



## AGENDA

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1. Join us via Zoom (*please mute your device until called upon*).  
**Join the Webinar:** <https://ketchumidaho-org.zoom.us/j/85752485589>  
Webinar ID: 857 5248 5589
2. Address the Commission in person at City Hall.
3. • Submit your comments in writing at [participate@ketchumidaho.org](mailto:participate@ketchumidaho.org) (*by noon the day of the meeting*)

*This agenda is subject to revisions. All revisions will be underlined.*

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### CALL TO ORDER:

### ROLL CALL:

### COMMUNICATIONS FROM COMMISSIONERS:

### CONSENT AGENDA:

*ALL ACTION ITEMS - The Commission is asked to approve the following listed items by a single vote, except for any items that a commissioner asks to be removed from the Consent Agenda and considered separately.*

### NEW BUSINESS:

1. ACTION: Recommendation to remand the 121 Badger Lane Floodplain Development permit to the Planning and Building Department for further analysis.
2. Update of the Cohesive Ketchum Comprehensive Plan and Code Update project

### ADJOURNMENT:



**CITY OF KETCHUM | PLANNING & BUILDING**

**Morgan Landers, AICP** | Director  
direct: 208.727.5085 | office: 208.726.7801  
mlanders@ketchumidaho.org

P.O. Box 2315, 191 5th Street West, Ketchum, ID 83340  
[ketchumidaho.org](http://ketchumidaho.org)

TO: Planning and Zoning Commission  
FROM: Morgan Landers, AICP, Director of Planning and Building  
DATE: January 9, 2025  
RE: 121 Badger Lane Appeal to City Council

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The City Council heard the appeal of the 121 Badger Lane Floodplain Development permit approval on December 2<sup>nd</sup> and 11<sup>th</sup> of 2024. Following the appeal hearings, the City Council made a decision to remand the permit back to the Planning and Zoning Commission with direction to remand the permit back to staff for further information. Please see attachment A for the City Council decision.

As such, staff provides the following motion to carry out the request of the city council:

“I move to remand the approval of the 121 Badger Lane Floodplain Development Permit to the Planning and Building Department to obtain supplementary documentation and further analysis of the first priority criteria outlined in the City Council decision dated December 16, 2024.”

**BEFORE THE CITY COUNCIL  
OF THE  
CITY OF KETCHUM**

	)	
In the Matter of the 2024	)	
Administrative Appeal of:	)	<b>FINDINGS OF FACT,</b>
	)	<b>CONCLUSIONS OF LAW, AND</b>
Nicholas & Stephanie Osborn	)	<b>DECISION</b>
(Appellant) related to 121 Badger Lane	)	
(Applicant)	)	
	)	
Of a Planning and Zoning Commission		
Appeal Decision of a Planning		
Director Determination on a		
Floodplain Development Permit,		

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This matter comes before the City Council pursuant to Ketchum City Code 17.144.020, as an appeal by an affected party of a Planning and Zoning Commission administrative appeal decision of a Planning Director determination on a flood plain development permit. An appeal hearing on the matter was held before the Council on December 2, 2024 and continued to December 11, 2024. The matter was further heard for adoption of this written Decision on December 16, 2024. The Council does hereby make and set forth the following Record of Proceedings and the Council’s Decision to remand as follows:

**I. RECORD OF PROCEEDINGS**

The Appellants in this matter are Nicholas and Stephanie Osborne (“Appellant”), neighboring property owners and an affected party, related to development and a floodplain development permit at 121 Badger Lane (“Project”), owned by 121 Badger Lane, LLC (“Applicant”). The Applicant served as primary Respondent in replying to the issues raised on

administrative appeal. Both parties were represented by legal counsel. Both parties provided briefing in support of their arguments and positions.

A Record of Documents before the Ketchum Planning Department, Planning and Zoning Commission, and upon administrative appeal ("Record") was prepared and submitted to the Council. That Record, including briefs and memos filed by the parties as well as the transcript of the Planning and Zoning Commission proceedings, is hereby referenced and incorporated in full into the Record and this Decision.

Substantially the same underlying matter was previously heard on an administrative appeal to the Planning and Zoning Commission on similar issues on December 12, 2023. The P&Z Decision at that time, finalized on January 9, 2024, provided for a remand to the Planning Department for further review and analysis on certain information. The result of that remand was further submission of information in the form of a new application, additional technical and engineering review, and the issuance of a new Planning Director Determination, which is now the subject of this 2024 administrative appeal.

An appeal hearing on this matter was held before the Planning and Zoning Commission on August 13, 2024. The written decision of the Planning and Zoning Commission (P&Z Decision) was approved on August 27, 2024. Such hearing was recorded and that recording is made a part of the Record in this matter.

An appeal hearing before the Council was held on this matter on December 2, 2024 and continued to December 11, 2024. Such hearings were recorded and the recordings are made a part of the Record in this matter. At the conclusion of the December 11, 2024 hearing and deliberation, the City Attorney was directed to prepare a draft written decision for the final review and approval in writing by the Council.

## II. JUDICIAL NOTICE AND REVIEW STANDARD

The Commission takes judicial notice of the Ketchum Municipal Code (KMC).

Pursuant to KMC § 17.144.020 (C), the Council makes its determination considering the Planning and Zoning Commission decision below along with written and oral legal arguments by the Parties. New facts or evidence are not considered in the appeal. The Council may affirm, reverse, remand, or modify, in whole or in part, the order, requirement, determination, or decision of the Commission. The Council reviews the decision for clear error or abuse of discretion.

## III. FINDINGS, CONCLUSIONS, AND DECISION

1. **The Planning and Zoning Commission Decision and Planning Director Determination provide inadequate record of weighing the first priority language of KMC 17.88.050(E)(21), therefore requiring remand.**

Upon review of the Record and the argument of the Parties, the Council finds that the Record contains insufficient information showing an adequate weighing of the first priority criterion and alternatives analysis pursuant to KMC 17.88.050(E)(21). This is an error by the Planning Department, and error or abuse of discretion during the Commission review, that is cause for remand of this matter for supplementary analysis and documentation of such criterion.

KMC 17.188.050(E)(21) provides that one of the criteria for a floodplain development permit shall be:

*21. (Wetlands) Where development is proposed that impacts any wetland the first priority shall be to move development from the wetland area. Mitigation strategies*

*shall be proposed at time of application that replace the impacted wetland area with an equal amount and quality of new wetland area or riparian habitat improvement.*

Council hereby clarifies interpretation of KMC 17.188.050(E)(21) that a floodplain development permit, under this criterion, must have an analysis on the record of potential alternative development locations or proposals that evidence the first priority to “move development from the wetland area.” In this matter, while staff has provided explanation of how a LOMA (Letter of Map Amendment) guided the applicant’s location of the proposed development and of appropriate mitigation strategies in association with such, there is insufficient record showing analysis of potential alternatives and whether such alternatives may or may not have first been able to more sufficiently move development from the wetland area. While mitigation strategies for impacted wetland areas are important, mitigation is a second priority only after the first priority to review for potential alternatives to move development from the wetland area has first been satisfied.

Council finds that the Planning and Zoning Commission review was thorough with respect to the engineering analysis and other issues associated with this appeal, but that such overshadowed and caused insufficient review of staff’s review of alternatives analysis under KMC 17.188.050(E)(21). While the criterion of first priority on wetlands was referenced by the Commission in its decision relying upon verbal responses from staff; this first priority criterion was not given a sufficient level of review and deliberation for how such first priority and alternatives analysis were established and documented on record previously to such appeal. It is not currently clear from the record whether there may or may not be allowed feasible alternative

development proposals that better move the development from the wetland area. The first priority alternatives analysis needs to be more fully hashed out.

For the above reasons, the Council finds it must remand this matter for supplementation and/or development of such alternatives analysis to be clearly documented in this matter. The Council is reluctant to allow for approvals of sensitive floodplain development without a full documented record showing that development alternatives were fully analyzed to satisfy the first priority of moving development from wetlands, before moving to secondary mitigation strategies.

**2. The Planning and Zoning Commission Decision and Planning Director Determination have provided sufficient review, analysis, and evaluation of the engineering concerns and other issues raised on appeal.**

With respect to the Appellant's alleged engineering concerns, the Council concurs with the findings of the Planning and Zoning Commission that significant and sufficient engineering review and analysis has been conducted on the particular development proposal.

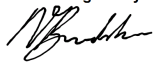
Council concurs with the following determination of the Commission: "However, Applicant and the Planning Department have shown substantial technical review and modelling of the culvert system sufficient to satisfy the requirements of City Code. Additionally, the Planning Department provided appropriate clarifying information on enforcement mechanisms to address Appellants' argument about blockages and enforcement."


Council further finds and clarifies that this current administrative appeal was timely brought. Any alleged issues on timeliness of appeal related to the previous application and were addressed on the record during that previous appeal. That previous application was remanded

back to the Planning Department and subsequently replaced by a new application which is the subject of this current appeal. The current appeal was timely brought.

Council finds the sole issue remaining with this application upon remand to be the first priority alternatives analysis discussed in Sub-section 1 above.

Based upon the foregoing review and analysis, and good cause appearing from the record in these proceedings, the Council REMANDS this matter to the Planning and Zoning Commission, with direction for remand back to the Planning Department, to provide for the supplementary documentation and/or further analysis of the first priority criteria and alternative analysis as discussed above. The Council authorizes the Mayor to sign this Decision.

DocuSigned by:  
  
032B2B10E596435...  
Neil Bradshaw, Mayor

ATTEST:  
Signed by:  
By:   
7FAF9B9B67D8434  
Trent Donat, City Clerk

Signed by:  




## Cyndy King

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**From:** torycan@aol.com  
**Sent:** Tuesday, January 14, 2025 10:45 AM  
**To:** Participate; Neil Morrow; spassavoy@ketchumidaho.org; Bmoczy; Tim Carter; Matthew McGraw; Abby Rivin  
**Subject:** Letter to P&Z Commissioners Re: Comp Plan Update for their Jan. 13th meeting

Dear Planning and Zoning Commissioners,

**Thank you** for all of your hard work and diligence in the comprehensive plan update. I know you each take your role seriously and have the benefit of the public as your driving goal. As someone who has lived and worked in Ketchum for the past 32 years, I'm aware of how lucky I am to call this town home. Before I took a full-time position with the Ketchum Fire Department as a firefighter/paramedic in 2001, I was a senior city planner for the City of Ketchum. With the boom of the mid- to late- '90's being very similar to what we are experiencing today, I can relate to the challenges of balancing the desires of property owners, residents, employees, visitors, business owners, families and developers with the long-term vision of a sustainable community – one where the quality of life makes it appealing for visitors and second homeowners to spend their vacations, and more so, where the quality of life makes it worth eking out a living for the individuals who love this town and keep it running.

I urge you to **extend the public comment period** to allow the public to read, consider and provide important feedback on the draft plan. With the busiest time of the year smack in the middle of the draft plan release, giving the public from December 3<sup>rd</sup> until January 17<sup>th</sup> is not adequate for people to read it and provide thoughtful, constructive feedback. To limit public comment to this time period and say the plan accurately reflects public opinion would be disingenuous. Today, we as a community, and especially you as integral decision members of the plan update, have the opportunity and burden to decide how to shape the future of our community. Take the time needed to make sure you don't get it wrong. As you know, it is very hard to take things back – especially if it involves increasing densities or allowing development that will destroy the fabric and characteristics that make Ketchum a community.

Which leads me to my second request. **Do not upzone the residential land use designations**, especially in neighborhoods that are already predominantly home to workers and full-time residents and function to serve our community's goals on housing. Doing so will result in pushing out those long-term residents and replacing them with short term rentals. Instead, keep the land use designations the same and provide density incentives for deed-restricted workforce and long-term occupancy housing (market rate or otherwise). Increasing density across the board threatens to overload the city's capacity to provide infrastructure and services and to degrade the quality of life and small town feel of Ketchum. If density is given without restriction, it will be impossible to ever reclaim that back. What will town be like if all of the changed land use designations meet build-out? If we truly want a circular economy as it is referenced in the plan, why does it feel like we are catering to the demand for an ever-increasing growth economy that has no way of regenerating to balance our needs.

Take a look at the goals and **reconsider how to achieve those goals** without ramifications. If the community is concerned about big homes being built or prevent large houses from being built on even larger lots, the plan could direct a process of limiting the combination of lots and setting a maximum building size for residential zones. This would also support the sustainability of community full-time residential zones without prohibiting smaller single-family houses.

Ensure the plan **supports residents and local businesses over tourists**. To best support tourism, the local community needs to stay intact. Do not focus on giving visitors equal importance to residents in this plan - the plan is first and foremost to support the people who live and work here. Give them the priority and the visitors will be supported; giving equal priority will tip the balance and have unintended consequences. Prior Ketchum comp plan have always supported residents and local businesses first and foremost. If quality of life and sustainability goals are met, visitors will continue to want to come here. Increasing tourism can be the demise of our sustainability goals. The impacts during the covid pandemic gave us a good view of how that balance point can tip in the wrong direction.

To summarize please consider these 4 suggestions:

1. **Extend the comment period** for a minimum of four weeks and then allow public comment to occur at public hearings when the you and the council review the final draft.
2. **Keep all land use designation residential densities as they are today**. Do not increase density throughout the city without mechanisms to ensure resident housing is provided and neighborhood scale, safety and quality are maintained. Provide language that supports the qualities of existing full-time neighborhoods and encourages more by providing incentives to increased density only if it provides either affordable and/or long-term occupancy deed-restricted housing\*. (\*long-term occupancy was enforceable by zoning prior to the State's more recent determination in favor of "Airbnb's" and short term rentals, it can be enforceable again with a deed-restriction bonus use).
3. **Look to other techniques** to achieve the same goal – increase density by limiting overall lot and building sizes.
4. **Focus on maintaining and sustaining** Ketchum's economy and attributes. Find the right balance and question which things we really want to increase. Prioritize balance and residents' ability to stay, don't strive to increase tourism from what it is today.

Thank you again for all of your hard work, deliberation and care that you are putting into this extremely important process. The decision you make in the next few weeks will determine the health of our community for the next few decades.

With much respect,

Tory

Tory Canfield  
178 Bordeaux Street  
torycan@aol.com

## Cyndy King

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**From:** elizabbuck@gmail.com  
**Sent:** Tuesday, January 14, 2025 10:15 AM  
**To:** Participate  
**Subject:** Letter Regarding Proposed Comp Plan

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

I am writing this letter with a few requests and comments.

Please extend the deadline for public comment to allow city residents to have sufficient time to review the comp plan.

Reconsider designating our neighborhood (Bordeaux and Sabala) to be in the lower density land use. Transitioning to unregulated higher densities could ultimately push out full time residents working in the community. We live on Bordeaux St in West Ketchum. We are full time residents, and both work full time in Ketchum. Our kids bike and walk to Hemingway school. The increased traffic that comes with more housing and construction is dangerous. We thank you for the West Ketchum traffic studies, and while the feedback varied, I think the overall consensus was the increased traffic is dangerous for the highly pedestrian- orientated neighborhoods. The comp plan should prioritize community character and culture, and consider how over developing will affect local residents and natural resources.

If all of the proposed land use designations are built out to the newly proposed densities, this could create negatively impacts to the community character, quality of life, access to professional services and sustainability of public infrastructure including water, wastewater treatment, waste management, parking, transportation, emergency services, affordable housing, to name a few. Please consider changing the language of the medium density, low density and high density designations so that it does not increase densities beyond what is currently allowed by the 2014 plan. Please consider zoning code language to the residential zones to be in scale with the neighborhood, to ultimately promote safe mobility in the neighborhood for all users and protect natural vegetation and features as well.

Our neighborhood is an excellent example of community, local workforce, and long-term housing that epitomizes exactly what I think the community and city officials are hoping to accomplish with the comp plan. This is true of some of the other Warm Springs neighborhoods that are slated to get a density bonus as well. Please ensure changes to the plan do not destroy this existing resource, but instead to preserve the existing neighborhoods that already function to enrich the sense of community.

Thank you for your time and consideration,

Eliza & Jason Buck

## Cyndy King

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**From:** City of Ketchum Idaho <participate@ketchumidaho.org>  
**Sent:** Wednesday, December 18, 2024 12:27 PM  
**To:** Participate  
**Subject:** Form submission from: Contact Us

Submitted on Wednesday, December 18, 2024 - 12:27pm

Submitted by anonymous user: 108.184.91.40

Submitted values are:

First Name Julie  
Last Name Wilson  
Email wilsonbay@mac.com  
Question/Comment

We support a parking structure for both residents and visitors to the businesses that hope to thrive in the downtown core.

We do NOT support any more dense housing in the downtown core.

The results of this submission may be viewed at:

<https://www.ketchumura.org/node/38080/submission/12552>

## Cyndy King

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**From:** Mark Maykranz <mmaykranz@hotmail.com>  
**Sent:** Thursday, January 9, 2025 7:39 AM  
**To:** Participate  
**Subject:** Comprehensive Plan

Several comments on the draft of the Comprehensive Plan:

In the interest of transparency, the public should be provided with a before/after analysis of the plan. It is unrealistic to expect the public to dig through the many pages of the update, assimilate the material, and proffer productive comments.

Many members of the public participated in the process leading up to the draft of the plan. Resoundingly, the public sentiment was against the tall and massive (out-of-scale) buildings that Mayor Bradshaw and his proxies have ushered into the Ketchum streetscape, forever defacing the character and charm of Ketchum. The present draft plan shows no deference to the public sentiment. The public's participation was a waste of time, and council's inclusion of the public was apparently for optics. In November, I sincerely hope there will be a severe whiplash as a result of this process.  
Sent from my iPhone

## Cyndy King

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**From:** Marjie Mickelson <marjiemickelson@gmail.com>  
**Sent:** Monday, January 13, 2025 6:26 AM  
**To:** Spencer Cordovano; Tripp Hutchinson; Participate; Amanda Breen; Neil Morrow; Brenda Moczygamba; Tim Carter; Matthew McGraw; Susan Passovoy  
**Subject:** Comprehensive Plan

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

Good morning,

I have not had adequate time to review the draft of the comprehensive plan that has information that affects the neighborhood in which I live. I would like to request an extension of public comment to a later date.

I am extremely concerned that the wording in the present draft is counter productive to preservation of a neighborhood that currently houses full-time residents by designating bigger structures with more units without restriction. Your goal of keeping Ketchum a great place to live and work could result in negative influences such as large buildings with short term rentals, and second home condos which could destroy what people love about living and working here.

I sincerely believe that a better way to grow is to maintain and protect the stable low density single family residential designations and encourage densification projects for the benefit of the people who live here. Density should be increased with caution and an understanding of its impact on neighborhoods. We need to manage the growth we have before compounding it.

I would request that Sabala and Bordeaux Streets do not have their land use changed and that single family homes be allowed. We need long term housing and single family homes to sustain our quality of life and ski town culture.

Thank you for your consideration,  
Marjorie Mickelson

## Cyndy King

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**From:** Duncan Morton <3dmorton@gmail.com>  
**Sent:** Monday, January 13, 2025 8:29 AM  
**To:** Participate; Spencer Cordovano; Tripp Hutchinson; Amanda Breen  
**Cc:** Neil Bradshaw  
**Subject:** REQUEST: EXTENSION OF THE COMPREHENSIVE PLAN COMMENT PERIOD

Councilors:

The comment period for the Comprehensive Plan needs to be extended due the overlap of the comment period with the very busy holiday season.

Personally, I was traveling for a significant part of the comment period in early December, and upon my return had family arriving for an extended period. Only late last week has my time be freed from family commitments.

Please consider extending the comment period for an additional 30 days.

Thank you for your consideration

Duncan Morton  
208-720-1299  
174 Bordeaux St.  
Ketchum, ID 83340



## Cyndy King

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**From:** Gina P <ginapoole10@gmail.com>  
**Sent:** Monday, January 13, 2025 12:48 PM  
**To:** Tripp Hutchinson; Spencer Cordovano; Amanda Breen; Courtney Hamilton; Participate  
**Cc:** Bob Poole  
**Subject:** Draft Comprehensive Plan Comments

January 13, 2025

Draft Comprehensive Plan

*Please enter this into the Public Record*

To: Ketchum City Council Members

We want to thank you for your service to the City of Ketchum. We appreciate the time and effort that's gone into creating a new Comprehensive Plan.

Given the comment period began in December, with everyone busy with the holidays, and ends this coming Friday, **please extend the deadline for public comment.** Although there's been a big effort to inform people, we believe most residents do not know about the Plan.

Our neighbors in West Ketchum who live on Bordeaux, Sabala and Wood River Dr. got together yesterday, as we are concerned about some aspects in the Draft Comp Plan.

Bob and I have lived for almost three decades on Bordeaux Street, and it is a very special neighborhood. It's a unique residential street; it's short in length from one stop sign to the other where the homes are mostly two stories and the people who live here are teachers, first responders, small business owners, retired long-time residents, realtors, carpenters, waitresses, financial planners, ski coaches, photographers, and county employees. We have kids here, and cats and dogs, and a neighbor's child reminded me "there's one hamster." We are one of the last neighborhoods that truly represents community housing. Our neighbors want Bordeaux Street, along with Sabala Street to be in the Lower Density land use and not the Medium given the proposed changes that would adversely affect the character of our neighborhood. Given one of the Plan's stated themes is to preserve the Character of Ketchum, allowing unregulated higher densities will have the opposite effect, incentivizing market rate, short term rentals and occupancies pushing out full-time residents/community members.

Please change the language of the medium density, low density and high density designations so that it does not increase densities beyond what is currently allowed by the 2014 plan, except as a bonus if deed restricted long-term or community housing is proposed. Language should also be added to support that zoning code language should guide development in the residential zones to be in scale with the neighborhood, promote safe mobility for all users, maintain adequate fire protection, water and waste management service, and protect natural vegetation.

Regarding large out of scale, single family residences, the City can implement restrictions that work, and not be considered a taking of property rights. Allow for single-family homes, including detached townhomes, in the medium density range use designation, but consider prohibiting the combination of lots to keep multiple lots from being turned into one big lot with one oversized house on it. Finally, consider a maximum residential building size.

Thank you for your time and consideration.

Best,

Gina and Bob Poole

Gina Poole  
US Mobile 208.720.2019  
Kenya Mobile 0715476504  
WhatsApp: 208-720-2019  
Skype gcpoole

## Cyndy King

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**From:** Anthony Frank <afrankoc@comcast.net>  
**Sent:** Monday, January 13, 2025 1:25 PM  
**To:** Participate  
**Subject:** Comp Plan

I have been a developer for a good portion of my career and, as such, am surprised to find that the proposed comp plan as written, might present opportunities for developers to buy up Ketchum properties, tear them down and build multi-unit properties. Existing low density residential areas are the heart and soul of any community. Introducing larger multi-family structures into that mix would encourage the development of seasonally occupied second homes that would be used for only a few weeks or months each year.

As a property owner on Sabala, who was hoping to build a modest single-family house for myself and my wife, I find it distressing that the City might propose changing a perfectly functioning neighborhood, including Sabala, Bordeaux, and Williams streets, with families that live and work in the valley. In my opinion, the City should want to encourage more families who work in the area, to move into the area, and those current residents, to stay. The proposed changes might encourage current families to sell for a "great profit", most likely to a developer, and move elsewhere.

Maybe the City could pass an ordinance that restricts these properties from being rented on a short-term basis, and continues to allow the building of single-family residence. Please keep the low-density residential designation on these neighborhoods. The addition of large multi-unit structures in this residential neighborhood would change the atmosphere enough to eventually drive out its current residents.

Thank you for your consideration in this matter.

Sincerely,

Anthony J. Frank

PS. I might also suggest restricting the size of structures permitted on any lot.

## Cyndy King

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**From:** meme205@aol.com  
**Sent:** Saturday, January 11, 2025 8:55 AM  
**To:** Participate  
**Subject:** Comprehensive Plan

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

Dear City Councilors and Planning and Zoning  
Commissioners,

We are aware that you have spent an amazing amount of thought and time on creating a new Comprehensive Plan to better the future of Ketchum and we really appreciate your hard work. I am writing this letter in a plea for you to word the Plan carefully so that our lot at 300 Sabala and the surrounding properties are classified in low density residential.

My husband and I bought the lot on Sabala a few years ago with the intention of building a single family home for ourselves in our older years. The neighborhood is perfect for me as it is home to long term community members with modest homes as ours would be. Our lot is a narrow, corner lot, making it challenging to build anything more than a single residence. PLEASE do not change the land use designation in the new plan readng it to prohibit single family dwellings.

The current language of the Comp Plan draft might cause the wrong interpretation so the words must be totally clear in order not to allow over-crowding, rental properties, and a general change to this peaceful neighborhood. Through your word crafting, please allow 300 Sabala and the rest of the neighborhood to be officially classified as Low Density Residential. Thank you for all you do for our town.

Sincerely,  
Carol  
Frank

303  
83340

P.O. Box  
Ketchum, Idaho

## Cyndy King

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**From:** susiemichael <susiemichael@cox.net>  
**Sent:** Monday, January 13, 2025 2:56 PM  
**To:** Participate  
**Subject:** Comp Plan comment period

I request that the comment period for the Comprehensive Plan and Code Update be extended at least 30 days beyond the 17 January comment end date for more Ketchum residents to have the opportunity to read the document and make informed comment. Not enough people are aware of the end date or the Plan itself in its entirety or the implication and repercussions therein. This period of 2 December to 17 January encompassed the busiest time of the year for most, with their focus on friends and families, many were out of town. One can not make an informed comment on missing portions of the document. The 'placeholders' for maps and such need to be visible for review longer than the few hours of the 15 January open house. This is a wonderful opportunity for the council and Mayor to be transparent, demonstrate that they will do everything in their power to ensure this Comprehensive Plan is aligned with the majority of Ketchum full time residents who call this place home, and clearly show these residents their voice, opinions, and ideas matters especially when it involves their daily lives, livelihoods and lifestyle and those of their children who are the future of Ketchum. Sincerely,  
Susie Michael , Ketchum

## Cyndy King

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**From:** Neil Bradshaw  
**Sent:** Monday, January 13, 2025 6:28 PM  
**To:** Stu Ryan  
**Cc:** Participate; Morgan Landers  
**Subject:** Re: Comments on Ketchum's Public Draft | November 2024 Future Land Use Plan

Thanks Sarah and Stu

I appreciate your input and have put your letter into the public record for council deliberation

Please come to the open house at the limelight hotel on Wednesday at 4.30pm to share your thoughts. I do hope you can make it

Cheers

Neil

### NEIL BRADSHAW | CITY OF KETCHUM

#### Mayor

P.O. Box 2315 | 191 5th Street,W | Ketchum, ID 83340

o: 208.727.5087 | m: 208.721.2162

[nbradshaw@ketchumidaho.org](mailto:nbradshaw@ketchumidaho.org) | [www.ketchumidaho.org](http://www.ketchumidaho.org)

On Jan 13, 2025, at 4:28 PM, Stu Ryan <Stu.Ryan@rydout.com> wrote:

Dear

Neil:

13 January 2025

We purchased our West Ketchum home at 301 Sabala St. in late 2020. It only took a couple of dog walks around the neighborhood, populated primarily with single family residences and duplexes, to get to know many of the wonderful residents and their pets. It's a great and happy mix of kids, young and old adults, workers and retirees, and part time and primary residents. It's a vibrant neighborhood we love, and it's completely consistent with many of the Future Land Use Plan's goals for Ketchum.

Our home, like much of West Ketchum, is included in the Medium Density Residential (MDR) designation under Ketchum's most current (2014) Land Use Plan. That plan states that the primary land uses for the MDR designation are "... a broader [than LDR] variety of residential types, including single family residences, duplexes, and other attached-unit types" (page 63).

However, under Ketchum’s November 2024 Draft Future Land Use Plan, the primary land uses for the MDR designation are proposed to be “Townhomes and smaller multi-family residential buildings” (page 92).

So, in simple terms, our home would go from being in a neighborhood designated primarily for single family homes and duplexes, to a neighborhood designated for townhomes and small apartment buildings. That would be a drastic and unwelcome change, not only for West Ketchum, but for all of Ketchum.

For these reasons, we believe it’s in the City of Ketchum’s best interest to designate all of West Ketchum as LDR, rather than MDR in the 2024 Future Land Use Plan. Or, in the alternative, designate that portion of West Ketchum **West of Williams St/N 4<sup>th</sup> Ave/Rocking Horse Rd** as LDR, rather than MDR.

Thanks for all your hard work on this matter and for considering our input.

*Sarah & Stu Ryan*

301 Sabala St.  
Ketchum, ID

## Cyndy King

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**From:** kim green dreyer <kdg1161@live.com>  
**Sent:** Monday, January 13, 2025 9:53 PM  
**To:** Participate  
**Subject:** Comment/Question

Hello,  
I've read the Vision statement of the comprehensive plan.

I like the concept of developing our community in a way that fosters a small town feel for future generations.

I've read the existing comprehensive plan and despite its need for updating and clarity, many of the items have kept a small town feel without (obviously) preventing it from having a world class draw..

One of those items is not allowing chain stores from doing business in Ketchum. My question is, when was this ban eliminated? Obviously it no longer stands as we have 2 brand new chain stores, right on Main Street. So, how did that happen? My local friends and I have always felt this one little rule in our comprehensive plan made a difference. Stood for something. It means we support local businesses. We have a town that's unique to us, not a rubber stamp of every other ski town. Please let me know when, how and why this happened even before a new plan was put in place.

Thank you,  
Kim

Kim Green  
kdg1161@live.com  
336 899 5505



## Cyndy King

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**From:** duffy witmer <duffwitmer@yahoo.com>  
**Sent:** Monday, January 13, 2025 10:45 PM  
**To:** Participate  
**Subject:** Ketchum's future

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

City council.

Please slow down the development of downtown Ketchum. Please respect the opinions of the people who live and work in Ketchum. We need quality, well thought out plans for the future of Ketchum. A simple thought is " nothing of quality happens quickly ". The future of Ketchum is in the current government's important hands. Please go slowly. What you decide in the near future will be ever lasting in the town we all so dearly love.

Good luck.

Duffy Witmer

Sent from my iPad

## Cyndy King

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**From:** Leigh Barer <Leigh@barercom.com>  
**Sent:** Monday, January 13, 2025 11:03 PM  
**To:** barer@lakepartners.com; Participate  
**Cc:** Leigh Barer; Jonathan Fitzgerald  
**Subject:** Comment: 1/14 Planning & Zoning Meeting, Draft Comprehensive Plan Update

Dear Mayor Bradshaw, Morgan Landers, AICP, Director of Planning and Building; and Ketchum City Council Planning & Zoning:

I am writing regarding the Draft Comprehensive Plan Update, as noted on the Updates Chapter IV Map (<https://www.projectketchum.org/cohesive-ketchum/>):

With specific regard to the 25-acre SCHERNTHANNER ACRES SUB  
LOT 2 BLK 1  
RPK05170000020:

I am strongly opposed to the plan's suggestion to update this land to high-density residential and believe it should remain as low-density residential. Updating it to high-density would dramatically, negatively impact Warm Springs character and property values, wildlife, traffic, and pollution. The land is designated as low-density for several reasons and should remain low-density residential. As noted on the map comment by Luann, "This is consistent with all of the residential properties on the north side of Warm Springs Road. The purpose of the LR Low Residential District is to identify and preserve residential properties, to prevent overcrowding of land in order to preserve natural features and openness. The new Comp Plan Future Land Use proposes to change the zoning to High Density residential (18-30 residential units per acre), three stories or less. This would be detrimental to the value and character of Warm Springs residential properties. Traffic, noise and light pollution would affect the entire area. The property has been preserved as a wildlife reserve for many years. Deer, elk and an occasional moose live on the property and travel to Warm Springs Creek and the Big Wood River. High density development would have negative impacts on wildlife."

This comment also can be found on the map here: <https://www.projectketchum.org/cohesive-ketchum/>

Thank you,

Leigh

Leigh K. Barer  
The Fields at Warm Springs Condominium Owner  
E: leigh@barercom.com

## Cyndy King

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**From:** Alex Margolin <vitalityfitness@yahoo.com>  
**Sent:** Monday, January 13, 2025 11:03 PM  
**To:** Participate  
**Subject:** Request to move Bordeaux street from MDR to LDR

Dear City Planning Commission,

My name is Alex Margolin. I reside at 141 Bordeaux Street. I have recently been made aware of a revision to the 2014 comp plan that seems to be a poor choice of action to fix the problem of developing more housing for Ketchum. Bordeaux street is a neighborhood that would be severely impacted by multi unit dwellings. We have a one lane road in Winter and no place for the influx of cars and traffic that would come with expansion described in the new comp plan.

Our neighborhood is a perfect example of community housing gone right. We currently have single family homes, condos, and town houses. Allowing unregulated higher density housing will incentivize market rate prices, short term rentals. As a result, some full time residents and community members may end up getting pushed out as we saw during covid.

Would the commission please consider keeping Bordeaux street at a density that is currently described by the 2014 plan. Are there better locations for multi unit housing in Ketchum? For instance, the city center, the lots across from the post office, the entrance into Ketchum on HWY 75, the lots that at the entrance of River Run, to name a few locations. The idea of supplying more housing opportunities to people that work in Ketchum is a good one. The idea of putting structures that house a lot of people into a neighborhood that has narrow streets, limited parking and is mainly comprised of single family homes will be destructive to that neighborhood.

I would like to see Bordeaux Street be moved from MDR to LDR to protect what has always been a great neighborhood and have the HDR areas be developed in areas that can handle the increase of automobile and foot traffic, preferably in town or close to peoples jobs so they don't have to drive to go to work.

In addition, It may be a good idea to add language to support the zoning code language to guide future development in residential zones to be in scale with the neighborhood. There are some very large residential projects being built right now and that could become the new norm if there are no restrictions to lot line removals and the combination of lots which would result in one huge house or a massive multi unit structure among the existing homes on Bordeaux. Please consider the maximum residential building size and maximum lot size.

I am aware of the deadline of January 17th and I would like to see an extension for public comment.

Thank you for adding this to the public record.

Sincerely,

Alex Margolin

Alex Margolin  
Sun Valley Fitness  
CSCS, ART, NKT, AIS, FSM  
Mobil: 415-860-2515  
vitalityfitness@yahoo.com

## Cyndy King

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**From:** Shell Seibel <shell.seibel@gmail.com>  
**Sent:** Monday, January 13, 2025 11:30 PM  
**To:** Participate  
**Subject:** Request Bordeaux St move to LDR from MDR

January 13th, 2025

Planning & Zoning Commission

Dear Commissioners,

I request to extend the deadline for public comment for the Comprehensive Plan one more month.

I am writing as a concerned resident living on 141 Bordeaux street.

I would like to request our neighborhood be in the lower density land use and not the medium. Our neighborhood is a great example of workforce, long-term housing that I believe the city is hoping to preserve. Unregulated higher densities will have the opposite effect. It will incentivize short term rentals and occupancies that will push out full-time residents.

The prospect of additional high density housing in an area that would struggle with the additional traffic congestion and lack of adequate public services would only exacerbate these issues. Especially in the winter. There is little room to accommodate the increased traffic and demand for services that high-density zoning would bring. We worry that this change could promise the quality of life for current residents and create safety hazards, particularly for children.

A proposal was made to change the language of the medium density, low density and high density designations so that it does not increase densities beyond what is currently allowed by the 2014 plan, except if deed restricted long-term or community housing is proposed. A suggestion would also be that zoning code language guide development in the residential zones to keep in scale with the neighborhood and promote safe mobility in the neighborhood for all users.

We respectfully ask that you consider our neighborhood to be in the lower density land use and not the medium. Our community thrives on its current balance and further densification would not only strain our infrastructure but also undermine the character and livability of the area.

Thank you for your time and consideration of our concerns. We appreciate the tremendous amount of effort all councilors, commissioners and staff members have put into the plan. We look forward to working together to ensure that our community and neighborhoods remain a safe and vibrant place for all residents.

Sincerely,

Shelley Seibel  
141 Bordeaux Street

## Cyndy King

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**From:** Amanda Breen  
**Sent:** Friday, December 27, 2024 1:45 PM  
**To:** Jae Hill; Neil Bradshaw; Courtney Hamilton; Tripp Hutchinson  
**Cc:** Participate  
**Subject:** Re: Comprehensive Plan Update

Hi Jae,

I asked the Planning Department to give me a status on this, but have not yet heard back. The Comp Plan itself won't update any zoning, but it does include a proposed Land Use map that may lead to later re-zoning. I will keep this on my radar. Happy New Year! Hope you and the family are well.

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

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**From:** Jae Hill <jae@evermost.us>  
**Sent:** Tuesday, December 24, 2024 10:34 AM  
**To:** Amanda Breen <ABreen@ketchumidaho.org>; Neil Bradshaw <NBradshaw@ketchumidaho.org>; Courtney Hamilton <CHamilton@ketchumidaho.org>; Tripp Hutchinson <thutchinson@ketchumidaho.org>  
**Cc:** Participate <participate@ketchumidaho.org>  
**Subject:** Comprehensive Plan Update

Hello all,

My name is Jae Hill. I'm a former resident of Ketchum, former KURA board member, and former Community Development Director in Sun Valley. I still own a few properties in the area, including one on Warm Springs Road inside the City of Ketchum.

3312 Warm Springs was the millsite for my property in Imperial Gulch, a few miles south of Ketchum. The patent was cancelled by the Government Land Office in 1886, but through a series of federal errors, remained on the Government Land Office maps and actually traded hands multiple times—including twice via sale for nonpayment of taxes. I came into ownership of the property a few years ago, and though the County records inaccurately show the Federal Government as having ownership, we're working on legal means of redress. Attached are a survey of the site and the deed of sale. You'll note that the City of Ketchum's corporate boundary was actually drawn around our parcel to include it!

I've requested multiple times at the staff level—via emails and even an in-person meeting—to upzone the property from "Agriculture Forestry" (it has no trees!) to an appropriate residential zoning classification, but our request has not been incorporated into the draft plan. Our intent is to develop a multifamily project on the site.

Please ensure that the zoning for the attached remnant parcel is enhanced so that we can positively contribute to the production of housing in the community. Feel free to contact me with any questions.

Thank you,

Jae Hill AICP, CFM  
Principal at [Evermost Planning & Consulting](http://EvermostPlanning.com)  
[jae@evermost.us](mailto:jae@evermost.us) | 801-520-0585

**RECORDING REQUESTED BY AND  
AFTER RECORDING RETURN TO:**

**Samuel L. Linnet, Esq.  
ALTURAS LAW GROUP, PLLC  
101 E. Bullion Street, Unit 2H  
Hailey, ID 83333**

(Space above this line for Recorder's use only)

**QUITCLAIM DEED**

FOR VALUE RECEIVED, I, BRIAN SAKSA, a single man ("Grantor"), do hereby convey, release, remise, and forever quitclaim unto JEFFREY "JAE" HILL of 417 Nine Bark Street NW, Olympia, Washington 98502 ("Grantee") any and all interest Grantor may have in the following described premises, situated in Blaine County, Idaho, to wit:

IMPERIAL LODGE Mill Site, Blaine County, Idaho  
See Exhibit A attached for legal description.

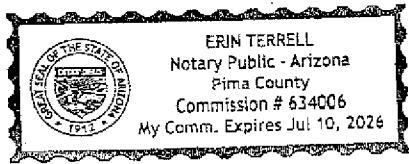
Together with appurtenances.

By *Brian Saksa*  
Brian Saksa

*April 18, 2023*  
Dated

State of Arizona  
County of Pima

This record was acknowledged before me on April 18<sup>th</sup>, 2023 by BRIAN SAKSA.



*Erin Terrell*  
Signature of notary public  
My commission expires: 07/10/2026



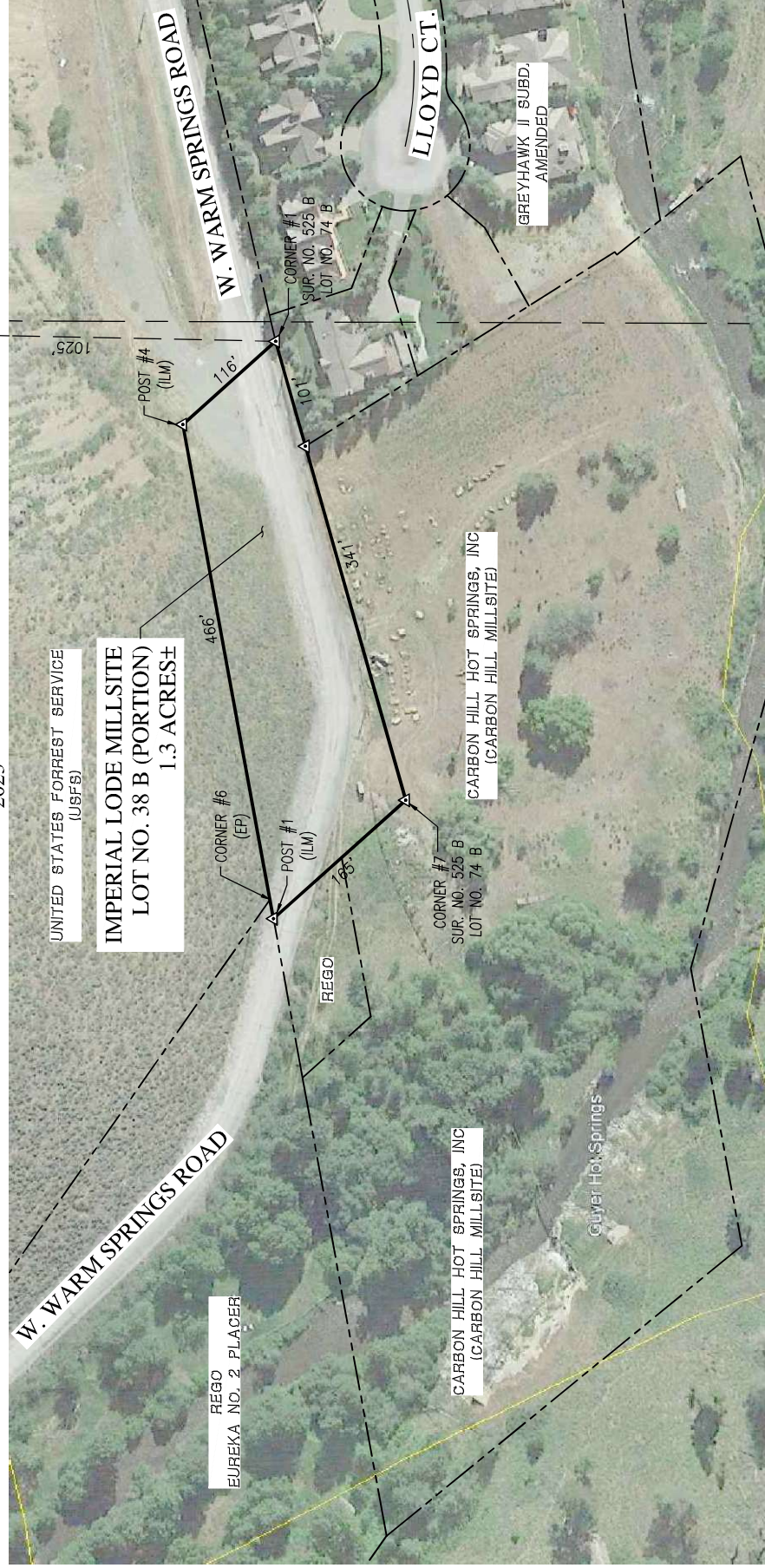
EXHIBIT A

T4N R17E Sec 15 (Boise Meridian) Lot 38B, Blaine County, Idaho; Imperial Millsite, formerly Mineral Survey 2B

JOB NUMBER:	414-23
APPROVED:	
DESIGN:	CSI
DRAWN:	
DATE:	NOVEMBER 2023
SCALE:	V 414-23 CREL
SHOWN:	
Sheet No.:	1



Located In  
 A Portion of  
 Gov't Lot 1, Section 15  
 Township 4 North, Range 17 East  
 Boise Meridian  
 Blaine County, Idaho  
 2023



PRELIMINARY