**CITY OF KETCHUM, IDAHO**
**SPECIAL MEETING** CITY COUNCIL
Thursday, September 11, 2025, 4:00 PM
191 5th Street West, Ketchum, Idaho 83340

## AGENDA

**PUBLIC PARTICIPATION INFORMATION**

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**If you would like to comment on a public hearing agenda item, please select the best option for your participation:**

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Webinar ID:832 3391 4107

- Address the Council in person at City Hall.

- Submit your comments in writing at participate@ketchumidaho.org *(by noon the day of the meeting)*

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

**CALL TO ORDER:** By Mayor Neil Bradshaw
**ROLL CALL:** Pursuant to Idaho Code Section 74-204 (4), all agenda items are action items, and a vote may be taken on these items.
**COMMUNICATIONS FROM MAYOR AND COUNCILORS**

1. Public Comments submitted

**NEW BUSINESS:**

2. Housing Action Plan progress update - Housing Director Carissa Connelly

**PUBLIC HEARING:**

3. Recommendation to conduct a public hearing and adopt Resolution 25-012 approving the 2025 Cohesive Ketchum Comprehensive Plan - Director of Planning and Building Morgan Landers

**ADJOURNMENT:**

## Dawn Hofheimer

**From:** Donna Shahbaz <shahbazdmp@gmail.com>
**Sent:** Tuesday, September 2, 2025 9:56 AM
**To:** Participate
**Subject:** Comprehensive plan

**Follow Up Flag:** Follow up
**Flag Status:** Completed

Hi, Thank you for providing me with the opportunity to comment on the Comprehensive plan draft. I appreciate all the time and effort that has gone into the drafts. However, I don't think it should be voted on yet. I believe there are still concerns to address.

Page 3. employment trends. It would be nice to know what percentage of Ketchum's employees live in the Wood River Valley.

Page 18. Vibrant downtown. Downtown should also be a place people can reach easily by car (unless you want us to drive to get our groceries and other heavy items in Hailey).

Page 24. Transportation Goals. There should be a goal to address severe weather conditions. It is not enough to require/educate property owners to clear ice and snow. Energy efficient snow removal options should be developed and incentivized.

Page 29. I strongly support the goals to protect the features of the City's built and natural environment.

Page 30. I strongly support policy BNE 1.5. Context sensitive development.

Page 32. BNE 2.1 Utility lines. For aesthetic, fire-safety, and resiliency reasons, I strongly support burying utility lines—Not just in new development but throughout the City. This should be a priority for KURA funds.

BNE 2.2. For both fire safety and view corridor reasons, I strongly support hillside protections.

BNE 2.3. Dark Sky ordinances need to be expanded to address covering huge windows at night. I hope this (as well as enforcement) is included in Action BNE.2.b

Page 35. I support policies that ensure we do not develop beyond our infrastructure capacity and that increased capacity costs are borne by the developer.

Page 39

We need more discussion on the enforcement aspects of community housing and greater transparency with regards to the demographics that occupy community housing and how that supports our workforce needs. While workforce is mentioned in the goal, neither prioritizing the Ketchum workforce nor enforcement is addressed in the listed policies. Although enforcement of policies is always expected, enforcement of deed restrictions directly impacts housing inventory and deserves extra emphasis Additionally, while the plan later mentions the need to house firefighters, it does not acknowledge other vital workforce priorities such as police, healthcare providers, and public servants. Additionally, Policy H-2.7 should include an annual survey of the salaries of key workforce personnel to ensure that they are eligible for the housing we develop.

H 1.4. Permitting ADUs should be, at a minimum, deed restricted Local (or require a community housing contribution) if our intent is to allow this increase in density to support housing.

Page 55. Resilient energy sources should include burying utility lines to the greatest extent possible. Additionally, our lobbying efforts should include seeking additional State/Federal opportunities to fund resilient infrastructure.

Page 60. Public safety. This section should also address how the tourism industry impacts the demand for public safety services and how the City will ensure that the costs of this impact are paid by tourists going forward.

Page 60. While not our only community housing goal, providing housing for first responders and other essential personnel should be a community housing policy/goal.

Page 61. I strongly support SHC 2.2 and encouraging the use of resilient building materials.

Page 68. E 1.4 Quality of life infrastructure should include parking. Additionally, given that we have both construction incentives and a specific LOT to address the housing shortage, KURA funds should focus on other infrastructure needs given our backlog.

I strongly support policy E 1.8 ensuring that ground floor areas of mixed use neighborhoods are reserved for commercial purposes.

Page 70. Transparent and Collaborative government. I appreciate the City's quick response time and the ability to provide feedback through participate.

Page 72. TCG 1.2. Do not permit topics to be discussed at council meetings that were not included on the agenda.

Ensuring that both surveys and public comment identifies whether the input is from a resident or industry stakeholder should be a transparency goal.

TCG 1.3. Expand the use of technology (such as 3D mapping) when making land use decisions.

Page 73

Improving the enforcement and transparency with regards to community housing and the prioritization of workforce housing should be a transparency policy.

Improving the budget transparency of partnerships with KURA, Air Service, and Visit Sun Valley should be a transparent budget policy.

Providing a total cost summary of all levies - both City and County - to voters prior to elections should be a budget policy.

Improving the transparency of utility costs, particularly to demonstrate that multi-family units are not paying more for water than single family homes should be addressed.

Page 75. While the Comprehensive plan acknowledges the impact of future growth on most infrastructure demands, it needs to do this with parking as well.

Page 80. I strongly support adaptive reuse and local preference.

Page 89. I support preserving opportunities for industrial uses as long as the industries are not hazardous or impact the local quality of life (ie overly loud or smelly)

Thank you for limiting building heights within LDR, MDR, HDR, and RC.

I am strongly concerned by the height and lot size possibilities associated with MUAC, MUI, RC and CMU. I would support this if the regulations made it expressly clear to developers, lawyers, etc that exceeding 2 or 3 stories, or increasing lot or density sizes is at the complete discretion of planning and zoning and the town council after a review of the building design, public comment that clearly distinguishes between residents and industry stakeholders, the building's integration into the surrounding area (to include 3D mapping available for public review), infrastructure impact, and the value of the building to the community. It should be the City's choice (on behalf of residents) to permit these increases, not the developer's right. Land owners have a right to a clear understanding of what is a permitted/certain size building for their property and what is merely a possibility given the above factors.

Page 119.

Goal T3 While I support the expansion of EV charging capacity, policies should ensure that the cost of EV charging is paid by the EV owner.

Action T-3 a. should also update the parking plan to forecast and address future parking needs (addressing projected growth) to include a parking facility.

Page 122. Action H-1i. If our intent is permitting ADUs is to increase community housing, deed restrictions should include all ADUs going forward.

Action H-2 a Should expand the possible, not guaranteed, use of density incentives.

An action should be included to review deed restrictions to eliminate loopholes and misuse.

Diverse community housing options should include an action item for enforcement and one for transparency.

Diverse community housing options should include an annual survey of key workforce salaries to ensure essential workers are eligible for planned housing.

Diverse community housing options should specifically address prioritizing workforce, first responder, and healthcare provider housing.

Page 123.
Change action H-2 e to workforce housing.

Page 128.
Goal SHC-3 should include workforce housing for health services.

Page 132
Goal TCG 3
Improve the enforcement and transparency of community housing.

Goal TCG 4
Improve budget transparency of City partners such as KURA, Air Service and Visit Sun Valley

Providing a total cost summary of all levies - both City and County - to voters prior to elections should be a budget policy.

Page 134
DT-2c. Thank you for addressing this. However, I strongly urge you to require any under 750 sq foot unit without parking to be deed restricted.

Action DT-2e. Thank you

Best regards, Donna Shahbaz.

Sent from my iPhone

## Dawn Hofheimer

**From:** Tess OSullivan <mtessosullivan@gmail.com>
**Sent:** Tuesday, September 2, 2025 8:07 PM
**To:** Participate
**Subject:** Highway

I think the highway should be striped for four lanes of traffic at the entrance to Ketchum.

Tess O'Sullivan
Ketchum resident.

## Dawn Hofheimer

**From:** Laurie Hamlin <lauriehamlin@outlook.com>
**Sent:** Wednesday, September 3, 2025 3:43 PM
**To:** Participate
**Subject:** Ketchum Bridge Widening

Put me down as someone voting for striping of 4 lanes. Can't believe anything else being considered. Community wants 4 lanes. L Hamlin

## Dawn Hofheimer

**From:** rskfitz45@icloud.com
**Sent:** Thursday, September 4, 2025 7:35 PM
**To:** Participate
**Subject:** 4 lanes

The City should definitely do 4 lanes 2 lanes after all this work is just stupid

## Dawn Hofheimer

**From:** Lynn Moore <lynn@lynnmmoore.com>
**Sent:** Thursday, September 4, 2025 6:59 PM
**To:** Participate
**Subject:** 4 Lane stripping plan

My husband and I are residents of Idaho and live at Lane Ranch. I think it is imperative to have 4 lanes of traffic going into Ketchum and it is all prepared to accommodate this figure. There is no need for a sidewalk or bike trail as we have a wonderful walking/bike trail along the highway into town and much ore scenic.
Please approve the 4 lane plan 🙏

Lynn Moore Fitzsimmons
3 West Lane Ranch Road
Sun Valley

Lynn Moore | Realtor, SRES, e-PRO
Compass Real Estate
1300 First Street Napa, CA 94559
c. 707.738.6188 | Lynn@Lynnmmoore.com | DRE# 00639145

www.TheMooreGrp.com

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BLAINE COUNTY HOUSING AUTHORITY

208.788.6102 | INFO@BCOHA.ORG | WWW.BCOHA.ORG
111 N 1ST AVE STE 2J, HAILEY, ID 83333 | PO BOX 4045, KETCHUM, ID, 83340

**Subject: Now is the time to adopt Ketchum's updated Comprehensive Plan**

September 9, 2025

Dear Mayor Bradshaw and Ketchum City Council Members:

On behalf of the Blaine County Housing Authority (BCHA), we write to express our continued support for the revised (Draft 3) Ketchum Comprehensive Plan update. BCHA's mission is to be a central source for innovative solutions, advocacy, and knowledge for **community housing** in Blaine County. Toward that end, we partner with local governments and non-profit organizations to engage and collaborate on efforts concerning community housing and advocate for sensible policies at the local, state, and federal levels to support community housing in Blaine County.

As stated in our previous letters, we are generally supportive of the comprehensive plan update, particularly as it refocuses the housing elements of the plan specifically on to community housing, with goals and policies aligned with and supporting Ketchum's adopted Housing Action Plan. We believe the latest draft of proposed updates continues to set the stage for land use policy that will support community housing incentives and production. While BCHA very much supports Draft 2, we support moving ahead with either Draft 2 or 3, as it is now time to adopt this comprehensive plan and begin the important, detailed work of code design and implementation.

**Appropriately consider all feedback to date, regardless of format**

We are disappointed that the voices in the room during public hearings have drowned out the extensive feedback received prior to the formal public hearing process. We again urge the Council to not dismiss the survey, focus group, open house, and walking tour feedback the city staff received, which was generally supportive of additional density allowances specifically for community housing. Research clearly indicates that the people most willing and able to appear and comment at public meetings demographically underrepresent the broader community and overrepresent negative reactions to development. *Neighborhood Defenders: Participatory Politics and America's Housing Crisis*, an extensive analysis of 100 development entitlement processes by three Boston University professors, demonstrates that these types of hearings empower unrepresentative groups of older homeowners to influence local land use decisions. We have heard some of the recent public comments against the comprehensive plan state, "look who is in the room, we are your constituents." While this is true, so are all the other people in the community who already participated in the public engagement process, regardless of the format of their participation.

We have heard from Ketchum workers who participated in the engagement process that they assumed that their comments would be considered. Many locals work multiple jobs to stay in our community and are unable to attend additional public hearings at 4 pm on a workday. Others are unable to attend Council meetings because they are caring for children or participating in activities that further their physical and mental health in their limited free time. However, many Ketchum locals were able to respond to a survey or attend a single event that better suited their busy schedules.

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We have also heard and empathize with the sentiment that more and more workers, including people who grew up in Ketchum, no longer feel like they belong in Ketchum due to two factors: (1) the vehement opposition by their neighbors to providing affordable, stable housing opportunities for them and their friends, and (2) the dramatic demographic changes in Ketchum to an older, wealthier community. The nature and tone of the opposition in meetings also is a hinderance to a fair and open hearing. Despite Council's attempts to ensure the audience maintains decorum, we have heard from residents, employers, and workers, who would otherwise be inclined to provide comment in support of the comprehensive plan, that they fear blowback and retaliation from their neighbors and clients. Ignoring these dynamics only adds to the sentiment of nonbelonging and will likely quicken the loss of local workers and families.

Since 2010, the number of seniors (65 years and older) living in Ketchum has increased by 250%. During that same timeframe, the number of children under 10 years old in Ketchum has halved. Enrollment at Hemingway has also dropped, and there is discussion about closing the middle school. When Ketchum's planners went into Hemingway and asked the kids what they wanted their town to look like in the future, some said that they wanted homes for their friends. We urge you to not let this community turn into a retirement community like Cannon Beach, Oregon, whose schools closed over a decade ago because families and workers no longer could afford to live there. 80% of Cannon Beach's housing stock is seasonal or short-term rentals, and the remaining housing is largely occupied by retirees whose caregivers and service providers commute into town. Ketchum kids should not be subject to the stress of losing their friends because there isn't the political fortitude to strive for available, affordable housing across incomes and household sizes.

**We support immediate adoption of either Draft 2 or 3**

We are supportive of the clear and explicit language around community housing and density in the second draft. Some of the latest changes in the third draft, like the reduction in intended height for the Medium-Density Residential land use category from three stories to two, will yield zoning standards that are less flexible for facilitating community housing development. Even with density bonuses for community housing, two story heights means that community housing in these areas will be limited to accessory dwelling units and other small housing types. This is also made clear with the removal of "multi-family" from Medium-Density Residential as an allowed use, even though there are existing examples of multifamily residential in these areas on the ground. These limits to use and height will restrict the effectiveness and scale of potential community housing incentives in these areas and the likelihood of adding community housing that can accommodate families. We recommend reincluding multifamily and three-story heights, if primarily, or even solely, for community housing.

Additionally, the paring back of the explicit upper density limits in the Medium-Density Residential (previously up to 18/acre for community housing) and High-Density Residential (previously up to 30/acre for community housing) categories provides less direction and clarity for developing community housing-specific standards in the future zoning. This change makes clear that the baseline for residential density in these neighborhoods will be consistent with what is allowed under current code and that any additional density would only be allowed for community housing. However, the lack of specific density ranges and maximums provides less guidance for how to draft community housing bonuses in future regulations. This approach pushes the discussion and deliberation of these details to the subsequent zoning phase, which will provide ample opportunity for the council to evaluate options in a public setting. The risk of deferring these discussions is that community housing bonuses and incentives may be significantly limited in these areas without a clear policy framework guiding the code language. Further, it is important to highlight that there are many examples of existing development in these areas today that are denser than what is allowed under current zoning and the Draft 3 baseline.

Docusign Envelope ID: D679CEBE-3FFC-498A-A82E-A2BB63998536

Critically, the implementation of the community housing policies in this draft through the future update of the Ketchum zoning code will ultimately determine the success of this comprehensive plan. This is why we are supportive of immediate adoption of either Draft 2 or 3 and moving forward with drafting code amendments. Ketchum's planning team led an extensive and thorough engagement process throughout this comprehensive plan effort. Further delay will continue to result in new voices demanding delays despite their previous non-engagement in the process.

We commend the Ketchum City Council, Planning and Zoning Commission, and Planning Department for their extensive engagement on and review of multiple iterations of this comprehensive plan over the past two years. Please recognize *all* input received to date—not just the comments of those willing and able to step up to the microphone in public hearings– and adopt either Draft 2 or 3 of the plan. We look forward to the adoption of Ketchum's updated comprehensive plan and the development of the regulatory tools to implement its community housing vision.

Sincerely,

Signed by:
Keith Perry
3A857AC81513481...
Keith Perry
BCHA Board of Commissioners, Chair
Ketchum Representative

Signed by:
Sarah Seppa
95B4769443FB43D...
Sarah Seppa
BCHA Board of Commissioners, Vice Chair

Signed by:
Jennifer Rangel
32C6DF1D847B4ED...
Jennifer Rangel
BCHA Board Member

DocuSigned by:
2FDB523F915B423...
Ana Torres
BCHA Board Member

## Dawn Hofheimer

**From:** Kim Maykranz <stoefflerdesigns@hotmail.com>
**Sent:** Saturday, September 6, 2025 8:26 PM
**To:** Participate
**Subject:** Non conforming properties

Town council needs to work on the language of the proposed comp plan code as it relates to non-conforming properties (16.01.050). The proposed code language is very harsh to existing home owners. The proposed code doesn't align with Idaho state law and Idaho case law (see Gordon Paving v. Blaine county Bd. Of Cty. Commissioners 1977). Some residents actually believe that they are allowed 1200 square foot additions in nonconforming areas because Morgan stated in public hearings that this was the case in the current code (although Morgan stated this in public hearings, I have since learned that the current code does not allow 1200 sq. ft. Additions, but find and locate all the people who heard her say this!!). This was reiterated in the local paper as well. This town is begging for law suits on this topic. Morgan also stated that the policy towards non-conforming was, essentially, pretty relaxed, but the code language is anything but relaxed.

Non-conforming property owners should be explicitly allowed to update the outside and inside of their homes when they chose to do so (permits for said improvements should not be unreasonably withheld). The "administrator" should not be the arbiter of who gets to do work on their homes ( this language needs to change). The aspect of the Idaho Statute that advances 10 years of protection against abandonment for home owners needs to be put back in the code. The council should provide some conciliatory size increase. As well, the code should explicitly cite the Idaho state codes that offer owners protection so that the elderly folks and the poorly informed are less likely to be duped.

Let's be honest, after it is all said and done, no aspect of the proposed code is more penetrating and harmful to existing owners. Council needs to give this topic its due or deal with this by spending the Town's funds on legal fees.

Get Outlook for iOS

## Dawn Hofheimer

**From:** Mark Maykranz <mmaykranz@hotmail.com>
**Sent:** Saturday, September 6, 2025 4:44 PM
**To:** Participate
**Subject:** Starbucks and Town Center

Good job council in toning down the expensive Starbucks building repairs and modifications to the town square. I agree with the new proposal, as long as you don't change the general appearance on the inside and outside of this iconic building.

Several suggestions: It is absolutely imperative that Starbucks pay the town a market rent. No more free rides. Bradshaw seems to like to give everything away. If Starbucks will not pay a market rent, then you should get proposals from other national chains. It is very important to have a national chain in that space. The smaller local operators tend to be a bit less reliable.
The Wild Flower needs to get a tenant in that space or sell the space. It is wrong that their space is empty. Please find a way to pressure them. If they have a worker problem, they are probably not paying enough. It is not the community's problem. This is an example of why you need a national chain in the Starbuck's space. The national chains offer employee benefits as well.

Regarding the Starbuck's: Let's stop the visitor prioritization. Let's focus on locals. Bradshaw is on the way out, so should be his focus on tourism. We need to scale down the friction in this town. You will know when you are getting it right when people stop showing up at all the meetings.

Please, no more rocket science! Humility carries the day! Abide by the collective intelligence of the community.
Sent from my iPhone

Ketchum Business Advisory Coalition Public Comment On Adding Parking To Comp Plan

September 6th, 2025

The Ketchum Business Advisory Coalition asks City Council to add the following language to the Comprehensive Plan:

"Ketchum shall maintain all existing parking and will prioritize additional parking infrastructure in the future. All new residential buildings must include adequate parking for residents, at least one parking space per-unit. All new commercial buildings must also provide adequate parking. The City also acknowledges that parking structures, either above-ground or below-ground, may be needed in the future."

Thank you,
**KBAC Board of Directors**

## Dawn Hofheimer

**From:** Perry Boyle <Boylehp@yahoo.com>
**Sent:** Saturday, September 6, 2025 7:08 AM
**To:** Participate
**Subject:** Public Comment on Conflict of Interest at BCHA for BCHA board and Ketchum City Council

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

One of the reasons I am running for Ketchum City Council is to put an end to the non-transparent backroom dealings that have become all too prevalent, and to restore Ketchum to the principles of good governance.

I have started a review of the oversight of Ketchum taxpayer funds by the various boards and commissions that spend Ketchum taxpayer funds.

I believe the BCHA board should remove Hailey resident Daryl Fauth for a clear and unresolvable conflict of interest under HUD regulations.

Mr Fauth owns Blaine Title County Co, and stands to personally benefit from project that BCHA advocates for and for which they administer deed restrictions. For example, Mr Fauth made tens of thousands of dollars from the Bluebird project.

As a BCHA board member he advocates for housing policy and projects from which he stands to profit. Even if he were to recuse himself from a specific project matter, the fact that BCHA promotes more development projects is in and of itself an irreconcilable conflict of interest. His company is one of the major players in this market and he has strong personal relationships with the developers of low-income housing projects (e.g., GMD).

Idaho's ethics laws for public officials (Idaho Code § 74-501 et seq.) prohibit using public office for personal gain or to benefit a business in which a board member has a significant interest. Specifically:

- Idaho Code § 74-503 defines a conflict as any official action where a public official has a "pecuniary interest" that could impair objectivity. Mr Fauth's company's potential to bid on more projects due to BCHA policies he helps shape could qualify as such an interest.

- Even with recusal from specific project votes, his role in advocacy or policy-making that expands his company's market could be viewed as using his position to create business opportunities, violating the spirit of impartiality.

HUD's COI rules for PHAs (24 CFR § 964.150 and related guidance) emphasize that board members must act impartially and avoid situations where their personal or financial interests could influence their duties. Key points:

- A conflict exists if a board member has a "direct or indirect" financial interest in BCHA activities. His company's potential to gain more business from increased deed-restricted properties could be considered an indirect benefit.

- Even if he recuses himself from specific project decisions, contributing to policies that expand BCHA's programs (and thus title insurance opportunities) could still be seen as a conflict, as it shapes the environment in which his company operates.

BCHA should strive to operate with the highest of ethical standards. Mr. Fauth's role in the board is inconsistent with good governance. He should be replaced with someone that does not stand to make money off of BCHA policies and actions.

Thank you,

Perry Boyle
Ketchum

August 29, 2025

To Ketchum City Council Members who want to vote themselves a raise:

Please see attached news article from the Stevens County Washington newspaper on Mayor Otis Tilman.

Mr. Tillman is the fourth generation of his family to serve as mayor of Elmer City, Washington. The mayor of Elmer City is not compensated for his efforts. Why does Mr. Tilman perform this duty, with long, unpaid hours? "The love of the town"

Sincerely,

Peter Urbanowicz
Sun Valley, Idaho

*Special to Stevens County Times*

# Try this in a small town

**By Representative Hunter Abell**
***Legislative District 7, Pos. 2***

In November 2023, country music star Jason Aldean released "Try That in a Small Town." A little more than three minutes in length, the song and music video describes a series of actions that would likely never take place in a rural community: burning the American flag, riots, open crime, neighborhoods in flames, among others. At the end of each verse, Aldean challenges the listener to "try that in a small town." The message is clear: Rural America won't put up with it.

The visuals from the music video are striking. The contrast between rural and urban values is unmistakable. In some ways, however, I think Aldean missed an opportunity. While "Try That in a Small Town" is a pointed response to perceived urban decay, there are some positive things that you can only try in a small town.

Don't believe me? Just ask Mayor Jesse Otis Tillman of Elmer City, Washington. (Note the middle name — there will be a quiz later.)

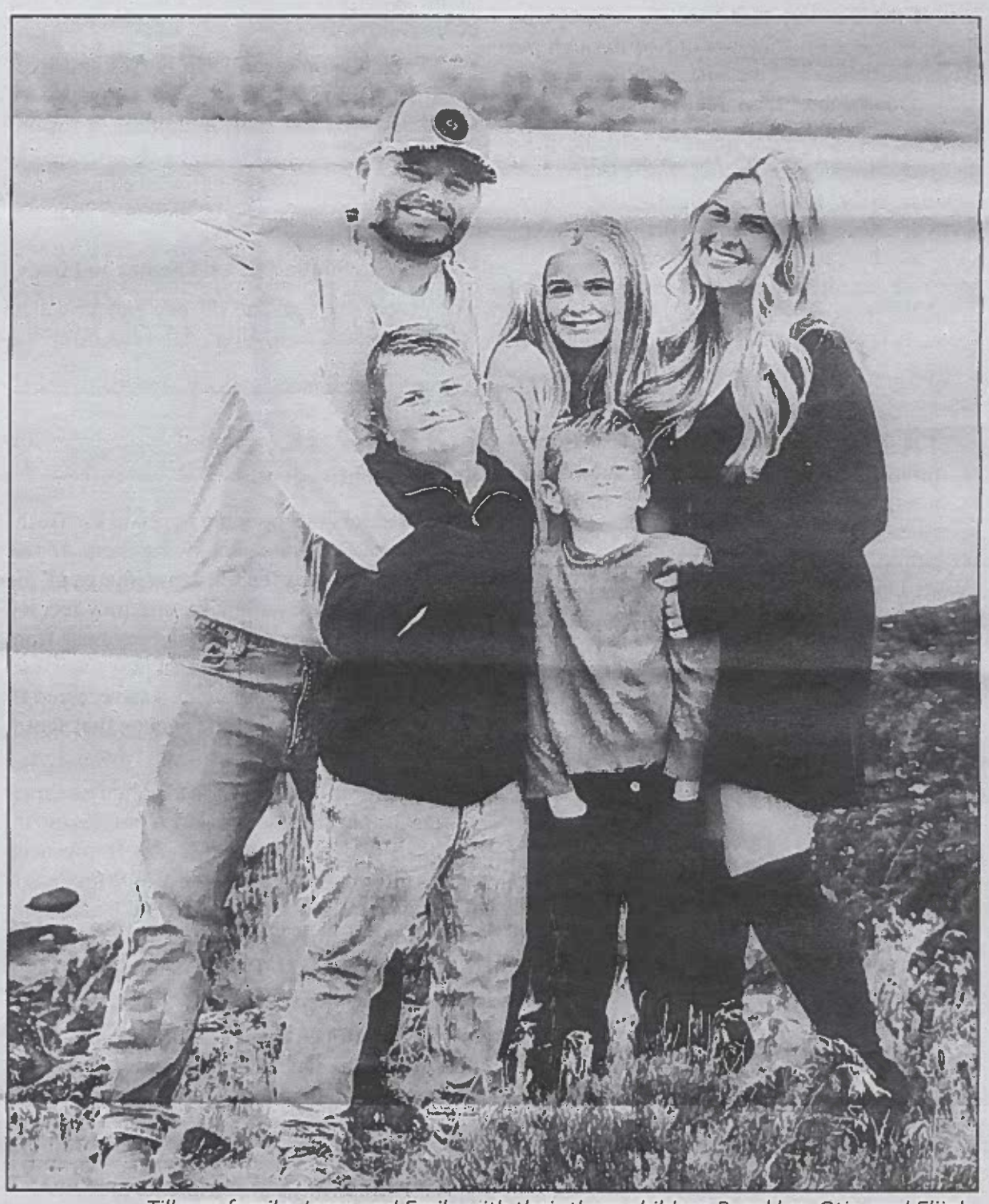
I recently had the opportunity to travel to Elmer City to meet with its leadership and discuss issues of importance to the surrounding community. Located on the Colville Indian Reservation, Elmer City is nestled between Nespelem and Coulee Dam on the bank of the Columbia River. It boasts a population of approximately 300 hearty individuals. It's a small town of tight-knit families, small businesses, agricultural operations, and support for the nearby Grand Coulee Dam.

During my visit, I had the opportunity to sit down with Mayor Tillman and the town council. As is often the case when speaking with leaders of small towns in eastern Washington, conversation turned to unfunded mandates from Olympia, economic development, law enforcement hiring, and the health and strength of local agriculture.

Toward the end of the conversation, Mayor Tillman mentioned something that struck me like a two-by-four: He is the fourth generation of his family to serve as mayor of Elmer City. Not only is he the fourth generation of his family to serve as mayor, he's the fourth generation to serve as mayor while having "Otis" as part of his name.

I couldn't resist — I had to ask him more. It turns out that his great-grandfather, Otis James Tillman, was a magazine salesman, brought the family to Elmer around the Depression, and served as an early mayor. His grandfather, James Otis Tillman, ran a grocery store and a concrete company, and served as mayor. His father, Paul Otis Tillman, did a stint in the Marines, is a construction manager for the Colville Confederated Tribes, and served as mayor. Finally, Jesse Otis Tillman runs the family concrete business and, you guessed it — serves as mayor.

In case you were wondering, the position of Mayor of Elmer City is unpaid. It involves countless hours of work and dedication to serve the community that you love. I asked Mayor Tillman why he does it, and his response was immediate: "the love of the town." I also asked him what he had learned along the way. He replied that his service as mayor began out of a sense of duty and responsibility, but grew into a passion to care for his hometown and to see it succeed.



*Tillman family: Jesse and Emily with their three children Brooklyn, Otis, and Elijah.*

Duty. Responsibility. Multiple generations of the same family, all sharing the same name, doing their best to steer a small community through good times and bad. It's the sort of thing that makes you proud to live here.

I asked Mayor Tillman about the next generation. Yes, there is a fifth generation Tillman waiting in the wings. The identity, however, may surprise you. There is a son, Otis Alexander Tillman, age 9, coming up through the ranks. So far, young Otis has not expressed much interest in town government. As his dad laughingly cautioned, that may change.

Meanwhile, Otis may have stiff competition: His sister, Brooklyn Nicole Tillman, already served as student body president at school, attended some town council meetings, and told her dad that she wants to break the cycle of Tillmans named "Otis" sitting in the mayor's chair.

If there is a Brooklyn Tillman vs. Otis Tillman mayoral contest in about 30 years, the winners will be the people of Elmer City. It's a tradition of leadership and service that makes you nod approvingly, be glad we live in this area, and remember with pride that there are some things you can only do in a small town.

***See page 2 for a list of your county and state representatives. Give them a call with your concerns. The more people who speak up on important issues, the better the outcome for good. Your voice matters!***

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## Dawn Hofheimer

**From:** Harry Griffith <harry@sunvalleyeconomy.org>
**Sent:** Tuesday, September 9, 2025 2:48 PM
**To:** Participate
**Subject:** SVED Comments on Comp Plan for Ketchum Council

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

I would offer the following very detailed comments to the current Comp Plan draft

1. Consider adding "**selective consolidation of parcels**" to

Policy H–1.7: Regulatory Tools and Incentives Incentivize the construction of affordable and community housing options through the use of development standards and regulatory incentives, such as density or height bonuses, smaller lot sizes, minimum/maximum unit sizes, or other regulatory tools that support the construction of smaller, more affordable units.

2. Consider adding "commercial, **services**" to

Policy E–1.8: Non-Residential Space Ensure that ground floor areas in mixed-use neighborhoods are preserved for commercial and industrial uses.

3. Consider adding "**with the possible exception for high value community housing projects**" to the end of the following

Policy DT–2.3: Ketchum Townsite Lots Limit the consolidation of Townsite Lots to reinforce the traditional rhythm of smaller storefronts traditionally found in the Retail Core and mitigate the overall scale of infill and redevelopment.

4. Consider adding "local **and regional**" to below. If you use the generally accepted definition of national chain as "...a single business entity that operates two or more retail locations across a country, offering a standardized range of products and services, a consistent brand experience, and centralized control over operations, buying, and marketing", then Panache, Webb Landscaping, Smokey Mtn Pizza, KB's and others would be tagged

Policy DT–3.2: Policy DT-3.1: Local Preference Establish regulatory preferences for local stores over national chains.

5. Given the furor and uncertainty of the Trail Creek bridge, maybe change the wording to north and south gateways into town?

6. Generically, I would like to see more supportive text regarding WUI. For example, the following section pushes mature vegetation without taking into account WUI principles like seperation, distance and reduction in fuel load.

Building Orientation and Site Design. Infill and redevelopment should reinforce the established and desired characteristics that make each neighborhood unique. Site development should include mature trees and vegetation in front yard areas and buildings should be sited to provide distance between structures.

7. Consider adding "intersection **and thoroughfare**" to the following

Action T-1.d. Prioritize the construction of intersection improvements based on existing and forecast improvements to levels of service, queue lengths, safety, and other considerations.

8. Consider adding "for **new single family detached** homes" to the following

Action H-1.b. Establish a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size

9. Consider adding some language or even an additional actions to more explicitly address wildland fire mitigation opportunities in home construction and landscaping. Maybe seek an action or two from Chris Corwin as the BC Emergency guru

Action SHC-2.a. Update Municipal Code(s) to reduce external building ignitions and loss from building fires

10. Would be nice to add **Sun Valley Economic Development** to the following. Arguably we do much more and are much more engaged in Ketchum then the Chamber

Action E-3.c. Support the expansion of the Valley Chamber's services and programming in Ketchum

From the bigger picture perspective, I still object to the downzoning of the retail core due to its negative impact on future ground floor retail rents. However, it feels like this ship has already sailed. The changes to the residential medium and high density zone maps and text is a positive improvement and now feels more balanced. I would still like to see some references in the Plan to the future changes at the resort and airport as these are mega issues that deserve mention.

Respectfully

**Harry Griffith**
Executive Director, Sun Valley Economic Development

www.SunValleyEconomy.org

## Dawn Hofheimer

**From:** Amanda Breen
**Sent:** Wednesday, September 10, 2025 1:53 PM
**To:** Dawn Hofheimer
**Cc:** Morgan Landers
**Subject:** Fw: Draft Ketchum Comprehensive Plan - River Run

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:** Timothy Silva <tsilva@sunvalley.com>
**Sent:** Wednesday, September 10, 2025 12:38 PM
**To:** Amanda Breen <ABreen@ketchumidaho.org>
**Cc:** Pete Sonntag <psonntag@sunvalley.com>; Victor Schoessler <vschoessler@sunvalley.com>; Scott Mayeda <smayeda@REHcompany.com>
**Subject:** Draft Ketchum Comprehensive Plan - River Run

Hi Amanda,

I am writing regarding the proposed change to the Future Land Use Map pertaining to the southwest portion of Sun Valley Company's River Run property. The land use designations in the 2014 Ketchum Comprehensive Plan are consistent with the land use memorialized in the River Run Annexations and Development Agreement between the City of Ketchum and Sun Valley Company. We do not support changing the land use designation to open space as reflected in the proposed document and I ask that this change not be included in the Draft Ketchum Comprehensive Plan.

The River Run Annexation and Development Agreement memorializes a plan for the River Run property as a whole, and any changes to the underlying land use designation should be undertaken only by mutual consent of Sun Valley Company and the City of Ketchum.

Thank you for your consideration, and I would be happy to discuss this further.

Respectfully,
Tim

**Tim Silva** | Strategic Advisor | Sun Valley Resort
PO Box 10 | Sun Valley, ID 83353
208 622-2042 | tsilva@sunvalley.com

MARTIN HENRY KAPLAN, ARCHITECTS AIA

KETCHUM, IDAHO

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

10 September 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

## Updated Commentary Regarding the 2025 Ketchum Comprehensive Plan Update

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 letters to you dated 6 July 2025 and 27 July 2025 together with my testimony at the City Council hearings addressing the Comp Plan, I wish to provide a limited and updated synopsis of my concerns and commentary considering the recent revisions. Briefly I will outline my objections including suggested revisions. Thanks in advance for your careful consideration and thanks to Abby and Morgan especially for attempting to consider many diverse opinions.

## 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. Rezoning specific cherry-picked areas of Ketchum will not provide any meaningful new affordable housing

1. I have argued that a new updated Comp Plan should include the cities of Sun Valley, Ketchum, Hailey and Bellevue together with Blaine County. The economics and limited area of Ketchum absolutely limit the opportunities to encourage any new meaningful affordable housing. Unless the City of Ketchum develops city-owned properties, additional capacity encouraged by rezoning will not meet any realistic affordability goals. Land is just too expensive, no matter what a new FLUM encourages. This effort must be a regional commitment.

2. The notion of reducing building heights in downtown and Warm Springs to two stories is counterintuitive to encouraging even one new unit of affordable housing. Limiting the height essentially makes it impossible to financially include deed restricted apartments within any new downtown building or a home site in Warm Springs. Economics solely suggests that a property owner must have the flexibility to build up in order to feasibly include an extra unit or more of deed restricted housing. In any city, and especially small very expensive resort cities like Ketchum, affordable housing opportunities exist above street level in multi-use buildings and often need to be at least three stories in order to provide a viable economic foundation. Additional heigh allowances often are attached to providing some number of affordable units. Out Warm Springs, single and multi-family sites should not be limited to two stories either, as doing so will restrict every site from adding an affordable unit. Again, additional height might be attached to providing a deed restricted affordable unit.

3. The proposed FLUM divides Warm Springs into haves and have nots. Planners and consultants have decided some streets are more valuable than others and that any affordable housing must occur on streets they deem less valuable. This patchwork zoning is both disrespectful and even more importantly antithetical to achieving any goal of increased housing affordability. In order to encourage the addition of an affordable deed restricted unit, one must have the economic incentive and property valuation in order to even consider adding a unit which will cost more to build that any return my achieve. If the goal is truly to encourage and add affordable units in Warm Springs, then the zoning should be consistent throughout the valley and truly encourage opportunities on EVERY property.

4. The ill-conceived Sawtooth Serenade project taking away perhaps dozens of units of downtown housing opportunities should inspire a policy of minimum unit development downtown. In my opinion, downtown is where there is the opportunity to build community housing in meaningful numbers and not Warm Springs due to simple economics. Frankly it is without comparison in America to allow an 18,000 sq ft site downtown to be developed with two 15,000 sq ft homes. This site, along with all downtown properties, should have a minimum unit housing allowance. If you look at sister resort communities like Telluride, Park City, Aspen and others where housing affordability is addressed, it is not in the neighborhoods but downtown and very nearby where land cost per unit is considerably less.

D. Summary

In summary and in my experienced opinion, the new FLUM and incredible effort by our planners and consultants will not meet the city's goal of increasing housing affordability in any way. In my previous testimony and attached letters, I also outlined infrastructure challenges with concurrency; addressing utility security, traffic and parking challenges, water and sewer availability and other realistic and important community concerns. Please review the 27 July 2025 letter for a deep dive. Thanks again for your consideration as I strongly recommend that you put a hold on the Comp Plan update and seriously consider my commentary along with dozens of other very critical Ketchum resident voices.

With all due respect, Thank you,
Martin Henry Kaplan, Architect AIA

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
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## Updated Commentary Regarding the 2025 Ketchum Comprehensive Plan Update

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- Resident of Ketchum and Hillside Drive since 1992,
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- 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.  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 a list of 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 careful consideration.

## 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 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 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 be 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 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 challenges, forcing more commuting traffic and auto reliance, auto storage in neighborhoods and downtown, and increased needs to improve limited infrastructures.

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 affordable housing objectives. This downtown site, potentially housing 80 units, should be zoned accordingly with minimum density requirements like most cities in America. 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 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 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 studies and 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

   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 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 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 fail at producing a meaningful amount of affordable housing. In order to plan 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.

F. <u>Delay the Vote Upon This Comp Plan Update</u>

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 dealing with these issues over many decades, 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 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 impacts.

    b. There is more work to be done in providing all citizens with the infrastructure information and capacity studies relative 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

definitely 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 vetting 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 will directly influence the zoning changes thereafter. I cannot think of a city that has or would rezone land at any less than 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 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.

Thanks for your careful consideration,
Martin Henry Kaplan, Architect AIA

## Attachments

| | |
|---|---|
| Appendix A | Ketchum Comprehensive Plan AI Analysis |
| Appendix B | Supporting Data References: AI and Scenario Planning for Comprehensive Plans |
| Appendix C | The Most Useful Tools for Urban and Land Planning |
| Appendix D | Best AI Tools for Forecasting Small Town Growth and Infrastructure Needs |
| Appendix E | Best AI Tools for Rural Resort Counties Experiencing Growth |
| Appendix F | AI Tools for Blaine County, Idaho: Forecasting resort Driven Growth/Infrastructure Needs |
| Appendix G | Short Term Growth Limits Ketchum 2025-2030 |
| Appendix H | Snowmaking vs Population Growth Ketchum |
| Appendix I | Water, Climate, and Growth: Integrated Pressures on Ketchum and Sun Valley (2025-2030) |

# Appendix A

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

If the City of Ketchum is amending its Comprehensive Plan without using AI-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.

## AI 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 AI-enhanced planning software. Why aren't we?"

Recommended AI/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 + AI – 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 AI 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.

## Appendix B

### Supporting Data References: AI 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/

• 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.

• "AI and ML Applications in Urban Planning" – Lincoln Institute of Land Policy: Survey of how cities are integrating predictive AI 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 AI 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 AI-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

## Appendix C

### Most Useful AI Tools for Urban and Land Planning

#### 1. Site Suitability & Land Use Analysis

🛠️ Tools:

- UrbanFootprint – Combines zoning, demographic, environmental, and transport data for scenario modeling.

- Envision Tomorrow – GIS-based tool for land use scenario building and economic/environmental forecasting.

- LandPKS – Assesses land potential using soil, climate, and land use data (useful for undeveloped or agricultural lands).

AI Capability: Machine learning for land classification, suitability analysis, or change detection.

#### 2. Predictive Modeling & Growth Forecasting

🛠️ Tools:

- CityEngine (Esri) – Generates rule-based 3D models of urban areas and predicts growth scenarios.

- Deep Learning with ArcGIS Pro – For urban form prediction, object detection, and classification using satellite/aerial imagery.

- Google Earth Engine – Combines big geospatial datasets with AI for environmental monitoring and land use change detection.

AI Capability: Pattern recognition, urban sprawl detection, and growth prediction.

#### 3. 3D Visualization & Simulation

🛠️ Tools:

- Sidewalk Labs' Delve (Google) – Uses AI to optimize urban design based on density, daylight, affordability, and mobility goals.

- Spacemaker AI (Autodesk) – AI-based design for optimizing building placement, sunlight, wind flow, and noise.

- TestFit – Real-time site feasibility studies using AI-powered zoning compliance.

AI Capability: Generative design, real-time constraint solving, and urban massing.

### 4. Environmental Impact & Resilience Planning

🛠️ Tools:

- NatureServe's Map of Biodiversity Importance (MoBI) – AI models predict species habitat distribution.

- WISER – AI-based fire and drought risk models for WUI planning.

- Land Change Modeler (TerrSet) – Predicts future land cover and fragmentation.

AI Capability: Species distribution modeling, climate resilience scoring, and environmental risk prediction.

### 5. Community Engagement & Equity Analysis

🛠️ Tools:

- Zencity – AI analyzes public sentiment to inform policies.

- Polis – Evaluates equitable access using AI to identify disparities.

- Replica (Sidewalk Labs) – AI-based mobility modeling from aggregated phone data.

AI Capability: NLP, sentiment analysis, and AI ethics mapping.

### 6. Custom AI Applications

🛠️ Platforms:

- ChatGPT + Code Interpreter – Automates writing, summarization, and data cleanup.

- QGIS + TensorFlow/PyTorch – Custom deep learning on spatial datasets.

- OpenAI API – Enables permitting assistants or zoning code readers.

### 7. Smart City & Infrastructure Planning

🛠️ Tools:

- Autodesk InfraWorks – Combines GIS with traffic and utility simulations.

- Bentley OpenCities Planner – 3D visualization and stakeholder engagement.

### Bonus: Platforms with Good Integration into Land Planning Workflows

Key Platforms and Strengths:

| Platform | Key Strengths |
|---|---|
| Esri ArcGIS | Deep AI/ML integration for geospatial data |
| Google Earth Engine | Planet-scale AI-ready analysis |
| OpenStreetMap + MapWithAI | Crowdsourced mapping with AI support |
| Oblique imagery + AI (e.g., Nearmap, EagleView) | Automated structure detection |

## Appendix D

### Best AI Tools for Forecasting Small Town Growth and Infrastructure Needs

Refined to include population growth due to upzoning and carrying capacity modeling.

#### 1. UrbanFootprint

Strengths: Scenario-based land use and infrastructure planning tool. Allows modeling of population growth impacts, greenhouse gas emissions, transportation, and public services.
AI Features: Predicts population and infrastructure outcomes under various zoning scenarios, including upzoning.
Use Case: Ideal for evaluating comprehensive plans and upzoning strategies while modeling carrying capacity impacts.

#### 2. ArcGIS Urban

Strengths: 3D zoning and land-use simulation tool built into the ArcGIS platform.
AI Features: Uses geospatial modeling and rule-based systems to simulate development capacity and future population under zoning changes.
Use Case: Effective for visualizing buildout scenarios and understanding the infrastructure implications of upzoning.

#### 3. UrbanSim

Strengths: Open-source, parcel-based land use simulation platform with strong academic backing.
AI Features: Agent-based modeling to forecast population, employment, and housing demand over time, sensitive to zoning and infrastructure capacity.
Use Case: Ideal for simulating growth at neighborhood or parcel levels, especially with changes in land-use regulations.

#### 4. CityEngine (Esri)

Strengths: Procedural 3D city modeling that links directly with zoning and land use data.
AI Features: Rule-based generation of development under zoning constraints; visualizes density and infrastructure strain.
Use Case: Demonstrates upzoning impacts on town form, infrastructure stress, and carrying capacity visually.

#### 5. Google Earth Engine + TensorFlow

Strengths: Cloud-based remote sensing and land change monitoring.
AI Features: Land use change forecasting, impervious surface modeling, and custom AI training.
Use Case: Tracking landscape changes over time and integrating AI to model ecological or infrastructure carrying capacity.

### 6. TestFit

Strengths: Real-time pro forma and zoning-driven feasibility modeling.
AI Features: Generates thousands of test layouts for housing and infrastructure yield under zoning.
Use Case: Useful for upzoning analysis to determine population carrying capacity at parcel or block scale.

### 7. OpenAI + Custom Modeling (ChatGPT, Codex)

Strengths: Rapid development of custom forecasting models, document summaries, or zoning interpretation.
AI Features: Generates code, automates assumptions, and supports zoning-based capacity calculations.
Use Case: Build lightweight models for growth forecasting using upzoning assumptions and infrastructure thresholds.

## Appendix E

### Best AI Tools for Rural Resort Counties Experiencing Growth

These AI tools are suited to rural counties experiencing tourism and resort-related growth pressures. Common needs include forecasting seasonal population fluctuations, infrastructure demands, housing constraints, land use change, and environmental impacts.

#### 1. UrbanFootprint

Why it's useful: Scenario modeling for infrastructure, population, housing, and transportation impacts.
AI Capabilities: Predictive modeling based on zoning, land use, and infrastructure inputs.
Use Case: Visualizes the cumulative impact of resort growth on small-town infrastructure.

#### 2. ArcGIS Urban + CityEngine (Esri)

Why it's useful: 3D modeling of zoning, buildout potential, and visual impacts.
AI Capabilities: Rule-based zoning and capacity estimation.
Use Case: Useful for hillside or view corridor analysis in resort towns.

#### 3. UrbanSim

Why it's useful: Simulates real estate markets and urban growth at parcel scale.
AI Capabilities: Agent-based modeling of households, jobs, zoning changes.
Use Case: Projects how resort development affects affordability and commuting.

#### 4. Delve (Sidewalk Labs)

Why it's useful: AI-assisted planning for layout optimization in new resort or mixed-use sites.
AI Capabilities: Multi-objective design generation based on user goals.
Use Case: Resorts or private developers planning sustainable site layouts.

#### 5. Google Earth Engine + TensorFlow

Why it's useful: Remote sensing for detecting land use change and environmental impacts.
AI Capabilities: Image classification, time series analysis, habitat modeling.
Use Case: Monitoring ag-to-resort conversion or riparian encroachment.

#### 6. Replica (Sidewalk Labs)

Why it's useful: Mobility and transportation modeling using anonymized mobile phone data.
AI Capabilities: Travel behavior prediction, seasonal demand analysis.
Use Case: Understanding tourist flow and commuter needs in mountain resort areas.

#### 7. TestFit

Why it's useful: Real-time zoning-based site feasibility.
AI Capabilities: Layout generation using zoning codes and constraints.
Use Case: Evaluating housing or lodging sites in small resort towns.

### 8. ChatGPT + Custom Modeling

Why it's useful: Automate planning tasks, summarize regulations, forecast scenarios.
AI Capabilities: Language models, code generation, report automation.
Use Case: Generate permitting workflows, draft policies, or STR regulatory summaries.

### Bonus Tools for Resort-Rural County Applications

| Tool | Strength | Typical Use Case |
|---|---|---|
| NatureServe MoBI | Habitat/corridor mapping | Wildlife corridor protection in development zones |
| Land Change Modeler | Forecast land conversion trends | Forest loss or ag-to-resort transitions |
| EPA SWMM + ML | Infrastructure stress prediction | Stormwater/sewer load analysis for new resorts |
| Zencity or Babel Street | AI from public/social input | Community sentiment analysis on tourism growth |

## Best AI 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).
AI 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.
AI 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.
AI 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: AI-assisted planning for resort layout, density, environmental performance, and livability.
AI 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.

AI 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.
AI Capabilities: AI-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.
AI 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.
AI 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 | AI sentiment from public/social media | Tracking resident opinion on STR limits and resort growth |

## 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 ~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.

## Snowmaking and Population Growth: Competing Demands on a Shared Water Budget in Ketchum and Sun Valley

This document explores the hydrological and planning implications of artificial snowmaking in the Sun Valley area, and how its increasing water demands directly intersect with the region's constrained population growth capacity due to limited water availability.

### 1. Shared Water Source: Big Wood River Basin

Both snowmaking and residential growth in Ketchum, Sun Valley, and nearby areas depend on the same source: the Big Wood River and its associated groundwater basin. In dry years, this system is effectively closed—every gallon withdrawn for snowmaking is a gallon not available for homes, municipal services, or groundwater recharge.

### 2. Snowmaking Alters Natural Recharge Timing

Snowmaking withdraws river water early in the winter, months before natural snowmelt would normally occur. This disrupts the seasonal recharge process. Machine-made snow melts later and often runs off over compacted or frozen soils, bypassing aquifer recharge pathways and reducing overall infiltration.

### 3. Competing Peak Demands

While snowmaking demand peaks in early winter (Nov–Jan), residential and municipal water demand peaks in summer (June–August). Despite different seasons, both draw from the same annual water supply and reduce the flexibility of the overall system, increasing vulnerability to drought.

### 4. Population Growth and Carrying Capacity Impacts

Without additional snowmaking pressure, Ketchum's water-based carrying capacity is estimated at around 3,500 residents. However, if snowmaking withdrawals increase without offsetting recharge, the actual capacity may drop to below 3,000 residents. This directly conflicts with projected population growth rates of 1–2.5% per year.

## 5. Legal and Planning Considerations

Under Idaho Department of Water Resources (IDWR) rules, snowmaking is considered fully consumptive. New housing developments are already constrained by moratoriums and will likely face further limitations if snowmaking usage expands without mitigation. Cities may be required to:

- Limit new building permits
- Mandate conservation or offset programs
- Engage in inter-use water trading with recreational interests

## Conclusion

Snowmaking and residential growth are increasingly in competition over the same limited water supply. Every acre-foot diverted for snowmaking reduces the capacity of the aquifer to support new homes and sustainable summer demand. Effective long-term planning will require integration of resort water use, aquifer recharge modeling, and legal water rights management.

## Appendix I

### 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 ~3,500 to ~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.

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## 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.

## Dawn Hofheimer

**From:** susiemichael <susiemichael@cox.net>
**Sent:** Thursday, September 11, 2025 10:28 AM
**To:** Participate
**Subject:** Comp Plan/ FLUM

To *All* people involved in the City government,

The premises and assumptions used to rationalize the up zoning of the FLUM are not valid.
We can not uphold our core values; good land stewardship, sustainable use of natural resources, health & public safety, environmental sustainability, create vibrancy in any aspect, open space and parks, keep lights on, wildlife corridors, maintain our character, charm, aesthetics or our natural environment which is our largest economic factor in tourism by simply building more, placing more people in the same square footage. Actually, these misguided assumptions and premisses exacerbate all of our challenges.

The assumption in the Assumptions & Methodology section of underutilized land- it's definition and examples - is in direct conflict with all of the above. If a reasonable size, functional building with adequate parking for that building residential or commercial is deemed underutilized land, we have a sever lack of understanding of land use and planning. These create new issues rather than eliminating them.

We will not achieve our goals or find solutions to challenges when our assumptions are logical fallacies. That is a path for disaster. We will rewrite the code when that phase comes. As of now the city has code language in the density zoning sections that is inappropriate at this time and seems to be used to placate the public into a sense of ease with the real potential harm the new FLUM opens the doors to.

The rhetoric we're hearing from the city sounds like ya'll are aliens who've entered a peaceful small, rural town that is also a resort and can not for the life of you understand why we want to be our own town, not like every other place and why we are pushing back from a *reign* that is not reflective of town's soul. There's huge disconnect here that is leading us further into dysfunction.

Many people during the Walk & Talks easily and clearly refuted city arguments. If we actually had productive conversations with people who are not elected officials but who have sound ideas we could use the concepts of cooperation and collaboration to find solutions. Ketchum has an abundance of intelligent people speaking up, who care about the whole town not just their circumstances. Learn from them! We have the right to inform the Comp Plan; it is actually written into the Plan as such. Yet, it is evident by draft #3 our voices are not given credence in city decision making, our voices are not respected. The best informed decisions include various POV, look at potential consequences and start with positing a premise for the best and highest good of everyone involved. That does not appear to be happening in this process.

The city can not use our way of life, quality of life, our neighborhoods which hold our largest single investment financially and emotionally and call it a necessary 'trade off'. This is way beyond your place as elected representatives and is wildly unethical. The consistent retorts about 'trade offs', 'limited tools in our tool box', 'these are difficult decisions' really only seem to create excuses rather than move toward on challenges.

Please understand you are on the wrong course with the assumptions and ideas for 'infill & redevelopment 'presented in all the drafts so far. We've witnessed this in real time and we don't want it. It is turning Ketchum into something she is not, something unrecognizable. The shift in approach begins by working from the 2014 FLUM. We have to shift our headings to a course that works for local people, we are the backbone that drives our economy and more importantly our community. Tourists come to see how another cultures lives. You are killing off the native culture which will kill town and thus tourism.

Leave the FLUM as it is in 2014 and we will be able to solve our challenges in alignment with our core values as we rewrite the code. The retaining of the 2014 FLUM is the first step onto a beneficial and functional path.

Susan Michael
Ketchum
Ketchum Strong

## Dawn Hofheimer

**From:** Amanda Breen
**Sent:** Thursday, September 11, 2025 8:52 AM
**To:** Dawn Hofheimer
**Subject:** Fw: Trail Creek Bridge Lane Striping

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

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**From:** Maureen Baker <mb@maureenbaker.com>
**Sent:** Thursday, September 11, 2025 8:47 AM
**To:** Courtney Hamilton <CHamilton@ketchumidaho.org>; Amanda Breen <ABreen@ketchumidaho.org>; Spencer Cordovano <SCordovano@ketchumidaho.org>; Neil Bradshaw <NBradshaw@ketchumidaho.org>; Tripp Hutchinson <thutchinson@ketchumidaho.org>
**Subject:** Trail Creek Bridge Lane Striping

Hello - Even though I've already participated in the survey voting for striping the new traffic lanes into Ketchum with two lanes both north and south with sidewalks, I want to reiterate my opinion. After all we've been experiencing with the highway congestion and severe delays for those commuting to their work etc., striping the Trail Creek Bridge lanes with a merge into a single lane makes absolutely no sense. I've been out of town and was shocked to learn that you are actually considering this. Please listen to our community. -Maureen Baker, 160 Dollar Drive, Ketchum

Maureen Baker
mb@maureenbaker.com
208-720-7182

## Dawn Hofheimer

**From:** Heidi Schernthanner <heidischernthanner@gmail.com>
**Sent:** Thursday, September 11, 2025 7:46 AM
**To:** Participate
**Subject:** Special Meeting - Comp Plan

City of Ketchum Mayor, Council Members & Staff,

I am unable to attend the meeting tonight, Sept 11th.
Thank you All for listening to the community and working to make change. Thank you for taking the time over the last 2 years to create a document that worked to include all aspects of the community. The Comp Plan is a remarkable document. It is not easy to be told what is expected or to be told how property is to be used, yet this process has been more inclusive than in the past. Yes, not everyone agrees. Yes, there is work to be done. Yes, there are citizens and governance that believes in community and the eclectic nature of Ketchum and that we all love and want to maintain. Nothing is forever cut in stone and knowing this is a working document is a bonus. For the record, here are my comments:
1 -If there is a name change related to the Schernthanner property - Please refer to it as Wanderers Way or Round Mountain Ranch NOT Heidlberg Hill. We are not talking about hills here.
In addition to an appropriate name designation, I suggest more Open Space or Green Space along the east & west edges of this property. There continues to be neglect in recognizing these areas of the property as wildlife migration routes.

2 - As for the Medium Density, I will disagree with the max height of 2 stories.
There needs to be a qualifier similar to the Mixed Use Core (Up to 2 stories. However, up to 3 may be allowed pursuant to design standards / guidelines.) Minimizing the stories to only 2 could limit designs related to what is already in a neighborhood .

3- I would like to see more potential outside the Core as Mixed Use Areas.
The activity zones in downtown are shrinking despite the desire to keep it active & vibrant. At some point in time we must look beyond Main Street as a core feature and look to areas on the west side of town.

Thank you again for the 3rd draft. It is evidence that citizens are being heard, yet the community is keeping the vision for change & moving forward. in the forefront.
I appreciate all the work that has taken place to bring the comp plan to the public.

Sincerely,

Heidi Schernthanner
Sun Valley, Idaho
208.720.4312

## Dawn Hofheimer

**From:** James Hungelmann <jim.hungelmann@gmail.com>
**Sent:** Thursday, September 11, 2025 12:42 AM
**To:** Neil Bradshaw; Spencer Cordovano; Amanda Breen; Courtney Hamilton; Tripp Hutchinson; Participate
**Subject:** KCC Meeting Sept 11 2025 - OPPOSITION TO DRAFT COMPREHENSIVE PLAN

**Ketchum City Council Meeting Sept 11, 2025**

# OPPOSITION TO DRAFT COMPREHENSIVE PLAN

Dear Mayor and Council Members:

I object to the vote on the Comp Plan being held at this time. The vote must be deferred until after the next council is sworn in.

A few points of objection to the Plan's contents, to reinforce and add to what I have previously submitted:

1
It's important to understand that a comprehensive plan has no legally binding significance. If adopted now, it can and will be terminated as the first course of business for the new city council. So, what is the point, other than to burden the next council?

2
The only part of the plan that has any substance is the first two sentences of the vision statement:

> "We aspire to be an authentic mountain community with world-class character, yet small-town feel. We see our community as one with a high quality of life for a local, year-round population and a visiting population."

All the rest of the 150 some pages is nothing but fondling platitudes, pontifications, and shenanigans that we do not want. The City has spent a fortune on this process - we don't need, we do not want.

3
Before considering this Plan, it is imperative to get *captain stench* off the city council. For T Hutchinson still to be on the council and to be in chambers voting on anything let alone a comprehensive plan is an outrage. An admitted thief (or did we get that wrong, 'bro'?) stealing now our time and our resources and thereby fouling the city nest. *Bad Trip* Hutchinson, begone.

I again call out Cordovano Breen Hamilton and Bradshaw as incompetent coward-hacks. Not one word of censure or even just "bad boy!" toward *Bad* Tripp Hutchinson can they muster up. Too big a leap, for the soiled sycophant.
Disgraceful and disgusting.

4
Densification as proposed in the "Plan" would dramatically change the character of the mountain small town community that Ketchum residents treasure. We find Ketchum to be one of the most pristine and desirable

places to live in the world. The quality of life we intend to preserve is unparalleled and priceless. We do not want to be Aspen, Vail, Park City, Tahoe, Jackson Hole – all of them are overrun, pushing and shoving with higher crimes, housing problems exacerbated not alleviated, etc. Higher-density developments serve only to displace long-term residents and low-income populations, badly impairing the overall quality of life for residents.

6
Ketchum's affordable housing program is seen by many to be the most expensive affordable housing program ever concocted - examining the economic inefficiencies and systemic costs associated with such programs and the need for significant administrative oversight and cost, ongoing.

7
But most importantly, Ketchum's AH program is also wildly illegal and unconstitutional under the dictates of the recent US Supreme Court Sheetz v County of El Dorado. The implications of that case must be carefully evaluated and understood before Ketchum proceeds any further with its AH program and with a Comp Plan that envisions any role whatsoever for AH as it does.

We face the prospect of litigation and need to refund in lieu fees and to revise fee formulas going forward to meet the Court's constitutionally required standard. We could well be facing a monumental financial hit if we need to pay back fees excessively charged.

Ketchum's approach to AH is a failure. Get the stumbled government out of it. We can and must shut down government "affordable" housing, now.

8
Housing affordability would be helped if Ketchum were by ordinance to restrict ST rentals to the maximum extent allowed by Idaho law. By removing affordable housing options, increasing costs, and displacing local workers, STR policies undermine the foundation of a sustainable and equitable community. Reducing the supply of long-term rental units in this fashion inflates rental rates across the board.

While short-term rentals may bring immediate economic benefits through tourism, they undermine the stability of the local workforce by reducing housing accessibility. Businesses may face labor shortages, and economic inequality in the community worsens as wealth is concentrated among property owners catering to tourists.

Short-term rentals remove properties from the pool of housing that could otherwise serve locals, particularly in areas already experiencing housing shortage. The artificial scarcity created by short-term rentals drives up demand for remaining housing, further exacerbating affordability issues.

9
LOT taxes must be eliminated altogether. There is no need for any marketing support to attract people here. And businesses, not taxpayers, must pay for their own marketing.

10
Collapse KURA – a wildly illegal and unconstitutional entity that hides municipal financial accountability and that is setting us up for costly litigation against the perpetrators and collaborators now sitting on KURA.

The Constitution is clear that Capital investment projects requiring extended debt must be determined exclusively by the voters - not by a committee appointed by the mayor accountable to no one. There never have existed in Ketchum ID any of the qualifying conditions required to establish an urban renewal agency and effectively bypass the constitutional requirement that no such project can be pursued unless 60% voter approval

is secured – i.e., no deteriorating, blight infested or nuisance conditions anywhere. And yet, with boilerplate guidance of a Canyon County law firm, *Voila,* there we have it. Urban Renewal, just for you. Not on my watch.

The time is Now to collapse and Run the KURA Violation. For anyone to attempt to use KURA for his own pet projects, *cuidado.* Again we are facing realistic project for litigation to prevent theft of democratic rights constitutionally guaranteed to the people. And the pressure outing the illegalities and capabilities will intensify until this Violation is ended.

11
Whether in a Plan or not, the next city council must restore the Idaho Open Meeting Law savagely stomped on by this mayor and council.

It is not OK to exclude general public comment in person on any topic that the public sees fit. The mayor and council alone set the agenda for council meetings, so this outlet for public comments on any topic whatsoever, in person, must be reinstated.

Also, during covid, this Council pressured people to consider submitting comments on agenda and non-agenda items remotely, in writing, and yet the practice on the part of some members is not to read public submissions or to give them only a cursory read at most. This is a gross violation of the Open Meeting Law. Any current or future council member or mayor who does not respect vital public comment must be outed and forced out of office.

12
Whether in a Comprehensive Plan or not, Ketchum must move to protect its assets and capabilities for providing Essential Services – i.e. local police and fire.

As I recently pointed out on the record, the contemplated fire station transfer will not stand. By class action litigation if necessary, Ketchum taxpayers will put an end to the wildly illegal and unconstitutional gift - or is it theft? - of $10 million that has been facilitated by a single Canyon County law firm purporting to represent both sides of the transaction, which is impossible and wildly unethical given the serious public opposition. By virtue of that conflicted representation, effectively the City of Ketchum has been denied legal counsel on an incredibly important transaction.

Same with police – As emphasized in my recent submission to the city council, we must restore Ketchum's own force with undivided accountability to the city, immediately.

To conclude, Mr Mayor , Councilors, the Ketchum public is on to you. This comp plan is a worthless mess that must be altogether eliminated.

And Tripp and Spencer, enjoy your short time. *Get ready, to get run*. I hope you understand.

Respectfully,

Jim Hungelmann

Ketchum

## Dawn Hofheimer

**From:** Steven Rivera <steven@rivera-clair.com>
**Sent:** Thursday, September 11, 2025 11:09 AM
**To:** letters@mtexpress.com; Participate
**Subject:** Two lanes versus four lanes debate and solution suggestion

To the Honorable Members of the Ketchum City Council and the Editors of the Idaho Mountain Express,

The ongoing debate over whether to expand to four lanes coming into Ketchum or to reduce to two lanes with bike lanes and sidewalks has created a clear tension between efficiency and livability. Residents have already experienced the daily traffic bottlenecks caused by four lanes merging into two, and it is evident that this situation will only worsen as the Wood River Valley continues to grow. At the same time, many in our community value safe, walkable, and bike-friendly streets that reinforce the unique character of Ketchum.

Rather than choosing between two imperfect solutions, I propose that Ketchum consider a three-lane reversible system—a model successfully used on the Golden Gate Bridge, in Aspen, and in other communities where peak-hour surges create predictable traffic stress.

Here's how it would work:
• Two lanes would flow into town during morning and peak-hour surges, with one outbound lane.
• In the evenings or during high outbound demand, the center lane would switch, giving drivers two lanes out of town.
• The third lane would be controlled with overhead signals or lane lights, providing clarity and safety.

This approach solves several problems at once:
1. Relieves bottlenecks without requiring a permanent four-lane expansion.
2. Preserves space for bike lanes and sidewalks, honoring the call for safer and more sustainable community design.
3. Offers flexibility for emergency situations, special events, or seasonal tourist surges.
4. Represents a compromise between the majority of citizens who favor traffic relief and those who prioritize bike and pedestrian access.

Ketchum has always prided itself on creative problem-solving and community-centered planning. A reversible-lane system could provide the "best of both worlds" for our residents, commuters, and visitors alike. It would prevent us from having to choose between cars and bikes, between efficiency and community character, between today's traffic needs and tomorrow's livability.

I urge the Council to study this option carefully before committing to a rigid two- or four-lane plan, and I encourage the Mountain Express to highlight this middle-ground solution for the public to consider.

Respectfully,
Steven Rivera
Ketchum, Idaho

## Dawn Hofheimer

**From:** Dick Jones <dick@jonesorthodontics.com>
**Sent:** Wednesday, September 10, 2025 9:13 PM
**To:** Participate
**Subject:** Increased Density

As a current resident reviewing the proposed zoning changes for the Warm Springs Neighborhood those in charge appear to under estimate the impact of the increase in traffic on an already highly traveled road. I'm unaware of the number, or any, council members who actually live in or/on Warm Springs road who would be in favor of this zoning change. Please consider the impact on those who live in the community that you are impacting and not for the better.

Dick Jones

September 11, 2025

Dear Mayor Bradshaw and City Council Members,

On behalf of Sun Valley, LLC, I would like to express our opposition to a proposed land use designation change in the Future Land Use Map. The area of concern is the southwest portion of Sun Valley, LLC's River Run property that has recently been changed to open space. This is inconsistent with the land use plan memorialized in the River Run Annexation and Development Agreement between the City of Ketchum and Sun Valley, LLC. We do not support the land use change to open space, and we ask that the land use remain Mixed-Use Activity Center.

The River Run Annexation and Development Agreement plan was the result of extensive study of the River Run property as a whole. It is not appropriate to adopt piecemeal changes to the plan's underlying land use designations.

Thank you for the opportunity to present our concern.

Sincerely,

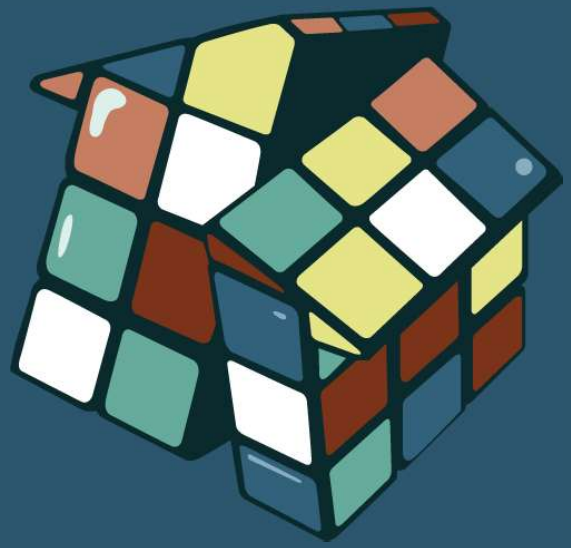
Victor Schoessler

Victor Schoessler
Executive Director - Operations
Sun Valley, LLC

# KETCHUM'S HOUSING EFFORTS

Task Force Update + Workshop
September 4, 2025

***Context setting for Ketchum City Council, September 11, 2025***



# PANDEMIC BOOM EXACERBATES HOUSING CRISIS

## SUMMER 2021

**Rents have gotten so stratospheric in Ketchum, Idaho, that teachers and hospital workers—some whose families have lived here for generations—are facing homelessness.**

## JULY 2022

The New York Times

***A Town's Housing Crisis Exposes a 'House of Cards'***

In the Idaho resort area of Sun Valley, there are so few housing options that many workers are resorting to garages, campers and tents.

## SUMMER 2021

Businesses, resort face worker shortages

Managers point to housing crunch, other factors as cause

Greg Foley Jun 16, 2021 28

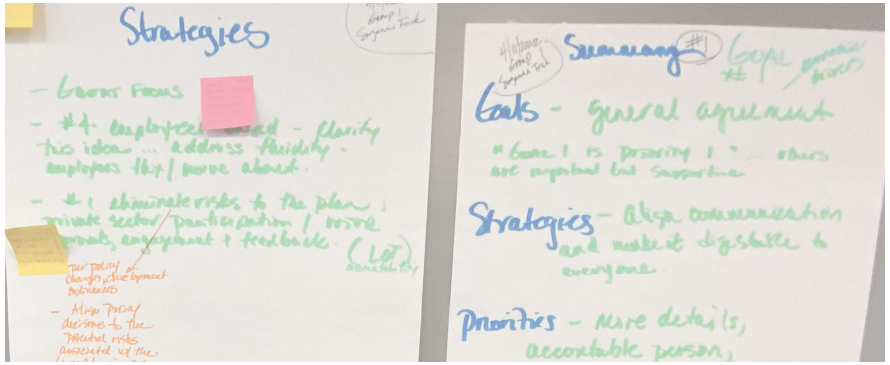
Idaho Mountain Express

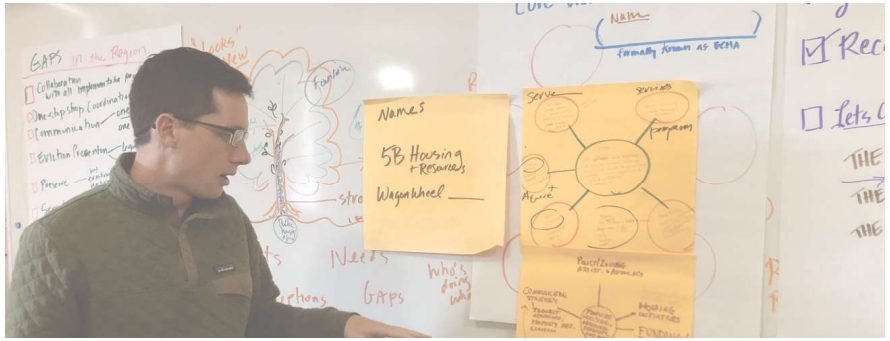
## SPRING 2023 | BCHA SURVEY

**70%** of employers have had difficulty hiring due to lack of available housing

**256** known lost employees due to housing, averaging 2 per employer surveyed

# KETCHUM'S COMMUNITY PLAN INFORMED BY EXTENSIVE PUBLIC + STAKEHOLDER INPUT, 2021-2022




## 1. CONTEXT

November

- 30+ interviews
- 20 members — Task Force meeting
- 1,117 survey respondents
- OUTPUT: Findings Summary
- OUTPUT: Housing Tooklit

January

## 2. DEVELOP

January

- 20 members — Task Force meeting
- 15 attendees — Countywide conversation
- 14 attendees — Joint public work session with City Council, P&Z and KURA Board
- 3 in-person, 1 virtual — Open Houses
- 6 sessions — Round 1 of city-led focus groups with retailers, lodging businesses, restaurateurs, and general community members
- 12+ meetings — Implementation partner meetings
- 20 members — Task Force meeting
- OUTPUT: Draft Housing Action Plan

April

## 3. ACTION

May +

- OUTPUT: Final Housing Action Plan

## KEY TAKEAWAYS, 2022

## BASIC PRINCIPLES, 2022

## PROGRESS TO DATE

## DISCUSSION

**KEY TAKEAWAYS, 2022**

**BASIC PRINCIPLES, 2022**

**PROGRESS TO DATE**

**DISCUSSION**

# 1 There is a massive shortage of affordable homes in Ketchum.

| NEED BY 2032 | Historic Growth<br>1% Annually | High Growth<br>3% Annually |
|---|---|---|
| New Households (population growth) | +227 | +546 |
| *Housing Units in Poor Condition* | *16* | *16* |
| *Households with Severe Overcrowding* | *16* | *16* |
| *Cost-Burdened Households* | *368* | *368* |
| *Experiencing Homelessness* | *36* | *36* |
| Current Households at risk of displacement or unhoused | +436 | +436 |
| Estimated need (preserved, converted, new community housing units) | **663 total** | **982 total** |

- population growth is combination of growth with existing conditions (current employers, no new development) and as a result of new construction and new uses (see Nexus Study)

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- Doesn't include verbal or month-to-month leases, nor the 335 lost long-term rentals

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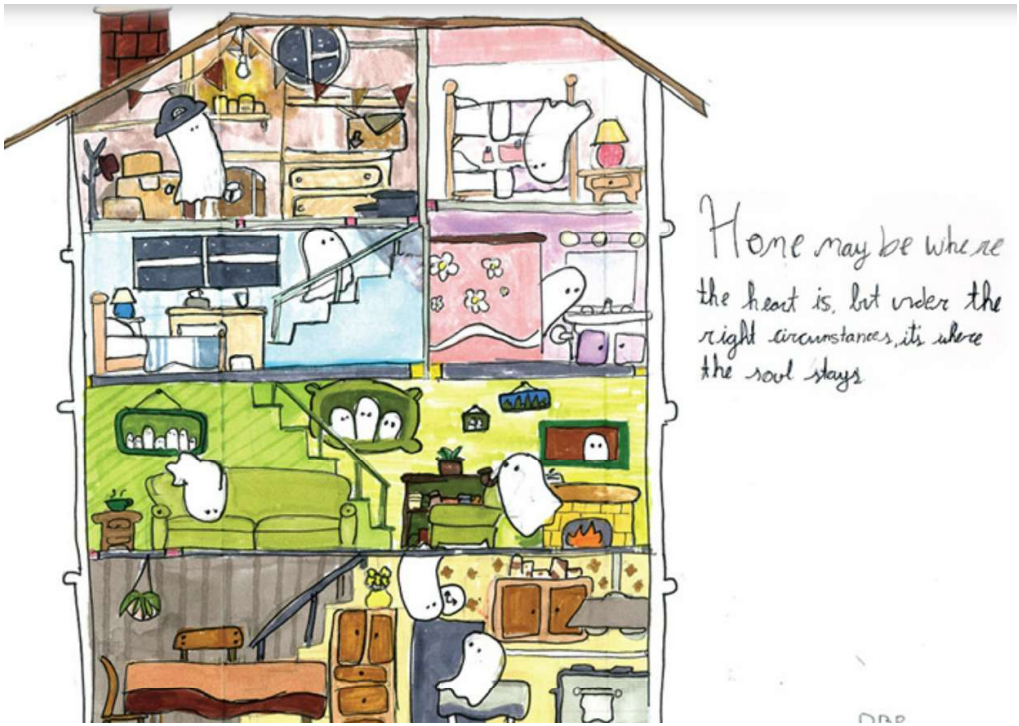
| Current Households at risk of displacement or unhoused | **+436** | **+436** |
| Estimated need (preserved, converted, new community housing units) | **663 total** | **982 total** |

- 660 minimum preserved, converted (from STR or seasonal), or new community housing by 2032
- For scale, that's equivalent to 20% to 30% of existing housing stock (on par with peer communities)

# 2 Ketchum is losing its workforce and some year-round residents because most local people cannot afford to live here.




*When Ketchum's Planners went to Hemingway and asked students what they wanted for their town, some said elephants and trampolines, and many said homes for their friends.*

**1/2** **# of kids in Ketchum under 10 (2010-2024)**

**2.5x** **# of seniors in Ketchum (2010-2024)**

*Over a decade ago, Cannon Beach, Oregon's school closed because of decreased enrollment as families could no longer afford housing there. Today, 80% of their housing stock is seasonal or short–term rented and people who work there don't live there.*

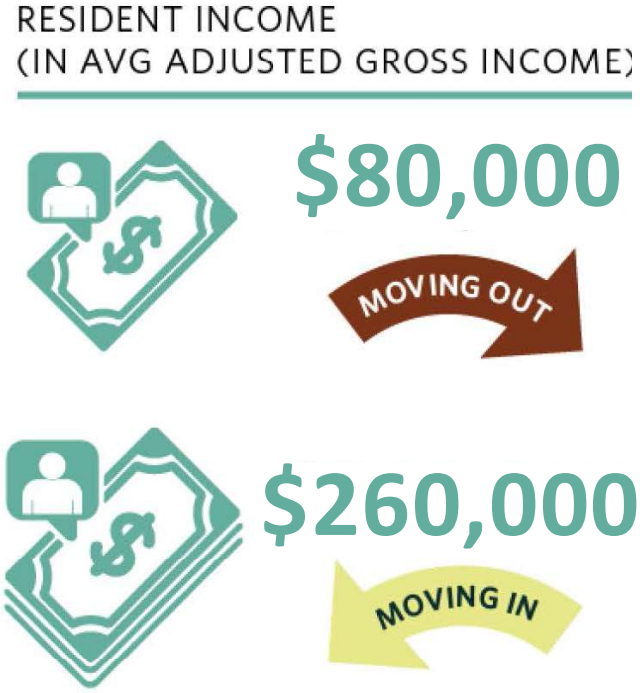
Source: U.S. Census Bureau, ACS 5-Year Estimates; U.S. Internal Revenue Service

# 2 Ketchum is losing its workforce and some year-round residents because most local people cannot afford to live here.

**-22%**

lost local 2010 households

*335 long-term rental households, primarily didn't convert to ownership*






Source: U.S. Census Bureau, ACS 5-Year Estimates; U.S. Internal Revenue Service

3

# Our community agrees that there is a housing crisis and wants action.

*Most people live here for the quality of life. Without the time to get on the trails after work, meet (and have) friends, or restaurants or service providers, we lose community members.*

**May 2021**

Housing Advocates 'Occupy Town Square'

May 26, 2021 17

Idaho Mountain Express

"**The community is at a tipping point** of being something vastly different than it used to be because people are no longer able to live and work here. **It's affecting the essence of our mountain town culture and what many value in our community.**"
– Scott Fortner, Visit Sun Valley

**Oct 2021**

**Ketchum residents want voters to hold elected officials accountable on the lack of affordable housing**

Some residents believe short-term rentals are the root cause of the housing crisis in Ketchum.

KMVT

**Community fortitude:** A majority of stakeholders interviewed noted that during the last 20 years a number of promising community housing projects were not successful – largely because of community opposition and potentially because other priorities emerged post- Great Recession.

# KEY TAKEAWAYS | QUESTIONS?

1. There is a massive shortage of affordable homes in Ketchum.

2. Ketchum is losing its workforce and some year-round residents because most local people cannot afford to live here.

3. Our community agrees that there is a housing crisis and wants action.

KEY TAKEAWAYS, 2022

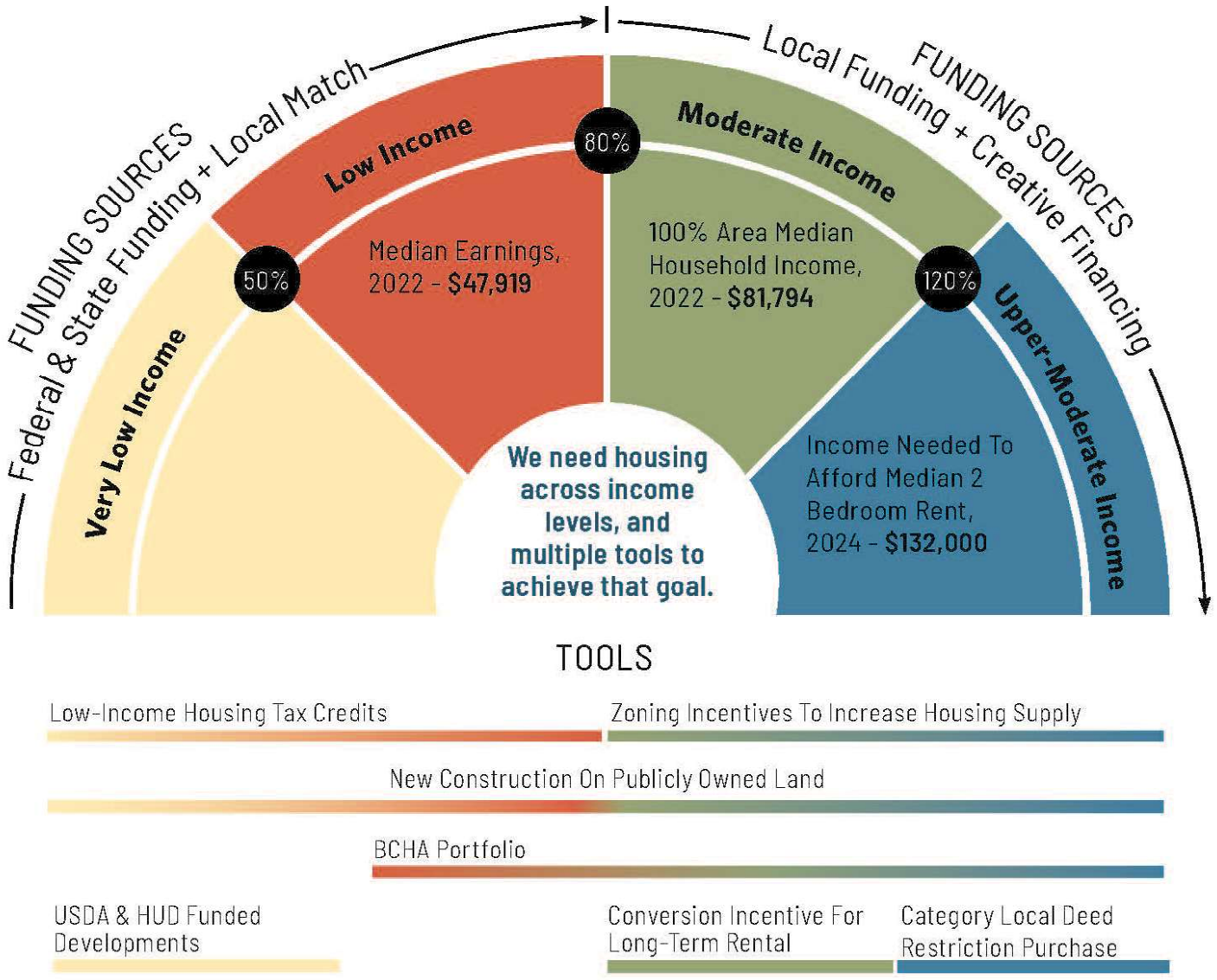
**BASIC PRINCIPLES, 2022**

PROGRESS TO DATE

DISCUSSION

# 1 Housing solutions must be cross-sectional and layered to have real impact.

*Different tools and funding sources meet different needs and income levels.*



# 2 Working to create effective housing solutions is a continual, iterative process.

## LEARNING FROM PEER COMMUNITIES

THE SUMMIT COUNTY COLORADO

TETON COUNTY

PARK CITY 1884

## PILOT PROGRAMS & STOP GAPS

Ownership & Preservation Program

LEASE TO LOCALS powered by LANDING LOCALS

Neuro Mediation GROUP

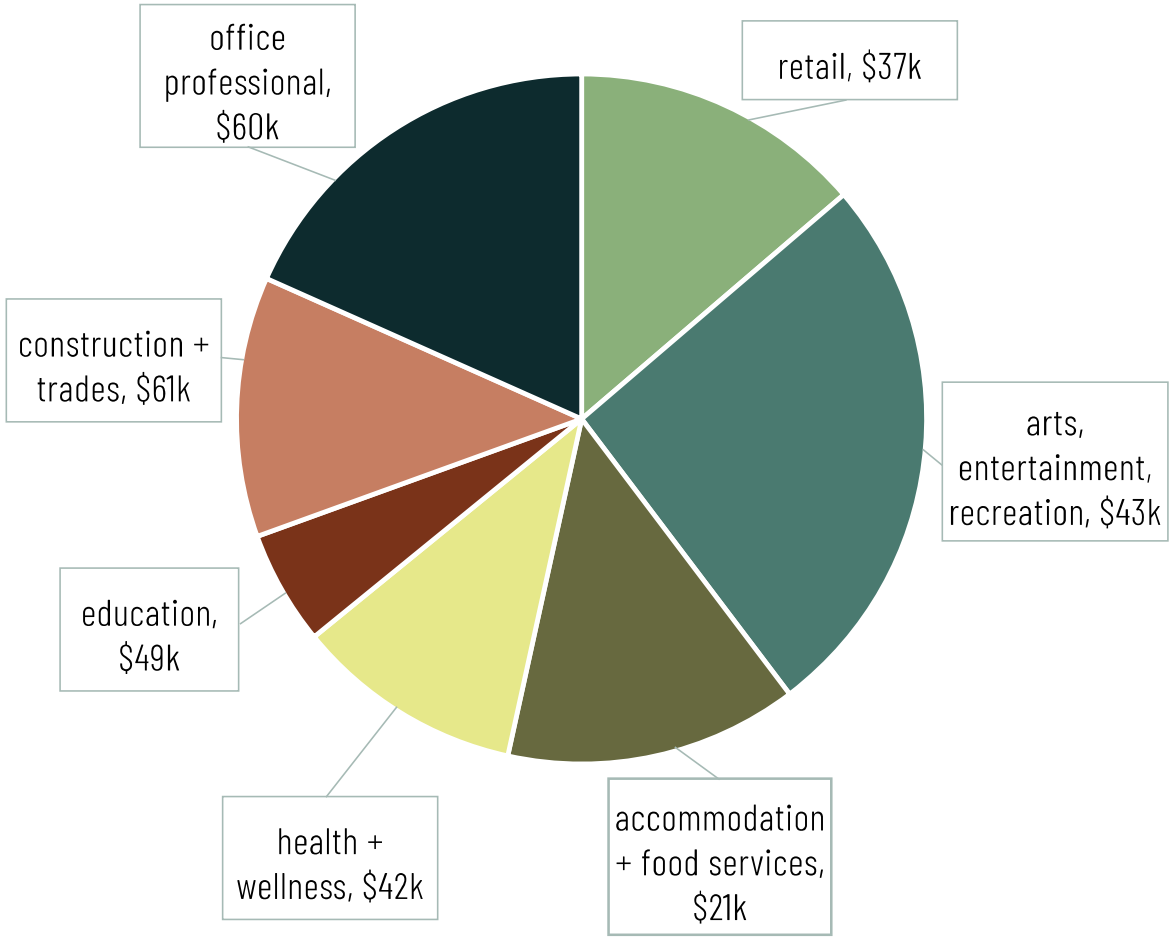
Rental Preservation Program

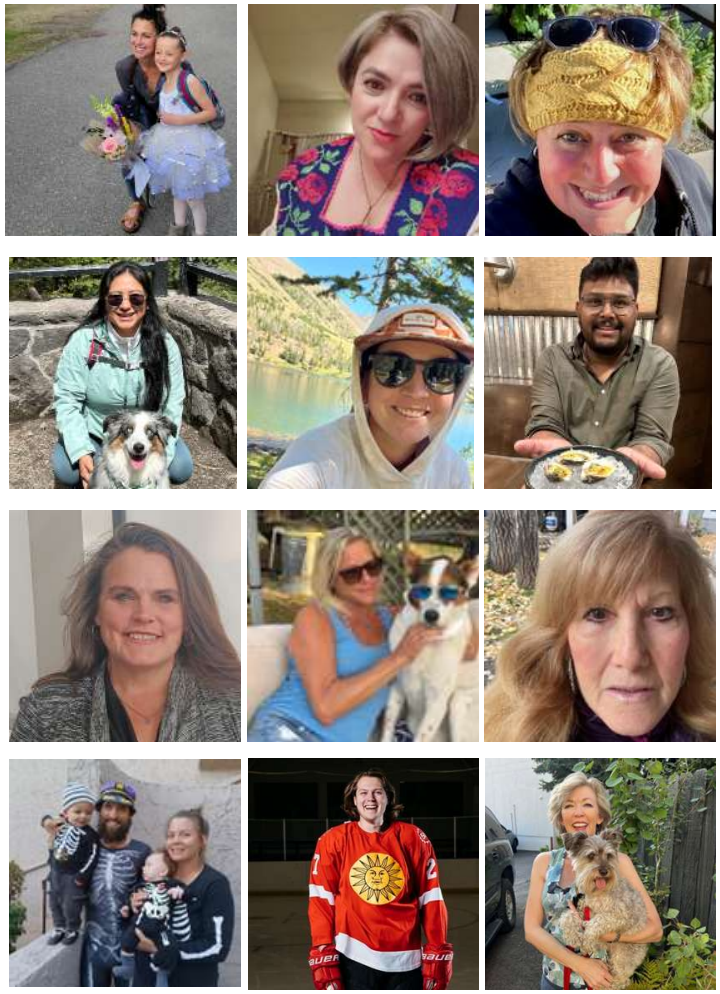
winter shelter

# 3 A healthy, vibrant community relies on local housing for a range of income levels.

*Community housing supports the entire community and economic ecosystem. BCHA's program participants' occupations mutually support each other and the vibrancy of Ketchum. We know many healthcare professionals who will not live here if they can't go out to eat, or if their friends can't afford to live here.*

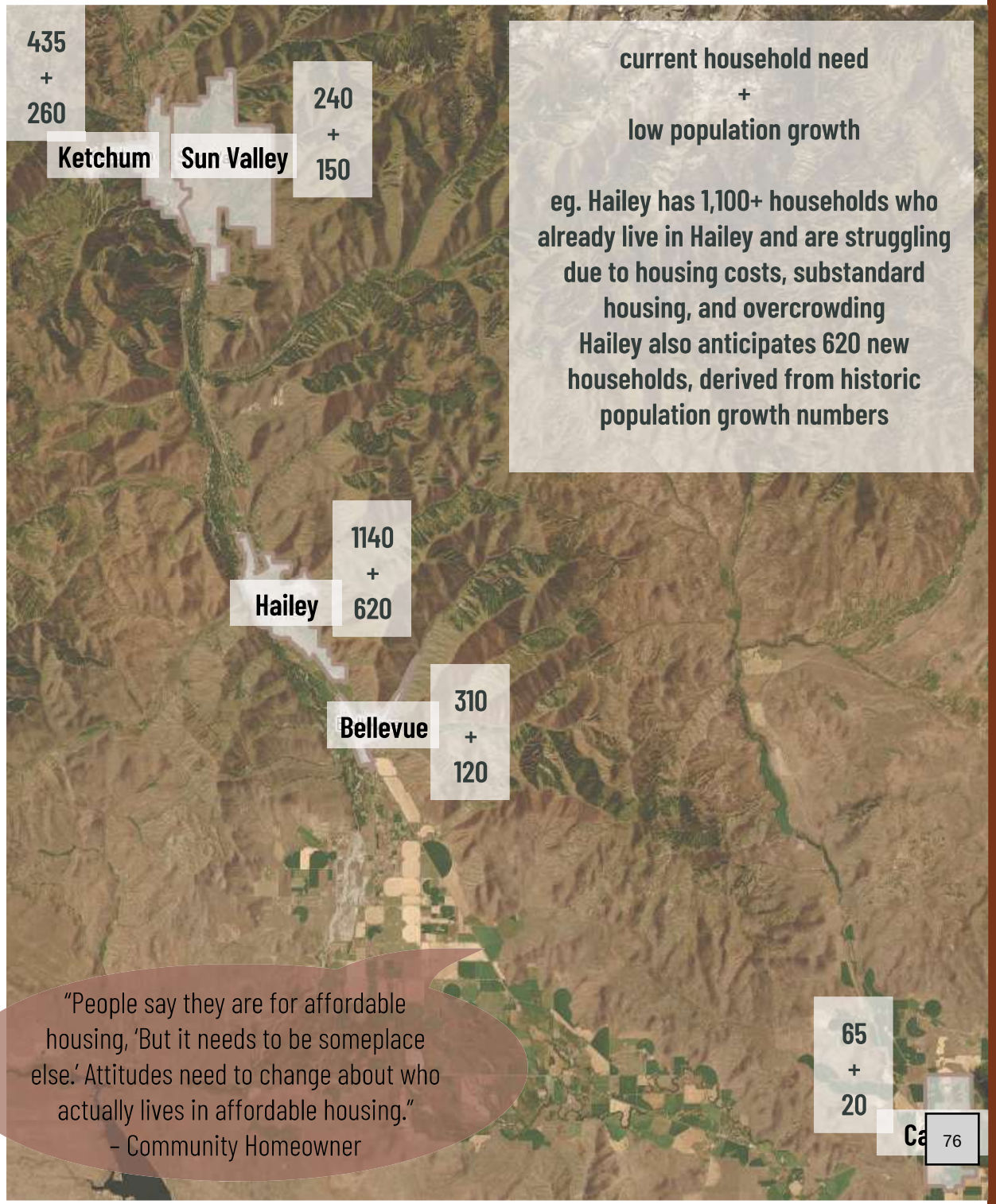
## BCHA Community Housing Occupants & Annual Median Earnings



# 4 Think regionally - act locally.

- Recognition that Ketchum needs to take care of our current residents, as do all of the other jurisdictions. So yes, preservation and construction south *and* north.
- Public hearings south valley highlight resentment towards the north valley in assuming that those southern communities ought to bear the brunt of the crisis caused by Ketchum + SV's economy.
- Among 2023 survey respondents seeking housing, most would leave the community if their only option were in Carey or outside of Blaine County.
- Nearly half would leave if their only housing option were outside of the town centers of Ketchum, Hailey, Sun Valley, or Bellevue.



# 5 Coordination around a shared vision is imperative.

BLAINE COUNTY HOUSING AUTHORITY

*BCHA was the intended facilitator of this vision and has attempted to do this for decades with little success prior to increased funding and Ketchum's contract for services. Previously, it had so few staff that compliance enforcement was spotty, it didnt' get traction with other efforts, and such little funding that staff didn't heave health insurance.*

# 6 Communication, collaboration and accountability build trust and a more activated, informed, and supportive community.

*Inaugural plan created by - and for - the community. Intended to have partner implementation efforts.*

| Ketchum Project Management, Reporting and Accountability Structure | | |
|---|---|---|
| **WHO** | **PURPOSE** | **FREQUENCY** |
| **Ketchum Mayor and Council** | • Review and approve updated implementation plan and provide overall strategic direction<br>• Review and approve housing-related spending through annual budget process | • Bi-annual meetings to approve updated implementation (May, Dec)<br>• Optional: conduct as part of Joint Work Sessions with Planning & Zoning and KURA Board |
| **City Departments** Planning, Administration, Communications, Public Works, etc. | • Directing and working with housing staff on specific housing actions | • Weekly meetings with relevant departments<br>• Quarterly joint meetings with all City Administrators and Planning Directors (approx. Feb, Apr, Aug, Nov) |
| **Implementation Partners** Local nonprofits, housing developers, employers, public agencies, etc. | • Coordinate and facilitate efforts beyond the City of Ketchum<br>• Opportunity to review progress toward shared goals, lessons learned and education<br>• Project management | • Meet quarterly (approx. Feb, Apr, Aug, Nov) |
| **Community/Public** | • Educate, inform<br>• Receive feedback | • Quarterly reports/newsletter (approx. Mar, May, Sep, Dec)<br>• Open Council meetings<br>• Annual public input |

# BASIC PRINCIPLES | QUESTIONS?

1. Housing solutions must be cross-sectional and layered to have real impact.
2. Working to create effective housing solutions is a continual, iterative process.
3. A healthy, vibrant community relies on local housing for a range of income levels.
4. Think regionally - act locally.
5. Coordination around a shared vision is imperative.
6. Communication, collaboration and accountability build trust and a more activated, informed, and supportive community.

KEY TAKEAWAYS, 2022

BASIC PRINCIPLES, 2022

**PROGRESS TO DATE**

DISCUSSION

# PROGRESS UPDATE | FY25 COMPLETENESS

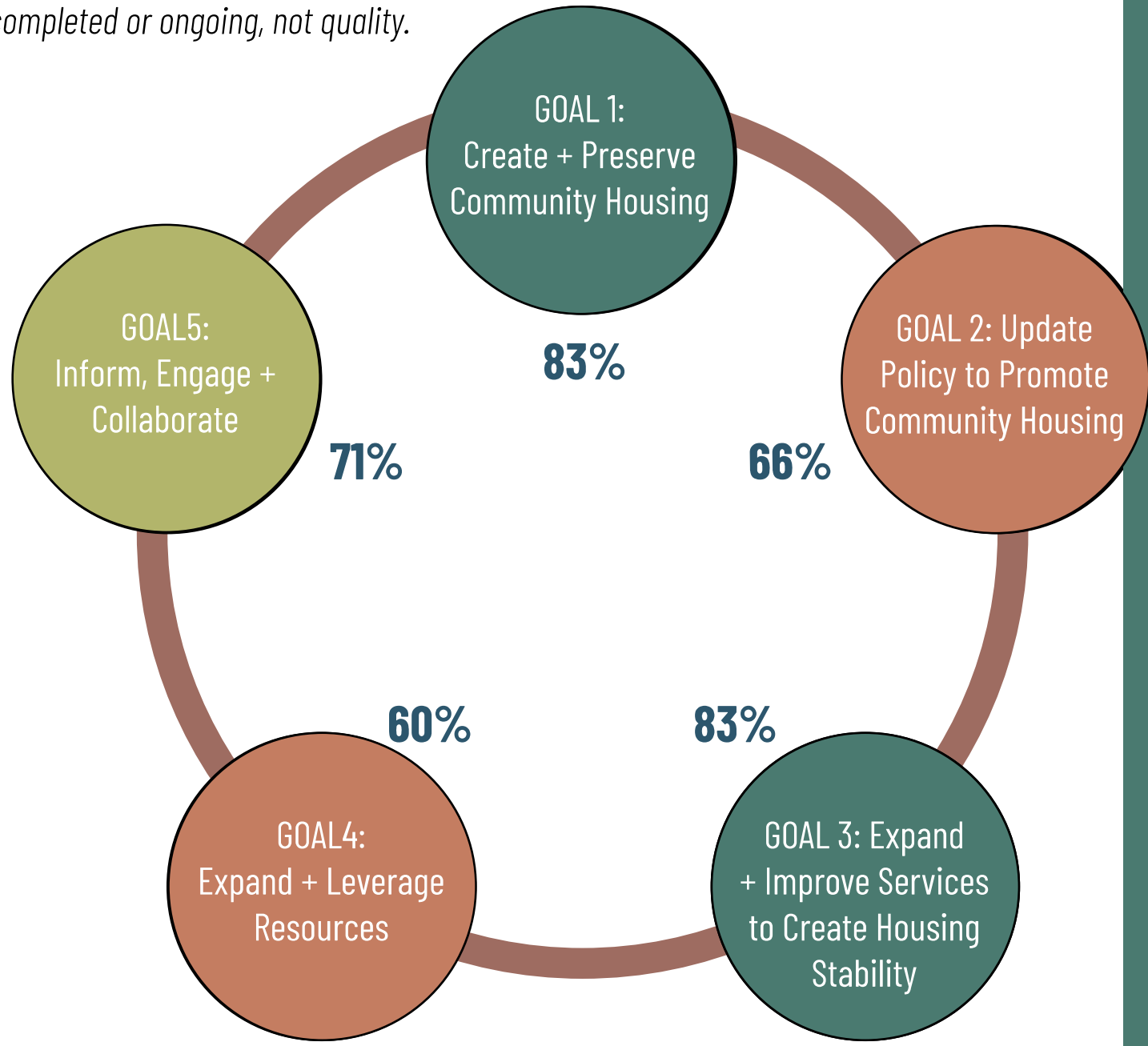
*Scores are based on % of actions completed or ongoing, not quality.*

## FY25 Overarching Theme

be more operationally efficient + effective, rather than adding new programs

## FY26 Proposed Theme

diversify funding sources + improve communications



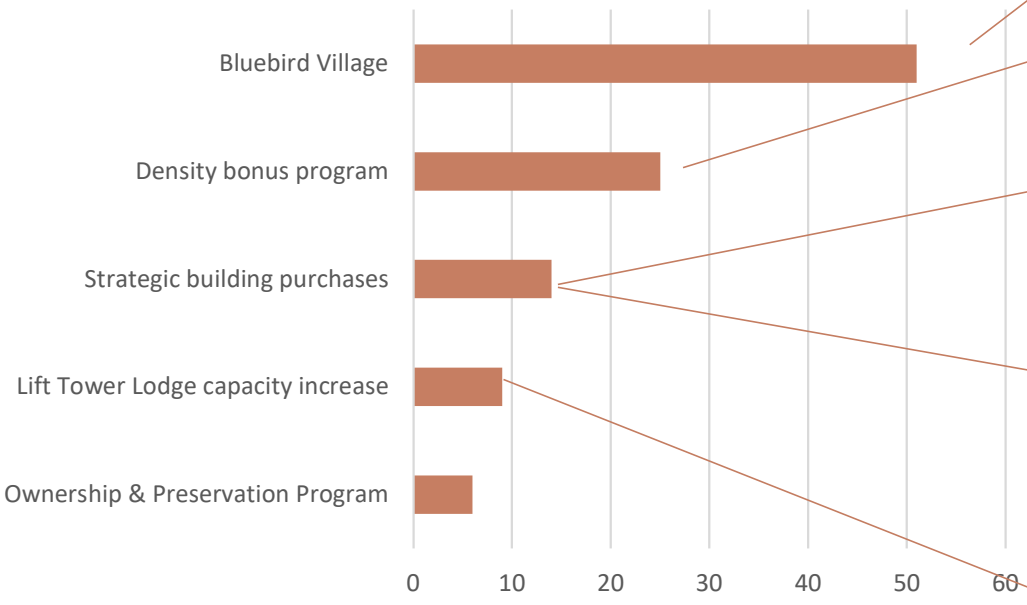
GOAL 1:
Create + Preserve Community Housing

# PROGRESS UPDATE

## 83% COMPLETE OR ONGOING
## 17% IN PROCESS

**2032, new community homes** **660**

**3-year Progress** **16%**




### New construction

- Develop new construction pipeline:
  - 1st & Washington (~64 homes)
  - Explore YMCA with parking
  - Identify parcels for acquisition
  - Dialogue w/ significant site owners
- RFP next parcel for development

*Fully leased up in 2 weeks with locals, 90-95% work in Ketchum*

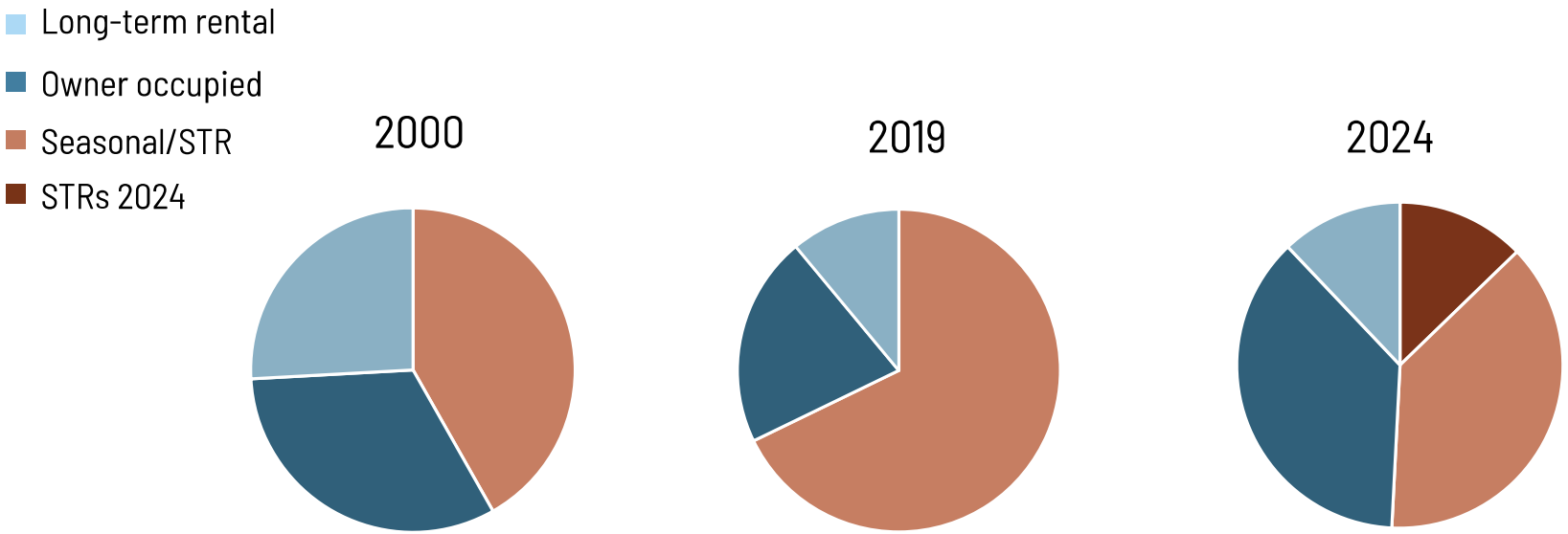
*new effort to preserve existing buildings - limited funding*

GOAL 1:
Create + Preserve Community Housing

*Progress on this goal not reflective of overall purpose - this change in housing stock is primarily due to older, wealthier residents moving in.*

**2032, occupied housing stock** **60%**

**3-year Progress** **52%**





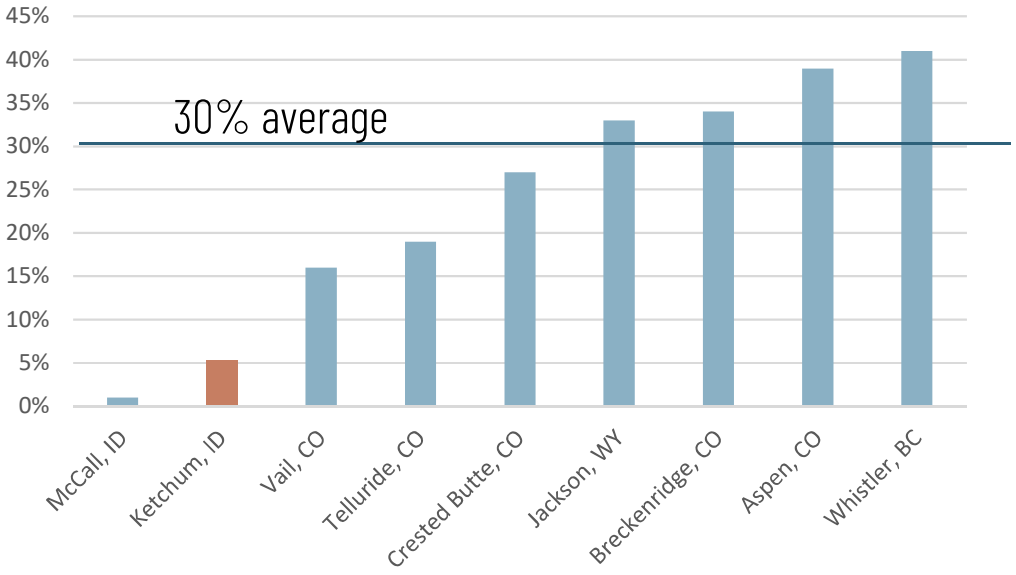

Source: U.S. Census Bureau, ACS 5-Year Estimates

GOAL 1:
Create + Preserve
Community Housing

*As a destination community, when housing becomes too challenging, residents have and will continue to look to peer communities for a similar lifestyle and find that it is easier to find affordable, stable housing elsewhere.*

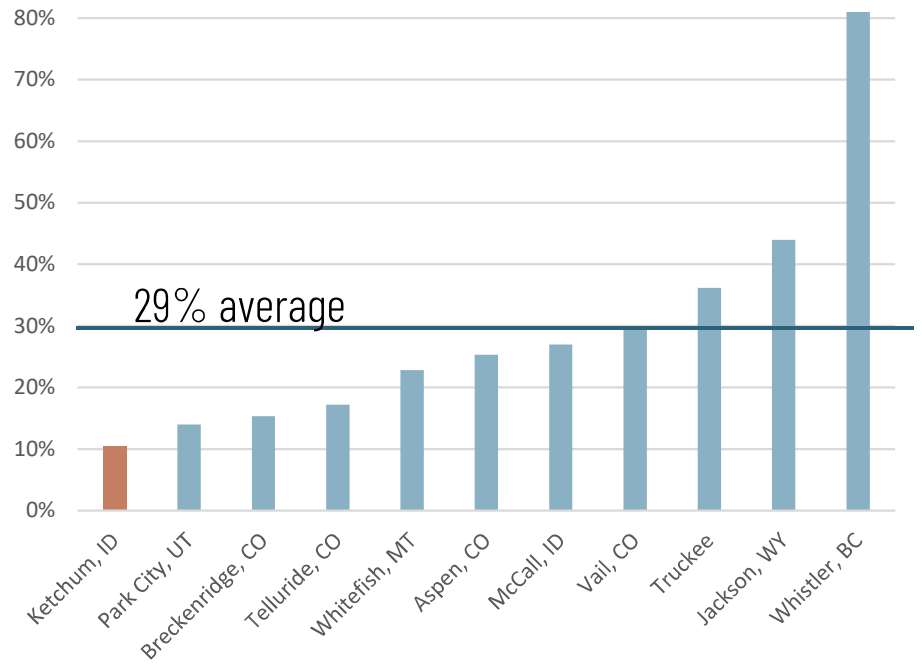
*Housing staff also hears regularly from peer + non-peer communities that the extreme political pushback here makes it vastly more difficult to fix a tractable problem.*

**2032, % of homes restricted** **30%** **3-year Progress** **+2%**




Source: Direct correspondence with local governments

**2032, % of workforce lives in town** **40%** **3-year Progress** **+3.5%**




Source: U.S. Census Bureau, ACS 5-Year Estimates

GOAL 1:
Create + Preserve
Community Housing

BLAINE COUNTY HOUSING AUTHORITY

*program integrity dependent on applicant screening, database management, annual compliance checks and compliance enforcement*

| | |
|---|---|
| **BLAINE COUNTY HOUSEHOLDS ON WAITLIST** | **10%** |
| **OUT OF COMPLIANCE OWNERS, RENTERS, LANDLORDS ANNUALLY** | **5-10%** |

GOAL 2: Update Policy to Promote Community Housing

# PROGRESS UPDATE

66% COMPLETE OR ONGOING
22% IN PROCESS

*Staff and the Housing Action Plan support Draft 2 of the Comprehensive Plan. Surveys, focus groups, walking tours (2024) also generally supportive of Draft 2 that outlines how new construction would match existing, on the ground density if and only if the primary use is community housing. Even though these existing uses are non-conforming with current zoning and have much lower density maximums.*

## COMPREHENSIVE PLAN UPDATE, DRAFT 2 TO DRAFT 3

### Height

Reducing the height description in the Low Density Residential and Medium Density Residential land use
categories from three stories to two stories. Current zoning allows up to three stories.

- The height descriptions would be revised to read: *"Up to two stories pursuant to design standards/guidelines."*
- This change impacts the number of community homes.

### Medium Density Residential

Removing "smaller multi-family residential" from the primary use description in Medium Density Residential. The description would read:

- Primary Uses: small single-family homes, duplexes, and townhomes

Reducing maximum density (only allowed with Community Housing as primary use) from 18 to 11. 18 matches what is physically already in the neighborhood, even though it is above current zoning. Draft 3 of the plan now reads:

> *"Density should be generally five to 11 dwelling units per acre. Additional density for deed restricted community housing that is compatible with the neighborhood may be considered. Minimum/ maximum unit sizes will be required moving forward."*

GOAL 3: Expand + Improve Services to Create Housing Stability

# PROGRESS UPDATE

## 83% COMPLETE OR ONGOING

BLAINE COUNTY HOUSING AUTHORITY

**prevent displacement & assist 100 households annually with stability** **100**

**FY2025, households that live/work in Ketchum** **235**

**3%** **County residents experiencing homelessness**

*Includes living in car/place not meant for habitation, couch-surfing, domestic violence.*

*Doesn't include verbal or month-to-month leases or long-commutes.*

*Local mom works in healthcare and hospitality. Moved into Lift Tower Lodge to escape violence & now has permanent housing at Bluebird Village.*

SOURCE: BCSD (145 children qualified and can only qualify for 1 school year, Superintendent estimates the actual number is double); BCHA Common Intake Form

GOAL4:
Expand + Leverage Resources

# PROGRESS UPDATE

60% COMPLETE OR ONGOING
20% IN PROCESS

**Secured funding, annually** **$6-8m**

**FY2025** **$3.8M**

| Substantial Ketchum Housing Revenue Sources | |
|---|---|
| BCHA reimbursement | $260,000 |
| County support for BCHA | $150,000 |
| General Fund | $500,000 |
| In-Lieu Fund | $500,000 |
| 0.5% LOT | $1,300,000 |

*excludes ~$200k staff time*

| Substantial BCHA Housing Revenue Sources | |
|---|---|
| Ketchum support | $400,000 |
| County support for BCHA | $150,000 |
| One-time sale | $220,000 |
| Silvercreek Rental Income | $300,000 |
| Grants | $40,000 |

GOAL 5:
Inform, Engage + Collaborate

# PROGRESS UPDATE

71% COMPLETE OR ONGOING
14% IN PROCESS

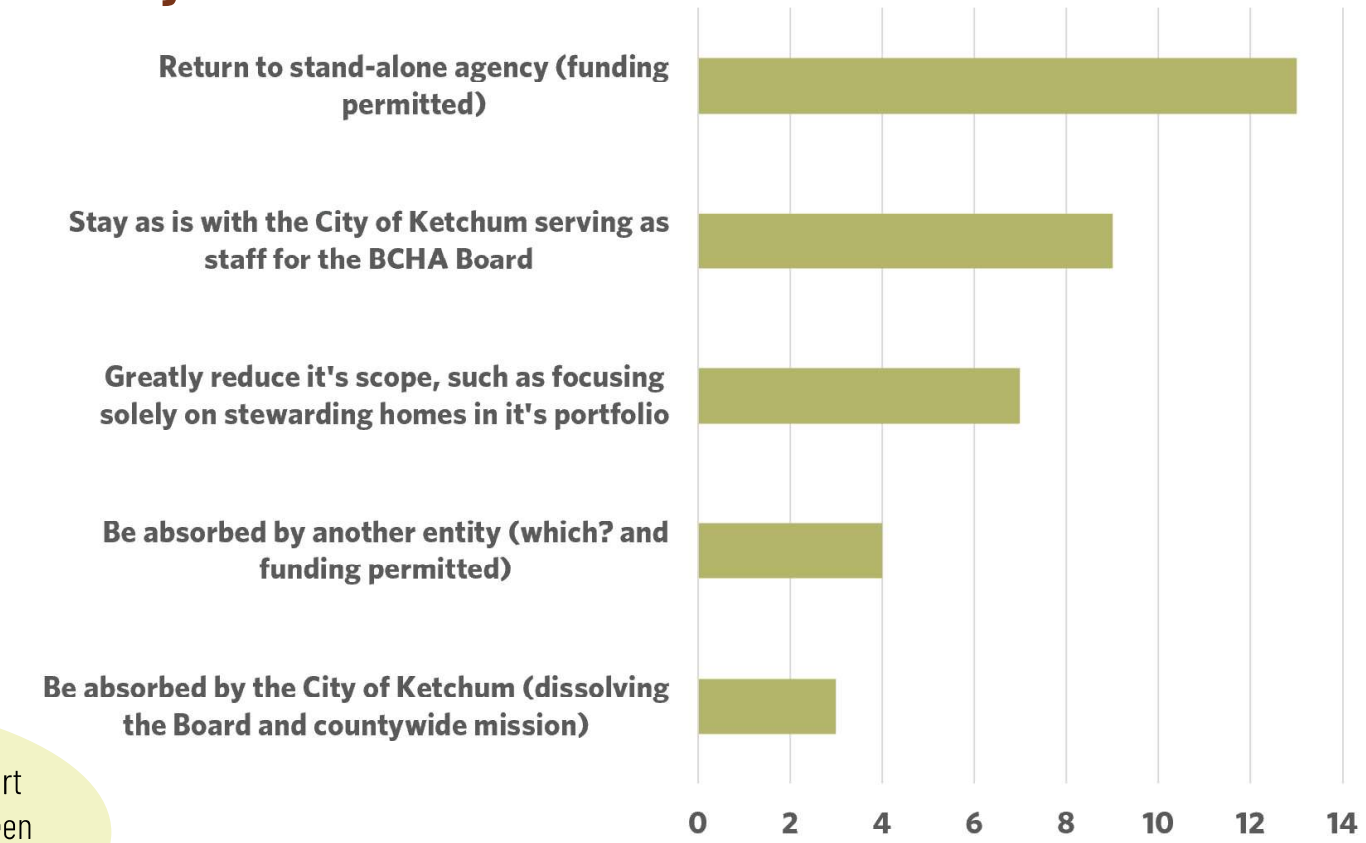
BLAINE COUNTY HOUSING AUTHORITY

**2032, % housing funds used countywide** **20%**

**FY2025** **6%**

- Fully staffed as of January, 2025. Absorbed 3 contractors' responsibilities.
- Missing efforts for strong housing ecosystem:
  - coalition
  - YIMBY organization
- BCHA Directors back to 2008 question BCHA's viability as standalone entity.

## BCHA Organizational Structure




There's never been sustained, reliable support from local governments and there's always been significant political pushback. It's not you. It seems worse now. - former BCHA Directors

# PROGRESS UPDATE | FY25 COMPLETENESS

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## FY26 Proposed Theme

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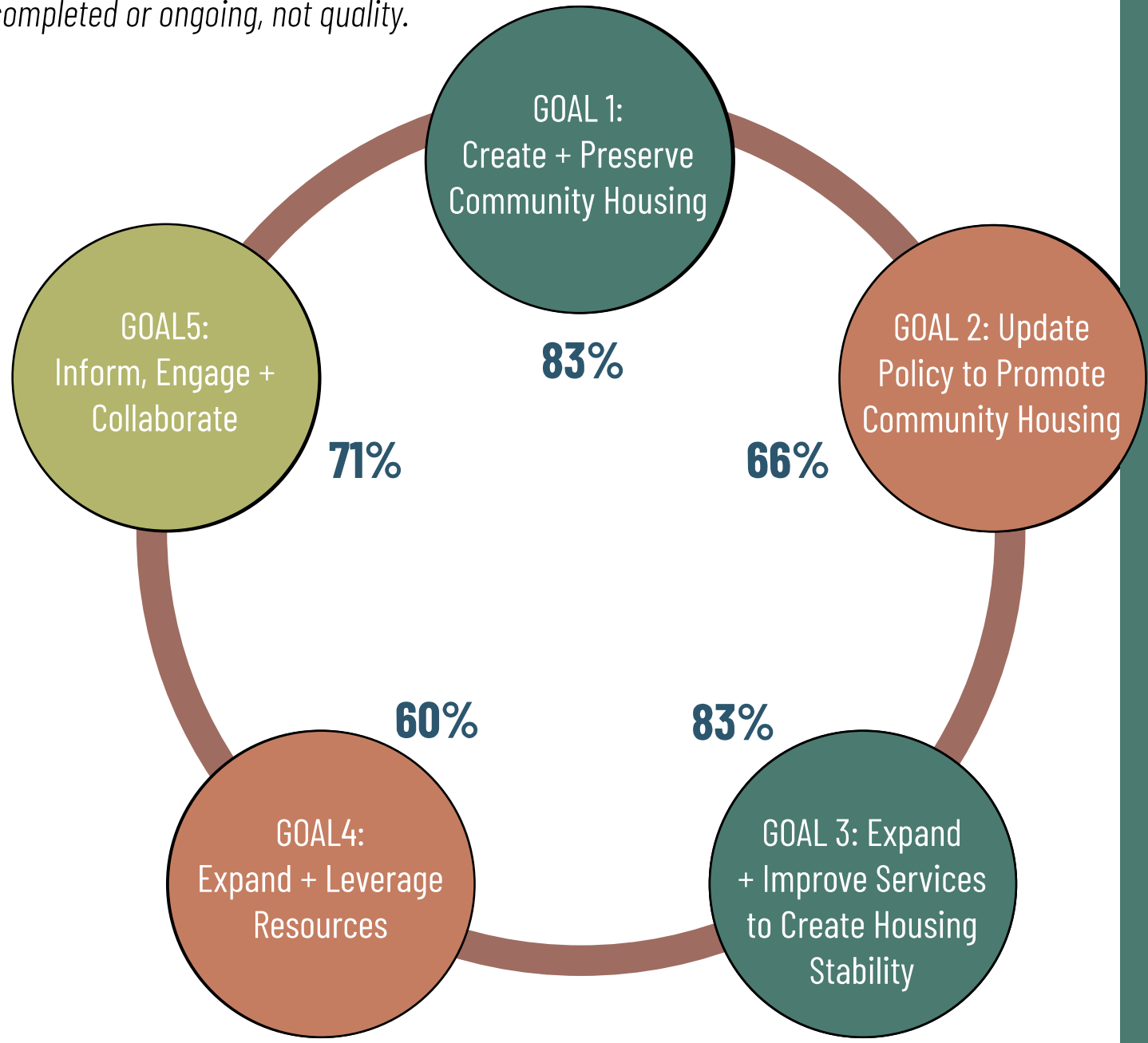


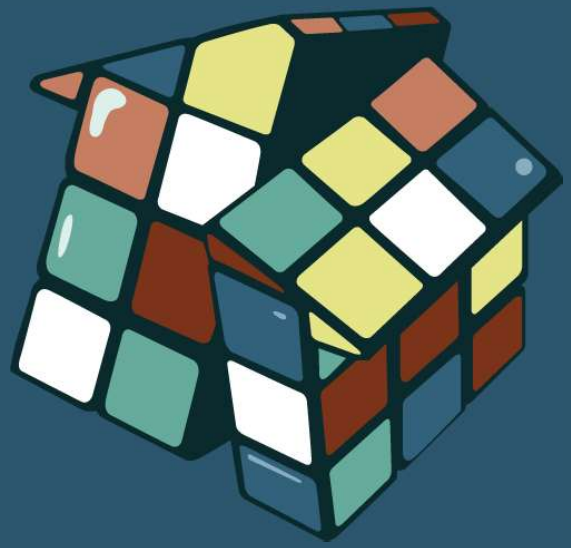
KEY TAKEAWAYS, 2022

BASIC PRINCIPLES, 2022

PROGRESS TO DATE

**DISCUSSION**

# THANK YOU



COHESIVE KETCHUM
Comprehensive Plan & Code Update

**CITY COUNCIL**
**MEETING AGENDA MEMO**

| | | | |
|---|---|---|---|
| **Meeting Date:** | September 9, 2025 | **Staff Member/Dept:** | Morgan Landers, AICP – Director of Planning & Building |

| | |
|---|---|
| **Agenda Item:** | Recommendation to conduct a public hearing and approve Resolution 25-012 adopting the 2025 Cohesive Ketchum Comprehensive Plan. |

**Recommended Motion:**

"I move to approve Resolution 25-012 adopting the 2025 Cohesive Ketchum Comprehensive Plan and direct staff to publish the final document."

**Reasons for Recommendation:**

Idaho Code §67-6509 outlines a two-step process for adoption of a comprehensive plan. The Planning and Zoning Commission first holds a mandatory public hearing and makes a recommendation. After considering the Commission recommendation, the City Council may hold a public hearing and take action to adopt or amend the comprehensive plan.

Following five public hearings, the Planning and Zoning Commission recommended approval of the draft comprehensive plan to the City Council on May 13. The Commission recommended changes to the Plan, including revisions to Plan goals and policies, future land use category descriptions, the future land use map, and implementation matrix.

Following the Planning and Zoning Commission recommendation, staff and the City Council have conducted three public hearings, one discussion meeting, four walking tours, and one work session with the Planning and Zoning Commission to refine the plan and development version three of the plan.

The Cohesive Ketchum Comprehensive Plan delicately balances the need for community housing, economic vitality, and community character with a plan for how the community will manage growth for the next ten years. The plan will be audited annually and may be periodically updated to remain relevant and effective.

**Policy Analysis and Background (non-consent items only):**

Beginning in August 2023, the city of Ketchum set off to respond to concerning trends in the community and ensure a vibrant community well into the future. Since that time, community members of all kinds, business owners and employees, advisory committee members, and elected and appointed officials have spent countless hours balancing the opinions, experiences, values, fears and aspirations of this beloved community into a plan that sets the city of Ketchum on a path to managing growth into the future. This delicate balance of community housing, economic vitality, and community character is challenging and exciting all at the same time and the Ketchum community is committed to holding the city accountable for the actions taken to ensure that we have a sustainable and vibrant community for generations to come.

The first draft of the plan was issued in the fall of 2024 as a first attempt at striking the right balance. Since that time, additional outreach has been conducted, and hundreds of comments were received. The city outwardly committed that the plan was a working document and that changes were welcomed and could be incorporated throughout the drafting and adoption process. That commitment was honored, resulting in numerous changes to the plan since fall of 2024 including:

- Addition of "single-family homes" as a primary use in Medium Density Residential areas
- Removal of "small multi-family residential" as a primary use in Medium Density Residential areas
- Reduction of future heights of buildings in Low and Medium Density Residential areas from three stories to two
- Addition of buffer zone requirements between land uses and establishment of wildlife corridors
- Reduction in proposed residential densities in Medium and High Density Residential areas
- Increased areas in the Light Industrial area for taller buildings
- Expansion of commercial uses allowed in the Light Industrial area
- Changes in future land use map designations to better align with community character
- Addition of more specific goals and policies to create and manage parking

The third draft of the plan, published on August 22, 2025, incorporates all of the changes outlined above. Staff and the consultants also conducted a final pass of the document to ensure any remaining grammar and formatting issues were addressed.

Staff strongly believe that the third draft of the plan thoroughly and appropriately balances the needs of the community and responds to many of the concerns expressed by the community. The city is at a pivotal moment where issues of the past desperately need to be addressed. The city needs a guiding document to begin the next phase of work to change the land use regulations to address those very real issues. The 2025 Cohesive Ketchum Comprehensive Plan is that document and lays the framework for future and more detailed discussions with the community moving forward.

Staff recommends the City Council adopt the 2025 Cohesive Ketchum Comprehensive Plan.

Sustainability Impact:

As outlined in the draft comprehensive plan, Ketchum's community vision and core values are ground in the principles of sustainability and resilience. More specifically, the plan uses the 5B CAN logo to denote goals/policies/and implementation actions specific to sustainability initiatives.

Financial Impact:

The City Council approved the budget for phase 2 of the Cohesive Ketchum project on November 6, 2023. No additional funds are needed to take action on this recommendation.

Attachments:

1. 2025 Cohesive Ketchum Comprehensive Plan – third draft
2. Resolution 25-012 Adopting the Cohesive Ketchum 2025 Comprehensive Plan

**RESOLUTION 25-012**
**A RESOLUTION OF THE CITY OF KETCHUM, IDAHO ADOPTING THE COHESIVE KETCHUM 2025 COMPREHENSIVE PLAN**

**WHEREAS**, prepared in accordance with Idaho Code §67-6508, the Cohesive Ketchum 2025 Comprehensive Plan (the "Plan") establishes a long-range policy framework to achieve the community's vision for the future and will serve as a guide for land use decisions within the City of Ketchum and its Area of City Impact; and

**WHEREAS**, in accordance with Idaho Code §67-6509, the Planning and Zoning Commission held duly noticed public hearings to consider the Plan on March 25, April 8, April 22, May 7, and May 13, 2025; and

**WHEREAS**, the Commission recommended approval of the Plan with changes on May 13, 2025; and

**WHEREAS**, the City Council held duly noticed public hearings to consider the Commission's recommendation on June 16, July 7, August 4, 2025, and September 11, 2025.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO THAT**:

1. The Cohesive Ketchum 2025 Comprehensive Plan is hereby adopted by the City Council and supersedes the 2014 Comprehensive Plan.
2. A copy of the Cohesive Ketchum 2025 Comprehensive Plan shall accompany this Resolution and shall be kept on file with the City Clerk pursuant to Idaho Code §67-6509(c).
3. This Resolution shall be in full force and effect upon its adoption.

**ADOPTED** by the City Council and **APPROVED** by the Mayor of the City of Ketchum, Idaho this _____day of _____ 2025.

APPROVED

_____
Neil Bradshaw, Mayor

ATTEST:

_____
Trent Donat, City Clerk