has said his #1 issue is workforce housing. Mayor Pete and Matt ran on preserving Ketchum’s character.

This project stands for everything they said they stand against.

Deny the lot consolidation. This is the fundamental problem with this project. The Council is not required to approve it. The only reason to approve lot consolidation would be if it made Ketchum better. While it might make Ketchum more Instagrammable, the only way this project makes Ketchum better is if its units are deed-restricted to the Ketchum workforce.

If the City Council does not deny lot consolidation, they have an additional option to represent the interests of Ketchum residents.

Require the units to be deed-restricted for the Ketchum workforce. The give for that get would be lot consolidation, ROW vacation, fourth-floor permission, and setback variances. The developer cited his history of housing locals and stated his intent that these units be for Ketchum residents. Let him put that in writing via deed-restriction.

We have a new team in City Hall. Each one of them claims that their #1 goal is to preserve Ketchum's character. They have an opportunity to do it with this development.

What do you think?



bill middleton <bmidd100@gmail.com>



To: Participate

Thu 3/12/2026 9:06 AM

Flagged

To Whom It May Concern,

Although your intention to regulate STR's by mandating a wireless fire/CO2 detector may have been well-intentioned, the effective result for my condo was a plethora of last night calls from Simplisafe, asking if they needed to contact the fire department. In every case, the detector was triggered by steam from a guest taking a long, hot shower, or by myself. The placement of the detector was directed by a representative of the fire department. Your comment re maintaining detectors "just like you do at home" is disingenuous. I have several detectors at home, none of which are go off when I or my guests take long showers, nor are they wireless. Your insistence on the installation of these flawed detectors has diminished the "quiet enjoyment" of my unit for myself, and as a low return investment.

Although I would be happy to register and pay a yearly fee for the privilege of using my condo as both a mountain retreat for my family and an STR to offset it's costs, I will be contacting the governor's office(if they allow contact from Democrats), to share my unfortunate experience with your regulation. I've often wondered how much it would cost me for the fire department to show up at my place to put out the "steam".

Regards,

Bill