

Draft Plan V1 Public Comments & Project Team Responses

City staff and members of the project team have reviewed and attempted to address/respond to the nearly 1600 comments received on the December draft. The spreadsheet below includes all comments received. To the extent practicable, actionable requests (e.g., formatting, minor clarifications/suggestions) were made and are reflected in the updated draft. Priority was given to responding to substantive questions and concerns that were reflected in multiple comments. Where general commentary was provided without a specific suggestion, a recommendation was provided that was not consistent with the direction received by the City Council and P&Z, or a comment was addressed elsewhere in the Plan. A response was provided for context, where applicable. The document will undergo further review and refinement through the adoption process.

Source	User name	Comment	Chapter Tag	Subtag	Incorporated?	Project Team Response
Public Comments	Susie	It is vital to keep in mind that the form of this 2025 Comprehensive Plan & Code Update is a draft. It is not the final document that will be approved. Too many questions have been asked, concerns raised and adamant disapproval of parts made via comment to online document and at 1/15 open house to stamp this as a done deal. Even if you have technically meet your legal requirement for public input, listening to, considering and making changes to implement the findings, feedback and comments of said input is how we make a community plan. A plan the serves the community you are meant to represent. The community whose lives are impacted by this document. Now that people have gathered more information from the Open House- speaking with others, hearing some explanations from city people etc., they are processing the impacts, there are more ideas, questions and concerns being generated. Another open house soon is a prudent idea for another round of informed discussions and idea shares. Most residents are not savvy to the intricacies of government policy, well versed in economics, or the law to always know what questions to ask. An informed public allowed to speak freely will help pave the way to a bright, functional, sustainable, regenerative town (I realize city is the formal termed used in Idaho for all small towns) We love this place. We made this place work for us. What it is becoming today, is moving away from that way of life and that saddens us to our core. Let us draft our future. Not via politics of personal agenda and money greed. Not based on 'peer resorts', statistics, paper graphs but true Ketchum, unique to itself.	Front Matter	Process	No Change	
Public Comments	Sophie Curtis	Please provide a PDF or full web version of this monstrous document. The format presented here is extremely difficult to read. It's not accessible for many, the font cannot be enlarged and seems to make this as difficult as possible for the public to read and understand. Please do better.	Front Matter	Process	No Change	Consider providing instructions for how to download the document from Konveio, or provide a separate downloadable PDF on the project website
Public Comments	Pat Higgins	Agree very difficult for most people to comment.	Front Matter	Process	No Change	
Public Comments	Kate	I'm deeply concerned about this ridiculous proposal and question why this needs to be done to such an extreme? Have you driven down Warm Springs road lately? There's more stopped traffic with the added houses/construction and still only one way out if any sort of emergency (fire perhaps?). Imagine this on grander scale!!! Not to mention how dangerous the bike path has become (expand your bike route Mr. Mayor and see for yourself) between distracted drivers, "fast bikes" and overgrown bushes. This should be on the top list of the city's concerns. What will adding up to 3,000 more people in the area do? It would bring absolute chaos and devastation to the community of Warm Springs. We hope for the sake and safety of our town, this plan is stopped!	Front Matter	Process	No Change	

Public Comments	Jamie	It seems like there is no regard for parking in town again and there will be more cars needing parking with high density buildings. It seems like the better option would be to do higher density in the industrial zone where it could be master planned. The high density proposed in the center of town also gets rid of the small town charm that we've grown to love. The end result of higher density in the core of Ketchum will be more air b&bs and less local housing so the housing problem would get worse. The process to build a plan should be over a year with more feedback from the community throughout rather than taking comments for only one month.	Front Matter	Process	No Change	
Public Comments	Amy Weyler	Can we as residents and tax payers please have more time to provide comments? Most families were immersed in year end holidays, caring for loved ones, traveling etc for a good 3-4 weeks. Please extend the public comment deadline by 30 days. We need more time. This is important work that has been in flight for a year. Let's take the time to get this right. Thanks.	Front Matter	Process	No Change	
Public Comments	Caleb	Godspeed! It's the least they could do!	Front Matter	Process	No Change	
Public Comments	Gina Poole	I agree. Please extend the comment period, as many people are not aware of the deadline. My neighborhood in West Ketchum is a case in point. Many of us are just getting up to speed on the draft comp plan after the busy holiday season. Thank you.	Front Matter	Process	No Change	
Public Comments	Perry Boyle	Given that this is our document for the next 10 years, why not give the public more opportunity to develop this plan rather than the consultant who just cuts and pasts from other city comp plans? Create multiple citizen groups to address various aspects of the Plan with lots more citizen-level discussions. The Citizen Assembly process could be a good model for developing a plan that reflects community consensus rather than the desires of a small portion of the community.	Front Matter	Process	No Change	
Public Comments	Perry Boyle	The draft should be dated December. It was not made available for public comment until then. Dating it earlier could be construed as misleading on how much time the public had to comment on this draft. Also, this draft is incomplete. It is missing most of the maps that are critical to understanding how this Plan will be implemented.	Front Matter	Process	Y	Footer has been updated to "Public Draft Version 2" to reflect the working nature of the draft

Public Comments	Cindi	<p>The Ketchum feedback process appears to be lacking. The decisions seem to be made by those who stand to gain from the development they promote. You had thousands of signatures about not taking away parking spaces and re-evaluating BlueBird locations, and those were ignored. Now finally you are talking about adding a parking garage to it, but only with an additional tax and still no consideration of putting the new BB in a better location. If you put the housing there with a garage, it would be filled with people in the housing itself and still not available for shoppers. Worker housing does NOT need to be in the downtown core and would be better placed elsewhere.</p> <p>Of course everyone is going to agree with the "idea" of worker housing, but the existing BB turned out very differently that what we were told it would be. It needs restrictions that make sense for this town in terms of who qualifies (i.e. Income limits that work for teachers and first responders), and without that it's not worth building. In addition Sun Valley Company and national companies such as Marriott should build their own worker housing and not use our tax dollars. They can recoup those costs by charging whatever that costs.</p> <p>Many also don't like the way you are squeezing out regular people and families, replacing them with the super-rich. It seems like waivers are often given to luxury housing developments to go around building codes, and tax dollars are spent ruining the downtown core rather than strengthening it. The downtown core should not be about housing, it should be about a thriving commercial downtown with shopping and</p>	Front Matter	Process	No Change	
	SiteAdmin	If a comment bubble is in your way you can push comments aside by clicking the crossed out bubble icon to your right.			No Change	
Public Comments	Perry Boyle	Includes non-residents.	Front Matter	Process	No Change	
Public Comments	Perry Boyle	Includes non-residents	Front Matter	Process	No Change	
Public Comments	Caleb	It's because most people can't afford to live in Ketchum.... and most of the ones who can, aren't interested in service.	Front Matter	Process	No Change	
Public Comments	Perry Boyle	<p>That's a strong assertion. I know a lot of people in Ketchum. I know almost no one who has ever been asked by the mayor to serve on a committee and I don't recall any time the City has advertised or recruited for most of its commissions, including the arts commission.</p> <p>The permanent population of Ketchum is higher today than it was at the time of the last plan. I think you mean that it is affordable to live in Ketchum for most of the people who work in Ketchum. That is true for London, or Manhattan, or Jackson, or any other place that has more demand than supply of housing.</p>	Front Matter	Process	No Change	
Public Comments	Perry Boyle	Also, Caleb, don't you make a living from the Aspenization of Ketchum? Aren't all your clients rich people?	Front Matter		No Change	
Public Comments	Caleb	we did your house... are you rich?	Front Matter		No Change	
Public Comments	Perry Boyle	While I appreciate their service, they met in secret. Violation of open government rules?	Front Matter	Process	No Change	
Public Comments	Perry Boyle	Why do the Mayors of Sun Valley and Hailey get input into Ketchum's strategic plan?	Front Matter	Process	No Change	
Public Comments	B. Nickel	Is this an active group?	Front Matter	Process	No Change	Yes, the Citizens Advisory Committee (CAC) was established at the beginning of the Cohesive Ketchum process to provide feedback on the vision, goals, and policies for the Comprehensive Plan Update. The CAC is still engaged until the Comprehensive Plan is adopted. For more information on CAC see project website.
Public Comments	Sophie Curtis	Missing a comma	Front Matter	Editorial	Y	
Public Comments	Perry Boyle	These are all controlled by Mayoral appointments	Front Matter	Process	No Change	

Public Comments	Mary	Rezone LI to include work force housing and legalize ground floor in buildings for live work . Ground floors are perfect for small business that can live in same space. 2for 1. No need to find an affordable non existent rental in Blaine county. And plenty of parking too!	Front Matter	FLUM	N	The land use plan is drafted to support housing in industrial areas
Public Comments	Perry Boyle	Stands to personally benefit from some of the policies in the Plan	Front Matter	Process	No Change	
Public Comments	Perry Boyle	While I like Bob, he is a professional lobbyist for the real estate industry. Where is the lobbyist for the residents of Ketchum on this list?	Front Matter	Process	No Change	
Public Comments	Perry Boyle	It seems like this plan had massive input from the development community, with not nearly the same input from the non-development community, with advisory groups that were not open to the public in meetings that were not open to the public and included non-residents. This is supposed to be a once-in-a-decade community-wide comprehensive plan--why were more people from the development community involved than the at-large community? Why weren't all the input meetings open to Ketchum residents? Why wasn't more effort made to include the broader community of Ketchum?	Front Matter	Process	No Change	The development community was not overrepresented in the process. Please see Process Overview on pages 4-5 of the draft Plan. All open houses, workshops, work sessions with elected and appointed officials, walking tours, and surveys were all open to Ketchum residents.
Public Comments	Perry Boyle	Stands to make money from some of the provisions of this Plan.	Front Matter	Process	No Change	
Public Comments	B. Nickel	Is this an active group?	Front Matter	Process	No Change	Yes, the Code Advisory Group was created as part of the Coheisve Ketchum process to provide input on the reorganized and consolidated code, which has been worked on during the Comprehensive Plan Update process. Please see project website for more information on the Code Advisory Group.
Public Comments	Elizabeth	This seems to have heavy representation from developers. Shouldn't there be a better balance?	Front Matter	Process	No Change	
Public Comments	B. Nickel	Is this an active group?	Front Matter	Process	No Change	Yes, the Technical Advisory Group, which was established by the City in 2023, provides strategic input and guidance on community design and development issues related to both the Comprehensive Plan and Code Update processes.
Public Comments	Annie Nelson	The conflicts of interest here on this list are very concerning. Way too many developers and people who stand to profit from the plan.	Front Matter	Process	No Change	
Public Comments	Tory	Thank you all for all of the time you have put into this document! There are some really great resources listed here. Can the community please have more time to review and provide feedback on this important plan? This would allow the consultants and city officials to learn if the proposed language and land use designations accurately reflect what the public wishes for our community and will ensure that the public is truly part of the process. Thank you!	Front Matter	Process	No Change	
Public Comments	Caleb	All Citizen Advisory Group, Code Advisory Group, and Technical Advisory Group meetings should be uploaded to Ketchum's website and available to the public. They were likely all recorded. I state this as a member of the TAG Group. Our efforts are being criticized on this very page. Put some sunshine on the meetings and let everyone form their own opinion.	Front Matter	Process	No Change	

Public Comments	Gina Poole	I appreciate the work that has gone into this Draft but many community members are unaware that there is a new draft Comp Plan. It would be beneficial to get more public input, especially since the most recent comment period was over the busy holidays. Please extend the deadline at least another month for more community participation.	Front Matter	Process	No Change	
Public Comments	Eliz	Absolutely. Today, 1/15, the IME reported a public meeting being held today and closing on public comment on 1/17. That's not a lot of time. Somewhere in this document I read about a goal of transparency. Seems like there is a lot of room for improvement	Front Matter	Process	No Change	
Public Comments	Perry Boyle	Husband to a Council member. Is that good process?	Front Matter	Process	No Change	
Public Comments	Perry Boyle	This is the guy bringing mall chain stores to Ketchum	Front Matter	Process	No Change	
Public Comments	Perry Boyle	While I respect him, he is father to a Council member. Is that good process?	Front Matter	Process	No Change	
Public Comments	Perry Boyle	Huge conflict of interest in that they are also the staff of BCHA, which seeks to siphon Ketchum taxpayer money out of Ketchum without full transparency or accountability.	Front Matter	Process	No Change	
Public Comments	kerry	How much has the city paid to these consultants for this 151 page "draft"?	Front Matter	Process	No Change	
Public Comments	Annie Nelson	There are too many developers and conflicts on interest in this list.	Front Matter	Process	No Change	
Public Comments	Caleb	Please remove my name. I do not want to be associated with the content of this document, as my participation has mostly consisted of disagreeing with it's most pertinent points.	Front Matter	Process	Y	Removed
Public Comments	Anne Corrock	Thank you for speaking up Caleb.	Front Matter	Process	No Change	
Public Comments	Wendolyn	would be good to say "for many thousands of years" or something to that effect	Front Matter	History of Ketchum	No Change	
Public Comments	Wendolyn	"where Ketchum sits," rather than what it sits on.	Front Matter	History of Ketchum	Y	
Public Comments	Wendolyn	That's not how we got the town name.	Front Matter	History of Ketchum	No Change	This information was carried forward with minor updates from 2014 Plan. Need more specific direction on any updates.
Public Comments	Wendolyn	we don't need to capitalize "northwest" here. Also - no need for the apostrophes with the dates.	Front Matter	History of Ketchum	Y	
Public Comments	Wendolyn	Header is misleading: the railroad didn't arrive in 1935.	Front Matter	History of Ketchum	Y	
Public Comments	Wendolyn	Hot springs resorts in K-town & the WRV well pre-dated Brandt piping the water into town.	Front Matter	History of Ketchum	No Change	Not intended to be a comprehensive history.
Public Comments	Wendolyn	would be good to mention the historic buildings involved. pictured here is the casino, on the list of preserved bldgs. And one that was destroyed is Bald Mtn Hot springs.	Front Matter	History of Ketchum	No Change	Not intended to be a comprehensive history.
Public Comments	Wendolyn	all of your photos need captions. YOU LOSE THE OPPORTUNITY TO EDUCATE NEW FOLKS WHEN WE DON'T USE CAPTIONS. Also, it's a copyright violation and discourages the art form we profess to support. Also, it's sloppy.	Front Matter	History of Ketchum	Y	Photo credits added to acknowledgements.
Public Comments	Wendolyn	Would be good to note here that Janss was both a member of the 1964 alpine Olympic team & a CA real estate developer.	Front Matter	History of Ketchum	No Change	Not intended to be a comprehensive history.
Public Comments	Wendolyn	"...each year; most of them..."	Front Matter	History of Ketchum	Y	
Public Comments	Wendolyn	would be good to mention that Mountain Rides was first funded by philanthropy, then later the LOTS	Front Matter	History of Ketchum	No Change	Not intended to be a comprehensive history.

Public Comments	Taylor	This entire document seems to lack success metrics. The entire point of this guiding document is to inform government decisions over the next decade. Without measurability, there is no accountability. The broadness of this leaves a lot to interpretation.	Front Matter	Metrics	No Change	Metrics for many measures of progress are tracked by other City or partner plans that the comp plan is aligned with (e.g., Housing Action Plan, 5B Can). In addition, performance measures will be established in the City Guidebook, which will serve as the bridge between the Comprehensive Plan and the City's more detailed annual work plan by outlining the priorities for a four-year period.
Public Comments	Perry Boyle	I think this is intentional. No metrics = no accountability.	Front Matter	Metrics	No Change	
Public Comments	tof885	Can you please provide this data and also show the trends over the past 30 plus years? A ten-year time frame is limited in its statistical accuracy and limits our ability to effectively assess trends and planning policy outcomes. Even if not spelled out within this paragraph, this information would be important as a graph or appendix for current planning and for future comp plans.	Front Matter	Data	No Change	
Public Comments	Wendolyn	"...increase in pop, new dev, and destruction of historic structures."	Front Matter		No Change	
Public Comments	Wendolyn	when was the 1st Comp Plan? Please include hyperlinks to all of them, as well as to their predecessor docs.	Front Matter		No Change	Ketchum's first Comprehensive Plan, titled Transitions, was prepared in 1975 and adopted in 1977. All of the City's comprehensive plans are available on the Planning and Building Department's website at ketchumidaho.org .
Public Comments	Anne Winton	Here you state that the last decade has seen substantial increase in population and new development which have escalated issues such as workforce housing, Ketchum's character, vitality & vibrancy.... so WHY is the City encouraging more growth for the future? We should not be increasing land density zoning, but maintaining and making sure that our resources can meet our demands. More people will require more workforce. We need to slow down, take a breath, see how things settle, see how climate change is going to affect us. Our town is slowly disappearing, being replaced. How much more of a neighborhood can be replaced before it isn't our neighborhood anymore, before it isn't our home? These losses are happening so quickly to Ketchum, it feels like all at once, not slowly. Please don't let Ketchum become what has happened to so many towns across the country that have promoted growth over vibrancy.	Front Matter		No Change	
Public Comments	Caleb	State the actual growth rate from 2014 to 2024. Quantify your statements with data.	Front Matter	Data	Y	See Appendix A- growth rate from 2010 to 2022 was 2.4%
Public Comments	Perry Boyle	Given the narrow input of the community in this plan--by design--the assertion that it reflects the "community's vision" rings hollow. This was an "audit" of the prior plan, not a community-wide inclusive process. I suggest mailing this to every resident of Ketchum to get their input and inviting each of them to a series of roundtables.	Front Matter	General process	No Change	The community was asked to provide feedback on the proposed core values through a statistically valid community survey in early 2024, and again during the first round of community outreach in April 2024.
Public Comments	Brett	County wide would be helpful as the proposed upzoning/increased density will impact resources throughout the valley. The resulting population growth will impact valley roads, medical services, emergency services, recreation, transportation, schools, etc.	Front Matter	General process	No Change	

Public Comments	Susie	You must publish the 2014 Plan with the strike outs indicating all changes, alterations and additions made to that document so we can all clearly see what those changes are. This is considered a contract between the City government and its people. We require all details to make informed decisions, comment and share ideas for solutions.	Front Matter	General process	No Change	
Public Comments	William	Workforce housing needs to be treated as a valley-wide problem, not limited to the city of Ketchum. Creating limited subsidized housing in extremely high cost areas is not the best use of dollars. More housing units could be developed south of Ketchum on a dollar for dollar basis. A 20-30 min commute to work, especially with plentiful public transportation is completely reasonable.	Front Matter	Front Matter	No Change	See discussion of housing in Chapter 3. Also, Goal TCG-6: Foster collaboration on Comprehensive Plan issues notes the importance of working with other communities and organizations in the valley
Public Comments	Caleb	Quantify your statements. What is the rate of permit application increases from 2014 to 2024 without counting things like re-roofing and fence permits. In other words, use actual data to support your assumptions.	Front Matter	Data	No Change	See Appendix A
Public Comments	Annie Nelson	Please define 'workforce' somewhere in this plan. Exactly which types of local jobs are covered by this wording? Since it is used so often, and since it's a huge part of your vision, it would greatly help the public to understand what workforce housing means. The criteria needs to be crystal clear.	Front Matter	CV 3: Diverse Community Housing Options	No Change	For the purpose of qualifying to rent or purchase community housing through Blaine County Housing Authority, the workforce includes employee or contractors physically working in Blaine County, Idaho for a minimum of 1,500 hours per calendar year (average of 30 hours per week) who si employed or offered employment by a business or organization whose business activity is primarily located within Blaine County and whose business employs persons within Blaine County.
Public Comments	Amy Weyler	I agree with the first comment - please define workforce housing and affordable housing so we are all working from a clear definition. Thank you.	Front Matter	CV 3: Diverse Community Housing Options	No Change	Affordable is defined on page 38
Public Comments	Susie	The person(s) who actually put one to paper to draft this Comp Plan is from Clarion Associates, LLC. Do they know our town? Have they eaten in our restaurants? Apparently they can't identify land or parts of town in photos that they recommend for development. Have they spoken with local people, the fabric of Ketchum? This document is drafted from statistics, current trends, 'peer resorts', 'any town' type of infrastructure, a base model community structure that only exists on paper. We are living and breathing and deserve a living a breathing process to plan our future.	Front Matter	General process	No Change	
Public Comments	Caleb	'preserving Ketchum's character' Who is the arbiter or beauty? Who gets to decide what is in 'character' and what is not? If you follow along for the rest of this document, apparently it should be controlled by the authors, with 'design guidelines', form-based codes, any NIMBYer who stands up in a meeting, etc. etc.	Front Matter		No Change	
Public Comments	Caleb	This narrative is about a false sense of nostalgia for an era that never existed.	Front Matter		No Change	
Public Comments	Caleb	'maintaining downtown vibrancy' Shouldn't the focus be on creating vibrancy? Have you ever been downtown at 7pm outside of the two weeks at christmas or July 4th? This narrative is about a false sense of nostalgia for an era that never existed.	Front Matter	CV 10: Vibrant Downtown	No Change	

Public Comments	Mark Maykranz	My favorite picture in the draft comp plan is the picture of the black lab sitting on top of the Ford pick up truck. This photo is quintessential Ketchum, the Ketchum we love, the Ketchum we miss now that Mayor Bradshaw has forced his will upon the community. This picture depicts prebradshaw. The Ketchum of Bradshaw and for Bradshaw is all about tall and massive buildings, highways; sterile, imported building designs, roadblocks, congestion, land use lawsuits. Unabated growth; dark, empty penthouses, soulessness, friction- these are the operative words of the Bradshaw years. In your mind's eye, juxtapose the pureness of the Lab picture with the Ketchum of the Bradshaw period of decay. Note, as well, the abundance of trees and the delightful haphazard parking. This poignant photograph reminds us of better times, carefree times, the beauty of our environment, less structure. Ask yourself: How did we get by without Bradshaw's "tall and massive" mission? How did we get by with wonderful, unobstructed views? How did we get by with abundant parking? How did we get by for 120 years? Well, frankly, we got by quite well: we all seemed to love life before the Bradshaw years. The comp plan needs to better reflect prebradshaw Ketchum. "I don't know who I am right now, but I know who I am not.."	Front Matter		No Change	
Public Comments	Wendolyn	How and why is Shakespeare relevant to us? Pretty sure we can find a local writer. Gosh... do we have any famous writers who referenced Ketchum?	Front Matter	Edit	No Change	
Public Comments	tof885	The reality of where Ketchum is today and where this community wants to be in the future is much more than just the 2014 comp plan. This plan should look at the history of Ketchum's comprehensive plans to get a better sense of our trajectory. The components of the 2001, with its similarities of facing issues of exploding growth and housing depletion, should be considered as part of this comp plan update. If you read comp plans from as far back as the 1970's, it is very enlightening to see the consistent themes that point toward how we keep the essence of what makes this town special.	Front Matter	General process	No Change	
Public Comments	Anne Corrock	I agree. Dust off those old documents and use the history they hold to make good decisions and not repeat mistakes.	Front Matter	General process	No Change	
Public Comments	Perry Boyle	Great point. Part of the reason why this overarching community goal has not been met is that there is no governance mechanisms to hold the Council accountable to achieving the Plan. For example, the current administration just ignores the Plan. They almost never refer to it in any action they take. The sad truth is that three people on the Council can do whatever they want, regardless of the Comp Plan. Its like having a president and congress that ignores the Constitution. We should strive for better governance if we want this plan to be implemented.	Front Matter		No Change	
Public Comments	Susie	When were these findings openly made available for residents to see, give feedback, ask questions?	Front Matter	Data	No Change	The advisory group meetings were recorded and made be made available upon request to the City.
Public Comments	Susie	P&Z is appointed by the mayor which makes a joint meeting just more of the same point of view making it look like 'more people' are involved. Shouldn't those two entities be meeting separately on fact finding and then come together to idea share?	Front Matter	General process	No Change	Joint meetings were conducted with the Planning and Zoning Commission and City Council to share community feedback and seek guidance on outstanding questions and policy direction.

Public Comments	Anne Corrock	I'm a little confused by the joint meetings. It was always my understanding that the job of the P&Z Commission is to provide recommendations to the City Council who are the ultimate policymakers.	Front Matter	General process	No Change	Joint meetings were conducted with the Planning and Zoning Commission and City Council to share community feedback and seek guidance on outstanding questions and policy direction. The city will follow the procedure for adoption of a comprehensive plan outlined in Idaho Code Section 67-6509. For the adoption process, the Planning and Zoning Commission will hold the first public hearing on the draft Plan update and makes a recommendation to City Council. The City Council will then conduct its own public hearing and take action on the Plan. The Plan is not effective until the City Council approves a resolution adopting the Plan.
Public Comments	Minette Broschofsky	My final comment at this "10th Hour" is that this needs more time for discussion and community questions and comments to be answered. So many people were not aware of this project until the presentation at Limelight less than a week ago and there are still many who are not aware of the scope of this - people who live in these neighborhoods where the density impact would be HUGE. This needs more public presentation where city priorities on the project would be presented & questions could be answered .	Front Matter	General process	No Change	
Public Comments	Brett	I believe I read that one of your objectives is transparency. Have the reports from your outreach been made public? As I understand it, there was a single public meeting last wed in which the city was to present this draft, with two days only of public comment following. It was extended a few more days thankfully. But public outreach does seem woefully inadequate and opportunity for public feedback very limited.	Front Matter	General process	No Change	Survey results and community outreach summaries are published on the project website at projectketchum.org/cohesive-ketchum within the Get Involved tab under the Past Events & Outreach header.
Public Comments	Susie	Show us these.	Front Matter	Data	No Change	Available on the project website
Public Comments	ds	What was done with the input from the meeting which over 100 people attended on August 21, 2024? I know our facilitator wrote down the consensus of opinion from those at my table, which included: 1. no more buildings like Bluebird village's size and structure in Ketchum 2. no more allowing variances in height to the building codes 3. no more elimination of parking. I don't see any of the residents' viewpoints reflected in this document. I believe many other tables of individuals shared similar opinions.	Front Matter	Data	No Change	Available on the project website
Public Comments	Wendolyn	include focus group dates	Front Matter	Edit	No Change	Request does not seem relevant to the content of the paragraph
Public Comments	Susie	Let's hear or read the discussions that happened. How were the participants chosen to be part of these 'focus groups'? Was it publicly announced so anyone could participate?	Front Matter	General process	No Change	

Public Comments	Susie	Conversation with residents of Bordeaux wet Ketchum expressed the townhouse aesthetic on Bird Drive is not what they want their street to look like. Morgan immediately explained there is a 'glitch' (not the word or phrase she used) in the code and that's why the set back is as it is. But when asked why that code known to be a problem isn't rewritten, a personal response ensued as opposed to a city planner response. Changing & updating code is what we're looking at here.	Front Matter	General process	No Change	The Cohesive Ketchum process does include a rewrite of the zoning ordinance
Public Comments	Wendolyn	what were the results of the walking tours?	Front Matter	Data	No Change	A summary of information and key takeaways as well as handwritten comment forms gathered from the walking tours are included in the Summer 2024 Community Outreach Summary, which is available on the project website.
Public Comments	Wendolyn	hyperlink or footnote to ReconMR please	Front Matter	Edit	No Change	
Public Comments	Mark Maykranz	It is imperative that the planning department disclose the proposed allowable heights/stories in all proposed zone districts, and the proposed allowable units per acre in each zone district. This information needs to be presented up front, not phased in as the community experiences comp review fatigue. Many community members should brace themselves for lost views and large and tall buildings in their neighborhoods. The proposed new zoning map is all about growth and congestion. Increased density causes congestion on the roads and taxes the limits of our infrastructure.	Front Matter		No Change	Proposed heights and densities are discussed in Chapter 4, Growth Framework.
Public Comments	Eliz	Agreed. This plan is a lot of growth and congestion. Increased density and building heights also devalues our properties. Not only do we love the mtn views, but we made certain investments based on zoning regulations that ensure a view and certain value. Changing zoning from low density to medium and high will have a deleterious not only on our spaces, but on our property values. Is this plan taking into consideration our existing community or just the development potential?	Front Matter		No Change	
Public Comments	Annie Nelson	Please cite exactly where/what page we can read the results of that survey.	Front Matter	Appendix	No Change	
Public Comments	Eliz	Are the survey results public?	Front Matter	Appendix	No Change	A summary of information and key takeaways as well as handwritten comment forms gathered from the walking tours are included in the Summer 2024 Community Outreach Summary, which is available on the project website.
Public Comments	Susie	Surveys are always skewed to the information the survey wishes to find. They do not represent actual feedback.	Front Matter		No Change	

Public Comments	Perry Boyle	<p>When you read through the draft, the key theme is GROWTH--it is about maximizing growth within a limited footprint.</p> <p>Yet growth is not one of the community values in the plan.</p> <p>I think this disconnect arises from the two separate tracks employed in devising the plan. Public outreach to come up with the values, yet the actual drafting input has come from the development community. The Plan fails to reconcile this disconnect--it refers to it as "trade-offs." Over the past five years (longer?), all of the trade-offs have favored growth over community character. How do we reflect the values of the community in our Comp Plan rather than letting the Plan get hijacked by the the development community?</p>	Front Matter		No Change	
Public Comments	LEIF	<p>All plans need to have some level of prioritization of values and associated goals. These themes are all directionally important and generally I agree with them, but many are in direct or indirect conflict with each other. How does actual code and policy get built without an idea of what is most important. For instance, housing affordability and sustainability will create tradeoffs when considering the cost of construction and potential building sites and footprints. Does the City plan on creating a prioritization of themes and goals to help drive decision making during the code rewrite?</p>	Front Matter	Key Themes	No Change	
Public Comments	Wes Fleuchaus	<p>This strikes me as the crucial point if we'd like to see Ketchum continue to be a unique, self-sustaining community with more than a boom and bust service economy. There don't seem to be any specific policies proposed in the following pages to further this goal.</p>	Front Matter	Key Themes	No Change	See the Strong and Diverse Economy subsection
Public Comments	Perry Boyle	<p>They do mention it later in the plan, but that was in the previous plan, too. The problem is that the Council is unaccountable to the plan. They can totally ignore it. Which is pretty much what has happened over the past seven years. As Ms. Breen once said, it doesn't matter what the people want, the Council got elected and gets to decide. What we need in the comp plan is a governance process that holds the Council accountable for achieving the goals of the plan and reporting to the public on their progress. That is not in here.</p>	Front Matter	Key Themes	No Change	
Public Comments	Eliz	<p>Diversify Ketchum's economy--yes please. Away from Tourism and building. That is the only way to have a sustainable and vibrant community.</p>	Front Matter	Key Themes	No Change	
Public Comments	Perry Boyle	<p>This is literally backwards. The plans and studies should further the goals of the Comp Plan, not the other way around. One of the reason for such discord in town is that the priorities of the Comp Plan have been largely ignored by plans and studies over the past five years. I would take this line out of the Key Themes.</p>	Front Matter	Key Themes	No Change	
Public Comments	Perry Boyle	<p>Isn't this the primary theme of community input? This point should come first.</p>	Front Matter	Key Themes	Y	
Public Comments	Susie	<p>Based on what I heard at he 1/15 open house, there is great concern and lack of clarity around the future land use idea. Yes, clarify.</p>	Front Matter	Key Themes	No Change	
Public Comments	Susie	<p>Sustainability cannot be achieved when the majority of property owners do not live, work and vote in Ketchum. A bottom line increased tax base does not build sustainability or functionality. Money as the driving factor is not how any system becomes sustainable or regenerative.</p>	Front Matter	Key Themes	No Change	

Public Comments	Allyn Stewart	Re: maintaining the character of the city. It doesn't feel like this is a point of action, not only because of the buildings under construction, the proposed buildings are monolithic in size and height. It seems like we are heading towards an Idaho version of the canyon feeling of the lower east side of New York. AND PARKING, we are killing local businesses by eliminating so much parking, currently and in proposed construction. My suggestion is that we SLOW DOWN, so that all can be considered, in more detail, for the welfare of our town.	Front Matter	Key Themes	No Change	
Public Comments	Brett	Key Theme: "preserving community character ...and contribute to the city's distinct sense of place." This is great! Why does the rest of the doc seem to erode, or be at odds, with this? The doc theme seems more about growth and congestion. What can we do to protect any remaining sense of community?	Front Matter	Key Themes	No Change	
Public Comments	Perry Boyle	This is a step in the right direction but is missing a key step: reforming Ketchum's governance process to ensure the Council is accountable for achieving its aims. See the following for more suggestions: https://theketchumsun.substack.com/p/issue-31-what-ketchum-council-could https://theketchumsun.substack.com/p/issue-16-control-of-the-agenda https://theketchumsun.substack.com/p/issue-20-the-ketchum-budget-process https://theketchumsun.substack.com/p/issue-47-ketchum-council-has-outsourced https://theketchumsun.substack.com/p/issue-41-why-does-ketchum-make-decisions	Front Matter	Key Themes	No Change	
Public Comments	Annie Nelson	Preserving our Community Character is a huge priority, and everyone agrees it is gravely at risk due to the development initiatives of the mayor + city council. Please drill down on this concept. What exactly is community character? What creates it? What destroys it? And how exactly does one preserve it?	Front Matter	Key Themes	No Change	
Public Comments	Caleb	Who is the arbiter of beauty?	Front Matter	Key Themes	No Change	
Public Comments	Bronwyn Nickel	While there is nod to diversifying Ketchum's economy, there is an opportunity to add the theme of the support, infrastructure, and development of existing local businesses.	Front Matter	Key Themes	No Change	
Public Comments	Wendolyn	"... focus on historic preservation in the context of economic development"	Front Matter	Key Themes	Y	
Public Comments	William W	Many of us chose Ketchum, instead of Deer Valley and other towns with a wider and better variety of skiing, because of the Wood River Valley's unique character and charm. Ketchum and the Wood River Valley offered a small-town charm and magnificent year-round recreation and life-style attractions. Being able to find a place to park near Atkinsons during the day, and near a favorite restaurant on a cold, winter evening, has been an important part of the good lifestyle. Getting rid of convenient parking, and increasing the density of housing, is not consistent with my Vision for Ketchum. William Flanz	Front Matter	Parts of the Plan	No Change	
Public Comments	Perry Boyle	Should the first substantive content be about "growth" framework? Suggest that Community Vision/Values come first. There may be a community consensus to limit growth based on the values sections.	Front Matter	Growth Framework	No Change	
Public Comments	Tory	Hi! looks like a typo - should it be "policies"?	Front Matter	Growth Framework	Y	

Public Comments	LEIF	How can we ensure City staff focuses on consistency instead of using the Plan as a tool to find reasons to say no? From my limited time in the community over the last 5 years most of the challenged we've encountered directly or indirectly have been City staff decisions that appear to cherry pick from the Plan and codes to get to the decision they really wanted in the first place.	Front Matter	Consistency Criteria	No Change	Clarified to include "other criteria outlined in the zoning regulations"
Public Comments	Perry Boyle	This is good. This is a new approach. How will the staff evaluate projects with conflicting aspects of the plan--will the staff memo structure be redesigned to highlight this evaluation process?	Front Matter	Consistency Criteria	No Change	
Public Comments	Caleb	This is an absolute power grab. This page is the bombshell that I have been waiting for since the exercise of rewriting the Comp Plan and Codes began. This gives City Staff- who, being appointed and not elected, has the potential to be unqualified- the ability to reject otherwise legal applications simply because it doesn't align with any extracted, generic, myopic portion of the Comprehensive Plan it may choose. According to the Local Land Use Planning Laws, specifically, Idaho Code 67-6535: 'approval standards and criteria shall be set forth in EXPRESS terms in land use ordinances in order that permit applicants, interested residents and decision makers alike may know the EXPRESS standards that must be met in order to obtain a requested permit or approval.' Caps added by me- since the keyword here is 'express'. It is stated twice in that sentence. According to thelawdictionary.org express means: 'Made known distinctly and explicitly, and not left to inference or implication. Declared in terms; set forth in words. Manifested by direct and appropriate language, as distinguished from that which is inferred from conduct. The word is usually contrasted with "implied." State v. Denny, 118 Ind. 449, 21 N. E. 274, 4 L R. A.65.'	Front Matter	Consistency Criteria	No Change	
Public Comments	Perry Boyle	Great catch Caleb! I agree with you.		Consistency Criteria	No Change	
Public Comments	Anne Corrock	Zoning Regulations must be objective. Waivers, flexibility, discretion, etc. are subjective and create inconsistent results, public mistrust and unwanted precedent.	Front Matter	Consistency Criteria	No Change	
Public Comments	Susie	Heed these comments.	Front Matter	Consistency Criteria	No Change	
Public Comments	LEIF	Again noting the need to provide the community with more clarity as to what the City truly prioritizes and values as our true north star. Does the City want to the hard work now of outlining it's prioritization so the community has more direction when faced with making decisions, spending time and money, and putting forth proposals to the City that have trade offs as noted?	Front Matter	Prioritization	No Change	
Public Comments	Amy Weyler	This is a loophole. It is possible to balance "Ketchum's distinctive built and natural environment with the desire to provide diverse community housing options." It is on our City Council, Mayor, Business Community, and tax-paying residents to strike the right balance. When I read this, it seemed like it provided an "out" instead of committing to what the workshops and surveys clearly stated—balancing these and not sacrificing. Please strike this from the comp plan. Thank you.	Front Matter	Edit	No Change	
Public Comments	Perry Boyle	agree	Front Matter		No Change	

Public Comments	tof	This does not have to be the case. It should all be about balance. If good design can not be incorporated, then that particular housing project ultimately would not meet the needs of the community. The goal of sustainability can help guide how to achieve multiple core values at the same time.	Front Matter	Consistency Criteria	No Change	
Public Comments	Wendolyn	without captions, we miss the opportunity to underscore the important cultural work - like music in our paved parks - that we work so hard to put on. Captions educate; they are not incidental. Please use captions.	Vision and Core Values	Edit	No Change	
Public Comments	Wendolyn	"... stewardship of natural, economic, and historic resources." Please add.	Vision and Core Values	Edit	Y	
Public Comments	Annie Nelson	Your current form of government is not transparent nor collaborative. For every contentious voting situation on city council, the mayor breaks the tie in his favor each time. It's the least democratic set-up I've seen in a long time.	Vision and Core Values	Distrust in local government	No Change	
Public Comments	Perry Boyle	The BCSC and its Plan have no metrics for controlling GHG emissions. Can we create goals around this and then tie all our sustainability activities to their contribution to reducing climate destruction intensity?	Vision and Core Values		No Change	Many of the goals and policies in the Plan and the BCSC support the reduction of GHG emissions directly or indirectly (e.g., multimodal transportation, community housing). Additional discussion has been added to background in Chapter 2 (Responsible Stewardship of Natural Resources)
Public Comments	Jakub Galczyński	There is no accountability. I do not see anyone within the Advisory Groups who stands out (to me) as a Professional implementing Sustainability measures. I hope that I am wrong. Otherwise, I would find someone that will naturally point out opportunities for responsible change.	Vision and Core Values	Need feedback from expert	No Change	The project team conducted meetings with the Ketchum Sustainability Advisory Coalition to review materials and provide feedback at multiple times through the Plan update process.
Public Comments	Gina Poole	Given we have the Big Wood River with its tributaries within the City of Ketchum it is essential to have a riparian ecologist or other expert on sustainability on the Advisory group. This Plan reflects a lack of input to protect riparian ecosystems and the wildlife that depends on it.	Vision and Core Values	Need feedback from expert	No Change	
Public Comments	Ryan Gallagher	There should be some mention of the ability of people to live and work in our town. You can easily be mindful of the natural resources and the health of "people who call this community home" without actually sustaining the space for people to live here.	Vision and Core Values	Edit	No Change	This is discussed in later sections of the document
Public Comments	Perry Boyle	What in the plan addresses resilience to economic downturns. Over the past 5+ years hasn't Ketchum become more exposed to boom/bust cycles of the tourism and construction industries? Can we shift our public tax/subsidy system away from subsidizing these industries to attracting less cyclical industries? There seems to be no economic development plan for Ketchum other than to tax locals to grow tourism. Let's change that!	Vision and Core Values	Sustainability and Resilience	No Change	See the Strong and Diverse Economy subsection
Public Comments	Perry Boyle	Why are these the goals? Who picked them? What happened to the goal of maximizing the quality of life for Ketchum residents?	Vision and Core Values	Sustainability and Resilience	No Change	The community was asked to provide feedback on the proposed core values through a statistically valid community survey in early 2024, and again during the first round of community outreach in April 2024.

Public Comments	Fiona Smythe	I'd suggest changing this to Conservation of Environment or Surrounding Habitat. "Stewardship of Natural Resources" implies that the surrounding environment, which is a major reason both locals and tourists love Ketchum, is there to be utilized or consumed. We should be encouraging conservation of the environment and the species living alongside us, rather than the consumption of the same.	Vision and Core Values	Sustainability and Resilience	No Change	Stewardship means "to take care of [something]"
Public Comments	Brett	Our water basin is over allocated; meaning, there is not enough water for existing users. Where is the water going to come from to support your proposed increase of density, development, and growth?	Vision and Core Values	Data	No Change	See Chapter 4, Growth Framework
Public Comments	Susie	Packing in more buildings, more vehicles, more people continually drains resources natural & infrastructure. Stewardship is a relationship with not a power over concept. When you approve houses built in floodplain, wetlands, and riparian while destroying all immediate habitat as in Wood River Drive house you are not practicing stewardship in any sense of the concept. Double talk will not create conversation.	Vision and Core Values	Distrust in local government	No Change	
Public Comments	Perry Boyle	Can we change this as a great place to live, work and raise a family?	Vision and Core Values	Sustainability and Resilience	No Change	
Public Comments	Ryan Gallagher	Who are the future residents? I think we should make it clear that we want to have a place where people are able to live and not just create a space for rich people to come visit or work remotely from.	Vision and Core Values	Preserve community character	Y	
Public Comments	Susie	Any climate action plan must prioritize trees, plants and alive soil and water courses. This is what makes climate. We keep eliminating unbuilt land, earth, trees, plants calling it underutilized land. No, it is land in its most climate sustaining and beneficial form. Please wake up to the way our planet functions. Most of this section is hooey dooey to placate the idea that the concept of sustainability, climactic action, resilience is actually being addressed in this plan. FALSE.	Vision and Core Values	Sustainability and Resilience	No Change	
Public Comments	Wendolyn	Please add another circle: "Honoring our historic past"	Vision and Core Values	Sustainability and Resilience	No Change	Historic preservation is discussed in the Unique Built and Natural Environment section
Public Comments	Anne Winton	Definitely need to add another circle "Honoring our historic past"!!	Vision and Core Values	Sustainability and Resilience	No Change	Historic preservation is discussed in the Unique Built and Natural Environment section
Public Comments	Perry Boyle	How do we measure Sustainability and Resilience? Where can we find Ketchum's Sustainability and Resilience Goals? They aren't explicit in this plan.	Vision and Core Values	Sustainability and Resilience	No Change	See goals and policies that are highlighted with 5B CAN icon.
Public Comments	LEIF	10 values is a lot and inherently increases the challenges with getting all pieces to fit at the same time in harmony. Great in aspirational, guaranteed challenges in application. Love Sustainable and Resilient as guiding/top values. Will deference be given to these two ideals if the other values are in conflict?	Vision and Core Values	Prioritization	No Change	The City strives to strike a balance in its decision-making. Individual proposals will be evaluated using the criteria on page 9.
Public Comments	Annie Nelson	Where is the green space in town? Please plant more trees, prioritize green spaces and parks, and stop cutting down trees to build more concrete buildings.	Vision and Core Values	Sustainability and Resilience	No Change	
Public Comments	Perry Boyle	That's a great point. I think the zoning code requires developers who cut down trees in the core to replace them with similar trees elsewhere in the core. The City doesn't seem to be enforcing that. Bluebird cut down 10 trees and replaced them with some shrubs.	Vision and Core Values	Sustainability and Resilience	No Change	

Public Comments	Anne Corrock	"...without compromising the ability for future Ketchum residents to meet their own needs." What does this comment mean?		Edit	Y	Reworded
Public Comments	Kerry Sharp	The city's infrastructure - including what we drive/ride/walk on (roads, paths, walkways), what we see above us (electrical/comm utilities) and what we don't see below (water systems, sewer systems, electrical/comm) seems to have little or no priority in this plan. These are the things that can deteriorate from lack of priority and attention. The outcomes if this continues are likely to be very expensive and disruptive.	Vision and Core Values	Vision	No Change	These items are addressed in more detail in the Growth Framework
Public Comments	Wendolyn	From whence the quote? Who said it? Why is it important?		Edit	Y	Removed the quotation marks around the vision
Public Comments	Annie Nelson	I look forward to reading more on how the comp plan prioritizes education. For now, all I see is a priority on building/structural development. So far I see no emphasis on education or culture anywhere.	Vision and Core Values	Vision	No Change	These items are addressed in more detail in Chapter 3
Public Comments	Perry Boyle	The County provides education, not the City. But I feel you. We have a Council that doesn't have to deal with education, has outsourced its police and fire department, that has \$100m in deferred reconstruction liabilities for roads and sidewalks. When you look at the Council agendas, they spend all the majority of their time on development. This is very different than how most cities in the country or even the state, operate. If we want our Council to achieve the goals of our Comp Plan, we need a governance process to hold them accountable to it.	Vision and Core Values	Vision	No Change	
Public Comments	Perry Boyle	This is the core of the plan, yet it is buried here. Shouldn't it be the first page? The plan should provide pathways to achieving these goals, but does it? replaced_Cohesive Ketchum Comprehensive Plan 2024_PublicDraft_Dec2024.pdf Page 59 Printed 01/22/2025 How do we define success for each of these goals? For example, what does "world-class character" mean? What does "small-town feel" mean? These are competing objectives that drive the debates we are having right now. Can we build consensus around them as part of the comp plan process? We have a goal like "excellent jobs" but the Council approves tourism development that provides only low-paying cyclical and seasonal jobs that require taxpayer-funded housing for the workers--how is that consistent with the plan? When the Council deviates from the plan, how is that made transparent to the community? When we have a goal of "excellent healthcare," how is that consistent with lack of mental health care, the need to be lifeflighted out of our hospital, the lack of most specialty care, etc? I have never seen a City Council agenda that discussed health	Vision and Core Values	Vision	No Change	
Public Comments	Annie Nelson	Perry, You put this perfectly. I wholeheartedly agree. I had the exact same questions. Also - You totally nailed it with this comment: "We have a goal like 'excellent jobs' but the Council approves tourism development that provides only low-paying cyclical and seasonal jobs that require taxpayer-funded housing for the workers". There is indeed something very OFF and very misguided in this economic model.	Vision and Core Values	Implementation	No Change	

Public Comments	Anne Corrock	This is taken from the 2014 Comp Plan. It was on page 1, Chapter 1. Chapter 2 was the Framework. Not sure why they switched them, but I agree with you, the Community Vision and Core Values should come first!	Vision and Core Values	Edit	No Change	
Public Comments	Tory	Maybe a little wordsmithing, but do we want a "dynamic" economy or a "stable" one? (and preferably we strive for it to be regenerative)	Vision and Core Values	Edit	Y	Change from dynamic to stable
Public Comments	Susie	Authentic mountain town - yes we are clearly at elevation. World class is a catch phrase, but what is real meaning? Yes we are a small town with strong sense of community. If it's local government's responsibility or place to deliver education what exactly do you mean? As someone stated, stable economy is more reflective of residents' desires than 'vibrant'. How can young people stay and live where they were born, young people who want to raise families stay if everything is oriented to wealth and tourism? Wealth and tourism discourage diversity. Show us your environmental responsibility actions. How does increased population, increased tourism 'maintain our special way of life for generations to come'? How does this comp plan in actionable steps accomplish this mission statement?	Vision and Core Values	Implementation	No Change	
Public Comments	Bronwyn Nickel	It's not clear where this statement comes from. How can this statement reflect the history of Ketchum, and how that history is honored through Wagon Days, Trailing of the Sheep, and legacy businesses? There is a need to include a statement of supporting existing local businesses.	Vision and Core Values	Edit	No Change	The vision was not heavily altered as part of this rewrite
Public Comments	Perry Boyle	100% agree. To add to that, there is nothing in the plan that creates any governance mechanism to incorporate the voice of local business in Council decisions or to include their voices on Mayoral appointed committees like KURA (which has not one local retail member on it).	Vision and Core Values	Vision	No Change	
Public Comments	Perry Boyle	How are the vision and values linked to the growth evaluation process? For example, can we put currently planned projects through this lens so we can see how it works?	Vision and Core Values	Vision	No Change	
Public Comments	Wendolyn	need a caption - Wagon Days what year. view to historic building.	Vision and Core Values	Edit	No Change	
Public Comments	Tory	Thumbs up! Thank you for the emphasis on this in the plan and working to implement important multi-modal connections and access, all of which supports economic, social and environmental sustainability.	Vision and Core Values	CV 1: Connected Transportation Network	No Change	
Public Comments	Wendolyn	If we don't have designated value among these 10 for historic preservation, then we will need to incorporate the sentiment into each one. Which do you prefer?	Vision and Core Values		No Change	Historic preservation is discussed in the Unique Built and Natural Environment section.
Public Comments	Ryan Gallagher	It's amazing that a town that prides itself on outdoor living and biking has no dedicated bike paths down town.	Vision and Core Values	CV 1: Connected Transportation Network	No Change	This topic is addressed in more detail in Chapter 3 of the plan, as well as through the related plans and studies referenced for this core value.

Public Comments	Jack	I have read the Bike Path consultant report dated December 17, 2024. I would strongly suggest that the City look carefully at the negative impacts of creating one way streets on local businesses. The need to accommodate the proposed street section design options on Leadville and Washington would remove according to the report a great deal of current parking spaces. We do not need the further loss of parking in the downtown. The same comment applies to the recommendation to remove parking on Fourth Street from Spruce Avenue to the Post Office. The removal of parking on Fourth Street adjacent to the Community Library and on Fourth from Walnut to East Avenue has created a "dead zone" in many ways already. The 14 parking spaces adjacent to the north side of the Christiania and Colonnade were built with these projects and are already used extensively year round. These are controlled and snow melted by the homeowners associations for each building and under the terms of the original Development Agreements for these developments.	Vision and Core Values	CV 1: Connected Transportation Network	No Change	This topic is addressed in more detail in Chapter 3 of the plan, as well as through the related plans and studies referenced for this core value.
Public Comments	Ryan Gallagher	While I respect the need for parking, especially for the elderly and disabled. There is ample proof that adding parking spots to an area doesn't make parking easier or more available. It encourages people who don't need to drive to use cars and increases motorized traffic, ultimately making parking harder and less available. The actual limit on parking spots is space, which we cannot just wish into existence. adding bike and pedestrian infrastructure will counter-intuitively relieve the parking situation by allowing those of us who don't need to drive everywhere to not use a car in the first place.	Vision and Core Values	CV 1: Connected Transportation Network	No Change	This topic is addressed in more detail in Chapter 3 of the plan, as well as through the related plans and studies referenced for this core value.
Public Comments	Perry Boyle	How do we hold the Council accountable for reporting on progress of implementing plans? For transportation, we have a 10-year-old master plan for bike paths that the City has not yet completed. How do we incorporate achieving our plans into long-term budgeting?	Vision and Core Values		No Change	
Public Comments	Kirk Ebertz	Please keep up the good work on public transportation. A bike paths in the downtown core would make it safer for bike riders and keep them off sidewalks. And the bike paths could induce more people to ride instead of drive into town	Vision and Core Values	CV 1: Connected Transportation Network	No Change	This topic is addressed in more detail in Chapter 3 of the plan, as well as through the related plans and studies referenced for this core value.
Public Comments	Courtney	and traffic and parking issues	Vision and Core Values	CV 1: Connected Transportation Network	No Change	This topic is addressed in more detail in Chapter 3 of the plan, as well as through the related plans and studies referenced for this core value.
Public Comments	Melissa Rivelo	Walking and bicycling work well for some people some of the time. We have ice and snow on our roads and sidewalks 6 months out of the year, and a significant older population who support our local restaurants and businesses. As lofty as it sounds to "promote healthier lifestyles through walking and cycling," we can't be short sighted about the growing need to provide ample parking in the downtown core. This comp plan makes no promises to make the happen.	Vision and Core Values	CV 1: Connected Transportation Network	No Change	This topic is addressed in more detail in Chapter 3 of the plan, as well as through the related plans and studies referenced for this core value.
Public Comments	Ryan Gallagher	The prioritization of disabled and elderly people is essential in the future design of the town, however I don't believe this comes from making it easier to drive and park. We need to prioritize handicapped parking spots and accessible sidewalks. Adding cars to the downtown area makes it more dangerous for those with disabilities not safer.	Vision and Core Values	CV 1: Connected Transportation Network	No Change	This topic is addressed in more detail in Chapter 3 of the plan, as well as through the related plans and studies referenced for this core value.

Public Comments	William	Easy to understand architectural requirements, that limit the subjectivity of the local planning board, will allow for more consistent architectural outcomes.	Vision and Core Values	General	No Change	Design parameters will be reviewed as part of the Code update
Public Comments	LEIF	Attractive is highly subjective. For instance I think the new modern style is attractive cut up mish mash buildings are not attractive. Both now have comps in town and different folks will find them attractive. From the design review comments and P&Z decisions/feedback I've seen, we've allowed individual preferences of the officials in those seats to become a de facto HOA for all building in the City which isn't the legal role they fulfill. The City should be calling allowed and not allowed and not opining on what they would do if they were the owner/developer of the property and then requiring associated changes. Suggest more definition on attractive if this word is used.	Vision and Core Values	Substantive	Y	Removed attractive
Public Comments	LEIF	Is it distinct or unique? Values graph above says unique. I would prefer Distinct since unique means expensive and generally less resilient and sustainable.	Vision and Core Values	Substantive	Y	Update CV2 for consistency
Public Comments	Susie	Ketchum is lit up 24/7. Look at the webcams from Baldy. The Dark Sky ordinance is in name but not actuality. Turn off the lights 11pm to 6 am. Save resources and money and comply to DS.	Vision and Core Values	General	No Change	Lighting standards will be reviewed as part of the Code update.
Public Comments	Annie Nelson	I have to laugh at this. Unobstructed views in all directions? Are you kidding me? The skyline has radically changed thanks to city council. You have literally blocked the sky/sun with the enormous buildings and hotels you've put everywhere in last 5 years. It is shameful.	Vision and Core Values	Substantive	Y	Reworded
Public Comments	Perry Boyle	For the Natural Environment, how do 4-story lot-line-to-lot-line buildings that block out views fit this community value? Also, what about trees in the core? We used to have more trees. How do we keep Ketchum's core tree-friendly? On dark skies, our light dome continues to grow. Sun Valley Co uses pictures of Ketchum all lit up at night in its marketing materials. Should we regulate not just outdoor fixtures but lumens as some other cities do?			No Change	
Public Comments	LEIF	Do you want distinct or unique? Seems unique isn't what the City really wants with this sentence.	Vision and Core Values	Substantive	Y	
Public Comments	Perry Boyle	The light dome continues to grow over Ketchum. We have no process to measure that. Can we put that process into place? Can we shift from just regulating outdoor fixtures to regulating lumens?	Vision and Core Values		No Change	
Public Comments	Perry Boyle	Mr. Cordovano made a good comment last week that we need to start regulating light emissions from stairwells.	Vision and Core Values		No Change	
Public Comments	Kirk Ebertz	We have a night ordinance but there doesn't seem to be any enforcement. Porch lights, driveway lights and Christmas lights are being left on either all night or into the early morning adversely affecting the mountain town feel.	Vision and Core Values	General	No Change	Lighting standards will be reviewed as part of the Code update.
Public Comments	Jack	We now have at least 6 or 7 different City light standards all over the downtown. The newest version is on Main Street and not the same as being required on other side streets (by example on the new buildings between Sun Valley Road and Fourth Street). These street lights are mandated by the City Engineer and are at 20 feet high. If you see the light spread they certainly illuminate the sidewalks and the streets but 15 feet or lower would be better for the Dark Sky Reserve.	Vision and Core Values	General	No Change	Lighting standards will be reviewed as part of the Code update.

Public Comments	B. Nickel	How do current design guidelines meet this standard? How will the City listen, engage with, and enact design guidelines that meet this standard?	Vision and Core Values	Clarification	No Change	Phase 3 of the Cohesive Ketchum process includes an updated to the City's zoning code, which will include discussions related to the City's development standards
Public Comments	Jack	How will you effectively do this? The recent example of the property owner at the SEC of Second Street and Leadville Avenue who offered to move the beautiful older home on this lot and donate it in order to redevelop the property was deterred if not denied from doing so. Now the home sits there in a deteriorating condition with an undetermined future. Find a creative way of saving it by having the community buy it and restore and maintain or let it be moved to a new site in conjunction with a compatible partner such as ARCH or the Wood River Housing Trust.	Vision and Core Values	General	No Change	
Public Comments	Annie	As someone pointed out here, essential workers and middle class families do NOT want to live in a 400 sq foot cookie cutter apartment. Please prioritize families, teachers, nurses, doctors, other essential workers in your vision for this community. Your model of building bluebirds all over the downtown is not sustainable, nor is it helpful for the town as a whole.	Vision and Core Values	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Courtney	and that this will make our community more resilient in the face of future adversity	Vision and Core Values	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	If we replace middle class working families who make too much for Bluebirds, with chronically underpaid tourism industry workers who will never make enough to escape Bluebird, how does that make our community more resilient?	Vision and Core Values		No Change	
Public Comments	Tory	looks like typo - remove extra space between options and the ","	Vision and Core Values	Formatting	Y	
Public Comments	Ryan Gallagher	This is what I see as the most important thing for this document to address. Our urban residential areas are becoming less and less dense, exasperating the housing issues. The number one factor is housing price is sq footage. We need to place unit size caps across the zoning spectrum there is no need to 4k sq foot condos in west Ketchum, and if you want to built a 10k sq house do it in Midvalley or Hulen.	Vision and Core Values	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Annon	Why don't we just ban air bnb in Ketchum/sun valley? This would lead to less 2nd and 3rd owners and open more houses for sale or long term rental. It would also help hotels and restaurants. Every time I read or hear about the plans for community housing they are nothing burgers. The people who move and live here don't want some studio 300 sq ft room in a cookie cutter apartment building with no garage for 400k. That is not a valid offer. Make it easier for people who live here full time to acquire housing and harder for those taking advantage of the crisis through legislation. https://reasonstobecheerful.world/the-towns-outsmarting-airbnb/	Vision and Core Values	CV 3: Diverse Community Housing Options	No Change	Expanded discussion of STRs parameters in revised draft.
Public Comments	sam	The reality hasn't proven your claim. housing rental availability and pricing didn't change significantly with a ban. many people decided to keep the place vacant, depriving them of some income offset to their expenses and reducing the tourist visits. The idea doesn't hold up in practice.	Vision and Core Values	CV 3: Diverse Community Housing Options	No Change	

Public Comments	sam	This is about NYC's restrictions which are under review. https://www.wsj.com/lifestyle/travel/new-york-city-airbnb-crackdown-bill-1caa0bc5?mod=WTRN_pos4&cx_testId=3&cx_testVariant=cx_176&cx_artPos=3	Vision and Core Values	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	We lost almost 500 long-term rental units to the airbnb market since 2017. The implicit policy has been to replace low-margin middle-class locals with high-margin tourists and then tax the remaining locals to build subsidized housing for low-paid tourism industry workers. Without a coherent housing policy that creates a supply of middle-class housing, we never achieve the Comp Plan goals of good-paying jobs, economic vitality, high-quality healthcare, etc. The City Housing Action Plan calls for spending over \$350+mm on primarily income-capped housing that squeezes out our essential workers and middle class. We should not be building more Bluebirds if we want to achieve the goals of the Comp Plan	Vision and Core Values		No Change	
Public Comments	Annie	100% Perry. Such an important point.	Vision and Core Values	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Alex Nelson	This is a well stated and important comment. Please set goals with metrics to support the middle-class families that will never be able to afford housing.	Vision and Core Values	Implementation	No Change	
Public Comments	Fiona Smythe	I'm not sure @sam's comment is correct - there does seem to be a correlation between AirBNB and higher long term rental rates: Articles here: https://harvardpolitics.com/regulating-airbnb/ and here: https://www.sciencedirect.com/science/article/pii/S0094119021000383 This article in particular uses a scientific analysis of data to show that: 1) laws restricting AirBNBs "reduced house prices and rents by about 2% on average. This effect is robust to a wide range of placebo-tests and specification choices. Hence, the decision to implement an HSO is a political one, with a clear group of winners and losers, and strong distributional effects: owners lose from HSO-induced house price reductions, whereas (long-term) renters benefit from lower rents." and 2) that "a standard deviation increase in the Airbnb listings rate increases prices by 5.5%" So depending on where you fall in this debate (more, lower priced long-term rental units should be available versus higher profits for short term rentals and area owners) you may be in favor of restrictions on short-term rentals. Note that many places have put partial restrictions in place (owner must occupy the rental some % of time or be present, or owners can only rent for x days per year). If the goal is community housing, it seems that restricting short term rentals is one way to reduce rents and home prices and	Vision and Core Values	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Marilyn Hoffman	This is totally ridiculous. You can't even fill the existing availability now. Your plan does nothing but make the existing town more dense	Vision and Core Values	CV 3: Diverse Community Housing Options	No Change	
Public Comments	LEIF	This is increasingly important. We visited Whistler area recently and they implemented policies 20 years ago that have really worked for that community. We're late to the party, but should do the same now so that in 20 years it's not exponentially worse than it is right now.	Vision and Core Values	CV 3: Diverse Community Housing Options	No Change	

Public Comments	Jack	Land prices have accelerated rapidly since the onset of the pandemic and the inward migration of "blue" states populace into greater Idaho and specifically the Wood River Valley. The development of any form or category of housing is severely and negatively effected as land prices increase and make the economics of developing a sound financially viable project nearly impossible. By example, several remaining smaller undeveloped lots or lots in use but available for redevelopment in downtown Ketchum are on the market for prices between \$250 to \$425 per land foot. Smaller standard lots in the downtown for those who do not know are 5500 square feet and 8250 square feet in area. The viable range for building under current downtown Community Core zoning is \$150.00 per land foot. This is assuming Ordinance 1234 is not applied but now in force. The only way for private projects to create affordable housing within their zoning parameters is to see this land price recede (highly unlikely given the scarcity of these types lots downtown) and in combination with maintaining the current maximum FAR of 2.25 and allowing buildings to grow to 4 stories or above. Reduction in height from the current 42 feet in the CC should not happen under any circumstances.	Vision and Core Values	Land Use	No Change	
Public Comments	William	This should not be treated as a Ketchum-specific problem. To treat it as such is extremely narrow minded and does not consider the broad resources, space, and commute options within the Wood River Valley. What is being done to coordinate with Hailey, Bellevue, and unincorporated Blaine County land?	Vision and Core Values	CV 3: Diverse Community Housing Options	N	Goal TCG-6: Foster collaboration on Comprehensive Plan issues notes the importance of working with other communities and organizations in the valley
Public Comments	Anne Winton	Agree with William & Annie here... City needs to work with Hailey, Bellevue and the County for solutions to affordable/workforce housing. We do not need to be a town of Bluebirds...Let's see how one Bluebird settles into the fabric of Ketchum before starting another.	Vision and Core Values	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Annie	For any future low-income housing projects, please do a more thorough exploration of using adjacent and other 'very nearby' areas, but please no more building in the commercial core. The downtown needs to be revitalized. It's getting depressing. Local businesses are being hurt by these housing projects. City council is gutting the downtown of its vibrancy and functionality.	Vision and Core Values	CV 3: Diverse Community Housing Options	N	Goal TCG-6: Foster collaboration on Comprehensive Plan issues notes the importance of working with other communities and organizations in the valley
Public Comments	Perry Boyle	Sun Valley Co over the past few years has been limited activities on Baldy. The restriction of hours for uphill in the name of safety is a red herring (they could provide at least one access path that connects to lift opening times). They have doubled the prices of ski passes for local kids. Yet SVC receives millions of dollars in Ketchum taxpayer subsidies, ranging from exemption from LOT on IKON passes, to housing, to financial support of the World Cup to Mountain Rides for their guests. Can we get some quid pro quo from them?	Vision and Core Values		No Change	
Public Comments	Tory	Sentence structure: " for visitors, who come from around the world come for some of the " ... I think this sentence might need to be fixed.	Vision and Core Values	Formatting	Y	
Public Comments	Perry Boyle	We have several types of cultural events: City sponsored (Wagon Days, Ketchum Alive), non-profit events (SVMoMA, Argros, etc), and for-profit events (5B Productions, World Cup). We should not be providing taxpayer subsidies to for-profit events. Yet, we do.	Vision and Core Values		No Change	

Public Comments	Perry Boyle	Our local businesses complain that some of these events hurt their business. How do we find a balance that creates vibrancy but not at the expense of our local merchants?	Vision and Core Values		No Change	
Public Comments	Annie	Speaking of valuing 'culture': Can we please examine why the bookstores are closing? Do people like living in a town where they close bookstores but build brand new buildings to house chain retail stores like Johnny Was and Faherty? How can this be healthy for our local 'culture' ?	Vision and Core Values	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Jack	The riparian zones along Trail Creek and the Big Wood not only must be protected but maintained but by whom? In 2009, I developed the town homes at 600 Second Street West and as part of that development agreement, a pocket park was designed by local landscape architect, Rob King, and built out. The park was named Lucy Loken Park by the City. The 25 foot riparian zone at the south end of the park was protected, replanted and with public access to a focal point to the stream. Today the park is in poor shape and in need of the City's attention as the riparian area has been populated by various benches and memorial markers and the riparian bank literally unrecognizable. How can the City assure us that these park and riparian resources with restoration are protected and properly maintained?	Vision and Core Values	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Annie	Tree preservation? You cut down mature, shade-providing trees to put up new buildings all over town. Trees are the #1 way to offset climate change. Please, please plant more trees and do not cut down any more.	Vision and Core Values	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	LEIF	This is very important as our world becomes more resource constrained generally and locally. I think the City should go being integrating and leveraging this as a carrot to drive other policy goals like low income housing, density, and other goals.	Vision and Core Values	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Perry Boyle	Tree preservation is not being done. We allow developers to replace mature trees with bushes. We don't seem to be doing much recycling of our waste stream. We provide almost free water to Sun Valley Co. to water its golf courses--it's great they use wastewater, but shouldn't they pay for water like other users? Our development process does not seem to include any "low-impact" standards. Ex of the 10,000sf house proposed for West Ketch. Can we create these standards?	Vision and Core Values		No Change	Development standards will be reviewed and updated as part of the Code update.
Public Comments	Perry Boyle	The assertion that we apply best practices is not accurate. We do not. Particularly, when it came to the Water Treatment Facility rebuild. How do we hold the Council accountable for living up to our Comp Plan goals?	Vision and Core Values		No Change	
Public Comments	Fiona Smythe	The valley is also in need of better waste management options for compost and biodegradable materials. When these go into the trash/landfill stream it creates methane (a potent greenhouse gas) and increases the volume of landfill. If properly disposed of in green bins and composted, this material could be used by local parks and farms.	Vision and Core Values	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Fiona Smythe	Suggest changing from natural resources to environment, per earlier comment.	Vision and Core Values	Formatting	No Change	
Public Comments	Tory	Can we go beyond this and establish a goal to reduce our global footprint as a community?	Vision and Core Values	CV 6: Responsible Stewardship of Natural Resources	No Change	

Public Comments	Annie	Focus less on the tourism-industry and attracting tourists, and make it your top priority to attract highly trained specialists, mental health providers, doctors, educators, etc. What needs to happen in this town for these people to be able to move here, live here?	Vision and Core Values	CV 7: Safe and Healthy Community	No Change	
Public Comments	Annie	This is not true. Please see recent article on the valley's "Child Care Crisis" --- https://www.mtexpress.com/news/blaine_county/experts-parents-weigh-in-on-valleys-child-care-crisis/article_a254e7ae-ab76-11ef-8d74-cfea1a6javascrit:void(0);190f0.html AGAIN, please examine, WHY and HOW could this happen? What local factors are contributing to this problem?	Vision and Core Values	CV 7: Safe and Healthy Community	No Change	This statement says that community strives to provide access to affordable child care, not that child care is currently affordable or accessible in Ketchum
Public Comments	Anne Corrock	What about the natural disasters that happen elsewhere that create a burden on our community. We had an incredible influx of new home owners due to Covid. Are we ready for another? It could be right around the corner with the fires in LA.	Vision and Core Values	CV 7: Safe and Healthy Community	No Change	
Public Comments	Perry Boyle	Health care is one of the challenges of living in Ketchum. A key problem is housing is too expensive for medical professionals. Can we change our housing action plan to prioritize housing essential workers rather than for-profit tourism industry workers? That would help us achieve multiple plan goals, including this one.	Vision and Core Values		No Change	
Public Comments	Courtney	mental health care	Vision and Core Values	CV 7: Safe and Healthy Community	Y	
Public Comments	Perry Boyle	Our housing policies are, in a perverse way, anti health care (and mental health care). The Council's obsession with Cat 4 means we will never help mental health professional to live in Ketchum.	Vision and Core Values		No Change	
Public Comments	Perry Boyle	The serious crime rate, while still low, has doubled in the past 5 years, according to SVED. There is a widely held belief that we are overpoliced on some issues (traffic stops) and underpoliced on others (property crime). Our police force is not from our community. Can we make it a priority to house first responders in the community and take a look at bringing the KPD back?	Vision and Core Values		No Change	
Public Comments	William	Ensuring fire prevention efforts are aligned with international standards will allow insurance companies to continue to provide property coverage in the WRV. See California insurance non-renewal issues for what happens when this is not done.	Vision and Core Values	CV 7: Safe and Healthy Community	No Change	
Public Comments	ds	Shouldn't building codes start incorporating wildfire resiliency when building structures (including homes) and deciding where to place structures and how close these homes and structures should be to each other?	Vision and Core Values	CV 7: Safe and Healthy Community	No Change	
Public Comments	Anne Corrock	Can you give an example of the life-long learning opportunities?	Vision and Core Values	CV 7: Safe and Healthy Community	No Change	Such as gardening classes, programs sponsored by the library, etc.
Public Comments	LEIF	As a local entrepreneur that lives and works from home, I've seen many of the efforts to develop a local creator economy through shared spaces, mentorship, and access to resources and capital. Bridging the gap between those just starting and the abundance of successful folks in this town is an area that I think can really help with diversifying the economy and importantly increasing the percentage of people that live and work in Ketchum.	Vision and Core Values	CV 8: Strong and Diverse Economy	No Change	

Public Comments	Perry Boyle	We literally don't do any of this. We have even been pushing non-tourism companies out of Ketchum (ex of First Light). This was also in the previous Comp Plan and we have gotten more dependent on tourism, not less. Our local businesses just rose in revolt against the Washington Lot development plan (KBAC). Can we charge the Council with creating an Economic Development Plan for Ketchum to achieve this goal?	Vision and Core Values		No Change	
Public Comments	Anne Corrock	We just "envision" non-tourist entrepreneurs. The focus has been growing tourism, period.		CV 8: Strong and Diverse Economy	No Change	
Public Comments	Ryan Gallagher	We should also be encouraging our residents to start companies, this sounds a bit like we are just trying to get people to move their company here. When you look at the companies that have sustained our local population, many have started here. (Smith, DECKED, First Lite)	Vision and Core Values	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Pat Higgins	As I have mentioned before on public comment letters to the city. The study they did in February last year, the majority of people who responded wanted a parking garage. The city questioned, if you had a magic wand, what would you like to see? Does the city even look and digest the results on these studies?	Vision and Core Values	Editorial	No Change	
Public Comments	Perry Boyle	I think this goes back to the governance issue that is missing from this Plan. It would be good to revise the criteria for how City commissions are filled. Take KURA, which is supposed to be revitalizing the core for the benefit of its commercial vibrancy. KURA doesn't have a single merchant on the board. It has been stuffed with pro-housing project people, at least of whom is not a Ketchum resident. Any commission that allocates Ketchum resources should only have voting members who are Ketchum residents. That is basic good governance practice. They can of course have other members who bring expertise, but those should be advisors, not deciders.	Vision and Core Values	Editorial	No Change	
Public Comments	Annie	I frequently wonder this too. Are all the council members going to even look at all our comments here? That's my wonder.	Vision and Core Values		No Change	
Public Comments	Perry Boyle	The number one complaint of residents in the VSV survey was the decline in quality of life. Quality of life for residents has never been addressed in any staff memo recommendation on any item I can recall. How can we incorporate this criteria for Council decisions? Can we make it a formal criteria for staff memos?	Vision and Core Values		No Change	
Public Comments	B. Nickel	How does the City currently partners with private and non-profit sectors, and how does the City envision partnering with private businesses and non-profits over the life of this comp plan?	Vision and Core Values	CV 8: Strong and Diverse Economy	No Change	

Public Comments	Perry Boyle	That's a great point. There are two specific instances where the City should be partnering rather than competing. 1. Workforce Housing. We would have better outcomes at lower cost by working with ARCH and WRCHT rather than \$500k in staff costs we have in our Housing Department. The City should be the catalyst, not the developer/owner. 2. Historic Preservation. The HPC has accomplished nothing in four years, unless you consider Taste of Thai a tasteful win. Yet Lefty's and Johnny G's have been preserved with no help from the City. The HPC should be working on real incentives for preservation. How are we going to save Java? The Board Bin? The building on Leadville?	Vision and Core Values		No Change	
Public Comments	Bronwyn Nickel	"Supporting and strengthening local businesses" could be expanded here in a number of ways beyond affordable housing, workforce training, and retention initiatives". It would be difficult to find examples where the City participated in these last two items in a meaningful way. Local businesses are in need of consistent and convenient access, (parking) recognition of the value they bring to the community, and a seat at the table for policies and actions that directly impact them in big and small ways.	Vision and Core Values	CV 8: Strong and Diverse Economy	Y	Reworded
Public Comments	Anne Corrock	Not sure it is the role of government to provide workforce training...	Vision and Core Values	CV 8: Strong and Diverse Economy	Y	Reworded
Public Comments	Perry Boyle	Our governance is actually pretty terrible. There is no management reporting system to hold the Council accountable for achieving Comp Plan goals. We adopt plans and then never do anything with them and never report on them (eg, Sustainability Plan of 2020, Master Transportation Plan of 2021). We need an overhaul of our governance process if we are going to achieve this value. I wrote about this at length in The Ketchum Sun with a suggested process.	Vision and Core Values	CV 9: Transparent and Collaborative Government	No Change	
Public Comments	Perry Boyle	We don't seem to be getting buy-in from our sister cities on most of our plans. Only Ketchum supports BCHA. Ketchum pays an outsized share of many services relative to its population. We have elected officials who sit on things like Mountain Rides, FSVA, SVASB, KURA, etc--there is never any reporting from them back to the Council or the general public on what they are accomplishing. Can we incorporate that into our governance?	Vision and Core Values	CV 9: Transparent and Collaborative Government	No Change	
Public Comments	Perry Boyle	At one Council meeting, Mr Riley noted that the Council has no obligation to live up to any of the commitments allocated to Ketchum in county-wide plans (he was referring to the County-wide transportation plan). Yet we pay for those plans.	Vision and Core Values	CV 9: Transparent and Collaborative Government	No Change	
Public Comments	B. Nickel	How is the City of Ketchum currently working with other municipalities in the Valley? What is that relationship?	Vision and Core Values	CV 9: Transparent and Collaborative Government	No Change	

Public Comments	Perry Boyle	<p>We work very well with other Cities on things that promote tourism growth. Examples would be SVASB and FSVA. On things that promote quality of life and sustainability, the other cities let Ketchum carry the load.</p> <p>One of the oddest ones is Blaine County Housing Authority. It seems like a way for Ketchum to pump money to the other cities. Ketchum is the only city that pays for it--indeed, 100% of BCHA staff are Ketchum City employees.</p> <p>Take 5B Can. It is the Blaine County Sustainability Commission. The majority of the money comes from Ketchum. Other cities contribute. 5B Can operates independently because it isn't really accountable to anyone--it has a lot of bosses, so it has no boss. It hires consultants and writes reports and then makes suggestions to the Cities that are non-binding on them. Yet they can only be implemented if the Cities fund them. So very little gets accomplished.</p> <p>I don't have an answer to this conundrum, but I bet some smart people could look at it and come up with a better process with more accountability.</p> <p>We need a County-wide process to identify county-wide issues and have the cities work together to address them.</p>	Vision and Core Values	CV 9: Transparent and Collaborative Government	No Change	
Public Comments	Annie	I'm sorry to say that I've watched too many council meetings where the mayor and two council members make decisions that repeatedly ignore the voices of the community. It's not a collaborative process, and they have a serious agenda (i.e cater to tourism, build giant buildings, and gut the downtown of its functionality)	Vision and Core Values	Editorial	No Change	
Public Comments	Annie	Build more green parks and vegetated gathering spaces . For example, Town square is a hot, unattractive, and cement parking lot during the summer. Please work on adding more greenery and trees. Less concrete. More shade.	Vision and Core Values	CV 10: Vibrant Downtown	No Change	Please see link to Town Square Master Plan on page 77 of the Plan.
Public Comments	Anne Corrock	People live here for the quality of life, which includes the incredible public lands around us and the recreational opportunities they provide. The access to these lands is by private vehicle and all residential homes need a place to keep their vehicle. Current building codes do not require sufficient parking for residential units in the downtown, placing the overflow onto the public parking on the street and lots and creating a parking deficiency for the commercial use they were designated for. This needs to be addressed NOW.	Vision and Core Values	CV 10: Vibrant Downtown	No Change	
Public Comments	Ryan Gallagher	Quite often, I have the option to drive, bike, or walk into town. When I bike or walk, I enjoy town much more, when I drive, I'm frustrated about the number of cars and people. I think many people focus on their frustration or driving around a small town with a lot of people, adding (or even preserving) parking won't fix this. There are many who need to drive because of age or disability and we need to have places for them to park. But for those who can walk or bike and for the thousands of tourists who visit every season, making walking/biking easier and parking just a bit harder might just be the push they needed to enjoy the town that much more. Also, fewer cars in town should be a good thing for those that need to use cars. Please don't give into the parking lobby.	Vision and Core Values	Editorial	No Change	

Public Comments	Perry Boyle	This is another value that is honored in the breach. The KBAC revolt is indicative of that. Until 2018, the Zoning Code prohibited apartment complexes in the commercial core to preserve this value. That has been thrown out the window, and now we have plans for another massive commercial core apartment complex. That would not be possible if we adhered to our Comp Plan. Let's fix the zoning code to uphold this value.	Vision and Core Values		No Change	
Public Comments	Jack	The economic engine of Ketchum only works if we have the merchants and food services that people view as the creating the authenticity of our town. Our independent merchant and restaurant class must be nurtured and listened to or we will wind up with empty storefronts and a dying core. The majority of these business owners do not live in Ketchum and therefore cannot vote in our City elections. Their voice must be heard. Clearly, it is more than admirable that the Comprehensive Plan update supports the pedestrian, bicycles and public transit but to ignore the importance of providing and maintaining public parking is a mistake. Parking is gold. And yet it is being removed without understanding the economic negative consequences removing this parking and not providing for its replacement. Whether a segment of the City's populace likes it or not, cars and trucks are here to stay for the foreseeable future. We live in a snowy, icy and rainy environment for at least 6 to 7 months of the year. Bicycles are not what they used to be. The ever growing hazard of electric bikes in town in the summers and fall are creating life safety issues that no one would have seen coming a decade or less ago. Creating new bicycle paths and sacrificing parking to do so does not make sense in our predominantly wet and snowy seasons when these pathways will go unused in these periods. I am dismayed by the lack of any lawful adherence of electric bikes in the downtown in our prime summer season. Stop signs are ignored to vehicles and pedestrians alike. The basic rules of the highway laws must be applied and enforced. How does the City intend to maintain	Vision and Core Values	Editorial	No Change	
Public Comments	Kirk Ebertz	Parking is an issue. A parking garage is inevitable, get it done.	Vision and Core Values	Editorial	No Change	
Public Comments	Bronwyn Nickel	Current development actions and removal of parking have made downtown an unwelcoming place for visitors. There is need for clear signage where visitors can access parking and bike routes, and way finding signs to show how to get around town.	Vision and Core Values	CV 10: Vibrant Downtown	No Change	
Public Comments	Perry Boyle	The lack of a parking plan that has a supply/demand forecast it that reflects the Council's other plans has been a problem for years.	Vision and Core Values		No Change	
Public Comments	B. Nickel	Downtown must be a place that people can easily access by car as well. It would be interesting to see how many people are accessing downtown by bike or foot as opposed to car or bus. Does the City have that information?	Vision and Core Values	CV 10: Vibrant Downtown	No Change	
Public Comments	Ryan Gallagher	I think this would be great data to get, as well as data on what people on foot/bike vs car actually do in town. My hypothesis is that while people on cars visit town more frequently, bike and pedestrian traffic spend more time, visit more establishments and generally contribute more to the economy of downtown.	Vision and Core Values	CV 10: Vibrant Downtown	No Change	
Public Comments	Annie	Neil and others: Please, get real about how people are going to get to town. Wake Up. People are going to continue driving to town. Not everyone is able to bike. Not everyone is a 25-year-old in amazing shape. We have many senior citizens here. Not everyone is going to take public transit. It's just not realistic. Please, please wake up. And stop building over the existing parking lots.	Vision and Core Values	CV 10: Vibrant Downtown	No Change	

Public Comments	Wendolyn	How great it would be to have a caption that described our skate park donated by the Atkinson family. One of our core values is philanthropy. Are you guys talking to Spur?	Goals and Policies	Crosswalk table	No Change	
Public Comments	Wendolyn	As it stands, these tables are not reader-friendly. As we discussed in the HPC meeting Jan 2025, it would be preferable to have a matrix with topics addressed.	Goals and Policies	Crosswalk table	No Change	
Public Comments	LEIF	Can we get another table that shows the overlap between the various values and topics? Would be an interesting way to identify areas where conflict is likely to happen between values and then prioritize them.	Goals and Policies	Crosswalk table	No Change	You are correct that many of the topics are cross-cutting. Rather than trying to demonstrate every instance of overlap, we chose to concentrate related material in one location (to the extent possible) and add cross-references where needed.
Public Comments	Jack	Admirable but at what cost? Property owners that have maintained and used these properties need to be encouraged to restore and renovate where possible. They must be adequately incentivized from a financial source. Where is this source? Tax incentives perhaps? I support the preservation of these heritage properties which have survived over time to make them "historic".	Goals and Policies	Crosswalk table	No Change	
Public Comments	Jack	Parks in our town are important and must be properly maintained and protected. Lucy Loken Park frankly has become anything but maintained or enhanced over the last 15 years. This is proper stewardship by the City and its taxpayers? Do you agree? Riparian zones where created must also be respected once established.	Goals and Policies	Crosswalk table	No Change	
Public Comments	LEIF	Why is clean energy and green building also not included here? Many of these are not silo'd in one value per above. This is an example but many others...	Goals and Policies	Crosswalk table	No Change	You are correct that many of the topics are cross-cutting. Duplicating them across core values would add substantial length and repetition to the plan. Instead, we chose to concentrate related material in one location (to the extent possible) and add cross-references where needed.
Public Comments	Jack	Adequate parking as well is part of this Network?	Goals and Policies	Crosswalk table	No Change	Generally parking is not addressed as a standalone topic in a comp plan. It is addressed in multiple locations within the Plan.
Public Comments	Ryan Gallagher	Adequate *accessible* parking. We need to prioritize those who need to use cars, not cars in general.	Goals and Policies	Crosswalk table	No Change	
Public Comments	Perry Boyle	This process is backwards. Instead of taking core values and creating plans to achieve them, we have been creating plans then looking at how to justify them by reference to the Comp Plan ex-post. This goes to the central theme of my comments on the plan---we need governance reform so that the Council focuses on achieving the plan rather than cherry-picking the plan to further a growth maximization agenda.	Goals and Policies	Crosswalk table	No Change	
Public Comments	Perry Boyle	This is bad data, and the City knows it. While clearly many people commute to work, we should move away from bad data to good data. We can use a combination of employer surveys and anonymized cellphone data to get a better read on who works where and how they move around.	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	Anne Corrock	This data should also include what the jobs are. Many commuters work in the construction, landscaping industries etc. Ketchum is building housing with no parking excluding these workers from those housing opportunities.	Goals and Policies	CV 1: Connected Transportation Network	No Change	

Public Comments	Pat Higgins	Where is the master parking plan? This past summer was a HUGE disruption to local businesses . The 25 plus or minus parking spaces lost on Main Street for the turn lanes , were supposed to be reappear when Jade presented this project. I'm still waiting to see where they will show up? Also where is the ADA parking?	Goals and Policies	CV 1: Connected Transportation Network	No Change	Parking Management Plan (2024 Draft) is available here: https://mccmeetingspublic.blob.core.usgovcloudapi.net/ketchid-meet-95ab859dce2f49b697a01e0533f13dd0/ITEM-Attachment-001-9904b134cc8a41e6b0931744e0796895.pdf
Public Comments	Perry Boyle	At the 12/16/24 council meeting, they discussed permanently removing another 90 parking spots on Washington St.	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	Perry Boyle	The Parking Plan is not a plan. There was no long-term supply/demand of parking forecast in it. It was more of a problem description with the suggestions to time limit core parking and to push parking into residential areas. The Washington Lot development and Main Street project are not incorporated into it. Ketchum Council, after ignoring it for 6 months, rejected most of the BCCBPMP plan. This goes back to the governance process issue.	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	Anne Corrock	Warm Springs Road is also substandard...	Goals and Policies	CV 1: Connected Transportation Network	Y	Added Warm Springs Road
Public Comments	Tory	Maybe should say "tradeoffs between modes must be considered to prioritize safety for all users when planning and implementing improvements."	Goals and Policies	CV 1: Connected Transportation Network	Y	
Public Comments	Tory	This supports Sabala and Bordeaux Street are better suited in the Low Density Designation	Goals and Policies	CV 1: Connected Transportation Network	No Change	See Growth Framework chapter.
Public Comments	Courtney	worth mentioning that the quality of streets affects the safety of bikers, peds, and drivers in town? thinking of the dips in main street that made biking across the 4th street intersection pretty dangerous	Goals and Policies	CV 1: Connected Transportation Network	Y	
Public Comments	Perry Boyle	Good point. The current Council has accumulated deferred liabilities of over \$80mm for road deterioration (and the number grows every year. The Comp Plan should address how we will prioritize and pay for infrastructure maintenance rather than just ignoring it. #governance.	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	B. Nickel	Where can citizens read the bike/ped master plan? Why aren't specifics of that plan (even the draft or proposals) included here? Proposals of the plan include turning Washington, Leadville and 4th into one way streets, removing parking on those streets, and increasing bike lanes. That will have a significant impact on other parts of this Comp Plan, and not including even the draft portion fails to provide the full scope of the City's vision for citizens to view.	Goals and Policies	CV 1: Connected Transportation Network	Y	Links added
Public Comments	Perry Boyle	Good point. It is hard for a citizen to find everthing the City uses to make decisions. Maybe the Plan should address how information is shared with the public. #governance	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	Kerry Sharp	The plan states here that transportation infrastructure projects are "dependent upon funding, which is limited". Infrastructure maintenance and improvements, if deferred, will only become more expensive. We will pay much more later to fix what we should be maintaining now. This (infrastructure) should be made a much higher priority in this draft comprehensive plan.	Goals and Policies	CV 1: Connected Transportation Network	No Change	Noted. The specifics of infrastructure funding are addressed through the CIP and the related plans and studies that are referenced under this core value.

Public Comments	Fiona Smythe	Many people have commented on the loss of parking to bicycle lanes. Is there an opportunity to be more creative in the implementation of both? For instance, if streets are converted to 1 way, is there room to keep parking and put in a bike lane? Could you have summer bike lanes that convert to car lanes in the winter, when it is too cold and icy to bike safely? Could you put in a new parking area outside the city center, but within walking distance, to replace some of the lost street parking? It would be great to see some out of the box here.	Goals and Policies	CV 1: Connected Transportation Network	No Change	This topic is addressed in more detail through the related plans and studies referenced for this core value.
Public Comments	Perry Boyle	This info is backward-looking. We have an airport with 95% flight completions that is on a program to double commercial passenger volumes in five years and is doubling its private jet capacity. How does that benefit the residents of Ketchum, who are taxed to subsidize this? Sun Valley Co just had its master plan approved by its company town to add another 400 hotel rooms to the core resort. How are we going to deal with that traffic and the hundreds of additional underpaid workers that SVC won't build housing for? Shouldn't the Plan speak to how we will deal with this?	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	B. Nickel	Thank you for acknowledging this. The City has proposed plans in the bike/ped master plan to increase bike routes. How will these be maintained in the winter, and what is the cost of that maintenance?	Goals and Policies	CV 1: Connected Transportation Network	No Change	This topic is addressed in more detail through the related plans and studies referenced for this core value.
Public Comments	Perry Boyle	What are our targets for this? This has been a goal for 20 years but we don't seem to be making any progress on it. Governance issue?	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	Perry Boyle	was this 2021 or 2022--both dates are cited in this document	Goals and Policies	CV 1: Connected Transportation Network	Y	2022
Public Comments	B. Nickel	How are the Ketchum Parking Action Plan and the Parking Management Plan different?	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	Perry Boyle	We've pretty much ignored this, as is evident by the litany of problems listed in the previous pages. We have no goals or targets for any of these things, just as we haven't for a decade. This is another governance issue--how do we get the Council to spend time on this issue and come up with concrete targets? Note that we have never taken an inventory of the largest single contributor to WRV GHG (airport take-offs/landings), and yet we subsidize the growth in plan traffic (up 20% in 2024). 5B CAN ignored this issue entirely.	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	Perry Boyle	Does SV Co. fully reimburse Mountain Rides for the costs of shuttling its guests?	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	Amy Weyler	Parking is a higher priority than bicycles. Our economy depends on valley residents and tourists who shop and dine in town. They ride bikes on rare occasions	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	Perry Boyle	Yes, but tourists like to ride bikes and tourists are the business of Ketchum. They are higher revenue than locals, so the town is run for them rather than its inhabitants. That being said, we should get the data on this. It is available via anonymized cell phone tracking. Bike use can be interpolated by speed of cell phone travel.	Goals and Policies	CV 1: Connected Transportation Network	No Change	

Public Comments	Ryan Gallagher	Parking is limited by space. We will never create enough parking spots to satisfy demand, (and we should not want to look at Phoenix or Meridian.) But there is another side to the parking equation, the demand for parking. We need to look at ways to reduce the demand for parking with Public Transit and Bike/Pedestrian infrastructure to reduce the town's reliance on cars, making parking and driving easier and safer for those who need to drive.	Goals and Policies	CV 1: Connected Transportation Network	No Change	This topic is addressed in more detail through the related plans and studies referenced for this core value.
Public Comments	Perry Boyle	typo	Goals and Policies	CV 1: Connected Transportation Network	Y	
Public Comments	Ryan Gallagher	We have no dedicated bike lanes in Ketchum. Even in the summer, we need to add some, even just seasonally.	Goals and Policies	CV 1: Connected Transportation Network	No Change	This topic is addressed in more detail through the related plans and studies referenced for this core value. (See also, policy DT-3.3.)
Public Comments	Perry Boyle	I think the Master Transportation Plan projects intersection failures in a couple of spots. Nothing has been done to mitigate those forecasts in almost four years. Can we come up with a plan for that?	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	Wendolyn	missed opportunity for a Hemingway quote when we lack a caption here.	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	Anne Corrock	Yea, can you imagine trying to run a freight company under these circumstances? Ha!	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	Perry Boyle	This is great. When allocating taxpayer resources, we should focus our scarce resources on prioritizing full time residents for these services. When services are aimed at tourists, we should shift as much of those costs to the for-profit tourism industry as possible.	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	Anne Corrock	I'm glad to hear that ground transportation to connect the WRV with the airports in Twin, Boise, I.F. and Salt Lake are being considered. This is long overdue.	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	B. Nickel	What problem is this policy working to solve? Are there current issues with freight delivery? What are they? Please include businesses directly and from the beginning in these conversations, as many businesses have decades of experience with deliveries and use of alley ways, and can share information with the City about what may, or may not, be needed.	Goals and Policies	CV 1: Connected Transportation Network	Y	Clarified need to work with business owners.
Public Comments	Perry Boyle	What does that mean? How does "encourage" translate into action? Can we shift the cost of this from taxpayers to developers who make the money off of these projects via zoning code requirements?	Goals and Policies	CV 1: Connected Transportation Network	Y	Clarified policy
Public Comments	Anne Corrock	Quality of Life is the reason most of us live here. A huge contributor to that is the public lands surrounding us and the recreational opportunities they provide. Building housing without a place for residents to park their vehicles that give them access to these public lands is creating a burden on the downtown parking needed for commercial use. This needs to be fixed NOW.	Goals and Policies	CV 1: Connected Transportation Network	No Change	Parking requirements will be revisited as part of the Code update
Public Comments	Perry Boyle	We had that opportunity with the Saddle Rd connector and the Council did not "prioritize" that. It prioritized removal of parking on Main Street. Was that the right tradeoff? Back to governance--how do we get the Council to follow through on what it is supposed to be prioritizing rather than the pet projects of the Council Members?	Goals and Policies	CV 1: Connected Transportation Network	No Change	

Public Comments	Ryan Gallagher	Are these Downtown bike lanes or Bike paths to town? We have many bike paths to town, but no bike lanes when you get into the town center.	Goals and Policies	CV 1: Connected Transportation Network	No Change	See Policy DT-3.3 for additional detail.
Public Comments	B. Nickel	It's important here that the City acknowledge their ordinance requiring properties/businesses to maintain City sidewalks in front of their businesses including snow removal.	Goals and Policies	CV 1: Connected Transportation Network	Y	Referenced in subsection narrative
Public Comments	Perry Boyle	Should T-3.1 refer to T-1.8? They seem interlinked.	Goals and Policies	CV 1: Connected Transportation Network	Y	
Public Comments	Ryan Gallagher	This is great! We need to connect the city development plans of the city, forcing the workforce to drive into Ketchum every day takes up parking, adds cars to the limited streets, and hurts the character of the community.	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	Anne Corrock	Hmm... Aren't sidewalk improvements one of the responsibilities of the KURA to renew blighted areas and encourage new development?	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	B. Nickel	Where can citizens view the bike/ped master plan?	Goals and Policies	CV 1: Connected Transportation Network	Y	Link added
Public Comments	Perry Boyle	Can we snowmelt them using solar energy?	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	Susie	Shouldn't transit support the development and create new routes to accommodate moving people rather than creating development that then can be accessed by transport system? What is higher density transit supported development? Downtown is quite small and walkable within the area but not to be accessed from all parts of Ketchum without vehicles.	Goals and Policies	CV 1: Connected Transportation Network	No Change	Clarified policy
Public Comments	LEIF	How is snow removal not part of this anywhere? Much of our city becomes very difficult to navigate by foot, much less bikes, in the winter due to snow removal challenges.	Goals and Policies	CV 1: Connected Transportation Network	Y	Updated narrative to discuss impact of snow
Public Comments	Fiona Smythe	It would be great to see more traffic calming as relates to wildlife and the number of animals killed by cars. One option would be to extend the 45m/hr night time speed limit from Hailey to Ketchum and north to the SNRA.	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	Ryan Gallagher	I think most of the traffic-calming efforts have been very car-focused. While I think it's important to slow cars down we need to maintain sight of the original goal, which is to make it safer and easier to walk. Traffic calming that makes it more difficult to navigate roads on foot or bike just cause more issues than they fix.	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	Tory	Include public outreach/education and work towards a cultural shift for people in cars to pass slowly and safely when driving past people on bikes, on foot or with small children or dogs when on shared roadways, especially in winter.	Goals and Policies	CV 1: Connected Transportation Network	No Change	Is the City doing any PR campaigns on this? Should we add an implementation strategy?
Public Comments	Perry Boyle	should this include not just workforce but also tourist transit? E.g. airport connection, shuttling around town, connection with BOI? Sun Valley Co seems like they should be a partner in this, not just for their employees, but also for their guests.	Goals and Policies	CV 1: Connected Transportation Network	No Change	Updated bullets to clarify
Public Comments	Anne Corrock	The basis of the decision to development Sun Valley Resort in this location was transportation. Being owned by Union Pacific had its advantages! They took responsibility for all the needs to make the resort succeed. What a concept!	Goals and Policies	CV 1: Connected Transportation Network	No Change	

Public Comments	Perry Boyle	Suggest that we go straight to the employers and ask what they would use rather than pushing things on them.	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	Perry Boyle	Can we tie this to our funding of Mountain Rides? For example, they instituted airport service, yet it doesn't match up with the flight schedule so it's pretty useless. We have never seen any reports of Mountain Rides on achieving this policy goal. Can we require that?	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	Perry Boyle	Are we balancing the needs? We don't seem to be balancing them at all. We are replacing parking with low income housing. Maybe remove the word "continue" and strive to do better for the future?	Goals and Policies	CV 1: Connected Transportation Network	Y	
Public Comments	Perry Boyle	Why reduced parking incentives? This incentive seems at odds with the demands of the commercial core retail community (KBAC). Pushing private parking costs onto the public purse seems like the wrong approach.	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	Anne Corrock	Especially since the holders of the public purse continue to fail to keep up their side of the bargain. When the reduced parking incentives were written into the code, the parking plan included public parking on the Leadville and Washington lots.	Goals and Policies	CV 1: Connected Transportation Network	No Change	Parking requirements will be revisited as part of the Code update
Public Comments	Perry Boyle	The business community wants parking at the Washington Lot. Why not just keep it there rather than take that away?	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	Hugh	Three lanes each way?	Goals and Policies	CV 1: Connected Transportation Network	No Change	Details would be determined as part of a more detailed study specific to BRT
Public Comments	Perry Boyle	The Council already adopted this requirement, but they haven't been living up to it. Back to governance as the overriding issue to achieve Comp Plan goals.	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	Susie	As I was told at open house, the parking plan is not part of the Comp Plan but a separate plan to come later. Does this make sense? Parking and buildings go with each other & require planning prior to implementation. Explain the separate parking plan.	Goals and Policies	CV 1: Connected Transportation Network	No Change	By design, comp plans are higher level, community-wide policy guides. Parking requirements will be revisited as part of the Code update.
Public Comments	B. Nickel	These "incentives" (for example, not requiring parking for spaces less than 750 square feet) negatively impact access to businesses and existing residences, and this ordinance needs to be rescinded.	Goals and Policies	CV 1: Connected Transportation Network	Y	Clarified to provide more flexibility regarding implementation. Parking requirements will be revisited as part of the Code update
Public Comments	Anne Corrock	These TDM techniques are difficult to enforce.	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	Pat Higgins	The Bluebird has multiple charging stations in the garage, are they just for the residents or are they available to use for the general public? The only other EV station I have seen is in front of the Ore Museum.	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Public Comments	B. Nickel	Community housing needs parking. Residents of community/affordable parking will have cars and will need to park them. Parking and community housing are not either/or and should not be discussed as a "trade off".	Goals and Policies	CV 1: Connected Transportation Network	No Change	Parking requirements will be revisited as part of the Code update.
Public Comments	Perry Boyle	Why the focus on growth rather than preservation?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Amy Weyler	Agreed! Preservation is a high priority! We must be more thoughtful and deliberate about what is built and where.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	

Public Comments	Perry Boyle	The bulk of this Plan is about how to promote growth and accommodate growth. That primarily benefits the people who don't live in Ketchum. Preservation is one thing that does benefit locals, but is given short shrift in the Plan. It begs the question, cui bono? Who is this plan for?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Wendolyn	extra space before the comma	Goals and Policies	CV 2: Unique Built and Natural Environment	Y	
Public Comments	Susie	"...been long encouraged..." by whom?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Susie	Historic preservation is about leaving land in its natural state. And restoring once built upon land back to a native state. To preserve the ecosystem that sustains Ketchum's active, nature oriented desirable quality is a sustainable action for future success.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Susie	This passive tense makes it sound like natural demise when there is no active effort to preserve any historical buildings or character of town. Historic preservation is little more than a nod to its mention than to actually preserving anything. Loosing hot dog hill was a really big mistake.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Perry Boyle	When do we ever "balance" the trade-offs. We identify them. We discuss them. Then we go for growth rather than preservation. There seems to be a distinct lack of balance.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Perry Boyle	Add, "the loss of community character"	Goals and Policies	CV 2: Unique Built and Natural Environment	Y	
Public Comments	B. Nickel	How are current P&Z guidelines framed to work within the idea of historical preservation and standard?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	The recently completed Historic Preservation Handbook referenced in the intro to this section provides important context for these discussions. A map of historic properties has been added in the updated draft.
Public Comments	Wendolyn	The buildings were destroyed; they weren't lost. Passive voice allows us to fantasize that we have no control over historic preservation when - in fact - we do. The City has a robust budget to support development & a paltry one to support historic preservation. Hiding behind the passive voice only highlights the City's unwillingness to dedicate bold resources for historic preservation.	Goals and Policies	CV 2: Unique Built and Natural Environment	Y	Rewrote to remove passive voice
Public Comments	tof	This is a design issue and a reaction to changes in the zoning code over the years to encourage more development. This plan is off base to pit core values against each other. Perhaps we take a step back from catering to development as we are in a period of growth that is having a negative impact on the quality of life and the character of town. The public's reaction to this does not indicate the city should move this negative impact to other areas of the community. We need to reel in the negative impacts and focus on good design that is human scale (doesn't necessarily mean it can't have height and floor area, but some changes are worth looking at). Fix this area without impacting the other core values.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Wendolyn	thank you for noting the Handbook.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	

Public Comments	Anne Corrock	"Ketchum is so far behind that it's ahead of the game". The push for maximum new development is not what will make us special, retention and organic growth will.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Perry Boyle	This is a zoning code flaw. The code encourages developers to propose the maximum box for a lot and then force the P&Z to push back on them. The flat roof with 5' extra for mechanicals guarantees boxes with 5' mechanical extensions. Let's push for some roofline variations.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Susie	To not have express, clearly defined and rigorously followed guidelines demonstrates a lack of planning in city development. How can we not have this in place?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	The City does have standards in place. They will be reviewed and potentially expanded as part of the Code update to support the implementation of the plan.
Public Comments	Perry Boyle	Taste of Thai is a great example of an HPC fail. The staff spends a lot of time on HPC, yet on average the HPC only makes one decision per year. It would be much more efficient and effective to bring this back into the P&Z process. For more suggestions on how we can add incentives for preservation see: https://theketchumsubstack.com/p/issue-12-lets-relegate-the-historic	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Jakub Galczynski	Most notable mountain towns have both P&Z and HPC. How can someone make an informed decision when unfamiliar with Ketchum's history and Historic Preservation best practices? Historical knowledge should not be expected of P&Z. Regarding McAtee House (1929), aka Taste of Thai, the HPC saw this as a hopeful precedent for how HPC might work with Property Owners in preserving historic structures. I'm glad you care enough about the McAtee House to mention it here.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	The recently completed Historic Preservation Handbook referenced in the intro to this section provides important context for these discussions. A map of historic properties has been added in the updated draft.
Public Comments	Wendolyn	McAtee house was a victory for historic preservation. A fail would have been its disappearance. In Idaho, we balance preservation with personal property rights.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	LEIF	I like the modern design. I also think people that want to build something new with old school design is great. Or funky. Architectural design is very very objective and as such we shouldn't focus on encouraging or not encouraging design styles and keep the focus on the most limited requirements. This will over time horizons result in the largest diversity of architecture as developers and home owners have flexibility to get creative.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	Standards will be reviewed as part of the Code update
Public Comments	Perry Boyle	One of the vistas that is marred is between Saddle and 10th. Can we bury the power lines on that stretch? We also need a bike path on that stretch.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Perry Boyle	Throughout the Plan there is a consistent reference to growth. But there is no comprehensive approach to manage growth in the plan and to preserve the quality of life for residents. Can we get that in here?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Perry Boyle	You could include the VSV resident survey from 2023 (I think). It was the most comprehensive survey done on community attitudes. Also, the link for the Ketchum Capital Improvement Plan is not working.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	

Public Comments	LEIF	Generally this is great. How far back is the City looking for old design guidelines to guide updated code enforced designs? For instance, we discovered that only 20 years ago our neighborhood had building coverage ratio at 40% and now it's 30%. if we're really going for this, we should do the work to research historical guidelines and setting neighborhood level guidelines that align with those historical rules. In the example above, more building coverage would allow for less vertical and same square footage, limiting box-iness in our neighborhood.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	Standards will be reviewed as part of the Code update
Public Comments	Perry Boyle	Parallel construction point, These plans are cited in each section. Yet there are only links to some of them. Can we provide links to all of them? I have seen several comments asking where these plans can be found.	Goals and Policies	CV 2: Unique Built and Natural Environment	Y	Additional links added
Public Comments	Perry Boyle	You should also reference VSVs community survey here.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Courtney	This building is in Hailey	Goals and Policies	CV 2: Unique Built and Natural Environment	Y	Photo updated
Public Comments	Perry Boyle	Promoting efficient use of land means continuing to convert Ketchum into one big Airbnb virtual hotel. In the absence of constraint on STRs, we keep getting that. For example, the purportedly pro-housing requirement to replace single-family dwellings with 2+ units in the core means more AirBNBs. How do we preserve housing for locals in Ketchum rather than converting their housing to tourist accommodation? Can the City come up for a plan for that?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	See housing goals and policies and expanded discussion of STRs.
Public Comments	Jakub Galczynski	Perhaps the background image should be replaced with an example from Ketchum. The image shows the Meriwether Building in Hailey, ID. Otherwise, a recognized historic building in Ketchum will work.	Goals and Policies	CV 2: Unique Built and Natural Environment	Y	Replaced image
Public Comments	Gina Poole	I'm glad you're planning to protect and "enhance" views of the mountains. This is important to locals and visitors alike.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Taylor	This photo is from Java / Hanger bread in Hailey. Run out of Ketchum Photos?	Goals and Policies	CV 2: Unique Built and Natural Environment	Y	Replace image

Public Comments	Tory	What is proposed doesn't match Input received, specifically in parts of West Ketchum between Williams St and Wood River Dr. where increased density, height and bulk and the removal of single family homes are proposed. This would greatly alter the neighborhood and push out existing full-time, workforce residents and likely turn it into short-term rentals, all of which goes against the values stated. Curious if input was received by the people who live in any of the full-time occupied neighborhoods in Warm Springs or elsewhere, that they want these proposed changes. Incorporate ideas of more full-time residents living in the existing housing stock, planned unit developments as a conditional use permit in any zone including LR and coming up with a mix of creative solutions, including allowing small single family detached houses or deed restricted long-term occupancy units as a bonus. The Future Land Use Designation map should be taken back to the drawing board - don't give an overall increase in density to market rate units, especially without studying and informing the community about the implications that build-out would have on infrastructure, quality of life and character of town. Thank you!	Goals and Policies	CV 2: Unique Built and Natural Environment	Y	See adjustments made to future land use map
Public Comments	Susie	What about clear definitions of 'character defining' qualities per 'district'. Then adhere to them. The houses built in Warm Springs would perhaps not look like, be as large as those on the Fairways. Structure on Main Street XYZ, commercial buildings as well, without exception. Include a percentage that must be yard space/green, not lot line to lot line. Heights, shape of building, materials allowable, view corridors of neighbors considered. Simple, livable codes for quality of life standards protection. If someone does not like the particular standards that must be met in a district, they can buy elsewhere.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	Standards will be reviewed as part of the Code update
Public Comments	Anne Corrock	This sounds like the disastrous Form Base Code.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	Standards will be reviewed as part of the Code update.
Public Comments	Perry Boyle	Ketchum's current standards are being gamed to maximize developer profit per square foot. The way it is played is for a developer to propose the maximum FAR in a box with a 5' extension for mechanicals and then force the P&Z to whittle them back into something that is less egregious but still heinous. Even when we have standards, developers have been able to get waivers from major ones--the example is the Marriott on a lot that the standards would have only supported a building about 1/3 of what was approved, via waivers, by the City Council--in contravention of the Comp Plan and a community petition. Let's set standards and then hold to them.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	Standards will be reviewed as part of the Code update
Public Comments	LEIF	I would suggest we review the design standards that were in place when the adjacent sites were built if we want similar results. In my neighborhood, West Ketchum, building coverage ratios were larger, allowing for lower heights and less massing to get to neighborhood building square footages. If we don't look at the historical policies that resulted in the designs, we'll create an impossible set of expectations and requirements for redevelopment.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	Policy BNE1.1 reworked. Standards will be reviewed as part of the Code update
Public Comments	Perry Boyle	75 from 10th to Saddle would be a great place to underground the power lines and open up the vista.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	

Public Comments	Perry Boyle	How do we get the Council and KURA on board with this? They seem hell-bent on 4-story lot line-to-lot line boxes that do not conform to this policy.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	Standards will be reviewed as part of the Code update
Public Comments	LEIF	The first two sentences are opposites of each other. Do we want design standards that are uniform by neighborhood/district or creativity and innovation? if we're looking for diversity within the general conformity of the district, then we would set design standards that are the least restrictive within the district/neighborhood and would direct design review to encourage, not hamper creativity and innovation. This does not seem to be the current approach in practice.	Goals and Policies	CV 2: Unique Built and Natural Environment	Y	Policy BNE1.1 reworked. Standards will be reviewed as part of the Code update
Public Comments	Hugh	Consider existing density and impact of high density projects in the neighborhood	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	Policy BNE1.1 reworked. Standards will be reviewed as part of the Code update
Public Comments	Alex	How would the city handle evaluating contextually appropriate design infill/redevelopment projects in a neighborhood that features a variety of design styles built over various decades?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	Standards will be reviewed as part of the Code update. Also, see policy BNE-1.2
Public Comments	Alex	This policy doesn't include redevelopment on previously disturbed sites in the Mountain Overlay. There should be a better understanding of how a redevelopment would/would not be required to conform to the previously disturbed site.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	Mountain Overlay standards will be reviewed as part of the Code update.
Public Comments	LEIF	Do we want building materials that are historically similar, durable, sustainable, innovative, affordable? Typically you get to pick two of these, maybe three if you're lucky, but not all. I would suggest that the city should generally defer to the owner for building materials as long as they meet durability and sustainability goals with limited enforcement for true eyesores, not the current "I don't like it" that is persistent in design review commentary and rationale. I would love to see more: this material isn't built to last 50 years, has a terrible carbon footprint, or other objective reasons for material decisions.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	Design parameters will be reviewed as part of the Code update
Public Comments	Perry Boyle	have we identified the locations in Ketchum that would be targeted for this program?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	LEIF	Highly supportive of this policy. Way too many people lighting up the sides of the buildings and sites at night.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	Lighting standards will be reviewed as part of the Code update.
Public Comments	LEIF	We should define viewsheds, in addition to solar easements, if we want to protect them. Otherwise this is highly subjective and will create conflict between neighbors.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Anne Corrock	Code needs to require setbacks for this to work.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	Setbacks will be reviewed as part of the Code update
Public Comments	Susie	Yet you allow out of town & local developers to build huge boxes we don't want, that are not eclectic, or Ketchum character defining, or serving the community at large but rather tourists and developers. You seems to change the code at your whim. This is not how we create a functional, unified town. This is selling out. Greed. Mo' money that is clearly causing harm. Keep in mind this isn't the mayor's town it is our town.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	Design parameters will be reviewed as part of the Code update
Public Comments	LEIF	Highly supportive of this policy. Friends don't let friends become Park City.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	

Public Comments	Wendolyn	Let's add a section about the intersection of Dark Skies & historic preservation, please. the interplay should be obvious.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	Lighting standards will be reviewed as part of the Code update.
Public Comments	Perry Boyle	One of the things that promotes this is trees. There is no inventory of trees for Ketchum's core, and they are being rapidly replaced with the rampant development. How do we keep more trees in Ketchum?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Perry Boyle	Can we improve the ordinance to add lumens and not just fixtures. Take Zenergy's massive window lit all night as an example. It is compliant to the letter but not the spirit of dark skies.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Jakub Galczynski	Thanks, Perry. I agree. We need better dark sky guidelines written here to stay in the dark sky reserve in future years. Jackson, WY is currently working backwards to become a Certified Dark Sky Community. It's hard to dig yourself out of a hole. We must consider how much light all the buildings under construction will emit. Businesses that have 'showroom windows' should not be lit all night. Create a logical schedule and enforce it. Starry nights visible right in town are valued by locals and visitors.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	Lighting standards will be reviewed as part of the Code update.
Public Comments	Perry Boyle	"Continue?" I am not aware that any of this has been occurring. Who in City Hall will be designated to "own" this policy?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Wendolyn	Thanks for weighing in Perry, but I'm pretty sure that's what the HPC does, with the support of P&Z, ISHS & City staff.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	Lighting standards will be reviewed as part of the Code update.
Public Comments	Alex	This should include working with property owners to maintain and expand access to public lands.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	See Goal R-3
Public Comments	Perry Boyle	We don't seem to do this. For example, Hot Dog Hill will be leveled to Main Street level. We seem to be pursuing citification in leveling everything to maximize building size.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Perry Boyle	Correction. It was indeed leveled.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Perry Boyle	Is there some inventory of lands for this? One of the biggest open fields next to Ketchum is Festival Meadows, but I don't think Ketchum coordinated with City of Sun Valley to limit their development plan. This goes back to governance. We have these policies, but no one holds the Council accountable for them. Is this something the City Planner should be doing?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Anne Corrock	I'm not sure "encouraging" the private sector gets us very far.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	

Public Comments	Perry Boyle	Can the Plan recognize that private investment has been at least as effective as public efforts for preservation? Lefty's has been saved from conversion into luxury condos only by the investment of locals in purchasing it to preserve it--with no contributions or help from the City. The same process is being conducted for the train car on Main and 6th. These are far better preservation approaches than the HPC has taken (see Taste of Thai building) or them letting Formula Sports be replaced with two national chain stores in the new building. It's like the City is failing at preservation, so the community is doing what the government should be doing. How can the City do more? Preserving buildings like Board Bin, Java, Leadville, etc are critical to saving what little is left of Ketchum's charm. Shouldn't the Plan commit us to preserving this heritage rather than the blah blah that is on this page?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Wendolyn	would be good to add a sentence re the interplay of natural features & historic preservation. Ketchum's Chinatown along the bench is a prime example. Another is the site of the smelter at the mouth of WS.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Anne Corrock	What assistance is available from the State and Federal Government and what properties would it benefit? Ketchum only has one building on the National Register, it currently houses the Culinary Institute. I have never heard of any State Historic properties.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	The recently completed Historic Preservation Handbook referenced in the intro to this section addresses this in more detail. A map of historic properties has been added in the updated draft.
Public Comments	Anne Corrock	What State and Federal assistance is there for Historic Preservation and what properties would they benefit? Ketchum only has one Historic Building on the Federal List and I've never heard of any State Historic Properties.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	The recently completed Historic Preservation Handbook referenced in the intro to this section addresses this in more detail. A map of historic properties has been added in the updated draft.
Public Comments	Perry Boyle	Historic preservation doesn't get much attention in this plan (true for preservation of Ketchum's character as a priority in general). At the January HPC meeting, the HPC noted that few people in Ketchum are aware of Ketchum's history or its historic buildings. What does the City plan to do about educating the community about its history and its historic buildings? How can that be emphasized in the Plan?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	Historic preservation was expanded substantially in this iteration of the plan, with input from the HPC.
Public Comments	Perry Boyle	I'm writing this on Jan 10. There are no comments on this section from the HPC as an entity or any individual HPC commissioner. They have had this for over a month. Why are they AWOL on this? If we are to assume that they wrote this and approve of this language, we don't really need an HPC at all.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	HPC reviewed this document at their January meeting
Public Comments	Perry Boyle	This has been rather a failure of the HPC. Look at the Taste of Thai building or the destruction of Formula Sports. No incentives like this were offered in any public forum to either of these developers. Who is accountable for this in City Hall?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Alex	This list should include hillsides.	Goals and Policies	CV 2: Unique Built and Natural Environment	Y	
Public Comments	Anne Winton	What historic preservation!?!? So many buildings from our past that made our town unique are gone. Our town is slowly disappearing, being replaced with boxes. How much more of our town can be replaced before it isn't our town anymore, before it isn't our home?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	The recently completed Historic Preservation Handbook referenced in the intro to this section addresses this in more detail. A map of historic properties has been added in the updated draft.

Public Comments	Perry Boyle	What does "encourage" mean? Who in City Hall will be doing the encouraging?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Perry Boyle	We seem to not do this. Might it make sense to delegate a City Council rep to attend the public meetings for City of Sun Valley and Blaine County Commission and to ask them to reciprocate?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Fiona Smythe	It would be nice to see wildlife considerations added to these, rather than just 'vistas'. Nothing is more off-putting to visitors and residents than seeing dead animals all over the side of the road. What can we do as a community to preserve the other inhabitants of this valley?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	Wildlife habitat has been addressed in more detail under Responsible Stewardship of Natural Resources
Public Comments	B. Nickel	Many long standing buildings have been torn down. What guidelines does P&Z have to move forward with the re-use of older buildings?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	The recently completed Historic Preservation Handbook referenced in the intro to this section addresses this in more detail. Standards will be reviewed as part of the Code update.
Public Comments	Perry Boyle	One idea could be to not provide FAR relief for historic buildings. That way we can retain their smaller scale. For example, the rail car is for sale. A developer could put up 28,000sf there, 42' high (with an extra five for the elevator shaft). That would destroy the character of that lot. If we denied FAR exceedance on that site, the biggest building would be less than half that size (11,000sf). Would that not be far superior?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	Standards will be reviewed as part of the Code update.
Public Comments	Brad Schock	With regards to any increase in occupational density in the Warm Springs area. Currently, with one ingress/egress, that being Warm Springs Rd, the area is already a deathtrap in the event of a wildfire getting into multiple structures along the valley floor. The current number of dwellings with non-fire wise landscaping is horrifying. Among other things, garbage, non-native fir trees, planted at 8' tall, now over 70' with limbs under eaves permeate the valley. Their existence will result in homes literally exploding into 2200 degree infernos, sending embers onto more homes, into more trees with limbs under eaves, exponentially increasing the number of structure fires. I have lived through this in a neighborhood with not nearly the non-fire wise issues we have in Warm Springs. Two hours, twenty-seven homes in our neighborhood. Most of it happened in mere minutes. (Wenatchee, WA - Sleepy Hollow Fire - 2015 - Search it) There will be fire trucks trying to get in, and hordes trying to get out; on one road, with a narrow bridge at one end, and unknown to most people, roads leading into wilderness at the other. It would be nearly impossible during the day, but if it is in the middle of the night, there will be zero chance to have any sort of organized evacuation without a major traffic jam, resulting in abandoned vehicles. One cannot walk, run, bike, or even drive through or past 2000 plus degree walls of flame. People will die.	Goals and Policies	CV 2: Unique Built and Natural Environment		
Public Comments	Pat Higgins	Thank you Brad for this comment Alex and I wholeheartedly agree with this 100%. If the city doesn't respond to this they are negligent. I have tried to express this to them many times, but your words speak volumes.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Brett	I concur with Brad's comments.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Jakub Galczyński	This will be great to see. Appreciate all the History-related content.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	

Public Comments	Perry Boyle	This is frustrating. We residents get one shot at public comment on our Comp Plan, yet the City won't give us all of the Comp Plan to comment on. The maps are really really important. This lack of disclosure of what the Council is going to adopt just confirms all of our worst fears and the sentiment in the Mountain Express editorial that this process is more of a shame than substantive and the Council is gonna do what the Council is gonna do regardless of what the resident input to the Plan is.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Brad Schock	Specifically with regards to the change in density zoning in the Warm Springs corridor along Sage Rd. And in the Georgina Rd - Aspen Dr area, south of Warm Springs Rd. This is an avalanche zone. - Current code already prohibits short term rentals in these areas. This fact is an indicator the City already acknowledges there is a varying modicum of danger for those living in this area. - Building any structure designed for high occupancy is going to require a fortress. Already single family two story homes, and two story duplexes are building with 14" or more concrete avalanche walls. Going up an additional story is going to require much more structural integrity, so there will be a lot more concrete and steel. - The result will be that any building put up for higher density will in essence be a concrete bunker. In reading through the comprehensive plan it seems that a primary goal is to maintain the aesthetic uniqueness of Ketchum. How this can be done with the amount of concrete that will be required to maintain the engineering requirements for avalanche protection will add a layer of cost that most likely will be prohibitive. This could result, without proper oversight, in corner cutting, the diminishment of aesthetic requirements, lack of proper safety engineering, or a combination of all.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Perry Boyle	PLEASE change this! Where did it come from? I have never heard this discussed in public forums. Indeed, the Mayor has said he is FOR this extension but that Sun Valley opposes it. Extending these services to the trailer parks would have a massively positive impact. We could increase the quality and density of workforce housing in those locations.	Goals and Policies	CV 2: Unique Built and Natural Environment	Y	Policy has been clarified.
Public Comments	LEIF	Can we make an exception for affordable housing?	Goals and Policies	CV 2: Unique Built and Natural Environment	Y	Policy has been clarified.
Public Comments	Perry Boyle	This should be linked to an overall asset management program for the City that measures depreciation and monitors deferred maintenance. Every time a new capital project is approved, it should be approved with an estimate of ongoing maintenance expenses, including the impact on City hiring needs. This goes to the concept of improving Ketchum's governance.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Perry Boyle	We just learned that Ketchum has an \$80mm (and growing) liability for crumbling streets and a \$20mm liability for its sidewalks. With no plan to address that. We need to upgrade our financial systems to track depreciation. Adhering to the minimum required by state statute is not something to be proud of. Ketchum should aspire to better governance and better fiscal management.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Perry Boyle	Who in City Hall will own this deliverable? How will they report on it to the public?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	

Public Comments	Sophie Curtis	Great idea, but 30 years seems extreme and restrictive. We had business booms in the years since. What about 10 or 20 years. It's hard to keep a business going in this valley, so why not widen the scope.	Goals and Policies	CV 2: Unique Built and Natural Environment	Y	Revised to leave timeframe open. Legacy Business Programs vary widely on this and Ketchum can determine this if and when they decide to establish a formal program.
Public Comments	Perry Boyle	Do we have an inventory and mapping of where excess utility capacity exists?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Perry Boyle	Why is BNE 5.4 separate from BNE 5.2? Aren't they inherently linked?	Goals and Policies	CV 2: Unique Built and Natural Environment	Y	Similar but different (planning and funding infrastructure improvements vs. coordinating development with infrastructure capacity). Updated policy titles to improve clarity
Public Comments	Perry Boyle	What does this refer to? Is this code for the airport? Can we clarify this and identify who in City Hall is accountable for making it happen?	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Bronwyn Nickel	Love this! The business community would welcome involvement in this action item.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Perry Boyle	All of them will eventually go the way of Perry's unless we have a plan to stop that. Lefty's and Johnny G's have been preserved via private efforts. But the entire core is at risk because of the FAR and in-lieu fee incentives to take a local business and turn it into a box. The City should work to institutionalize that process for businesses like the Board Bin, Java, Pioneer, Casino, Kneadery, etc. We could help them with zoning by making it non-economic to convert them to luxury condos up with chain stores down like Dave Wilson did when he replaced Formula Sports with Johnny Was and Faherty.	Goals and Policies	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Perry Boyle	This self-congratulatory language is not necessary and is offensive to the people who were not "out-reached" and whose voices have been ignored by the City. Take it out.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	This study is a farce. It defines homeless as someone who commutes more than 45 minutes to work and a worker includes people who choose not to work (see HAP page 7.). Its plan calls for an increase of the housing base in Ketchum by about 50% and ignores other housing initiatives in the valley. It puts no responsibility on employers and has no prioritization for essential workers. The Plan needs a redo.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	This is misleading. The Housing Department does NOT work "closely" with BCHA. It IS BCHA! The exact same people, all paid for by the Ketchum taxpayer. Given the working of the HAP, this enables the staff to prioritize housing for non-ketchum workers, which is what they do. This is an irreconcilable conflict of interest. BCHA needs to go back to Blaine County.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	Given that the number of full time residents has grown, this statement is somewhat misleading. What we really mean is that it is difficult for people who work in Ketchum for Ketchum businesses to afford living in Ketchum. Also, one of the big contributors to the lack of affordable housing for workers is the conversion of LTRs to STRs. Workers at local wages cannot compete with tourists for units. This basic economic truism should be reflected in the plan.	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Updated narrative to clarify
Public Comments	Perry Boyle	This process was so poorly conducted as to be useless for planning purposes. We should strike the reference so we don't anchor our Comp Plan to a bad study.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	

Public Comments	Taylor	<p>The Comprehensive Plan's approach to housing and development reveals a concerning lack of understanding of the complex economic forces at work in our community. While the plan acknowledges many challenges facing Ketchum, its proposed solutions oversimplify the problem and could actually harm the middle-income residents who form the backbone of our community.</p> <p>The statistics are telling: only 9% of Ketchum's workforce (449 of 4,991 employees) both live and work in the city. This raises a crucial question the plan fails to address: what is the realistic target for housing our workforce within city limits? The current approach appears to arbitrarily select beneficiaries for subsidized housing without a clear strategic framework or consideration of the broader regional context.</p> <p>The plan's heavy emphasis on low-wage housing within Ketchum's boundaries ignores the reality that workforce housing is a valley-wide challenge requiring valley-wide solutions. With an efficient regional transit system already in place and neighboring communities better positioned to absorb workforce housing, Ketchum's unilateral approach is both inefficient and unsustainable.</p> <p>Moreover, the plan places an unfair burden on Ketchum's middle-income residents. Those of us who can barely afford to live here ourselves are being asked to subsidize housing through our tax dollars - effectively providing corporate welfare by allowing local businesses to maintain artificially low wages. This distorts the natural labor market and creates unsustainable</p>	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Many of the topics discussed in this comment are incorporated throughout the Plan
Public Comments	Amy Weyler	<p>Well said!!!</p> <p>We need a more nuanced, regional approach that acknowledges the complex interplay of housing, economics, and community development!</p>	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	<p>This is an obviously specious statistic that is sort of just made up. We should do a comprehensive biannual survey of Ketchum employers and calibrate it with cell phone data to get more accurate and actionable data about this.</p>	Goals and Policies	CV 3: Diverse Community Housing Options	Y	
Public Comments	Perry Boyle	<p>The Housing Department does not work closely with BCHA--- it IS BCHA. The Ketchum taxpayer pays for all staff, and the Ketchum Housing Director and the BCHA Executive Director are the same person. In violation of other policies in the Comp Plan that required regional coordination, no other City in the WRV contributes to BCHA. There is no transparency or accountability for this conflict of interest. This goes to the governance reform needed in Ketchum.</p> <p>The actions of this organization have been misrepresented to Ketchum residents. Particularly around housing for essential workers, the lack of integrity of BCHA's housing waitlist, and the recruiting of homeless people from Twin Falls to live in Bluebird. The waitlist seems to be a mess. Dozens of people on it are shown available units and turn them down. Let's separate Ketchum's Housing Department and BCHA.</p>	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	ds	<p>Even if only 9 percent of the City's workforce lives and works in Ketchum, what is wrong with that? The commute to Ketchum from Hailey and other mid-valley locations is relatively short and Mountain Rides provides free transportation. Many workers in the U.S. (that are not remote) commute more than 30 minutes each way.</p>	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	

Public Comments	Greg	<p>This is spot on. Why is it so important to have affordable housing "in" Ketchum. There are affordable alternatives in Hailey and Bellevue. Since when do those who work in a location need to live within 5 minutes? Sure it would be great to be a service worker and live slope side in the one of the best resort towns - is that realistic? Does that happen in other small, highly desirable locations in this country? Is their workforce housing on Jupiter Island?</p> <p>Please get the politicians out of the way and let the market balance itself.</p> <p>The Valley saw tremendous growth during Covid with remote work, etc... That is starting to change - companies are forcing people back into the office. In addition, there will be private sector activity to the south of town to provide more affordable alternatives for those who want to work in the valley. Give the market a chance to catch up and balance. The whole idea of subsidized housing or forced affordable housing is communistic. Let the free market balance itself out. Maybe the restaurants will have to raise prices to pay their employees more so that they can afford to live here... that is fine. I'd rather pay more for a dinner than have the local government make poor decisions for the long-term health of the city/valley.</p>	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	ds	<p>An incredibly large number of young adults want to live here for a few years to get a part time job and ski. Many retirees also want to live here due to the great environment too. Are we going to supply subsidized housing for all these folks? We should supply subsidized housing for essential workers if we can't otherwise attract those workers, but not for the throngs of others just wanting to live in this beautiful place.</p>	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	<p>This is crazy. It cannot be a Comp Plan goal to provide taxpayer subsidized housing for anyone who wants to live in Ketchum. We can never meet that demand. We need to recognize that we have scarce resources and we should be prioritizing those resources for the people who make a community viable over the long term, That isn't high turnover low paid workers for tourist corporations or homeless people from Twin like in Bluebird. We need to invest in housing for people who will put down roots in Ketchum and raise their children here. In this draft you have data that show there are almost no children left in Ketchum. Children are the future if we want a town. If you just want one big resort, you are doing just what the resort people want. That's not what we want.</p>	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Wendolyn	<p>a caption would be extremely beneficial here.</p>	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	<p>Again, this is denial of reality. Over the past seven years, over 500 units of long-term rentals have disappeared, replaced by STRs and luxury homes. Ignoring the 2017 law that did this to us is a Russian approach to history. Let's stick to the truth in our Comp Plan, not some out of control Housing Director's narrative to make Ketchum into a vision that has nothing to do with what the people of Ketchum want.</p>	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Modified language for clarity
Public Comments	Susie	<p>Why are these luxury builds being permitted? Formula Sports new building for example. What aren't codes accommodating mid level builds? Why aren't there trade offs for those who build luxury to support everyday people? Or do these exist?</p>	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	

Public Comments	LEIF	Has the City researched Whistler's models? We're a bit late in theory but in practical terms, we have to start getting aggressive now or we'll wish we had when things are even more ridiculous in 20 years.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	LEIF	What is the definition of luxury in Ketchum? Seems like the cost to build anything would be the definition of luxury in any other city in Idaho. Is it total square footage, price per square foot?	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Clarified language
Public Comments	Perry Boyle	The split between these two uses is essential. What is it? Second, homeowners are invested in the community. Some are the most significant contributors to all the things that benefit locals. Tourists are not--they are only valuable if we can extract more from them than they take from us.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	Why is Bluebird cited as the only housing effort? We have double the units in Ketchum that aren't Bluebird--don't they count? What about the housing preservation initiative? Making the Comp Plan justification for more Bluebirds is NOT what the community wants or needs.	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Added language related to community sentiment
Public Comments	Perry Boyle	This is patently inaccurate. The loss of workforce rental housing has been due to its mass conversion to STRs. Unless the City does something about STRs, all free market housing will be hotel rooms in Ketchum.	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Added section to discuss impacts of STRs
Public Comments	Alex Nelson	Too bad the extensive "study" we saw completely neglected under-the-table STR's. There are far too many.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Anne Winton	Then restrict size on newly built homes!!	Goals and Policies	CV 3: Diverse Community Housing Options	Y	This is addressed in Chapter 4
Public Comments	Perry Boyle	This is misleading. Ketchum's zoning for much of its core requires that a SF home be replaced with at least two units. Not a problem for developers--they are replacing them with up to 16 units--all for the STR market. See one of the recent things that went thru P&Z. We have to stop replacing ANY housing with STRs. We don't and that's why the entirety of Ketchum is becoming one big AirBNB hotel.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	This is another falsehood, at least as pertains to the commercial core. Far more affordable units than luxury units have been built in the core due to the FAR bonus terms. We should not have a Comp Plan with assertions like this that are not based on fact.	Goals and Policies	CV 3: Diverse Community Housing Options	Y	
Public Comments	Perry Boyle	Typo. Extra space between "capacity" and "and"	Goals and Policies	CV 3: Diverse Community Housing Options	Y	
Public Comments	Anne Winton	So Ketchum is willing to compromise long-time neighborhoods and turn them into duplexes and town homes? Increasing density will change the integrity of the neighborhood. What people once thought was a "cool" neighborhood will be gone.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	This situation is aggravated when the City underutilizes the land assets it has and gets fewer housing units than it could by selling that land and buying cheaper, larger lots that could hold more units (and be less destructive to Ketchum's character than, say, a Bluebird.). Developing Lift Tower Lodge into a low income housing project makes no economic sense if the goal is to get housing units for Ketchum workers. Sell it and buy more land in a better location.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	

Public Comments	ds	I completely agree. The Mayor and many City council members seems to think the land the City owns is free. The basic financial principle is opportunity cost-- The land is not free but is valued at how much you can sell the land for. They can sell their land in downtown areas and provide much more housing for essential workers at other locations in the Valley.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	LEIF	Don't forget high cost of construction.	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Added to narrative
Public Comments	Susie	Can we change the legislation at state level to accommodate the current situation with short term and Air B&B rentals in resort towns like Ketchum so we have more local control of our economy and community wellbeing?	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Fiona Smythe	It may be possible to make the argument that the city can regulate short-term rentals to protect the public health and welfare of the community, which is clearly being impacted by loss of housing stock, longer commutes (increased pollution from car exhaust, increase in traffic accidents, etc.) loss of community cohesion, and increased cost of doing business, due to a smaller workforce. The text of the law reads: "This act is designed to promote access to short-term rentals and vacation rentals by limiting local governmental authority to prohibit these beneficial property uses, or to specifically target them for regulation, except in circumstances necessary to safeguard public health and welfare."	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	LEIF	A recent regulation requiring redevelopment to maintain existing housing units seems to not pass state level scrutiny since it's punitive and could be considered a taking as it imposes a burden on specific parcels inside a zoning district. The state also recently passed a law banning Cities from having energy efficiency codes that exceed state code and also restricts promotion of energy efficiency which is insane for communities that have insanely high heating costs plus risk of climate change related natural disasters. How does the City determine if a policy meets state level requirements?	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Anne Corrock	What is being done to lobby the State Legislation on behalf of Ketchum and the other resort communities to change the STR law?	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Tory	Instead of increasing (unregulated) densities, this plan could use the tool of only increase densities as a bonus if the increase is deed-restricted (either to affordable cost or to long-term occupancy) units. Make it financially desirable without the conflicted decision of an owner being able to make a lot more money if they short term rental it.	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Chapter 4 has been modified to explicitly state that density ranges in the land use categories are intended to support community housing, not be a de-facto allowance for all development
Public Comments	Perry Boyle	While this is generally true, ignoring the things that we can do makes all of this a foregone conclusion. We should use every weapon at our disposal rather than just bending over like we do today.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Sophie Curtis	If this is the priority, it seems fairly tone deaf to be continuing to pour money into improvements of a dog park. Why not use that money for sidewalks that everyone can use, not just dog owners or frisbee golf players?	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	There is no statistically valid survey that supports this assertion. This is pretty much the Mayor's campaign platform. 2/3 of the people voted against him.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	

Public Comments	Taylor	<p>Not to mention, the community that used to exist is already gone. This statement indicates "a return to the old community", but that's a pipe dream.</p> <p>This will lead to bringing in token "community members" from different income tiers. What's the point of that? who benefits other than some random lucky person who was selected by the housing authority to live in over-priced bluebird and work in Ketchum.</p> <p>Ketchum cannot house everyone. This plan LOOKS good and SOUNDS good because it indicates that "everyone can live here". IT's not based in reality.</p>	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	The City has not been transparent with the public what this all means. Why not?	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Tory	These goals will fall short if the proposed future land use designations encourage changes to existing full-time neighborhoods, pushing out residents and replacing with the construction of increased density market rate units (and STR's). Recommend treading carefully if making changes to existing neighborhoods.	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Chapter 4 has been modified to explicitly state that density ranges in the land use categories are intended to support community housing, not be a de-facto allowance for all development
Public Comments	Tory	yes!	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	The natural partners are ARCH and WRCHT. Have they been able to contribute to this section of the Comp Plan? It doesn't read like they have, and I don't see them on the acknowledgement page. Yet they are far more expert than any City of Ketchum employee. We should be benefitting from their success and their expertise.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Sophie Curtis	The current deed restriction process is difficult to navigate as a renter or potential buyer. Please simplify this process and make it easier to apply.	Goals and Policies	CV 3: Diverse Community Housing Options		
Public Comments	LEIF	This should be done through carrots, not the current sticks approach which is unlikely legal under state law. Giving folks density, building coverage, FAR, long term housing incentives for renting to locals, and other carrots would go a long way to encourage. I'd be happy to discuss further with staff since we're struggling with this right now and can provide feedback on how the current and proposed policies work in practice.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Taylor	<p>Why is Ketchum taking the full responsibility here? This is a valley-wide problem, not a ketchum specific problem.</p> <p>No measurability of this. No metrics of success.</p>	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Wendolyn	Caption please would describe how tourisit (motels have a history) structures combine.	Goals and Policies	CV 3: Diverse Community Housing Options		
Public Comments	Sophie Curtis	A policy should be created to ease regulations and make the process of applying for affordable housing EASIER, FRICTIONLESS, SHORTER, AND LESS CUMBERSOME for the PEOPLE, not only the contractors and construction companies. You want people to live and work here, so create policy to incentivize them. If the process is too hard or too bureaucratic, no one will want to live here. You can't rely on the pain of a housing shortage to fill programs.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	See above

Public Comments	LEIF	if we take a long enough time horizon, most single family lots will be redeveloped into luxury homes whether we like or not. Apartment buildings and ADUs on single family lots are the best options. Encouraging these as much as possible should be super high priority. For instance, incentivizing all single family lots to include a separate entrance guest suite/ADU is step one then step two is getting people to rent them to locals instead of not using or short term rental. But this is in conflict with the current codes and attitudes around neighborhood/district character. I think we should prioritize local and affordable housing over just about everything or Ketchum is going to keep pricing out our workforce.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	See policy H-3.2
Public Comments	Perry Boyle	What are those? Based on what success criteria? There are none in the HAP. Why hasn't the inclusion of non-in lieu units ever been evaluated? If we eliminated the in lieu fee, we would get more units faster and more evenly distributed rather than putting people into housing projects.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Taylor	Why? This is very unclear, for starters, but it indicates that you'll relax height restrictions for community housing? You'll relax parking requirements for community housing? The value of our town HINGES on it's charm, and you're suggesting that we actively REMOVE it's charm by building bigger buildings that cause more strain on limited parking. I highly doubt the majority of taxpaying citizens of Ketchum would agree with this statement.	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Modified language
Public Comments	B. Nickel	Please provide specifics here about what these regulatory barriers are.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	Examples of regulatory barriers that may impact construction of lower-cost housing include land use restrictions, a mis-alignment between housing type allowances and building code requirements, large lot size requirements, and high off-street parking requirements
Public Comments	ds	This is crazy. This is stating that large, Bluebird Village type buildings, with no parking, could be built throughout Ketchum. No!	Goals and Policies	CV 3: Diverse Community Housing Options	Y	
Public Comments	Perry Boyle	100%. Yet Ketchums HAP prioritizes massive apartment buildings rather than distributing community housing. When the HAP is at odds with the Comp Plan, how do they get away with that? #governance.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	With what organization has the City of Ketchum partnered with? ARCH and WRCHT won't work with the Housing Department.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	

Public Comments	Perry Boyle	This seems an odd use of the word "vacant." Under this definition, housing can 100% occupied and still be called "vacant." Why is that? What is the functional purpose of defining "Vacant" in a non-English language manner?	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	This is empire-building. The City has a fixed cost of over \$500k (and growing) in its Housing Department. Compare that to Hailey's cost.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	LEIF	Add definition of luxury housing	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Eliminated references to luxury housing to remove subjectivity
Public Comments	Perry Boyle	Where are the definitions for "Workforce Housing", for "Homeless" and for "workforce?"	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	Please see Blaine County Housing Authority policy documents for defined terms.
Public Comments	Perry Boyle	How does this second sentence enhance housing for Ketchum people? This has been used to justify providing Ketchum taxes to solve non-Ketchum problems via the bizarre double duty-ing of the Ketchum Housing Department as the staff for BCHA. If Ketchum taxpayers want to pay for the housing of people in other places, we should first ask them, and if the answer is yes, then do it a transparent manner rather than this duplicitous way.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	Add the qualifier: to the extent that their restrictions are consistent with the overall goals of this Comp Plan. A lot of programs are not.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	While the Plan has been reviewed, it hasn't actually been updated. The governing document is the original plan. It has just been augmented. Why can the HAP be the Plan--a living document updated annually? Keep it simple and transparent for everyone. For example, defining homeless to include people who have homes but commute to work or employed people to include people who voluntarily choose not to work (both on page 7 of the HAP) is non-sensical. Let's fix that!	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	B. Nickel	How does the City define "long term occupant"?	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Please see Blaine County Housing Authority policy documents for defined terms.
Public Comments	Perry Boyle	This definition is absurd on its face. Under this definition half of Ketchum is vacant, yet we have up to 10,000 people in the City at any given time.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	Please see Blaine County Housing Authority policy documents for defined terms.
Public Comments	Perry Boyle	And make it transparent rather than hiding it from the community.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	Please see Blaine County Housing Authority policy documents for defined terms.
Public Comments	Taylor	Ketchum is most constrained on land in the valley, AND it's the cultural and recreational center. this naturally inflates prices. Why is Ketchum land only considered here? Why are we not working across municipalities to consider ALL LAND in the region for development and "yield". Isolating this to Ketchum simply means your dollar will go less far in this effort. This problem is valley-wide, and should be addressed with all municipalities in mind.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	Ketchum is actively working with the County and others to pursue future development of the southern ACI (near St. Lukes). The need to collaborate with regional partners is expressed throughout the Plan.
Public Comments	Perry Boyle	Pre-tax or after-tax? Does income include only wages or all other sources of income (e.g., government transfers)?	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	

Public Comments	Perry Boyle	The person in charge of the plan is the person who benefits from the plan. In essence, she controls her own destiny. This is poor governance. She should be implementing a plan that the Planning Department devises.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Taylor	Perverse incentives.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	What is the definition of "local." This should be "Ketchum" as the Housing Department staff has used this term to house people in Ketchum from as far away as Twin Falls, and to spend Ketchum money to housing Sun Valley Co workers and others who aren't from Ketchum and don't work in Ketchum. Let's get our own house in order before we solve everyone else's housing problems with our scarce resources.	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Expanded definitions in housing section consistent with HAP
Public Comments	Perry Boyle	Those "dynamics" need to be identified and a process in place to monitor them. That does not exist. Who is responsible for this work? The Housing Department? The Planning Department? Why do we not survey employers, employees, households etc about what their needs and challenges are? Right now we leave it up to a Housing Director with a personal agenda to just make this stuff up.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	HAP reporting occurs regularly
Public Comments	Perry Boyle	Why are some lots excluded from this process?	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	What is the criteria employed?	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	LEIF	Great policy and one that should be high priority	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	LEIF	Will the city consider increasing building coverage ratios with ground floor ADA ADU/guest suite/functional dwelling units? ADA requires more area and garages/parking takes up so much lot that this becomes challenging.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	Changes to development standards will be considered as part of the zoning code update.
Public Comments	Pat Higgins	BINGO ! Work with the county to change the zoning density!	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	Ketchum is actively working with the County and others to pursue future development of the southern ACI (near St. Lukes).
Public Comments	Anne Corrock	The word "encourage" is used a lot here...	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	Noted. We'll review and make some adjustments where appropriate.
Public Comments	Perry Boyle	This is a BIG DEAL that has never been on a City Council agenda so why is it buried here? This seems like something for public conversation and transparency.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	LEIF	land + construction costs will drive private development more than anything the city will do so being realistic about where this market is going and really focusing on where we can be successful is more important than broad based policies like this.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	Can this be incorporated in H-3.3?	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Combined
Public Comments	LEIF	This is hard and will typically be driven by government support if not outright ownership.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	What are the ranges of housing that would conform to the "mixed" moniker? In what proportion? What does success look like for this?	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	


Public Comments	Taylor	<p>Could not agree more.</p> <p>can we have less of the two extremes? Either city-subsidized or \$2mm+? I realize leaving some of this to the free market is always going to lead to high prices, but some measurable metric here would be appreciated.</p> <p>Square footage is probably a good litmus here, no?</p>	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Sophie Curtis	<p>Please build townhouses and duplex/triplex buildings for workforce housing. Not everyone wants to live in an apartment but no one working here can afford a single family home. Please think of the type of buildings that a family would want to live in and build accordingly.</p>	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Clarified language
Public Comments	Tory	<p>Can they be regulated to be long-term occupancy by a CUP? As in, only permitted with conditions of approval as a way to increase potential rental units.</p>	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	<p>According to the City, ADUs cannot be restricted from being STRs. So what mechanism of "encouragement" does the City plan to use to keep them away from Airbnb (for which they are pretty much perfect).</p>	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	See expanded language and policy re: STRs in housing section
Public Comments	Perry Boyle	<p>How is "under-represented" defined? What are specific unit goals for this policy?</p>	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Reworded for clarity
Public Comments	Taylor	<p>How is "elderly" an under-represented population here? Nothing BUT elderly boomers can afford to live here.</p> <p>"Families", I agree with. there aren't many.</p> <p>What proportions make sense?</p>	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Reworded for clarity
Public Comments	Perry Boyle	<p>T, you are missing the point. This language is what lets the Housing Director recruit homeless from Twin Falls, house undocumented people, and for the Council to prioritize retirees for Bluebird (yes, that is true).</p>	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Courtney	<p>It's important to consider that people who have worked their whole adult lives in Ketchum deserve to age in place and not be kicked out of the only town they've called home because they've chosen to retire. Folks who work locally will eventually become elderly, but most won't reach the income demographics that can afford to continue to live in Ketchum on a fixed retirement income. I agree that we don't want our demographics to be all elderly, but considering ways to allow long-time locals to stay here is worth including.</p>	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	Please see Blaine County Housing Authority policy documents for defined terms.
Public Comments	Perry Boyle	<p>Respectfully, I will disagree with that. Why would Ketchum offer this entitlement when no other city in the country does? Many many retirees need to move when they no longer earn a wage and can no longer afford to live in their homes or even their communities. Taxing working people in Ketchum to provide an entitlement for retirees is inconsistent with how most of the world works. It is a form of income redistribution.</p> <p>It should not be up to the Council to create entitlements without a referendum. We need a referendum for bonding liabilities, why not a referendum for housing liabilities? If it is the will of the informed electorate to provide housing entitlements to retirees, then so be it. Why would our Council object to putting the question to them?</p>	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	

Public Comments	Sophie Curtis	This is an excellent way to add more housing. The fear of ADUs being rented out as short term housing is silly. More ADUs allowed, built and used is good for everyone. More housing, more options.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Perry Boyle	This also goes to governance. Ketchum often approves capital improvements without considering and budgeting for ongoing maintenance costs. Whenever a capital project is approved, the City Council should require the staff to provide the estimated ongoing maintenance cost and potential employee headcount requirement.	Goals and Policies		No Change	
Public Comments	LEIF	The City should take an active role in advocacy for public land policy for the areas around our community. Jackson is an example of what happens when a town is the gateway for a National Park for instance. If the Sawtooths were ever changed to a National Park, it would have severe impacts on Ketchum. With all the state level public lands discussions around privatization and state take over, the City should be actively engaged.	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	Policy R-3.1 addressed access to public lands
Public Comments	Courtney	typo: add "to"	Goals and Policies	CV 4: Exceptional Recreational Opportunities	Y	
Public Comments	Perry Boyle	What does "many" mean? Is there a map of this? Is this something that residents typically complain about?	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	
Public Comments	Perry Boyle	Why do Ketchum full-time residents subsidize participation costs in these programs for visitors? Suggest that if we offer public program to visitors that they be charged at least the full cost of their participation.	Goals and Policies	CV 4: Exceptional Recreational Opportunities	Y	Modified language
Public Comments	Perry Boyle	There is no Ketchum City study on this area of the Comp Plan. What do we need to do to establish criteria to hold the Council accountable for achieving the goals of this section?	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	
Public Comments	Perry Boyle	There should be hyperlinks to these studies, otherwise they are meaningless to people trying to comment on a Plan that incorporates them by reference.	Goals and Policies	CV 4: Exceptional Recreational Opportunities	Y	Links added
Public Comments	Perry Boyle	This makes it sound like we don't have a well-connected trail network. What is this all about?	Goals and Policies	CV 4: Exceptional Recreational Opportunities	Y	Updated language to say "Maintaining a well-connected trail network..."
Public Comments	Perry Boyle	What does "cost-effective" mean? What are the criteria? What does cost-effective look like?	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	
Public Comments	Tory	and provide access to trail network from neighborhoods, workplaces and tourist accommodations	Goals and Policies	CV 4: Exceptional Recreational Opportunities	Y	Added to Policy R-4.1.
Public Comments	Perry Boyle	What is the criteria for "adequate?". Why are Ketchum residents on the hook for providing programming for visitors--shouldn't that be a private sector function?	Goals and Policies	CV 4: Exceptional Recreational Opportunities	Y	Modified language for clarity
Public Comments	Perry Boyle	We should establish a long-term budget for this. The growing needs of the community is nebulous. Growing needs of residents? Visitors? How is "community" defined? If it is for visitors, shouldn't they pick up the tab?	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	
Public Comments	B. Nickel	How does the City's budget meet this vision?	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	
Public Comments	Perry Boyle	Who in City Hall is responsible for pursuing these? How will they be measured on accomplishing this?	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	

Public Comments	Perry Boyle	Who made this one up? I have never heard "food production" come up as a community value. What is the public support for this policy?	Goals and Policies	CV 4: Exceptional Recreational Opportunities	Y	Removed examples
Public Comments	B. Nickel	What other purposes might City-owned land, parks and recreational facilities be used for?	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	One example would be a community garden
Public Comments	Perry Boyle	This is insightful. We should have a non-commercialization principal for public parks in our Plan. Public assets should not be used for private gain.	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	
Public Comments	Perry Boyle	What does "fiscally prudent" mean? There is no standard for that in Ketchum governance. There probably should be.	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	
Public Comments	Perry Boyle	We make decisions about this with no data. We should do a demographic mapping of the community on a regular (bi-annual?) basis so we can optimize the allocation of our scarce resources.	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	
Public Comments	Perry Boyle	What does "consider" mean? This goes to a lack of a City plan for this section. That Plan should identify potential parcels for future acquisition and establish criteria for proceeding with the acquisition.	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	
Public Comments	Alex Nelson	This is one of the most uParks & Recreation is one of the most under utilized and most valuable assets in the entire city. It plays an essential part in supporting the middle-class with affordable with after school programs that are consistently full. For many families it is the only attainable childcare. Where are the goals in this Comp Plan? By stating nothing it creates an obtainable goal of doing nothing. How about expanding the department to provide services for the immense aging population? Why is the only Senior Center in the valley located in Hailey? Please use this opportunity to set goals that will truly make Ketchum a better place for those that live here. nder	Goals and Policies	CV 4: Exceptional Recreational Opportunities	Y	Goals and policies related to recreational opportunities are provided on the following pages.
Public Comments	Perry Boyle	What does "support" mean? Shouldn't we have a capital improvement plan for all city owned land that addresses this? Again--there is no Plan for this section. Note: this goal conflicts with the City's plan to convert all of its parking lots into housing projects--can we reconcile these conflicting priorities in the Comp Plan?	Goals and Policies	CV 4: Exceptional Recreational Opportunities	Y	Modified language
Public Comments	Perry Boyle	Cost recovery seems like a bigger deal than just for this purpose. Shouldn't it be a principle/policy of Ketchum as a fiduciary to recover all of the costs for providing government services that benefit a private use--especially a for-profit private use?	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	
Public Comments	Perry Boyle	Is there any data that substantiates this as a need? The Y does tremendous work on this, as does BCRD. What is the source for this? Is it a carryover from a plan before the Y was built?	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	
Public Comments	Perry Boyle	This is the first reference to the Bald Mountain restoration project. Who runs that? What does "support" for that from the City entail--how much will this cost? I think you should change the reference from "Sun Valley" to "Sun Valley Company" to avoid confusion. The City has never done anything to expand access to Bould Mountain for public recreation, and, indeed, SVC has been pruning back public access with no pushback from Ketchum (uphilling, paragliding). If the City is not going to pursue this policy, maybe just eliminate it?	Goals and Policies	CV 4: Exceptional Recreational Opportunities	Y	Modified language

Public Comments	Perry Boyle	Where is the map for where these trails are going? Are they going into Ketchum? Over what time frame? At what cost?	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	
Public Comments	Susie	This whole section is about the mayor putting his name on something that's already established. We do have access & trails. The part about greenways is BS. If you are concerned about beauty and green ways then stop cutting down trees and implement green space requirements for all buildings in Ketchum, especially new construction.	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	
Public Comments	Anne Corrock	Why is the Northwood/Hemingway Natural Preserve not included here?	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	
Public Comments	Perry Boyle	What is the goal here? Where are the spots that City is seeking easements? There does not seem to be any plan or accountability for this.	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	The goal is to support recreational use of the area's waterways
Public Comments	Perry Boyle	This is a meaningless statement as there is no plan to accomplish this and no one is accountable for doing it.	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	
Public Comments	Perry Boyle	Where are the gaps?	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	
Public Comments	Tory	might add... "including safe connections for bikers and pedestrians from neighborhoods through town year round". Examples of fantastic recent improvements include the automatic blinking light at the Warm Springs Rd cross walk and managing the snow access on the Fourth Street connector into West Ketchum.	Goals and Policies	CV 4: Exceptional Recreational Opportunities	Y	
Public Comments	Perry Boyle	This is a new one -- what is the Plan for what will be designated a greenway--maybe start with that?	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	
Public Comments	Perry Boyle	What does "designate" mean? Is there some secret map of trails the City plans to use for this purpose? By when will this goal be accomplished?	Goals and Policies	CV 4: Exceptional Recreational Opportunities	Y	Modified language
Public Comments	Wendolyn	Careful please with the newly proposed density for the orange & brown areas immediately north of the Preserve. We went through A LOT of effort to preserve the area. Why would we introduce massive density adjacent?	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	
Public Comments	Perry Boyle	There should be a publicly available map of this.	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	See action R-3a.
Public Comments	Perry Boyle	WSP access has been established. There aren't any plans for more parking or bus connections or bike parking, are there? I think you mean increased usage of WSP? The key thing for WSP is to establish a long-term budget for its maintenance. That should be in the Comp Plan.	Goals and Policies	CV 4: Exceptional Recreational Opportunities	Y	
Public Comments	Susie	What if we appreciate what we have as arts & culture. Be grateful to those who substantially support all of it for all of us. Feed the existing events, programs, places so they continue to thrive without more 'competition'. More is not better. Security of and gratitude for existing will naturally pave way for new projects.	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	Wendolyn	please make note in your captions when we're including images of historic buildings. this one is important because it's owned by the city and on the national register. let's not skip an opportunity for education, please.	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	Photo credits added to acknowledgements.

Public Comments	Amy Weyler	Accessibility is a key component, and parking is a must-have to preserve the success of these current events and activities. Please add your plan for parking	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	Perry Boyle	Where are the facts to support this assertion? SVMoMA is very well funded. This seems to be a setup for transfer of public money to arts institutions. If that is the plan, be explicit about it and how much money will go where.	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	Anne Corrock	What about "event fatigue"? This is something all the resorts are experiencing and have been for at least a decade. It's not just the public events, it's the non profit fundraising events and private events such as weddings. Our workforce is maxed out!	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	B. Nickel	Does Visit Sun Valley market arts? How can the City partner with VSV through appropriate funds or staff collaboration to meet this goal?	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	B. Nickel	What are the current funding limitations? Are these City budgetary constraints?	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	Perry Boyle	Great point. What is the data they are using to make this assertion?	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	Perry Boyle	How will this be accomplished? Why can't VSV do this? One of the key complaints of the galleries is that Washington St is being de-commercialized and replaced with housing (not just the KURA project). This reduces pedestrian traffic. Can the City use the zoning code to require commercial first floor use on Washington St?	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	Allowed uses will be reviewed as part of the Code update.
Public Comments	Perry Boyle	You left off parking for events. If you ask Argyros, this is a key concern.	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	Perry Boyle	We should differentiate between public events paid for by taxpayers like Ketchum Alive and Wagon Days, non-profit events, and for-profit events like the World Cup and set up criteria for cost recovery based on that. We should have a principal in the Plan that taxpayers will not subsidize for-profit event promoters and will recover 100% of the costs incurred.	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	Perry Boyle	Where is the data behind this assertion? It sound nice, but is it actually true?	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	Susie	Please understand that culture is not always about a built environment. We don't need more facilities, we need to cultivate and preserve our ski town culture with our community that is served and appreciated. They are the ones who 'built' Ketchum's character and are now being forced out. Culture is about people!	Goals and Policies	CV 5: Lively Arts and Culture Scene	Y	Modified language
Public Comments	B. Nickel	Where? How? What is the budget?	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	Perry Boyle	The plan is full of these rainbows and unicorns without data supporting that there is a community need or any principles or criteria about how they are prioritized with scarce resources. The Plan should avoid language like this.	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	Perry Boyle	This is a plan to increase tourism! Every bullet goes to support increased tourism. Why? What community survey supports a desire for more tourists? When is enough enough? Why hijack the arts community for the goal of growing tourism rather than incorporating the arts into the quality of life for residents? One of the plan's goals is to diversify the economy and not double down on tourism growth.	Goals and Policies	CV 5: Lively Arts and Culture Scene	Y	Modified language
Public Comments	Perry Boyle		Goals and Policies	CV 5: Lively Arts and Culture Scene	Y	Modified language

Public Comments	Wendolyn	sheep stats would be good in a caption.	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	Perry Boyle	How is "economic vibrancy" measured? Are residents saying we need more of it? The only comments I hear about this are from the retail community saying the City's destruction of parking is hurting economic vibrancy. When the City acts in contradiction to the Comp Plan goals, who highlights that to the public? Who is the "keeper of the Plan?"	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	Perry Boyle	Why do we want to build facilities to attract visitors? There is no resident demand for that so why is it a goal of the Comp Plan?	Goals and Policies	CV 5: Lively Arts and Culture Scene	Y	Modified language
Public Comments	tof	Can we make it a goal to "maintain" tourism, instead of increase it? It seems we are now in the range of a decent balance point (many may argue a bit beyond the comfort level). I think most would agree we experienced what too much tourism is like during 2020-2021 - generally unbearable and out of balance with the impact of tourism and short term residents overpowering the community's ability to maintain the quality of life and small town characteristics - two main goals of every comp plan for past 30 plus years. Why would we strive to return to this level, or worse, beyond it? Wording could say "employing arts and culture to improve Ketchum's quality of life, and to maintain tourism and a strong economy." "or maintain Ketchum's quality of life for residents and attractiveness to visitors to keep Ketchum's local economy healthy and sustainable."	Goals and Policies	CV 5: Lively Arts and Culture Scene	Y	Modified language
Public Comments	Gina Poole	Maintain is the operative word here.	Goals and Policies	CV 5: Lively Arts and Culture Scene	Y	Modified language
Public Comments	Perry Boyle		Goals and Policies	CV 5: Lively Arts and Culture Scene	Y	Modified language
Public Comments	Perry Boyle	"Increase Tourism." At least you finally came out and explicitly said it. That seems to be the entire point of this Plan. For this Comp Plan to be legitimate, it should reflect the consensus will of the residents. What has the City done to substantiate that the residents of Ketchum want to "increase tourism?" Obviously, tourism is critical to our economy, but shouldn't the Plan be about balancing interests rather than finding ways to get locals to pay to make things nicer for the people who don't live here?	Goals and Policies	CV 5: Lively Arts and Culture Scene	Y	Modified language
Public Comments	Perry Boyle	Does this mean seeking private funding for taxpayer-funded things like Wagon Days and Ketchum Alive?	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	Perry Boyle	This is nebulous. Who's programs? The City's? Like Wagon Days? It does make sense for the City to shift costs of Wagon Days off the residents and on to local businesses. But is the City going into the fundraising business for SVMoMA? That seems odd.	Goals and Policies	CV 5: Lively Arts and Culture Scene	Y	Modified language
Public Comments	Perry Boyle	This one makes little sense. KAC is not run by the Rec Department and who is "maintain an active..." referring to?	Goals and Policies	CV 5: Lively Arts and Culture Scene	Y	Modified language
Public Comments	B. Nickel	City art programs? This policy isn't clear.	Goals and Policies	CV 5: Lively Arts and Culture Scene	Y	Modified language
Public Comments	Susie	Sustainable art is a product of a community of artists. It's not a thing to be funded. Nothing is sustainable if the people base is not included in the whole plan. Sustainable anything is not one part but a holistic conceptual view. Gotta build community.	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	

Public Comments	Perry Boyle	What is wrong with the current mix of facilities? Has the City done some study showing there is a deficit? Maybe just delete this one.	Goals and Policies	CV 5: Lively Arts and Culture Scene	Y	Modified language
Public Comments	Perry Boyle	Who put this in? Take it out. It is not a proper function of City government. That's what VSV is for.	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	Wendolyn	Basque culture would be relevant for a caption.	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	Perry Boyle	Start with creating long-term maintenance plans and budgets for them so they don't fall into disrepair.	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	B. Nickel	Awesome!	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	Perry Boyle	What does "strengthening" mean? What does "encouraging" mean? These are fluff words with no substance.	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	Perry Boyle	What is the mechanism for doing this? Unless it is in the zoning code this is unlikely to happen.	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	See Action ART-3a.
Public Comments	Susie	Make Town Square design a community art infused place. Sculpture in the new garden spaces, hand sewn shade awnings, murals, tables and benches, painting LeRoy's etc. Allow it to be eclectic, funky Ketchum. Our town square for us, locals. Over time different artists can be featured by switching out pieces. It will look awesome and be high quality due to the amazing talent we have here. Let them showcase themselves- all ages of artists.	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	Jakub Galczyński	This Art & Culture Goal is exciting. More permanent pieces become classic. For example, Rod Kagan's sculptural work or the 'The Fork' in the Road.	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	B. Nickel	How would developers be encouraged to do this? Could this be written into P&Z code to insure this happens? Is there a dollar amount developers would be encouraged to spend? This policy isn't clear.	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	See Action ART-3a.
Public Comments	Perry Boyle	Art is not a criteria for the P&Z, but maybe it should be? If not, what is the point of this reference to design?	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	Wendolyn	please cite the artist in this caption	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Public Comments	Perry Boyle	What is the evidence supporting "overuse?" There is clearly "misuse" by the people leaving their dog doo doo on the trails-- there is something in Misc II on that every week. Nothing the City has done has had any effect. Is there something the City could do? Citations? Increased fines?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Modified language
Public Comments	Perry Boyle	Ketchum used to do this--maybe make reference to that so people don't think this is unrealistic. One other use could be for sidewalk melting rather than using natural gas.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Added melting snow on sidewalks
Public Comments	Susie	The philosophy of permaculture must be introduced when we speak of sustainable stewardship. This area is a huge failure when it comes to city government. Warm Springs Preserve is the glaring example of no one at the city having a clue as to what stewardship means. If WSP was managed via permaculture practices it would be; environmentally stewarded effectively, be a place of education, mental health rejuvenation, example of permanent culture to be modeled in all ways of life not just the plants and water courses. Research permaculture.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	

Public Comments	Perry Boyle	Correction: The SAPP is dated 2020, not 2019.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Modified language to note that the SAP has been updated since 2019
Public Comments	Perry Boyle	KSAC meets in secret, and there has been no report from it to the public in almost 5 years. This is bad governance. How can we have the Mayor, who controls the Council agenda, conform to best practices about updating the public on the bureaucratic actions of City bodies?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Perry Boyle	Encroaching development seems to be encouraged by the City Council--see the December 10 meeting. How do we hold our Council accountable for conforming their actions to this Plan? This is a governance issue. Can staff be empowered to make it public when the Council contravenes the letter and spirit of the Plan?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Mark Maykranz	The mass and scale of new construction needs to be vastly reduced. No size increases for housing. All buildings must have adequate parking. Replace Bradshaw. He is ruining the Town.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Wendolyn	sorry, folks - renewables have achieved cost parity. your info is out of date. We can't use cost as an excuse for not incorporating renewables.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Modified language
Public Comments	Perry Boyle	Removal of mature trees is encouraged by the City Council--look at the Bluebird site. The code requires their replacement, but when it happens, they are never comparable in species or size. Can we hold developers accountable for this?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	These standards will be reviewed as part of the Code update
Public Comments	Wendolyn	this caption should mention WS Preserve.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Susie	A full and comprehensive landscape guideline must be written and enforced. A pre construction guide to minimize destruction during construction is a must.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	These standards will be reviewed as part of the Code update.
Public Comments	LEIF	we have ample experienced energy professionals in the Community that can turn this into something tangible if the City is serious about this. This is very important for the community.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Expanded discussion
Public Comments	Wendolyn	To Leif's point, the Valley is FULL of nationally recognized renewable energy experts. Cost is not the issue. Instead, it's our PUC & IPCO who resist the efforts.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Expanded discussion
Public Comments	Wendolyn	Isolated? Do you mean: "distributed"?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	Isolated, as in "remote"
Public Comments	Perry Boyle	Given that the major partner to the City on riparian repair is WRLT, perhaps it deserves a mention.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Perry Boyle	Statements like "the City needs to" are not the norm for a Comp Plan. Restate: "the City will, by [date] accomplish [goal] is more normal phrasing for a Plan. Otherwise, it's just words. The City has no process to do this. Is this one of the many things the City is outsourcing to a non-Ketchum entity (e.g., BCSC)?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Modified language

Public Comments	Perry Boyle	"Close" is unnecessary hyperbole.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Modified language
Public Comments	Perry Boyle	Can we enact an ordinance to prevent pesticide use near waterways?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	Tools to implement policy will be considered as part of the Code update
Public Comments	Kim Stoeffler	This comp plan reads like a campaign piece for Mayor Bradshaw. The building photos selected are human scale and many are lovely historic structures, buildings that are largely prebradshaw's ruinous ways. What this campaign piece is missing is pictures of what Ketchum is becoming under the auspices of a Mayor who overrules numerous petitions signed by community members expressing their wishes. To depict the Ketchum Mayor Bradshaw is creating (his legacy) you should have pictures of all the ugly, monster buildings Bradshaw has blessed. Show the blocked views, show the disregard for existing neighbors and historic buildings. Show the main street road blockage, the missing parking spaces. Show the elderly with their canes and walkers trying to make it to a restaurant for one of their final meals (out-of-breath from walking 2.5 blocks), show the Bluebird institution that some tourists thought was the county jail (housing some workers so they can reverse commute to work down-valley for massive corporations), show copies of the petitions that thousands of community members signed to express their disapproval of Bradshaw and Council with respect to land use. Show a picture of First and Washington (stunningly large, ugly, and out-of-scale) without parking for the public. While you are at it, show how hard it was to access Ketchum's businesses last Spring, Summer, and Fall, and show the waste of financial resources to settle land use conflicts. And, for sure, show pictures of the empty, incentivized pent houses. Once you have been truthful, let's talk about community values, real values, truthful values. The truth shall set you free!	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Perry Boyle	Isn't Idaho Power building the second line right now?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Narrative has been updated
Public Comments	Perry Boyle	Thanks for the hypertexts!	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Susie	Yet we continually allow riparian encroachment, removal of trees in and near riparian for better views, building lot line to lot line, allowing builds in known avalanche zones under the guise of false 'mitigation techniques'. Prioritize the natural environment over the built environment. That is called sustainability and stewardship.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Perry Boyle	Per BCSC, we are going the wrong way on this. Given the goal of this Plan is to promote tourism growth, it is hypocritical to put this in--it is greenwashing. More construction + more tourists = more waste.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Perry Boyle	I don't think the person who wrote this section read the BCCAP very carefully. It leaves out any attempt to mitigate the single biggest contributor to GHG in the WRV--airport activity. Indeed, the City of Ketchum subsidizes GHG production via the LOT for Air. Are we going to use this Comp Plan to greenwash or are we really going to hold ourselves accountable to achieving sustainability goals?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Perry Boyle	There is no reporting on this. If you don't measure it, will it happen? #governance	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	

Public Comments	Perry Boyle	Has the Land Trust done any work on this that should be referenced? What about other local non-profits?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	Background discussion has been expanded to reflect current efforts
Public Comments	Perry Boyle	There are no goals in any plan adopted by BCSC or Ketchum that have GHG reduction targets in any form over any time frame. This is empty language and is misleading.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Modified language
Public Comments	Perry Boyle	Do we really have control over this? Per BCSC, Sun Valley Co uses more water than all the residential activities of the rest of the WRV. Unless you regulate their water usage, you just penalize the public while private companies profit from it. Can we charge SVC more?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Perry Boyle	We don't preserve water for this purpose. Rather than returning all treated water to the River or the aquifer (where we take it from), we let Sun Valley Co use as much as they'd like for evaporative irrigation of its golf course and for Weyakkin as well. Why? How is that achieving this Plan goal?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Perry Boyle	This is a great goal, but there is nothing in our zoning code to back this up with any real teeth, and the Council just overrides things when it doesn't want to conform to them. Take, for example, the zoning of the Marriott parcel, which would have conformed to this goal, and then the Council waives that violate this goal. #governance	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Perry Boyle	In many years, the Bigwood dries up before it leaves Bellevue. This may be due to climate change, but Ketchum water treatment processes do not help by diverting water from the river to subsidized Sun Valley Co. There is a theme in this plan--we have all these great ideas, but if they negatively impact the tourist industry, we won't do them. That is not what the people of Ketchum want, but that is how our elected officials have operated. How do we hold them accountable to the Plan? #governance	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Anne Corrock	In my experience there are always loopholes that create "flexibility" in these plans and our city zoning codes that make them subjective and negotiable for the political body, rather than objective in supporting what the people of Ketchum want.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	Action NR-1a addresses the need to strengthen environmental protections in development standards
Public Comments	Gina Poole	Please strengthen regulations so that homes cannot be built in flood prone areas of the Big Wood like the two spec "estate homes" currently under construction on Wood River Drive.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	Action NR-1a addresses the need to strengthen environmental protections in development standards
Public Comments	Perry Boyle	Do we have a map of wildlife corridors? Don't we need that to do this?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	See the Environmentally Sensitive Areas map
Public Comments	K. MacMillan	No analysis of wildlife corridors, stopover areas, or birthing habitat. As example see the Mt. Borah mule deer migration mapping in USGS's Ungulate Migrations of the Western United States, vol 1. This is publicly available information. Consultation with IDFG is vital as development plans impact density and development in high use areas.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	Data referenced in comment shows corridors that are relatively far away from Ketchum. The Environmentally Sensitive Areas map illustrates available data for Ketchum proper.

Public Comments	K. MacMillan	No analysis of major, documented mule deer migration and stopover areas that are impacted by density and development. See Mt. Borah mule deer population in Ungulate Migrations in the Western United States, volume 1 by USGS. This is publicly available information that is not included. Early consultation with IDFG and accurate mapping is essential as these plans impact development and density within sensitive areas.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	Data referenced in comment shows corridors that are relatively far away from Ketchum. The Environmentally Sensitive Areas map illustrates available data for Ketchum proper.
Public Comments	Susie	What are the plans for city parcel RPK4N17013120C on Wood River Drive? Conservation, preservation?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Perry Boyle	This is an insult to our intelligence. This has never been a consideration of the current majority on the Council. Just sit in Giacobbi Square to see the fruits of their policy to replace mature trees in the core with massive lot line to lot line boxes. How do we hold the Council accountable for this? #governance	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Perry Boyle	This seems like greenwashing for the downtown development practices of the Council and KURA. Regenerative soil management and a guide? This will be one of those consultant reports that will go no where. There is a pattern in this Plan of policies that the Council will never implement and/or never enforce. We should be honest and just take them out. Otherwise we need a chapter in the Plan on how the Council will be held accountable to achieving the Plan, or, at the very least, not acting contrary to the Plan. #governance.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Susie	This is a very important section. But as is mentioned by others, there seems to be no real intent to follow through here. This encompasses sustainability, climate, quality of life, future existence as in having adequate water. Not a money maker maybe but a life sustaining, resiliency factor to be taken seriously.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	See Implementation Matrix
Public Comments	K. MacMillan	I would encourage early consultation with IDFG as there are mule deer migration corridors, parturition, and stopover habitat within Project Ketchum that are not identified and would be impacted by both development and density. Other sensitive species and those of concern are potentially impacted and currently unidentified.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	Data referenced in comment shows corridors that are relatively far away from Ketchum. The Environmentally Sensitive Areas map illustrates available data for Ketchum proper. IDFG role is referenced in discussion.
Public Comments	Perry Boyle	Do we have a map that identifies open lands that we want to keep open for the duration of this Plan?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Perry Boyle	Now that we have WSP, are there other properties on this list? The Council has prioritized land acquisition for housing development. In particular, they have their eyes on the 80 acres off Canyon. How do we keep the Council's hands off open lands? #governance	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	K. MacMillan	No analysis of habit value regarding wildlife. This information needs to come from direct consultation with IDFG.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Expanded discussion of wildlife in this section; role of IDFG is referenced.
Public Comments	Perry Boyle	Who is going to do this? By when?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	

Public Comments	Perry Boyle	We already do this. Do we need to incorporate in the Plan a reference to things we already do? Or can we say the Council will adhere to the spirit of the section and not repeat or amend or grant waivers to ordinances in place that are meant to achieve these Plan goals?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	Opting to keep references to practices/policies the City already engages in so that they are well documented for the public
Public Comments	Perry Boyle	What about the most beneficial use for the environment--return it to the river and the aquifer rather than commercialize it to promote growth.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Susie	Stop building very inch of land. Water needs cannot be met in high desert environment for the amount of people you want to bring into town. Every new building endangers the future of water for all of us. Water works in cycles of precipitation, evaporation, transpiration and condensation. Without green plants, trees and shrubs this process cannot happen no matter how well the code is written!!	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Perry Boyle	Why not mandate this via ordinance?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Incorporated as implementation action
Public Comments	Alex Nelson	Agreed. Why not add a part about reducing the amount of road salt used by the Streets Dept as well? This polutes the waterways and kills all the vegetation it touches.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	See above
Public Comments	Perry Boyle	Don't we already do this? If not, the Mayor has had seven years to do this, so thinking he will do it in his eight years seems the triumph of hope over experience. If we do this, why make it sound like it will be something "new."	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Susie	This whole section- permaculture.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Alex	There should be some mention of pet waste clean up (in all areas but especially areas adjacent to waterbodies) and its impact on ground water quality.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	Pest waste clean up is addressed in Action NR-2a.
Public Comments	Alex	Essentially to encourage and educate the public on the potential impacts. Could include a policy on strengthening enforcement of pet waste disposal?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	Pest waste clean up is addressed in Action NR-2a.
Public Comments	Perry Boyle	This is the third reference to geothermal. Should there be one geothermal policy rather than three?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Modified language to reduce redundancy, but kept two separate policies to highlight public v. private use
Public Comments	Alex Nelson	I am much more concerned that the Plan does not mention that this is a privately owned resource.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	LEIF	Idaho Power has these available.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	LEIF	This is most important in our climate zone and huge house culture. Can we set goals like the City of Boise for community wide carbon reduction? Start with City operations and then go community wide?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Expanded discussion in intro to this section for context about current goals.
Public Comments	Julie	Has this been done? Is there financial assistance?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	

Public Comments	Perry Boyle	As far as I can tell, most of the policies in this Plan are aspirational. There is no time frame, cost estimate, or reporting requirement, and no one is assigned responsibility. In other words, there are no accountability mechanisms in the Plan for the Council to achieve any of these policies. It's the bare minimum to conform to the statutory requirement for a Plan and, when you read it closely, it supports increased tourism development.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	See Implementation Matrix
Public Comments	LEIF	Add ground sourced heat pumps since geothermal hot water isn't available everywhere.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Added
Public Comments	Perry Boyle	What is the cost premium the City is willing to pay for renewable energy? This policy commits the city to purchasing it regardless of cost. #governance	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	LEIF	Does the city have an EUI reduction goal? Carbon reduction goal?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Expanded discussion in intro to this section for context about current goals and initiatives.
Public Comments	LEIF	Unfortunately most renewable technologies aren't a great fit for Ketchum for various reasons. We should focus on energy efficiency and electrification over renewables in Ketchum. Build renewables south and then build resilient, redundant transmission into the valley with natural gas (with conversion to hydrogen later) as a backup power source. This is doable.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Modified language
Public Comments	LEIF	A policy would be: reduce energy/carbon by X% by year Y. A policy would be 'add solar to all new buildings and major renovations'. Exploring options isn't a policy so much as doing homework to have a policy.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Modified language
Public Comments	LEIF	how much? By when?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Expanded discussion in intro to this section for context about current goals and initiatives.
Public Comments	Perry Boyle	What is the deadline for this policy?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Expanded discussion in intro to this section for context about current goals and initiatives.
Public Comments	Perry Boyle	The intro to this chapter says we can't really achieve this policy. And if the goal is to "establish policies," does that accomplish anything? What about setting goals over time frames?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Expanded discussion in intro to this section for context about current goals and initiatives.
Public Comments	Fiona Smythe	Waste stream reduction is an admirable goal. What can be done to turn the policies into reality? Composting in particular seems achievable if there's a solid program put in place to effectuate it.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Expanded discussion in intro to this section for context about current goals and initiatives.
Public Comments	LEIF	So, we're not even going to try on recycling?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Expanded discussion of current efforts.
Public Comments	Perry Boyle	Why can't we require construction waste recycling as part of the building code?	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	Action NR-5d addresses construction material recycling. Additional incentive-based approaches will be considered as part of the Code update
Public Comments	Susie	Reduce the numbers of peoples and the waste will reduce. There is a limit of no return.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	

Public Comments	Pat Higgins	Agree with Mr. Boyle's comment , no one comes here for medical care, Wishful thinking.	Goals and Policies	CV 7: Safe and Healthy Community	Y	Expanded discussion re: access to services/ongoing initiatives
Public Comments	miles canfield	Access to veterinary services including 24 hour emergency vet services within the valley.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	
Public Comments	Perry Boyle	This is patently not true. SLWRMC routinely transports patients, at great expense, by helicopter to Boise precisely because it is not a state-of-the-art health care center. It is a Level IV trauma center, meaning it lacks back OR capabilities. https://healthandwelfare.idaho.gov/providers/idaho-time-sensitive-emergency/idaho-tse-facility-designations . Ketchum taxpayers pay Mountain Rides to transport people from St Luke's WRMC to Twin Falls to get the medical services they can't get locally. Many specialties are not available any closer than Twin or Boise (ENT, Oncology, etc.) Let's not use this Plan to promote misinformation about Ketchum. Let's be honest about our resources and our goals.	Goals and Policies	CV 7: Safe and Healthy Community	Y	Expanded discussion re: access to services/ongoing initiatives
Public Comments	Perry Boyle	and...? What is the purpose of this language?	Goals and Policies	CV 7: Safe and Healthy Community	Y	Expanded and reworked this narrative to clarify
Public Comments	Miles Canfield	we are a high hazard earthquake zone	Goals and Policies	CV 7: Safe and Healthy Community	Y	Expanded and reworked this narrative to clarify
Public Comments	Perry Boyle	Other than fire, the biggest health and safety threat to the community comes from our unique vulnerability to pandemics. At one point, we had the highest concentration of Covid-19 infection in the US. Having policies in place for pandemics seems sensible. Correction: the City no longer provides fire protection services. The KPD has been incorporated into a fire district that is not in the City's control. The City also does not provide police protection. It outsources that to BCSO. We should be honest about what services the City is providing versus which ones it has outsourced to non City controlled providers. Also, how would a citizen find the "All Hazard Mitigation Plan?" A search on the City website yields a reference to a 2015 resolution.	Goals and Policies	CV 7: Safe and Healthy Community	Y	Expanded and reworked this narrative to clarify
Public Comments	Perry Boyle	Forget low-cost. Affordable is more accurate.	Goals and Policies	CV 7: Safe and Healthy Community	Y	Modified language
Public Comments	Perry Boyle	You should refer to this plan in your list of reference plans for this section.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	Link is already included
Public Comments	Perry Boyle	why no reference to the LOT as the major source of funding for these?	Goals and Policies	CV 7: Safe and Healthy Community	Y	Added
Public Comments	Perry Boyle	Oops--you do. Ignore that last comment.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	
Public Comments	Miles Canfield	ambulance	Goals and Policies	CV 7: Safe and Healthy Community	No Change	Included as part of "emergency response services"
Public Comments	Perry Boyle	When you reference child care as a need, and then have no plan for it, it hits the credibility of the Plan. If we have a need, but the plan won't address the need, we should be upfront about that.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	Expanded discussion of current initiatives. Also, see policy SHC-5.4.
Public Comments	Susie	Write code for every building to have green space.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	Development standards will be reviewed and updated as part of the Code update.

Public Comments	Susie	Don't allow building in riparian, floodplain and avalanche areas. Most of these areas of most risk/frequent activity is well known.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	Development standards will be reviewed and updated as part of the Code update.
Public Comments	ds	Also, enact building codes that include wildfire resiliency requirements.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	Both Ketchum and Blaine County have adopted ordinances to incorporate the International Fire Code as part of the permit review and construction process. Expanded language in this section to note that.
Public Comments	Perry Boyle	We should prioritize our scarce housing resources for these essential workers. But full time workers in these pursuits are not eligible for Bluebird or for the additional Bluebirds in the HAP.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	See policy SHC-1.3 and expanded housing terminology
Public Comments	Pat Higgins	I agree with Mr. Boyle's Comment . The Bluebird was sold to the community as Workforce housing for ESSENTIAL workers. Teachers , Fire, Police, etc... Then the city and developers decided to make it eligible for busboys , baristas and the like.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	See expanded housing terminology.
Public Comments	Amy Weyler	not true - baristas make too much money to qualify for Bluebird. We missed the mark on this huge development.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	See expanded housing terminology.
Public Comments	Perry Boyle	Maybe this happens in West Ketch about the speeding there, but what are the mechanisms to achieve this policy, who is accountable, and when will we see it?	Goals and Policies	CV 7: Safe and Healthy Community	No Change	
Public Comments	Perry Boyle	We did explore them. The Mayor promised that Bluebird was for this purpose so he could get it approved. Yet he knew it was not. There is nothing in the HAP that prioritizes essential workers. #governance.	Goals and Policies	CV 7: Safe and Healthy Community	Y	Modified language
Public Comments	Gina Poole	This should be a priority.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	
Public Comments	Perry Boyle	We do not report the effectiveness of these services publicly. According to data from the latest SVED report, the serious crime rate has doubled in Ketchum over the past decade. We need transparency and accountability mechanisms. #governance	Goals and Policies	CV 7: Safe and Healthy Community	No Change	
Public Comments	Perry Boyle	If we do this, there is no transparency or reporting that we do it. Indeed, for Mountain Rides, Mr. Hutchinson had to insist this was added to the contract that the Council had been rubber stamping for years. We should build reporting on KPIs into every public contract.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	
Public Comments	Perry Boyle	We need mechanisms for this. For example, Northwood Place was built over a decade ago to provide workforce housing. There has been no public reporting on whether it has achieved that goal. #governance	Goals and Policies	CV 7: Safe and Healthy Community	No Change	
Public Comments	Wendolyn	these guys deserve a caption, please.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	
Public Comments	Perry Boyle	We should learn from LA's experience. Bury power lines. Require metal roofs? Have an evacuation plan and make sure the public understands it.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	See actions SHC-2a and -2b.
Public Comments	Fiona Smythe	Awareness is nice, but being aware of the threat doesn't prevent anything. The city should consider changes to building codes to reduce the likelihood that buildings will burn. There are specific measures which can be taken (screening attic vents, using fire resistant siding and roofs, creating 5 foot buffers around houses, etc). Additionally, what can be done to encourage prescribed burns (shown to be highly effective at creating buffer zones) in areas near the city?	Goals and Policies	CV 7: Safe and Healthy Community	No Change	Both Ketchum and Blaine County have adopted ordinances to incorporate the International Fire Code as part of the permit review and construction process. Expanded language in this section to note that. See action SHC-2a.

Public Comments	Perry Boyle	"discourage" is meaningless. Look at the 10,000 sf house that the Council is going to let get built in the flood plain. There is no discourage, there is only do (Yoda).	Goals and Policies	CV 7: Safe and Healthy Community	Y	Clarified language
Public Comments	Perry Boyle	What about creating and publicizing a fire evacuation process? The last event was unmanaged by the City.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	See action SHC-2b.
Public Comments	Wendolyn	please name the fire.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	
Public Comments	Perry Boyle	Again, it beggars belief that we haven't already done this.	Goals and Policies	CV 7: Safe and Healthy Community	Y	Modified language
Public Comments	Perry Boyle	When you read this, it leads you to believe that our government hasn't done this. Not a confidence builder. What about the BCAHCP? Who will do this? By when? The theme of this Plan is to present common sense policies for which the Council has no accountability to achieve. That is not a "plan." That is propoganda.	Goals and Policies	CV 7: Safe and Healthy Community	Y	Modified language
Public Comments	Perry Boyle	There are myriad references in the Plan to "continue to raise awareness". What is the purpose of those references? No mechanisms are specified for achieving awareness, and there are no metrics for assessing awareness. #governance	Goals and Policies	CV 7: Safe and Healthy Community	No Change	Actions are provided in Chapter 5
Public Comments	Perry Boyle	Remove the reference to earthquake unless you have data that one part of Ketchum is more vulnerable than another--when the big one hits Yellowstone, we are all toast. In my experience, you cannot purchase earthquake insurance in Ketchum--does the City have access to it? Let's say we are all at risk, and there isn't anything we can do about it. Unless you plan to change the building code?	Goals and Policies	CV 7: Safe and Healthy Community	Y	Removed
Public Comments	B. Nickel	How does the City currently worked with the County on this policy, and how will they work with the County in the future?	Goals and Policies	CV 7: Safe and Healthy Community	No Change	
Public Comments	Perry Boyle	You have to share the maps with us. If you adopt a Plan with maps that no one got to see, what does that say for transparency and inclusiveness?	Goals and Policies	CV 7: Safe and Healthy Community	Y	Map added
Public Comments	Susie	Wellbeing and health are practices that require education. There are many qualified wellness practitioners that could benefit from being recognized and community then benefits from receiving their services. Integrating education into multiple venues for adults and children creates a web to build resilience, healthy lifestyles. Just physically living here doesn't always equate to healthy living. Use Warm Springs Preserve as a venue!	Goals and Policies	CV 7: Safe and Healthy Community	No Change	Many of these ideas are incorporated throughout this section
Public Comments	Perry Boyle	How can this section have no reference to public health crises like pandemics? Don't want to scare the tourists?	Goals and Policies	CV 7: Safe and Healthy Community	No Change	The HMP addresses this
Public Comments	Miles Canfield	Water quality- both surface and underground. Ensure that growth doesn't exceede water supply. Encourage water conservation, trout friendly lawns... Maintain waste treatment facility.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	Water quality is addressed in Responsible Stewardship of Natural Resources section
Public Comments	Miles Canfield	Dark Sky- protect and enforce	Goals and Policies	CV 7: Safe and Healthy Community	No Change	Dark sky policies are discussed in Distinct Built and Natural Environment section
Public Comments	B. Nickel	Would this be better in the diverse community options chapter?	Goals and Policies	CV 7: Safe and Healthy Community	Y	Modified language
Public Comments	Miles Canfield	found the section where the water quality was discussed. please ignore my comment	Goals and Policies	CV 7: Safe and Healthy Community	No Change	

Public Comments	Susie	This section like others in this plan are a mish mash of random ideas to make it sound like you are covering all the bases and yet there is no substance here, nor is it really the place of a city government to poke its nose in so may aspects that are blah blah blah ed in this plan. Get focused. Stay focused. Be consistent.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	One of the roles the Plan plays is in helping communicate who is responsible for providing the services that the community expects. You are correct that the City plays a supporting role in many of these topics. Background and context for this section has been expanded to reinforce this.
Public Comments	Susie	Interpersonal connections are not made via an initiative. This is about building community. Community is number one priority or all these other issues are irrelevant.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	
Public Comments	Perry Boyle	This isn't a health issue, it is an economic one. Put it in the right chapter.	Goals and Policies	CV 7: Safe and Healthy Community	Y	Modified language
Public Comments	ds	I agree and I still don't understand why we will build community housing for anybody who wants to live here. I am all for using our taxes for essential workers, but that is all.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	
Public Comments	Perry Boyle	Didn't BCSO just put out something saying noise complaints are a big issue? Whatever we are doing doesn't seem to be working. This kind of a statement without some way to impact it seems...useless.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	
Public Comments	Perry Boyle	What does support mean? Financial support? This is a St Lukes initiative. I think we are all for it, but there a many many non-profit initiatives in Ketchum that get no reference in this Plan. Why do some get "support" and not others?	Goals and Policies	CV 7: Safe and Healthy Community	No Change	
Public Comments	Perry Boyle	The City adopted a resolution requiring all new vehicles to be EVs. It has ignored that. The #1 contribution to GHG in Blaine County is the airport. Ketchum has prioritized growth in air transport in this Plan and taxes both tourists and locals to support growth in air travel. How do we reconcile that with a desire to reduce air pollution? Saying we are against air pollution while spending a great deal of money to promote air pollution is Orwellian.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	
Public Comments	Perry Boyle	Blaine County has been going the other way on this. We lost our CSI Campus in Hailey. I don't think the City will do anything more on this than they did in the last decade. SVED and Far+Wide are doing this. Is the City planning to fund them in some way?	Goals and Policies	CV 7: Safe and Healthy Community	Y	Modified language
Public Comments	Perry Boyle	Most of this is gobbledegook. Ketchum does not coordinate with schools, so why put this in the Plan? We are doing a pretty good job of getting rid of kids in Ketchum anyways (see data later in this Plan). What does "encourage" mean?	Goals and Policies	CV 7: Safe and Healthy Community	No Change	
Public Comments	Perry Boyle	This is an example of a general flaw in this Plan--there are assertions in the Plan about what the community wants that are not sourced to any community input. Shouldn't every element of the Plan be sourced to Ketchum residents?	Goals and Policies	CV 7: Safe and Healthy Community	No Change	
Public Comments	Brett	How much does city of Ketchum charge the WR Farmer's Market vs how much Hailey charges? The last I saw the difference was enormous. If you're promoting sale of local food, consider charging something more comparable to what Hailey charges.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	
Public Comments	Susie	Again, not the city's place. But you could listen to local people who have great ideas about these topics when it would concern the use of a city venue.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	

Public Comments	Perry Boyle	What does "encourage" mean?	Goals and Policies	CV 7: Safe and Healthy Community	No Change	
Public Comments	Perry Boyle	What does this mean? Are we allocating a portion of the budget to the library? Why not just say that.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	
Public Comments	LEIF	Business startup/entrepreneur support/resources/capacity is also limited in Ketchum. SVED and several individuals/orgs have tried to build more capacity locally to support people starting and building businesses in Ketchum but it's still lacking. Another missing piece of the puzzle.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	Addressed in paragraph re: economic diversification
Public Comments	Pat Higgins	According to Realty Hop top 3 most expensive Idaho zip codes, Ketchum, 83340, \$2,150,000 Sun Valley, 83353 \$1,275,000 Coolin, 83821 \$1,155,000 KTVB channel 7 news December 17, 2024	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Miles Canfield	slack season- if it really still exists, is also a valued opportunity for many of us to recharge and enjoy a less crowded Ketchum. Many businesses close for a period now to allow their employees to take a break, not because there are no customers. I fear as a resident a Ketchum that operates at holiday pace 365 days a year	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Perry Boyle	Classic. No reference to diversifying the economy. Yet that is clearly a community goal.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	See goals.
Public Comments	Perry Boyle	In most of these chapters there is a mix of statement, like this one, with aspirations, as in the Partnerships. This makes for a confusing plan. SWOT should be clearly stated, then goals, then policies to achieve the goals along with time lines and accountability mechanisms for achieving the goals. This Plan lacks this basic approach to planning,	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Miles Canfield	Difficulty in getting here also has a plus side. It has so far kept us from being overwhelmed like so many other mountain towns. Careful here. Let's not end up needing a parking reservation to go skiing. During the pandemic the marketing group stopped advertising Ketchum and switched to mitigating the effects of Ketchum's popularity through the Stay Sunny campaign. Not sure why there is suddenly a renewed effort to get even more people to come here. The word is out on Ketchum.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	B. Nickel	Events do not always provide the economic boost City leaders believe they do. How can the City work with businesses to look for sustainable ways to build shoulder season?	Goals and Policies	CV 8: Strong and Diverse Economy	Y	Clarified sentence.
Public Comments	B. Nickel	Thank you for acknowledging this.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Tory	and the proliferation of and conversion to short-term rentals should be included as significant challenge to resident housing.	Goals and Policies	CV 8: Strong and Diverse Economy	Y	
Public Comments	Perry Boyle	You mean tourism business. Many businesses operate in Ketchum that don't have a seasonal pattern. Most of them are high-wage jobs (like SV Gold or Decked or First Light---wait, you forced First Light out of Ketchum). The Plan always defaults to tourism, yet says it is a goal to diversify the economy? Is it? if so were are the policies to do that?	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	See goals and policies that follow.
Public Comments	Perry Boyle	What statistically valid survey supports this assertion? Can you reference it?	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	

Public Comments	Tory	missing "a"?	Goals and Policies	CV 8: Strong and Diverse Economy	Y	
Public Comments	Perry Boyle	Shouldn't the point of economic diversity be to increase wages and stability of employment? There is no reference to that.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Perry Boyle	Calling them peers is dangerous. The people of Ketchum do not aspire to be Park City, Jackson, or Aspen. When we benchmark to them it brings us closer to being like them. Let's steal from them whatever they do well, but only when it furthers the community goal of retaining our unique character.	Goals and Policies	CV 8: Strong and Diverse Economy	Y	Adjusted verbiage to remove peer reference.
Public Comments	Tory	This happened in the past when more commercial (non LI) businesses moved in due to loosening of regulations and enforcement and true light industrial businesses were pushed out by rising rents. Changes to LI should keep this consideration in mind.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Perry Boyle	Those business seem to be what BCHA stands against. They are the high wage jobs that bid up housing costs. Think about it-- Ketchums's population has grown dramatically, so housing here is affordable for certain careers--just not tourism. So should we be putting our scarce resources to subsidizing tourism or to encouraging more higher wage career path opportunities for our residents?	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Perry Boyle	Ugh. Tourism is a lousy industry when it's your core industry. Low-wage jobs that make it impossible to raise a family. A transient workforce that doesn't set down roots in the community. High social service needs. And it is one of the LEAST sustainable of all industries in terms of GHG and consumption. But this plan prioritizes it. Tourism as part of an economy, where it provides an entry path into the workforce and then there are higher wage and more stable industries to move into would be a much better economic approach for our children (most of whom leave).	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Perry Boyle	One thing that could have a massive impact on Ketchum is a sale of Sun Valley Co. With the sad passing of Mrs Holding, the probability of a sale has gone up substantially. This document is a long-term planning document. It makes sense for it to anticipate a sale of SVC and the impact on the community. For example, what if SVC exercises all of its development rights within Ketchum? Also, SVC adopted a new master plan, approved by the City of Sun Valley, that calls for an almost doubling of guest rooms at the resort core. This is big implications for Ketchum, yet is not reflected in this document. If SVC adds another 400 rooms, where will all those workers live (not in THEIR plan). How will they get to work? What are the implications for traffic in Ketchum. I have seen nothing on this yet it seems like our Plan should anticipate it.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	B. Nickel	How can we be mindful this support does not come at the expense of existing businesses?	Goals and Policies	CV 8: Strong and Diverse Economy	Y	Adjusted to reference both existing and new.
Public Comments	Perry Boyle	How can we be more actionable with this?	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	

Public Comments	Perry Boyle	This policy directly opposes the Housing Action Plan and KURA's housing plan. How do we resolve these diametrically opposed goals? The community has been clear on what they want, but elected and appointed officials are acting against the public interest. How do we build accountability mechanisms into the Plan? #governance.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Perry Boyle	There are many many plans adopted by the Council. Yet there is no quality of life plan for residents. Indeed, whether intentional or not, the actions of the Council have degraded the quality of life of residents (see VSV community survey), and have led to displacement of local workers by tourists. Can we elevate resident quality of life and retention of residential housing in this Plan?	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Perry Boyle	This is a bit ironic given the revolt of local businesses against KURA and the Council. There are no representatives from local retail on KURA--the Mayor seems to have done this on purpose. How do we reform KURA to achieve this goal? Also, this is a land use issue. KURA and the Council plan to develop every parking lot they control in Ketchum to housing projects. How do we reconcile that with this goal? #governance	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Perry Boyle	We need to get this codified, as refusal to permit First Light's retail activities in the LI zone is why they left.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	LEIF	What's really missing is the services startups and entrepreneurs need to get started and then grow and thrive. Everything from business formation to budgeting to growth planning is important. Ketchum is small but we have experts in business who are retired here. How do we tap that resource? Plus more active outreach to existing businesses with resources to help them grow using existing state/federal resources like the SBDC, Venture College in Boise, and others. this needs a sustained effort over probably 10-20 years to yield sustainable fruit.	Goals and Policies	CV 8: Strong and Diverse Economy	Yes	Clarified policy E-3.3 to reinforce this.
Public Comments	Jack	Definition of "fit"? There's not a deep bench out there of retailers in today's e-commerce competitive world. Is this meant to intend to rule out certain retailers? You must have variety and a mix. First Lite chose Hailey for their retail location over Ketchum but was founded here. As to investment, has the City investigated or done its homework on how difficult if not impossible it is to find bank financing for opening new businesses or for new construction?	Goals and Policies	CV 8: Strong and Diverse Economy	Yes	Clarified policy language

Public Comments	Jack	<p>The City must show more flexibility in opening the doors to expansion of existing businesses and attracting new ones into the town. Preservation of vacant and underutilized land only hinders the development and investment needed to create new much needed office and retail space. Take a look around. When was the last large downtown project built that provided multiple sizes of commercial ground floor space to accommodate these needs? What is a non-tourism business? A retail business to succeed must have patronage from all economic sectors of the Wood River Valley. Ketchum's downtown must be attractive to locals and tourists alike. The revenue from LOT is a direct result of this mix. What is a temporary convenience retail and food service business? A pop up shop that comes and goes? I have over 40 years of retail shopping center development experience and between the Colonnade and Christiania projects have 17 retail merchants that rely on tourism and local business for their continued success. I own and oversee these properties and know all of my merchants and their pattern of growth and success. There is no new building stock opportunities without City support. Part of the Comp Plan review should involve the City taking the time to interview these longstanding tenants and others throughout the downtown.</p>	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Jack	<p>Our sidewalks and curbs and gutters throughout downtown are in horrible shape where not newly constructed as a requirement of any new downtown project. We still have power poles and power lines marring our alleys and a number of streets. The City should step up its efforts to bury these power lines and not necessarily put this on new projects that may provide the commercial space we need for sensible well designed projects in town. This visible blight belongs below ground where it is also less susceptible to power outages in severe weather.</p>	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	<p>Policy T-1.7 addresses challenge conflicts in alleys. Undergrounding opportunities are addressed on a project-by-project basis.</p>
Public Comments	Jack	<p>Local and independent businesses need the City's attention and support. Delays in obtaining permits for minor interior improvements to retail stores have been prevalent and impede older businesses from upgrading and new businesses from opening if this is what these commercial users experience. The City should help speed up this process not hinder it. While national and regional retailers eye the market, our town has a strong history of long time businesses being passed on generationally. This leads to authenticity that is unlike any other mountain resort town, supports local businesses by visitors and residents alike and builds loyalty by consumers who relish the shopping and dining experience we provide.</p>	Goals and Policies	CV 8: Strong and Diverse Economy	Y	<p>Clarified Policy E-1.1 to reinforce this intent</p>

Public Comments	Perry Boyle	One thing that could have a massive impact on Ketchum is a sale of Sun Valley Co. With the sad passing of Mrs Holding, the probability of a sale has gone up substantially. This document is a long-term planning document. It makes sense for it to anticipate a sale of SVC and the impact on the community. For example, what if SVC exercises all of its development rights within Ketchum? Also, SVC adopted a new master plan, approved by the City of Sun Valley, that calls for an almost doubling of guest rooms at the resort core. This is big implications for Ketchum, yet is not reflected in this document. If SVC adds another 400 rooms, where will all those workers live (not in THEIR plan). How will they get to work? What are the implications for traffic in Ketchum. I have seen nothing on this yet it seems like our Plan should anticipate it.	Goals and Policies	CV 8: Strong and Diverse Economy	No change	
Public Comments	Perry Boyle	Can we put in a policy to prohibit chain stores? If we don't we risk turning our commercial core into a mall clone. A Faherty and a Johnny Was just went into the new building on Main Street. This is NOT GOOD.	Goals and Policies	CV 8: Strong and Diverse Economy	Y	Added policy to DT section
Public Comments	Perry Boyle	What is the community-desire source for this policy? I've never heard of a demand for this (but I do support it). This seems like something for the LI zone as well as residential zones. There are LI residences that have no commercial purpose--how will the Council conform them to required LI use?	Goals and Policies	CV 8: Strong and Diverse Economy	No change	Specifics to be reviewed as part of the Code update
Public Comments	Susie	Higher education in form of universities is way beyond our scope as small town. Let's understand how institutions of higher learning work. Ketchum is not the place.	Goals and Policies	CV 8: Strong and Diverse Economy	Y	Adjusted to reference satellite or remote programs.
Public Comments	Perry Boyle	This is all great stuff, but it conflicts with the grow tourism agenda and there is no mechanism to hold the Council accountable for achieving these goals. There has never been any reporting from the Council on its progress against comp plan goals. Can we build governance into the Plan? #governance	Goals and Policies	CV 8: Strong and Diverse Economy	No change	See Implementation chapter.
Public Comments	Perry Boyle	Again, without an Economic Development plan with accountability mechanisms, this is just an empty policy.	Goals and Policies	CV 8: Strong and Diverse Economy	No change	
Public Comments	LEIF	Incentives for work spaces in homes? More building coverage, increased FAR for dedicated work spaces, etc.	Goals and Policies	CV 8: Strong and Diverse Economy	Y	Clarified policy language to acknowledge. Specific incentives will be considered as part of the Code update
Public Comments	LEIF	with the limited housing stock, growing touring industry over time, and affordability issues, can this really be a priority? Maybe the right focus should be on supporting and growing the main street businesses and professional services that tourism and increasingly retirement community that Ketchum is becoming rely on. I hate to leave this comment as a cleantech entrepreneur, but it may be the right policy for Ketchum.	Goals and Policies	CV 8: Strong and Diverse Economy	No change	
Public Comments	Perry Boyle	If we are going to do this, where will they go? There is no suitable land in Ketchum for this unless we change the zoning code to prioritize it. Either take it out if you know it is a goal you cannot achieve, or provide some mechanism to achieve it and a process to hold the Council accountable for achieving it. #governance	Goals and Policies	CV 8: Strong and Diverse Economy	Y	Clarified policy language.
Public Comments	Perry Boyle	"Continue" is misleading, as the City does nothing on this. Let's avoid misleading puffery in the Plan. Far+Wise is leading this effort for the community.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	

Public Comments	Perry Boyle	This exists. It is called Visit Sun Valley and we all pay for it. Maybe we should hold them accountable to the rest of this paragraph.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Perry Boyle	The Council has resisted doing this. The Mayor refuses to appoint local retail business owners to KURA. We need a policy to make KURA's board representative of the business community.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Perry Boyle	Again, "continue" is misleading. It is so prevalent in this Plan it must be intentional. Why? The City should START to do this. This is not a priority for KURA (see its plan). Actions of the Council have been squeezing out local businesses. How do we hold them accountable to a policy like this? There is no reporting on it, not data on it, etc. #governance	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Perry Boyle	We should eliminate this policy entirely. Given the increase in short term beds in Ketchum via hotel approvals and conversion of workforce housing to Airbnbs, and their chronic low occupancy, we do not need to subsidize more beds. We should cap the height of hotels in the core to four stories. We should not use taxpayer funds to subsidize for-profit events.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Perry Boyle	This is another piece of misinformation. Please do not use the word "continue" for functions that the City has not been performing.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Perry Boyle	Somewhat ironic that the City scheduled the only public event on this Plan to conflict with the event planned by the actual convenor SVED.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	There have been dozens of public events and input opportunities over the last year and a half.
Public Comments	Perry Boyle	Why not make the tourism industry responsible for this? We should have an explicit goal of ending taxation of locals to subsidize the tourism industry, and holding that industry accountable for the social costs of its chronic underpayment to workers.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Susie	Is it the city's place to, "fund infrastructure improvements that allow businesses to grow"? Funding select private businesses? Clarify.	Goals and Policies	CV 8: Strong and Diverse Economy	Y	Clarified policy language.
Public Comments	Perry Boyle	This is a plan to expand tourism in Ketchum. Yet there is no evidence that the residents want more tourism. While tourism is here to stay, should we be prioritizing tourism growth when what we really need to do is diversify the economy? Tourism receives millions of dollars in taxpayer subsidies from City residents, but no other economic activity does. Can we rectify that to provide more balance in our economy? We need an Economic Development plan, yet this Plan does not call for one. #governance	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	See policy E-2.1
Public Comments	Perry Boyle	What community input substantiates this as a community objective? Tourism is core to our economy, but it is a very not green industry, and publicly promoting/subsidizing it conflicts with many of the other values in this Plan. Wouldn't it be better for Ketchum residents to manage tourism to benefit residents?	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Perry Boyle	Another policy with no mechanism for reporting or enforcement. All of these policies should specify how they will be enacted and what the reporting periodicity will be. Otherwise, the Council will continue to cherry-pick the Plan to achieve its agenda, not the public's agenda.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Susie	NO!	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	

Public Comments	Jack	Our resort market is highly deficient in providing hotel and motel beds to remain attractive and competitive to other mountain resort markets. There is little if any land acreage big enough in the downtown to accommodate these uses so in most cases this land scarcity will inhibit this expansion. The hotel we are finally building at River and Main will have just under 80 hotel and lock-off rooms but full amenities. It well may be the last property of its type to be built as the design review approved Marriott project is stalled and the land is on the market for sale. These projects notwithstanding the time to gain approval require evidence of full funding, both equity capital and construction financing, to the City under the Development Agreement process. Hotels and lodging have historically been economically additive to the towns and cities where they are built. They also become cultural meeting places for the local community. Our hotel has been designed to provide much needed luxury lodging options as well as food and beverage variety open to the public. We should encourage more lodging options. ABNB and VBRO rentals are short term and must now register with the City to operate for 30 days or less. The State of Idaho has legislated that short term rentals cannot be banned or prevented from doing business in the state.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Jack	See comment under 3.2 below.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Perry Boyle	NO NO NO. The limits on SUN are why this place is not Jackson or Aspen. DO NOT EXPAND THE AIRPORT. This policy is not supported by Ketchum residents, so why is it here? This policy ignores the dual path mandate for SUN. If the airport is moved, what will the impact be on Ketchum? That should be in the Plan.	Goals and Policies	CV 8: Strong and Diverse Economy	Y	Emphasis was intended to be on expanding service. Policy has been clarified.
Public Comments	Alex Nelson	I would like to see the airport be removed all together. Plenty of land for housing there. The middle-class flies out of Boise anyways.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Wendolyn	what is this photo trying to tell us?	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	ds	Why do we want to increase (versus maintain) tourism? Do we want to be like Park City or Jackson? I certainly don't want that. I visited both places recently and never want to go back due to the crowds and certainly would not want to live in those places.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	See Economic Diversification discussion.
Public Comments	Brett	Great question: what are our tourism goals? What point is enough? Is it when we have become Park City or Jackson and completely lost our small town community feel?	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Jack	What tools are these? The KURA sunsets out of business in 2030 and is one of the only tools the City has to use for infrastructure improvements.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	Emphasis was intended to be on expanding service. Policy has been clarified.

Public Comments	Jack	The importance of SUN cannot be overemphasized. It's expansion of air service has successfully supported by the voters of Ketchum, Sun valley and Hailey on three separate occasions. We are now much more accessible with new direct destinations and the idea that the airport Mr. Boyle can be relocated died years ago. Check your history on this matter. Nearly a decade of study by the FAA, the County and independent counsel found the relocation to the area near the Richfield Canal was not only impractical to put another 35 miles south of Friedman but the economic impact of lost jobs to the Valley was a death blow to our future. The cost at over \$300M then estimated when killed off was alone so much money without any source to fund it that working to improve Friedman was the best outcome for our collective future. You cannot pull down the gate over the road and not let anyone else in.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	Emphasis was intended to be on expanding service. Policy has been clarified.
Public Comments	LEIF	This might be the most important policy in this section since Ketchum is too small to do this on it's own and some economic development and services are better located in other communities. more tourism and recreation in Ketchum, more main street businesses, startups, and family focus in Ketchum, more service businesses in Bellevue for instance.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Bronwyn Nickel	Ketchum is a world class destination, and is in need of a world class visitor's center. The current visitor's center has incredible staff, but the infrastructure does not meet the needs of visitors or the community. How can the City direct money to VSV to find a home and highlight this resource?	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Perry Boyle	This is not a function that taxpayers should fund. The business community should build and fund their own visitor center. Directing taxpayer money to organizations like VSV that are not accountable to the taxpayer is terrible governance and should be ended. The tourism industry can fund VSV on its own without taxing Ketchum residents for it.	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Perry Boyle	Why? I know we spend millions of dollars on this, but what evidence does the City have that the tourism industry needs corporate welfare from Ketchum residents?	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Perry Boyle	This is not true. KURA members routinely complain that no one goes to their meetings. Most City Council meetings have less than a handful of the public in attendance. Increasing public participation should be an explicit goal of the plan.	Goals and Policies	CV 9: Transparent and Collaborative Government	No Change	See page 67, as well as Goal E-1 and associated policies.
Public Comments	Perry Boyle	How do we define "responding to public feedback." This Council has been remarkable for its rejection of public feedback. How do we hold the Council accountable for this?	Goals and Policies	CV 9: Transparent and Collaborative Government	No Change	
Public Comments	Perry Boyle	The irony of this statement! Even the IME has an editorial this week on how this Plan process has NOT incorporated the public. Saying stuff like this when you know it isn't true is how fascist countries operate. It is sheer propaganda. Collaboration with other WRV entities is primarily limited to tourism. On everything else, the other Cities refuse to work with Ketchum. Why is it that none of them contribute to BCHA so that Ketchum taxpayers pick up 100% of BCHA staff costs?	Goals and Policies	CV 9: Transparent and Collaborative Government	No Change	There have been dozens of public events and input opportunities over the last year and a half.

Public Comments	Jack	When will this be put into action? All of the issues following have been in the public forum for years.	Goals and Policies	CV9: Transparent and Collaborative Government	No Change	
Public Comments	Perry Boyle	The governance system of Ketchum seems designed to minimize public participation and that shows in the lack of public meeting attendance. The agendas are full of consent agendas. Public comment is only permitted when legally required and is limited to 3 minutes. This is particularly unbalanced during development approvals when developers are given unlimited time and issues are rarely thoroughly discussed. Written public comment is now incorporated into the agendas, but is not mentioned during deliberations. More public comment should be encouraged.	Goals and Policies	CV9: Transparent and Collaborative Government	No Change	
Public Comments	Perry Boyle	This process description is not accurate. There is no long-term planning for many critical items such as street repair. When capital projects are approved, ongoing maintenance costs are not assessed. There are almost no cost/benefit analyses or presentation of alternatives on major capital projects. All of these things should be part of the budget process. #governance	Goals and Policies	CV9: Transparent and Collaborative Government	No Change	
Public Comments	Perry Boyle	That will come in the next election	Goals and Policies	CV9: Transparent and Collaborative Government	No Change	
Public Comments	Perry Boyle	Hope springs eternal. We will believe it when we see it.	Goals and Policies	CV9: Transparent and Collaborative Government	No Change	
Public Comments	Perry Boyle	We should be looking into the governmental services apps that other communities have adopted.	Goals and Policies	CV9: Transparent and Collaborative Government	No Change	See associated implementation strategies.
Public Comments	Perry Boyle	These are great goals. Let's live these values.	Goals and Policies	CV9: Transparent and Collaborative Government	No Change	
Public Comments	LEIF	I hate to be the bearer of bad news but the City's reputation in the building/development industry is not considered effective. Challenging would be better adjective for that government function at best. Note that I'm not an active design professional in this market so my comment is truly based on what I've heard consistently from the community, not personal experience. I've been regretting writing this comment since I know everyone is doing their best under challenging circumstances and sincerely ask that this is taken constructively and not personally by staff.	Goals and Policies	CV9: Transparent and Collaborative Government	No Change	

Public Comments	TRH	<p>There are a good number of comments/questions about the responsiveness of elected officials, communication and transparency, and opportunities for community members to provide input and receive substantive responses to that input.</p> <p>Given the number of such comments/concerns, it appears elected officials have a long way to go to engender trust from the electorate. Perhaps this plan can become a tool to close that "trust gap" by incorporating a dynamic FAQ page on the city's website that is continuously updating planning and implementation processes and responding to ongoing community input.</p> <p>Additionally, the city council should incorporate the plan and implementation process into every meeting agenda in order to keep the community informed in real-time as to progress or changes in planning or implementation processes.</p>	Goals and Policies	CV 9: Transparent and Collaborative Government	No Change	
Public Comments	Perry Boyle	If there is a strategic communication plan, it is not evident on the City website. This is a policy with no teeth. How can we make it actionable?	Goals and Policies	CV 9: Transparent and Collaborative Government	No Change	
Public Comments	Perry Boyle	The City does a great job of this.	Goals and Policies	CV 9: Transparent and Collaborative Government	No Change	
Public Comments	Perry Boyle	This is pretty anodyne. What are the actions for this policy?	Goals and Policies	CV 9: Transparent and Collaborative Government	No Change	See associated implementation strategies.
Public Comments	Perry Boyle	The process is a bit confusing. While it used to work that if you emailed participate@ketchumidaho.org, you'd get a response within 24 hours, that system seems to have broken down. Getting a response is hit or miss. If you do a public records request, that process works well. But if you just have a question about something, you are at the mercy of someone deciding whether to answer or not. I have found that you don't get a response if you ask a question that someone in City Hall does not want the public to know the answer. The Housing staff is particularly non-responsive.	Goals and Policies	CV 9: Transparent and Collaborative Government	No Change	
Public Comments	Susie	Why Neil won't look up to acknowledge Jim? Civility?	Goals and Policies	CV 9: Transparent and Collaborative Government	No Change	
Public Comments	Perry Boyle	This seems worthy of an implementation plan. I am not aware of one.	Goals and Policies	CV 9: Transparent and Collaborative Government	No Change	
Public Comments	Perry Boyle	The City website could list all of the appointments and their terms with job descriptions and time commitments, etc and encourage people to apply.	Goals and Policies	CV 9: Transparent and Collaborative Government	No change	
Public Comments	Perry Boyle	As "Caleb" highlights earlier, the City recruits people from outside of Ketchum to serve on its boards. That is bad governance if they are voting on how to allocate resident resources. We should do more to put locals on our boards.	Goals and Policies	CV 9: Transparent and Collaborative Government	No change	

Public Comments	Perry Boyle	<p>The use of technology could be a real differentiator for Ketchum. Some cities have apps for city services that are one-stop shops. Is this something Ketchum can do?</p> <p>It would be great if someone could look at minimizing the number of clicks it takes to access a City services. For example, just viewing a Council meeting--why isn't that right on the landing page, at least during a Council meeting.</p>	Goals and Policies	CV9: Transparent and Collaborative Government	No change	
Public Comments	Perry Boyle	Isn't the Comp Plan supposed to be the strategic plan for the City?	Goals and Policies	CV9: Transparent and Collaborative Government	No Change	
Public Comments	LEIF	This is the primary area where the city's reputation in planning and development breaks down. lack of clarity and prioritization creates confusion and opportunities for the appearance of subjective decision making from staff up through P&Z. The more clarity and thoughtfulness goes into this document and the subsequent tactical documents the faster the City's reputation will improve.	Goals and Policies	CV9: Transparent and Collaborative Government	No change	
Public Comments	Perry Boyle	This is one of City's Hall's greatest opportunities for improvement. A good example was the adoption of the Water Treatment Facility capital plan. This was the biggest capital spend in Ketchum history. Would have been a great opportunity to involve the community in looking at options. Could we consider a policy that when the City is going to spend more than say \$1mm on a project that there is a requirement for a cost/benefit analysis and at least two options and/or a Citizens Assembly to evaluate the options?	Goals and Policies	CV9: Transparent and Collaborative Government	No Change	
Public Comments	Perry Boyle	<p>We should elevate this and prioritize it. This seems at odds with the tourism industry and development industry subsidization practices of Ketchum, but I think we should always be striving for this. For example, Ketchum taxpayers pay for a visitor center. Shouldn't we recover the cost of that from the tourism industry? The Ketchum Council recently approved hundreds of thousands of dollars in subsidies to for-profit corporate events in Ketchum--that seems just wrong and certainly in contravention of this policy. Ketchum taxpayers subsidize Mountain Rides, which is a huge benefit to Airbnb businesses--can't we recover some of this from them? Ketchum taxpayers are subsidizing housing for Sun Valley Co employees--let's get SVC to pay for that.</p> <p>Millions of dollars in corporate subsidies are baked into Ketchum's budget. Some of them can be found in posting at TheKetchumSun.substack.com</p>	Goals and Policies	CV9: Transparent and Collaborative Government	No Change	
Public Comments	Perry Boyle	Another "continue" reference for something that hasn't been happening. We should determine if this is really a community priority. If it is, let's do it in a way that prioritizes citizens and recovers the system's visitor usage costs.	Goals and Policies	CV9: Transparent and Collaborative Government	No Change	
Public Comments	Perry Boyle	Can we prioritize City employees for housing in taxpayer-subsidized housing projects? I'd love to see a goal of having as many City employees living in our community as possible--including the ones we have outsourced to BCSO and the new fire district.	Goals and Policies	CV9: Transparent and Collaborative Government	No Change	

Public Comments	Jack	As best as i can determine this is only occurring with new developments attaching onto the fiber optic systems in town such as Cox and Lumen. Does the City have funds to connect to all downtown buildings and other at landowners expense?	Goals and Policies	CV 9: Transparent and Collaborative Government	No Change	
Public Comments	Perry Boyle	This is terrific but will require a total re-work of the City Hall process. This will require plans with timelines, accountability, cost/benefit analysis, etc. Let's do it!	Goals and Policies	CV 9: Transparent and Collaborative Government	No Change	
Public Comments	Perry Boyle	We should do what they are doing in Bend and utilize Citizens Assemblies to tackle tough issues. Elizabeth Corker wrote a great piece about this at TheKetchumSun.substack.com CA's would be a great way to increase public participation in government.	Goals and Policies	CV 9: Transparent and Collaborative Government	No change	
Public Comments	Perry Boyle	Maybe we don't need to reference one's required by law, as we should just be doing the right thing anyways and if we don't follow the law we will be liable.	Goals and Policies	CV 9: Transparent and Collaborative Government	No Change	
Public Comments	Susie	Are these entities jurisdictions? Do they make their own legal decisions and judgements?	Goals and Policies	CV 9: Transparent and Collaborative Government	Y	Language clarified
Public Comments	Perry Boyle	Isn't this all just a basic good governance process? Do we need to state this in the Plan? Acknowledging that we aren't doing this when we don't have the process in place to mitigate it doesn't accomplish anything, and we already have policies in here for improving governance.	Goals and Policies	CV 9: Transparent and Collaborative Government	No Change	
Public Comments	Perry Boyle	These are all important. Can we put in a policy to communicate about these efforts to Ketchum residents? For example, the Mayor sits on the board of Mountain Rides, yet never reports back to the Council what they are doing. Ms. Breen sits on FSVA and never reports to the Council. Ms. Hamilton sits on KDCDC and never reports to the Council. Let's live the transparency value of the Plan and hold our officials accountable for doing the job.	Goals and Policies	CV 9: Transparent and Collaborative Government	No Change	
Public Comments	Perry Boyle	No mention of massive apartment buildings. And yet that is what the Council has prioritized for DOWNTOWN KETCHUM over all of these other goals.	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Jack	There is no question that this has occurred and parking is not adequate without the addition of public parking centrally located in the downtown.	Goals and Policies	CV 10: Vibrant Downtown	No Change	

Public Comments	Perry Boyle	<p>Can we define "vibrant?" The word has been used to justify decisions that work against what I think vibrancy means (e.g., replacing commercial activity with residential buildings).</p> <p>Here's a proposal: When describing the **commercial core of a resort community**, "vibrancy" refers to the energy, activity, and appeal of the area that make it an engaging and lively destination for visitors, residents, and businesses. Vibrancy typically includes the following elements:</p> <p>### **1. Economic Activity**</p> <ul style="list-style-type: none"> - **Thriving Businesses**: A mix of successful retail shops, restaurants, cafes, and service-oriented establishments that attract consistent foot traffic. - **Local and Unique Offerings**: A focus on distinctive, locally owned businesses or high-quality, curated experiences that differentiate the resort community from others. <p>### **2. Pedestrian and Social Engagement**</p> <ul style="list-style-type: none"> - **Foot Traffic**: Streets filled with people enjoying the area, whether shopping, dining, or simply exploring. - **Gathering Spaces**: Welcoming public spaces such as plazas, patios, and parks where people naturally congregate. <p>### **3. Aesthetic Appeal**</p> <ul style="list-style-type: none"> - **Attractive Architecture and Design**: Well-maintained 	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	B. Nickel	The 2022 Dixon Consulting Study that shows parking to be sufficient to meet present needs uses a national standard that does not translate to a mountain resort town with a population that swells by the thousands in the summer, and that has nearly 6,000 cars travel into Ketchum day for work, commerce, recreation, and tourism. This paragraph also fails to mention the parking that has been removed by the City over the last year.. Businesses hear daily from customers that want convenient access to shops and restaurants, particularly in the winter.	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Perry Boyle	The City regularly uses benchmarks like this that are inappropriate to the quality of life goals of the community. They say we have too many parking spots compared to Aspen, Jackson, etc. Yet they do not incorporate private commercial parking spots in the comparison. They regularly misuse data to rationalize the development agenda.	Goals and Policies	CV 10: Vibrant Downtown	No change	
Public Comments	Alex Nelson	Aspen and Jackson have parking meters and residential parking permits. I would rather see this than building a parking garage nobody would use.	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Perry Boyle	1st & Main was completed.	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Jack	You have left out the privately financed 15 workforce and community apartments in the building at First & Fourth. All have been successfully rented out as deed restricted Category 4 and 5 single one bedroom apartments. 12 of these apartments will be transferred to the hotel project prior to its completion and opening in mid 2026 for use by hotel employees.	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Luanne Mandeville	As a coveted Dark Sky Reserve, Ketchum needs to enforce down-directed lighting and needs to evaluate city lighting so areas within a mile or two of the city core don't have ambient lighting in the sky.	Goals and Policies	CV 10: Vibrant Downtown	No Change	Lighting standards will be reviewed as part of the Code update.
Public Comments	Perry Boyle	100%. We need to regulate lumens, not just fixtures. However, keep in mind the tourism promotion chapter of this plan. Tourists like lots of lights. Sun Valley Co. promotes itself by using pictures of Ketchum all lit up at night.	Goals and Policies	CV 10: Vibrant Downtown	No Change	Lighting standards will be reviewed as part of the Code update.

Public Comments	Alex Nelson	We could put a ban on vehicle high-beams within city limits. Similar to how we handled cell phones and driving.	Goals and Policies	CV 10: Vibrant Downtown	No Change	Lighting standards will be reviewed as part of the Code update.
Public Comments	Perry Boyle	It is probably no accident that this priority has been buried on page 80 of the Plan. It is honored in the breach. Holding Ketchum residents to a DMP that is almost 20 years old when the population of the town is no longer consistent with the population of 2006 is bad governance. It is not inclusive governance. Let's use this Plan opportunity to create a new Downtown Plan that reflects the goals of current Ketchum residents.	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Perry Boyle	Whoever wrote this has not read the PAP. There is no forecast of supply/demand for parking in the PAP. That seems like a fundamental requirement in a parking plan. That Plan also envisions pushing parking into residential neighborhoods and has no parking garage option in it. We need to do the work and have a real parking plan that is integrated into our economic development plan.	Goals and Policies	CV 10: Vibrant Downtown	No change	
Public Comments	Pat Higgins	Ketchum is losing any of its character rapidly. We don't want to be a Jackson Hole, Aspen or Park City.	Goals and Policies	CV 10: Vibrant Downtown	No change	
Public Comments	Perry Boyle	Most of us don't. But some people do. One local developer told me he wants the City to close our price per sf with Aspen. Our Mayor used to say to people that his vision for Ketchum was to turn it into Zermatt, and his actions have been consistent. That's why this Plan is so important. It should be the document that prevents Aspenization. But when you read the sections on Tourism and Growth and Transportation and Housing, it's a Plan FOR Aspenization. I think that's because so few residents were involved in drafting it, and the ones that were are in the tourism and development business. Hopefully the rest of the community will participate in commenting on this plan and the Council will listen to the people who live here.	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Jack	How's the ordinance prohibiting overnight parking during winter months on City streets being effective? The elimination of parking for residential units under 750 square feet is pushing these residents out onto the public streets overnight regardless. Test programs to allow for overnight parking in various areas of the downtown have been done. What are the results?	Goals and Policies	CV 10: Vibrant Downtown	No Change	Parking regulations will be reviewed as part of the code update
Public Comments	Jack	Do not fix what's not broken. Leave the maximum 2.25 FAR in place and height controls now on the books. Reducing these will only preclude housing from being included in any new development. How does this impact Ordinance 1234 now in place or simply weaken it selectively? What is in force today on smaller lot development opportunities?	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Perry Boyle	Let's not. Let's not perpetuate the 20 year old DMP that is turning Ketchum into one big hotel and replacing locals with tourists in our residential areas. Let's develop a new DMP.	Goals and Policies	CV 10: Vibrant Downtown	No Change	

Public Comments	B. Nickel	What does a vibrant downtown mean to the City? Not the residents, but City officials? There are shops, restaurants, bars, hotels, performing arts spaces, event spaces, parades, farmer's markets, historical events, etc etc etc, all downtown. The City messaging creates the idea isn't a "vibrant" downtown and that one needs to be created with density and larger sidewalks. Downtown, and the whole of Ketchum, needs convenient access to businesses, way finding signs (i.e. for public parking) and safety for pedestrians with lighting, clear sidewalks, and lighted crosswalk signs.	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Perry Boyle	What about the 2022 PAP referred to earlier--shouldn't that be mentioned here? And what about the Master Transportation Plan that forecasts intersection failure from implementing the DMP?	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Jack	Great idea but implementation and funding remain to be talked about?	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Perry Boyle	This is not what residents want. They want community housing integrated into the community, not in stand-alone low-income housing projects. We should repeal the in-lieu of fee and increase requirements for community housing for FAR concessions. This would also further the policy of cost recovery but reducing taxpayer costs for housing subsidies.	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Alex Nelson	Agreed. The In-Lieu alternative is a slap in the face to anyone trying to find housing. It it stays the ammount needs to be massively increased. We need to remember that money doesn't matter to many of the people that are willing to pay it.	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Jack	The City is failing to recognize the use of these alleys now as utility avenues ,trash bins, etc. (look behind the Warfield south to Second Street. No more alley vacations? If you want larger density housing projects in true mixed use developments, alley vacations may be necessary. The downtown grid we have in place was created by the railroad (Oregon Short Line Railroad as a subsidiary of Union Pacific in the 1880's) if not before. We are left with a City grid that does not necessarily recognize the topographic changes of our City streets and alley vacations can create opportunities to resolve these irregularities. Consolidation of adjacent lots is also necessary in many cases to permit larger more financeable mixed use projects (this was done for everyone of my developments cited previously cited above).	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Perry Boyle	This is language is used to destroy the quality of life for residents. A better statement would be to prioritize the needs of residents while taking into account the needs of businesses. We should not run Ketchum for the benefit of visitors on an equal level with residents.	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Perry Boyle	This is important but not adhered to by the Council. We should prohibit any development from bridging any alley to retain the grid.	Goals and Policies	CV 10: Vibrant Downtown	No Change	Development standards will be reviewed and updated as part of the Code update.
Public Comments	Alex Nelson	I would like to see our Public ROW's reclaimed from those that have encroached and force them to remove their buildings. 371 Edelweiss Ave would be a good place to start.	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	B. Nickel	Downtown businesses have asked repeatedly for way finding signage (i.e. for public parking), and are told "That's something we're looking at, and we're going to do a study"	Goals and Policies	CV 10: Vibrant Downtown	No Change	

Public Comments	Perry Boyle	This is inconsistent with other priorities in the plan. We know that our parking resources are slated for development into housing projects. Whoever owns this documents should be going through it to identify where policies are in conflict and bring that to the Council attention for resolution.	Goals and Policies	CV 10: Vibrant Downtown	No Change	Parking regulations will be reviewed as part of the code update
Public Comments	Jack	You have a way finding program that was implemented a number of years back. This effort was led by Dale Bates. These posts and signs now seem to be in disrepair and opportunities for "bills" to be conveniently placed and the not removed. New street lights seem particular targets for these "bills". Clutter results. Is there a new way finding program proposed?	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Perry Boyle	In the Main Street project the Council decided not to fund this. Maybe just take it out as a policy goal if we aren't going to do it?	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Perry Boyle	Argh. Another placeholder for something that is critical for public input.	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Perry Boyle	This must be from an old version of the Plan. The Warms Springs link is already in place. Can we add the link from Saddle down to 6th to this list.	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Alex Nelson	I can assure you that there is not a safe way to bike from WS Rd to Main St. The Saddle to 6th link was part of the last Comp plan and ignored for 20 years. Not one single current student in the entire valley has witnessed the construction of a new bike path in Ketchum.	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Perry Boyle	There is an extra space in this sentence.	Goals and Policies	CV 10: Vibrant Downtown	Y	
Public Comments	Perry Boyle	This seems like a carryover from a very old Plan. We use Mountain Rides for this.	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Perry Boyle	We have an ideal site for a transport hub with the Washington Lot, but we will build an apartment building on it instead. Where else could it go? It should be integrated with parking.	Goals and Policies	CV 10: Vibrant Downtown	No change	
Public Comments	Jack	These are all over town and curbs have been destroyed over time by snow plows and poor maintenance by the City? Should this not be a priority of the City in its budgeting process? The Trail Creek Bridge replacement is now fully designed by ITD and scheduled to start the bridge reconstruction now this coming August. Is this process moving in a different direction at this juncture?	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Perry Boyle	We might think of this more creatively. We haven't really adhered to this. We could achieve the goal by requiring some limit to the linear street footage of commercial enterprises and require some architectural breaks. The building that replaced Formula Sports is a great example of what we don't want.	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	B. Nickel	Great! Sidewalk safety is important. The City will need to have clear guidelines-with input from the business community-on sandwich boards, outdoor furniture, etc. as many businesses have had these items outside for decades with no issues. Businesses on Main Street were told they would have to pay a \$475 fee and have a permit to put their items back on the sidewalk after Main Street construction. Ultimately, that didn't come to be, but it does show the thought pattern of City leadership.	Goals and Policies	CV 10: Vibrant Downtown	No Change	Added policy to DT section. Regulations will be reviewed as part of the Code update.

Public Comments	Jack	Outdoor furniture should be encouraged and placed within the public right of way especially where the intersection of streets corners have more than ample room to support this as a City amenity.	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Perry Boyle	One place that could use more bicycle parking: City Hall. Just as with car parking, you need to plan bike parking for peak demand,.	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Public Comments	Kim Maykranz	New buildings are way too tall and massive. Stop allowing this. You are trashing the Town! We are not Boise. We are small town Ketchum. The Mayor must be replaced! Council is out of control. No more FAR incentives for housing. Build way smaller workforce housing buildings with adequate parking!	Goals and Policies	CV 10: Vibrant Downtown	No change	
Public Comments	Amber Mullen	I am opposed to the proposed high density building zoning change in warm Springs.	Growth Framework	Intro	No Change	
Public Comments	Wendolyn	without a caption here, you miss the opportunity to discuss philanthropy.	Growth Framework	Intro	No Change	
Public Comments	Perry Boyle	Why not annex them? What are the pros/cons?	Growth Framework		No Change	
Public Comments	Wendolyn	Among the primary factors influencing growth is the assumption that the only positive economy is one that's growing. Instead, if we re-integrate the customary externalities of healthy natural environment and place economic value on historic preservation, then we stand a chance to sustain a healthy economy at its current size.	Growth Framework	Factors influencing growth	No Change	
Public Comments	Anne Winton	Why are you pushing for growth? So many examples around the country where that has gone wrong. Why not limit growth and manage what we have. You must try to RETAIN Ketchum's original charm of a small western ski town.	Growth Framework	Factors influencing growth	No Change	
Public Comments	Perry Boyle	None of these are factors influencing growth. Yet identifying them is critical to making decisions about growth management. This chapter needs serious work beyond a comment.	Growth Framework	Factors influencing growth	No Change	
Public Comments	Perry Boyle	Why is it a Plan goal to meet demand for growth rather than to manage and limit growth for the benefit of Ketchum residents? If the Plan creates a goal of meeting demand for growth, we lose control of our community to developer interests. This will continue the process of replacing our middle class with rich people and tourists.	Growth Framework	Factors influencing growth	No Change	
Public Comments	Tory	Is this based on what is proposed with the Future Land Use Designation?	Growth Framework	Factors influencing growth	No Change	Ketchum's forecast growth is based on the city's growth rate, which was 0.8% annually between 2000-2022 but accelerated during the COVID-19 pandemic. The Future Land Use Map is informed by this forecast growth prediction.
Public Comments	Brett	Based on existing zoning or proposed increase in density?	Growth Framework	Factors influencing growth	No Change	Ketchum's forecast growth is based on the city's growth rate, which was 0.8% annually between 2000-2022 but accelerated during the COVID-19 pandemic. The Future Land Use Map is informed by this forecast growth prediction.
Public Comments	Tory	and neighborhoods with existing full-time residents	Growth Framework	Factors influencing growth	No Change	
Public Comments	Gina Poole	Agree with Tory - preserve residential neighborhoods where full-time members of the community reside.	Growth Framework	Factors influencing growth	No Change	
Public Comments	Perry Boyle	I don't this this is an actual sentence. If it is, what does it mean?	Growth Framework	Factors influencing growth	No Change	

Public Comments	Perry Boyle	What does this mean? What is does "re-evaluated" mean?	Growth Framework	Factors influencing growth	No Change	
Public Comments	Perry Boyle	Is this true? Does the City have the resources if the upper end of population growth is hit while, at the same time, tourism usage is maxed out? Per the BCSC plan, most of the water demand is by tourists, not residents.	Growth Framework	Factors influencing growth	No Change	
Public Comments	Anne Winton	Drought and wells drying up ARE a reality. What makes you confident you can keep up with the water needs with the type of growth you are encouraging?	Growth Framework	Factors influencing growth	No Change	
Public Comments	Gina Poole	Periods of extended drought are a reality in Blaine County. Please include data https://www.drought.gov/states/idaho	Growth Framework	Factors influencing growth	Y	See expanded discussion in Chapter 2 (Safe and Healthy Community - Where we are today)
Public Comments	Wendolyn	where do you discuss fire?	Growth Framework	Factors influencing growth	No Change	Fire hazards are discussed on page 82 under Wildland Urban Interface
Public Comments	Wendolyn	suggest re-ordering these in the order of importance: avalanche, landslide, then earthquake.	Growth Framework	Factors influencing growth	Y	Reordered topics
Public Comments	Alex Nelson	Please use an example from the City of Ketchum, and not Sun Valley. Warm Springs may be the most egregious residential development for avalanche hazards in the civilized world. Mention that.	Growth Framework	Factors influencing growth	No Change	
Public Comments	B. Nickel	Can this section be expanded to include the recent study by the Sawtooth Avalanche Center that suggests "more consistency between the county and cities on building standards in and near avalanche zones."?	Growth Framework	Factors influencing growth	No Change	
Public Comments	Perry Boyle	also, the City just got a presentation from a consultant on this that should be hyperlinked.	Growth Framework	Factors influencing growth	No Change	
Public Comments	Perry Boyle	What is the evidence for this assertion? We haven't had an evacuation in years.	Growth Framework	Factors influencing growth	No Change	
Public Comments	Perry Boyle	Given that Ketchum just outsourced its fire department, who is going to do this?	Growth Framework	Factors influencing growth	No Change	
Public Comments	Perry Boyle	This phrase does not make sense:	Growth Framework	Factors influencing growth	No Change	
Public Comments	Tory	more public education, consider incentives for homeowners to replace wood shake roofs.	Growth Framework	Factors influencing growth	No Change	
Public Comments	Wendolyn	Fire should be its own section, not just in the interface. or maybe change the name of the header to include fire.	Growth Framework	Substantive	No Change	Emergency services are addressed more broadly in Chapter 3.
Public Comments	Kerry Sharp	"interested"? How about taking action on this before it is too late?	Growth Framework	Substantive	No Change	
Public Comments	Perry Boyle	Ketchum should be prioritizing its scarce housing resources for essential workers like first responders. As is evident from the Bluebird development, this is not something that is prioritized in the HAP. How do we make sure we have the essential workers we need for Ketchum to function as a sustainable community? There is no "essential worker" plan for Ketchum. Can we get on that?	Growth Framework	Factors influencing growth	No Change	
Public Comments	Susie	Except for directly within the 'vibrant downtown core' wildlife is everywhere, daily. We must respect their right to live here. Enjoy them. Slow down! We live in relationship with them, be smart about that relationship, educate yourself. Wildlife won't read the code.	Growth Framework	Factors influencing growth	Partially	See map and expanded discussion of wildlife in Chapter 2 (Responsible Stewardship of Natural Resources)
Public Comments	K. MacMillan	Early consultation with IDFG is essential as sensitive area map is not yet included and current plans impact documented mule deer migration corridors and stopover area.	Growth Framework	Factors influencing growth	Partially	See map and expanded discussion of wildlife in Chapter 2 (Responsible Stewardship of Natural Resources)

Public Comments	K. MacMillan	No wildlife corridor analysis. Warm Springs and areas north of Ketchum include major documented mule deer wildlife corridors and stopover areas that are not included in the analysis nor mentioned.	Growth Framework	Factors influencing growth	Partially	See map and expanded discussion of wildlife in Chapter 2 (Responsible Stewardship of Natural Resources)
Public Comments	K. MacMillan	Comments fail to analyze spring, summer, fall, migratory, stopover, and birthing habitat of mule deer, especially the Mt Borah population. Note: Ungulate Migrations of the Western United States, volume 1 published by USGS.	Growth Framework	Factors influencing growth	Partially	See map and expanded discussion of wildlife in Chapter 2 (Responsible Stewardship of Natural Resources)
Public Comments	Wendolyn	would be good to list these critters consistently in either singular or plural form, rather than switching back & forth.	Growth Framework	Factors influencing growth	Y	Updated to singular form
Public Comments	Perry Boyle	You can add bobcats. But the glaring omission in this sentence are bears. We have increasing conflict with them.	Growth Framework	Factors influencing growth	Partially	See expanded discussion of wildlife in Chapter 2 (Responsible Stewardship of Natural Resources)
Public Comments	Perry Boyle	Ketchum has an incredible opportunity to advance the stated policy goals of transparency, good governance, customer service, public inclusion, use of technology, etc., in this section. We should move beyond a two-dimensional map to create a 3D land use plan. That way, the public can see the implications of growth and development. For example, what will Ketchum look like if all land is built to the maximum intensity permitted by our zoning code? That seems like something we should know. The technology exists; we just need to acquire it.	Growth Framework	Future Land Use Plan	No change	
Public Comments	Perry Boyle	This one is hard, given how many policies in the Plan conflict with one another. Before the Plan is adopted, someone in the Planning Department should identify all the policies that are in conflict and elevate that analysis for resolution.	Growth Framework	Future Land Use Plan	No change	
Public Comments	Perry Boyle	Let's join the 21C and move beyond a 2D map to an interactive 3D model. That would help us make much better decisions.	Growth Framework	Future Land Use Plan	No change	
Public Comments	Tory	The map is not comparable to the existing Land Use Map - with the definitions and densities of the LDR, MDR and HDR dramatically different from the existing, the map should show the color changes of densities rather than the terms that no longer match. This would allow community members to better understand what is proposed.	Growth Framework	Future Land Use Plan		
Public Comments	Perry Boyle	Let's not. Let's not encourage growth. Let's manage it.	Growth Framework	Growth principles	No Change	
Public Comments	Tory	Curious what more "bang for its buck" means - are we trying to preserve quality of life for our residents and maintain small-town character to keep a balance of tourists and part-time residents who support the economy? Is this measured by maximizing development or supporting development that reflects the values of our community?	Growth Framework	Growth principles	No Change	Feedback gathered during the July walking tours indicated that participants would be more accepting of larger residential structures if those structures had more units in them -- rather than large residential buildings with only 1 or 2 large units
Public Comments	Gina Poole	I've heard this term used periodically during the Comp Plan process - "more bang for its buck" but my concern is that the benefit will accrue not to Ketchum community members but only to those who profit from development.	Growth Framework	Growth principles	No Change	Feedback gathered during the July walking tours indicated that participants would be more accepting of larger residential structures if those structures had more units in them -- rather than large residential buildings with only 1 or 2 large units

Public Comments	LEIF	We need to be realistic about what is going to happen in Ketchum and focus on where we can and should focus efforts for targeted land development goals like diverse/affordable housing. If we assume that over a long enough time horizon private land owners will generally seek the highest and best use of their land, then we can start with realistic assumptions about what, where, and how to prioritize this.	Growth Framework	Growth principles	No Change	
Public Comments	Perry Boyle	This is terrible. You get pro-development people to walk around and pick what lots they want to build bigger on rather than doing a statistically valid survey of the Ketchum residents on what kind of land use they want to see. This is terrible governance. It is not transparent or inclusive. And it is not honest.	Growth Framework	Growth principles	No Change	
Public Comments	Perry Boyle	Not very well! The Council is going to let a 10,000 sf house be built in a flood plain. If you have the money, you can get what you want out of Ketchum. The code also encourages single-family homes to be redeveloped into multiple Airbnbs. We need to stop the conversion of residential areas of Ketchum into de facto hotels.	Growth Framework	Growth principles	No Change	
Public Comments	Alex Nelson	We have allowed our residential zoning districts to become overrun with unregulated commercial properties. So much for feeling safe or knowing your neighbors.	Growth Framework	Growth principles	No Change	
Public Comments	Amy Weyler	our family lives in West Ketchum 365 days/year. We are trying to reconcile who wants to "encourage" growth? I've yet to meet any of my neighbors who want that. "Managing" is a different work and different work and policies come from that. Please clarify if we are genuinely "encouraging" vs "managing"? If yes, then please explain why. This is critical to this entire plan and the longevity of Ketchum.	Growth Framework	Growth principles	No Change	
Public Comments	LEIF	I think community wide is a flawed goal when our entire community is the size of a neighborhood in a larger town. Let's get more focused with where we can get the most bang for our buck with community housing that will take public financial support and then how we can get some singles in the balance of town through the private market.	Growth Framework	Growth principles	No change	We heard support during the process for encouraging more diverse community housing options (e.g., different types and locations) rather than just large apartment buildings.
Public Comments	Perry Boyle	Ketchum could address most of its essential worker housing needs by annexing the land in its ACI near the hospital. We could replace the disgraceful trailer park there with better quality units in triple or quadruple the density. The location is ideal for working families who may split jobs between Ketchum and Hailey. It is on the transport links. How to pay for it? Instead of developing some of the most valuable land in Idaho for low-income housing, as the current HAP calls for, auction those properties off and use the proceeds to create a more sensible housing plan that better meets the community's needs. The City values Lift Tower Lodge land at \$7mm. Surely, the trailer park would cost much less than that for a larger space in a better location.	Growth Framework	Growth principles	No Change	

Public Comments	Perry Boyle	<p>This is a misleading statement that is not supported by the facts. Clearly Ketchum is affordable for some demographics, because the population has increased, not decreased. That increased population has a much higher household income level. SVED has a lot of data on this.</p> <p>A more accurate statement is that housing is not affordable for essential workers, tourism industry workers and the middle class. Our housing solutions should prioritize our scarce resources (lots of references in her to budget challenges) to first housing our essential workers. Yet our HAP prioritizes tourism industry workers (many of whom don't work in Ketchum) and retirees (see preferences for Bluebird). We need a new HAP that works to sustain Ketchum not hotelize it.</p>	Growth Framework	Growth principles	No Change	
Public Comments	Gina Poole	It would be beneficial to include a map of the River Run Neighborhood Development Plan provided to the City of Ketchum for the 2010 annexation. It is comprised of 140 acres.	Growth Framework	Growth principles	No Change	
Public Comments	Perry Boyle	This is a terrific area for essential worker housing. Sell Lift Tower Lodge and use the \$10mm to buy the trailer park there. More housing for less money.	Growth Framework	Growth principles	No Change	
Public Comments	Perry Boyle	Where can that plan be found? That seems like a big deal that few people in Ketchum know about.	Growth Framework	Growth principles	No Change	
Public Comments	Wes Fleuchaus	I 2nd that. Also, since this is in Ketchum, but the development would likely be controlled by SV Co, can we require or incentivize them to better incorporate/link this development with downtown ketchum rather than just shuttling guests between here and the SV lodge?	Growth Framework	Growth principles	No Change	
Public Comments	Susie	No more buildings here, at all.	Growth Framework	Growth principles	No Change	
Public Comments	Duncan Morton	This is another area with significant potential for housing options and could include small essential retail infrastructure to support residents and businesses alike.	Growth Framework	Growth principles	No Change	
Public Comments	Perry Boyle	the what?	Growth Framework	Growth principles	No Change	
Public Comments	Duncan Morton	This area has the potential to include significant housing options and with it's proximity to downtown is walkable for many jobs and access to food & retail options.	Growth Framework	Growth principles	No Change	
Public Comments	Jack	The annexation of the River Run Base Area includes all of the Trail Creek parking lot and the upper main parking lot running north to the edge of existing development on the east side of Second Avenue and across Second Avenue running to the northeast to the condominiums and Tyrolean Lodge parking lot. There is a general plan approval that was by the City Council with the annexation I believe taking place in 2010. The City should have records of this approval which was done through an extensive public hearing process. My memory says that the approval provided for up to 200 hotel rooms (in one or two different mid rise buildings and up to 300 plus housing units to be built over an 1000 plus single level garage in place of the upper parking lot.	Growth Framework	Growth principles	No Change	
Public Comments	K. MacMillan	Need to analyze with input of IDFG. Warms Springs includes major, documented mule migration and stop-over areas that are sensitive to density changes and development.	Growth Framework	Growth principles	No Change	
Public Comments	Perry Boyle	extra space in this sentence	Growth Framework	Growth principles	No Change	

Public Comments	Perry Boyle	This is a bit of white washing. The pressure has all come from City Hall, not development pressure. Bluebird and the Washington Lot are the issues, and these are from the Council. Let's be honest in the Plan.	Growth Framework	Growth principles	No Change	
Public Comments	Jack	Reduction of the FAR from 2.25 to anything lower will dramatically effect the ability of any proposed development to financially support building affordable housing. Height reduction will have a similar negative impact. Funkiness is in the eye of the beholder and any new development will be constrained in its design by the deign review guidelines and the Planning Commission's review and approval.	Growth Framework	Growth principles	Partially	References to FARs have been removed from the land use category descriptions. FAR allowances will be reviewed as part of the Code update.
Public Comments	Wendolyn	character stems from history; it doesn't come from anywhere else.	Growth Framework	Growth principles	No Change	
Public Comments	B. Nickel	Thank you for acknowledging these concerns.	Growth Framework	Growth principles	No Change	
Public Comments	Perry Boyle	True. Yet ignored by KURA and the Council. How do we hold them accountable for this? #governance	Growth Framework	Growth principles	No Change	
Public Comments	Perry Boyle	I think there are competing definitions of the local workforce that this Plan should resolve. The HAP defines "workforce" on page 7 to include many categories of people who don't work, including those who choose not to work, which is bizarre. They define local as the entirety of Blaine County and working as doing something 20 hours a week. This creates perverse incentives for people NOT to work a full-time job in Ketchum, yet take advantage of Ketchum taxpayer-subsidized housing. In particular, as we see with Bluebird, this creates corporate welfare for Sun Valley Co. At a bare minimum define local worker in the Plan as someone who works a full-time job in Ketchum or its ACI.	Growth Framework	Growth principles	No Change	The Comp Plan uses HAP and Blaine County Housing Authority definitions, which change from time to time.
Public Comments	Gina Poole	Yes, supportive of people living in the Industrial area with caveats, but no five story buildings. When driving south into town you won't see the mountains.	Growth Framework	Growth principles	No Change	Portions of the LI zoning district already allow for heights up to five stories. This detail was added to the plan to increase awareness of existing regulations.
Public Comments	Jae Hill	We own property at 3312 Warm Springs Road. While I see that the land uses around the property (including across the street) have been amended/updated, our request to upzone to accommodate residential development of our parcel is not incorporated. We also request a medium-density residential (or higher) designation so we can build a multifamily housing development on the site. Thank you.	Growth Framework	FLUM	Partially	The concerns of Warm Springs residents were shared with CC and PZ at a joint meeting on February 3. At this time, staff was directed to change make the designation of the parcel east of Flower Drive from HDR to MDR, and to add small single-family homes to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.
Public Comments	Jeff Oak	Warm Springs Neighborhood. Dropping a higher density zone in the middle of the neighborhood is not desirable. We do not want "generally three stories" we want 3 stories max! Zoning regulations is not something that should be bought with community housing dollars, zoning is also for protecting the existing home owners investment and maintaining the character of the neighborhood.	Growth Framework	FLUM	Partially	The concerns of Warm Springs residents were shared with CC and PZ at a joint meeting on February 3. At this time, staff was directed to change make the designation of the parcel east of Flower Drive from HDR to MDR, and to add small single-family homes to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.

Public Comments	Leigh Barber	Regarding the 25-acre SCHERNTHANNER ACRES SUB LOT 2 BLK 1 RPK0517000020 I am strongly opposed to the plan's suggestion to update this land to high-density residential and believe it should remain as low-density residential. Updating it to high-density would dramatically, negatively impact Warm Springs character and property values, wildlife, traffic, and pollution. The land is designated as low-density for several reasons and should remain low-density. As noted in the comment by Luann, "This is consistent with all of the residential properties on the north side of Warm Springs Road. The purpose of the LR Low Residential District is to identify and preserve residential properties, to prevent overcrowding of land in order to preserve natural features and openness. The new Comp Plan Future Land Use proposes to change the zoning to High Density residential (18-30 residential units per acre), three stories or less. This would be detrimental to the value and character of Warm Springs residential properties. Traffic, noise and light pollution would affect the entire area. The property has been preserved as a wildlife reserve for many years. Deer, elk and an occasional moose live on the property and travel to Warm Springs Creek and the Big Wood River. High density development would have negative impacts on wildlife."	Growth Framework	FLUM	Partially	The concerns of Warm Springs residents were shared with CC and PZ at a joint meeting on February 3. At this time, staff was directed to change make the designation of the parcel east of Flower Drive from HDR to MDR, and to add small single-family homes to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.
Public Comments	Ross Garber	I am opposed to the high density zoning update for Warm Springs. There is no real neighborhood precedent for it and the road infrastructure isn't designed for it.	Growth Framework	FLUM	Partially	The concerns of Warm Springs residents were shared with CC and PZ at a joint meeting on February 3. At this time, staff was directed to change make the designation of the parcel east of Flower Drive from HDR to MDR, and to add small single-family homes to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.
Public Comments	William Toth	Good Afternoon, As a property owner in the Warm Springs area it is safe to say high density zoning will change the entire character of this gem. With the development and construction of the dog park area there is already a noticeable increase in traffic on Warm Springs. Bikers, runners, walkers, and people with baby strollers all enjoy the amazing bike path. With the advent of years more construction and heavy traffic, it is only a matter of time before severe injuries or even death become common occurrences on Warm Springs. Sincerely, William Toth	Growth Framework	FLUM	Partially	The concerns of Warm Springs residents were shared with CC and PZ at a joint meeting on February 3. At this time, staff was directed to change make the designation of the parcel east of Flower Drive from HDR to MDR, and to add small single-family homes to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.
Public Comments	Perry Boyle	There is a pattern in this draft of not providing any of the maps referred to in the policies. That makes it very difficult to provide informed feedback on the Plan and leads to the Council's potential manipulation of the Plan in ways that are contrary to residents' wishes.	Growth Framework	FLUM	Y	Maps have all been added.

Public Comments	Caren	I am opposed to the inconsistencies in the proposals around the increase in density in the warm springs area. First, I believe it is logical for the zoning to have the highest density housing in the center of town and then gradually decrease in density from the center out. It seems suspicious to have certain areas in warm springs that are zoned as high density when areas closer to town are zoned as lower density. Second, I do not agree that the city should drive decisions regarding P&Z on private land. P&Z requests should be initiated from the land owners.	Growth Framework	FLUM	Partially	The concerns of Warm Springs residents were shared with CC and PZ at a joint meeting on February 3. At this time, staff was directed to change make the designation of the parcel east of Flower Drive from HDR to MDR, and to add small single-family homes to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.
Public Comments	LAS	I am highly opposed to changing the zoning designation to high density in this area. I would like to see the bulk of Warmsprings LOW density, with single family homes and ADU's, and a very few pockets of medium/high density zoning. Part of that is to preserve the neighborhood feel, diversity, and environmental sensitivity that you state is important in your core visions, but also because there is no precedent for this change, road and service infrastructure not adequate, there would be negative impacts on wildlife and environment, it would create unfair pressure on neighborhood access to public lands (through private land), it is detrimental to the value and character of neighboring properties, it will caused increased traffic and parking issues, increased noise, increased trash, increased dog waste pollution (already a problem affecting the aquifer -- people do not clean up after their dogs well enough), increased light pollution (high density developments always have lots of lights), increased likelihood of short term rentals rather than permanent residences, and it is not -- if all high density as proposed -- in keeping with diverse community housing (too much of one thing in one area-- no diversity or complementary uses in huge tract). The City should be more cognizant of the wild-urban interface, potential safety factors of high density dwellings, winter range for wildlife, the existing character of area, and property-owner preferences -- the push to change zoning should come from land owners not City hopes for private land utilization. You will not achieve your goal of affordable housing by making this zoning change. Think about the impacts	Growth Framework	FLUM	Partially	The concerns of Warm Springs residents were shared with CC and PZ at a joint meeting on February 3. At this time, staff was directed to change make the designation of the parcel east of Flower Drive from HDR to MDR, and to add small single-family homes to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.
Public Comments	Michael M	I am concerned about the proposal to advance HDR zoning , as you have defined it, into the middle of Warm Springs . The nature of HDR (with small office and retail) and the height is inconsistent with the nature of the entire Warm Springs area from the bridge until you reach Warm Springs base. The highest density should logically be in the high foot traffic and urban core areas.	Growth Framework	FLUM	Partially	The concerns of Warm Springs residents were shared with CC and PZ at a joint meeting on February 3. At this time, staff was directed to change make the designation of the parcel east of Flower Drive from HDR to MDR, and to add small single-family homes to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.

Public Comments	Luanne	<p>Regarding the 25-acre SCHERNTHANNER ACRES SUB LOT 2 BLK 1 RPK05170000020</p> <p>The historic and current land use zoning for this parcel is LR, Low Residential. This is consistent with all of the residential properties on the north side of Warm Springs Road. The purpose of the LR Low Residential District is to identify and preserve residential properties, to prevent overcrowding of land in order to preserve natural features and openness. The new Comp Plan Future Land Use proposes to change the zoning to High Density residential (18-30 residential units per acre), three stories or less. This would be detrimental to the value and character of Warm Springs residential properties. Traffic, noise and light pollution would affect the entire area. The property has been preserved as a wildlife reserve for many years. Deer, elk and an occasional moose live on the property and travel to Warm Springs Creek and the Big Wood River. High density development would have negative impacts on wildlife. I favor leaving the property in the LR, Low Residential zoning and land use.</p>	Growth Framework	FLUM	Partially	<p>The concerns of Warm Springs residents were shared with CC and PZ at a joint meeting on February 3. At this time, staff was directed to change make the designation of the parcel east of Flower Drive from HDR to MDR, and to add small single-family homes to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.</p>
Public Comments	Perry Boyle	<p>I bet most of the community agrees with you. City Hall does not. You need to make this an election issue in November to get what they plan to do between now and then reversed by the next Council.</p>			No Change	
Public Comments	John Broschofsky	<p>We wish to express our strong concerns regarding the proposed re-designation of a currently low-density area to high-density zoning.</p> <p>This change will significantly impact both the community and the environment in ways that have not been fully considered. The current low-density designation has allowed our community to maintain a peaceful and tight-knit atmosphere. High-density development could disrupt this sense of community by introducing overcrowding, increased noise, and a loss of green spaces that are integral to the quality of life here.</p> <p>Our current infrastructure—roads, utilities, and emergency services—is not designed to accommodate the strain of a high-density population. There are significant concerns about traffic congestion, public transportation, and overall service capacity. In particular, emergency response times could be delayed, especially in the event of a fire or avalanche. These risks are heightened by the fact that we live in an area that is prone to such natural disasters, and the sole evacuation route would not be sufficient to safely accommodate a much larger population. The proposed high-density development would also have a devastating impact on the local wildlife habitat. Many of the species currently inhabiting the area (as evidenced by the abundant animal tracks leading from Wanderers Canyon) rely on the open spaces and natural environment that would be destroyed or disrupted by construction, parking lots, and increased human activity. The community has always been committed to living in harmony with nature, and this change</p>	Growth Framework	FLUM	Partially	<p>The concerns of Warm Springs residents were shared with CC and PZ at a joint meeting on February 3. At this time, staff was directed to change make the designation of the parcel east of Flower Drive from HDR to MDR, and to add small single-family homes to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.</p>

Public Comments	Jason Lynch	<p>This proposed high density for Warm Springs will destroy quality of life in Ketchum, not revitalize the town.</p> <p>I urge you to stop this proposal in its tracks.</p> <p>Warm Springs alone stands to see at least 2,000 units built. How does the city imagine Warm Springs road handling the 3,000+ cars every day? Because when asked at the Open House, city officials claimed a Traffic Study has not yet been carried out.</p> <p>Those of us who have lived in and worked in Ketchum for over 20 years, who referee soccer games, give generously to numerous local organizations, employ local residents...we find this proposal appalling.</p> <p>I did not meet a single person at the Open House who supported this rezone for Ketchum.</p> <p>You must stop this incredibly bad idea from moving forward. Full Stop.</p>	Growth Framework	FLUM	Partially	<p>The concerns of Warm Springs residents were shared with CC and PZ at a joint meeting on February 3. At this time, staff was directed to change make the designation of the parcel east of Flower Drive from HDR to MDR, and to add small single-family homes to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.</p>
Public Comments	Ken Bellamy	<p>With the exception of the higher density Thunder Springs property, this area is already built out with a mix of townhomes, triplexes, duplexes and single-family homes. A Medium Density Residential classification would be more appropriate to recognize the character of the neighborhood.</p>	Growth Framework	FLUM	Y	<p>The concerns of West Ketchum residents were shared with CC and PZ at a joint meeting in early February. At this time, staff has not been directed by CC/PZ to reduce the extent of the MDR designation in West Ketchum (this designation was carried forward from the 2014 Plan with an expanded description). However, small single-family homes have been added to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.</p>
Public Comments	Anne Winton	<p>West Ketchum was a classic neighborhood that has lost much of its vitality. Please hold onto to what we have left. Everything West of Williams should be low density. Huge mistake to make Bordeaux St and Sabala St medium density... you will change the feel of this neighborhood. Just because the past brought in many townhomes and condos to this area does NOT mean you should continue that trend. We also do not want to be a neighborhood of 10,000 sq ft homes. Limit home sizes.</p>	Growth Framework	FLUM	Y	<p>The concerns of West Ketchum residents were shared with CC and PZ at a joint meeting in early February. At this time, staff has not been directed by CC/PZ to reduce the extent of the MDR designation in West Ketchum (this designation was carried forward from the 2014 Plan with an expanded description). However, small single-family homes have been added to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.</p>

Public Comments	Tory	Move this area into LDR	Growth Framework	FLUM	Y	The concerns of West Ketchum residents were shared with CC and PZ at a joint meeting in early February. At this time, staff has not been directed by CC/PZ to reduce the extent of the MDR designation in West Ketchum (this designation was carried forward from the 2014 Plan with an expanded description). However, small single-family homes have been added to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.
Public Comments	Gina Poole	Yes, please move Bordeaux and Sabala into the LD zone.	Growth Framework	FLUM	Y	The concerns of West Ketchum residents were shared with CC and PZ at a joint meeting in early February. At this time, staff has not been directed by CC/PZ to reduce the extent of the MDR designation in West Ketchum (this designation was carried forward from the 2014 Plan with an expanded description). However, small single-family homes have been added to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.
Public Comments	Rick Johnson	if you want to know what "high density land use" can do to a ski area residential neighborhood, just take a jaunt to Park City and see how you like what it has become. Awful, and long time residents are moving, to places like Warm Springs! High density ruins the very reason people have come to Warm Springs in the first place. City, Corporate and Developer ambition driving the ship will put it, eventually, straight on to the rocks. Resist the urge to mine (like "Peabody's Coal Train") the environment of Ketchum for short term gains!	Growth Framework	FLUM	Partially	The concerns of Warm Springs residents were shared with CC and PZ at a joint meeting on February 3. At this time, staff was directed to change make the designation of the parcel east of Flower Drive from HDR to MDR, and to add small single-family homes to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.
Public Comments	Brett	I am opposed to changing neighborhoods to high density for the many reasons that have been stated throughout this draft.	Growth Framework	FLUM	Partially	The concerns of Warm Springs residents were shared with CC and PZ at a joint meeting on February 3. At this time, staff was directed to change make the designation of the parcel east of Flower Drive from HDR to MDR, and to add small single-family homes to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.

Public Comments	Hilary Davis	I am completely opposed to the High - Density zoning update. Thank you Hilary	Growth Framework	FLUM	Partially	The concerns of Warm Springs residents were shared with CC and PZ at a joint meeting on February 3. At this time, staff was directed to change make the designation of the parcel east of Flower Drive from HDR to MDR, and to add small single-family homes to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.
Public Comments	Rick Johnson	I strongly oppose allowing any new buildings, condos, townhomes, single family residences, or "mixed use activity center" to violate the 3 story maximum height restrictions that have guided all Warm Springs development to date. Proposed projects from developers, such as the 5 story, 65 foot tall, 88,366 sq ft "Baldy Mountain House" at 106 Picaboo Street, will be totally out of character for the neighborhood, will block existing views and sunlight for many existing residents and lower property values, and cause parking and traffic congestion in a very busy area next to Warm Springs Lodge, including the very frequent City bus traffic on Picaboo Street to and from the Lodge, and pedestrians walking to the lodge and lifts, in a 3 story maximum single family residential/condo/townhome neighborhood. The existing one way streets will also be a challenge for traffic patterns with such a large development that includes retail space and the attendant traffic. It would stick out like a sore thumb. Parking is never adequately supplied in such type of development, stressing already crowded residential and skier street parking along Howard Drive. Calling that proposal "mixed use" is a smoke screen to sell multi million dollar "view" top floor residences (while blocking the view of existing residents on all sides) to get around the 3 story height limits that have always ruled Warm Springs development. Please don't let developer ambition/greed destroy why residents chose to live in Warm Springs!	Growth Framework	FLUM	Partially	The concerns of Warm Springs residents were shared with CC and PZ at a joint meeting on February 3. At this time, staff was directed to change make the designation of the parcel east of Flower Drive from HDR to MDR, and to add small single-family homes to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.
Public Comments	Michael M	My comment here is a suggestion to improve the transparency of the process with the community. I suggest you add a comparison map between the proposed FLUM and the current zoning. perhaps even add a comparison of the 2014 FLUM to the current zoning to see what actually changed in the intervening years. one would draw the conclusion that middle Warm Springs is already mostly zoned for MDR, when I believe most of it is LDR. It is a big step when government planners propose to support zoning applications that change it from LDR to HDR.	Growth Framework	FLUM	No Change	Please see presentation provided by city staff at a joint meeting of CC and PZ in early February
Public Comments	Jed Gray	Where are the definitions for each use?	Growth Framework	Land Use Category Descriptions	No Change	Land use category descriptions follow in the next pages.
Public Comments	Perry Boyle	I look at these pictures and I see expensive Airbnbs, more Airbnbs, and even more Airbnbs. Unless we preserve the integrity of our residential zoning designation, Ketchum will continue to become one big hotel, as tourists will always outbid locals for housing. We should also adopt a policy that prohibits the City Council from encouraging more short-term rental usage of existing housing stock. They explicitly encouraged SVED to get people to leave Warm Springs for the World Cup and to coordinate with Airbnb to provide more housing for the event. That's terrible governance.	Growth Framework	Land Use Category Descriptions	Partially	Photos have been updated

Public Comments	julie	Warm Springs is a narrow, primarily one-way canyon, which makes it less suited for high-density development. Key factors like fire safety, avalanche risks, and traffic flow must be carefully evaluated when planning. This area may be better suited for mixed-use development at the base, such as hotels, shops, restaurants, and potential development of Cimino Hot Springs, which would attract a broad range of users. Introducing excessive density could undermine these uses due to the canyon's natural constraints and could exponentially increase emergency hazards.	Growth Framework	Land Use Category Descriptions	Partially	Mixed-use is concentrated at the base. Small single-family homes have been added as a primary use to the MDR designation, which makes up a large portion of this area.
Public Comments	Perry Boyle	Our code prohibits multifamily apartments. I think you mean family apartments.	Growth Framework	Land Use Category Descriptions	No Change	Multifamily is the correct term in this context.
Public Comments	Perry Boyle	Before jumping right into low-income housing, can we prioritize preserving the single-family housing that still exists in Ketchum? Or is this a Plan to get all those people to sell out to make money by building multiple Airbnb units on their property?	Growth Framework	Land Use Category Descriptions	No Change	See housing policies in Chapter 3 and updated land use category descriptions.
Public Comments	Alex Nelson	It has already happened.	Growth Framework	Land Use Category Descriptions	No Change	
Public Comments	Wendolyn	Please acknowledge the historic structures & uses and not permit development to simply roll over them.	Growth Framework	Land Use Category Descriptions	No Change	
Public Comments	Perry Boyle	6 dwelling on an acre is the definition of NOT low density. Suggest it be max four.	Growth Framework	Land Use Category Descriptions	No Change	
Public Comments	Perry Boyle	Why "generally?"	Growth Framework	Land Use Category Descriptions	No Change	Zoning allowances within individual land use categories vary.
Public Comments	Gina Poole	Please include West Ketchum, as there are many single family homes and duplexes in this neighborhood.	Growth Framework	Land Use Category Descriptions	Partially	The concerns of West Ketchum residents were shared with CC and PZ at a joint meeting in early February. At this time, we have not been directed by CC/PZ to reduce the extent of the MDR designation in West Ketchum (this designation was carried forward from the 2014 Plan with an expanded description). However, small single-family homes have been added to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.
Public Comments	Anne Winton	Why have you left out West Ketchum? Many single family homes in this area, and would like to see it remain so, and not build more townhomes.	Growth Framework	Land Use Category Descriptions	Partially	The concerns of West Ketchum residents were shared with CC and PZ at a joint meeting in early February. At this time, we have not been directed by CC/PZ to reduce the extent of the MDR designation in West Ketchum (this designation was carried forward from the 2014 Plan with an expanded description). However, small single-family homes have been added to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.

Public Comments	Amy Weyler	LDR does not equal 6 dwelling units per acre. LDR should be max of 4, maybe a goal of 2-3. "Generally three stories of less" feels like a loophole. Commit to maximum 3 stories and 35 feet. The goal of this plan is to provide clarity and guidance vs the loose interpretations we have today. State it clearly and make it precise.	Growth Framework	Land Use Category Descriptions	No Change	Land use category descriptions have been reworked to try to provide greater clarity. However, actual height is determined by the underlying zoning districts, which vary by location (e.g., there are multiple zoning districts used to implement each land use category).
Public Comments	Wendolyn	Please acknowledge the historic structures & uses and not permit development to simply roll over them.	Growth Framework	Land Use Category Descriptions	Y	Added to discussion of characteristics common to all neighborhoods.
Public Comments	Perry Boyle	I think we should be honest and include STRs as a normal use of many of these properties. Indeed, that is the primary function of increasing number of housing units in Ketchum. Ignoring that in the Plan means we won't deal with it.	Growth Framework	Land Use Category Descriptions	No Change	
Public Comments	Perry Boyle	What about Saddle/Spur/Latigo?	Growth Framework	Land Use Category Descriptions	No Change	Lists were removed in Adoption Draft.
Public Comments	Duncan Morton	The list should include portions of West Ketchum as well. Wood River Drive, Buss Elle, Bordeaux, and Williams each have single family homes on those streets.	Growth Framework	Land Use Category Descriptions	Partially	The concerns of West Ketchum residents were shared with CC and PZ at a joint meeting in early February. At this time, we have not been directed by CC/PZ to reduce the extent of the MDR designation in West Ketchum (this designation was carried forward from the 2014 Plan with an expanded description). However, small single-family homes have been added to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.
Public Comments	mites canfield	West Ketchum falls into this new definition of Low-Density as it is primarily made up of single family and duplex homes. West Ketchum functions as a true neighborhood at least as much if not more than some of the other areas listed. This should be cherished as integral to our small town character	Growth Framework	Land Use Category Descriptions	Partially	The concerns of West Ketchum residents were shared with CC and PZ at a joint meeting in early February. At this time, we have not been directed by CC/PZ to reduce the extent of the MDR designation in West Ketchum (this designation was carried forward from the 2014 Plan with an expanded description). The public will have additional opportunities to comment as part of the public hearing process. Small single-family homes have been added to the MDR designation as a secondary use.

Public Comments	Stu Ryan	<p>This is a picture of our home at 301 Sabala St. It is not an example of a home in an area proposed to be designated as LDR, rather it's in an area proposed to be designated as MDR.</p> <p>The mistake is understandable, and makes the point that most, if not all, of West Ketchum should be designated as LDR.</p> <p>The existing MDR designation currently fits much of West Ketchum given that the primary uses for MDR land is stated in Ketchum's existing 2014 Land Use Plan to be "... single family residences and duplexes", which is what currently exists in much of West Ketchum. However, in the draft 2024 Land Use Plan the primary uses for MDR land is proposed to change to "townhouses and smaller multi-family residential buildings" (i.e. apartment buildings).</p> <p>This change would leave many West Ketchum homeowners currently living in single family homes and duplexes on land which is now primarily supposed to be used for townhomes and apartment buildings. That's not good for West Ketchum or Ketchum.</p> <p>One solution is to designate some, or all, of West Ketchum as LDR under the new plan just as was mistakenly done with the picture of our home.</p>	Growth Framework	Land Use Category Descriptions	Partially	<p>The concerns of West Ketchum residents were shared with CC and PZ at a joint meeting in early February. At this time, we have not been directed by CC/PZ to reduce the extent of the MDR designation in West Ketchum (this designation was carried forward from the 2014 Plan with an expanded description). However, small single-family homes have been added to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.</p>
Public Comments	Gina Poole	<p>I'm a resident of West Ketchum and fully support Stu's recommendation.</p>	Growth Framework	Land Use Category Descriptions	Partially	<p>The concerns of West Ketchum residents were shared with CC and PZ at a joint meeting in early February. At this time, we have not been directed by CC/PZ to reduce the extent of the MDR designation in West Ketchum (this designation was carried forward from the 2014 Plan with an expanded description). However, small single-family homes have been added to the MDR designation as a secondary use. The public will have additional opportunities to comment as part of the public hearing process.</p>
Public Comments	Perry Boyle	<p>There is also the issue of permitted building envelopes. Depending where your lot is, you could have an 10 acres but only a small building envelop.</p>	Growth Framework	Land Use Category Descriptions	No Change	<p>Lot coverage requirements will be reviewed as part of the Code update</p>
Public Comments	Perry Boyle	<p>ADUs is code for AirBNB. Unless they are restricted to LTR, they just go into the tourism market and don't solve any of our housing issues.</p>	Growth Framework	Land Use Category Descriptions	No Change	<p>The expansion of ADUs is intended to support community housing options. See ADU policy in housing section.</p>
Public Comments	Perry Boyle	<p>Again that word: "generally": Ugh.</p>	Growth Framework	Land Use Category Descriptions	No Change	
Public Comments	Anne Winton	<p>West Ketchum has lost much of its original charm. Please retain what charm is left of this neighborhood. There are still many single family homes here, bringing medium density to this area will change this neighborhood. West of Williams should ALL be low density. Just because the past brought in many townhomes and duplexes, does NOT mean you should continue that trend. HUGE mistake to make Bordeaux and Sabala St medium density.</p>	Growth Framework	Land Use Category Descriptions	Partially	<p>The concerns of West Ketchum residents were shared with CC and PZ at a joint meeting in early February. At this time, we have not been directed by CC/PZ to reduce the extent of the MDR designation in West Ketchum (this designation was carried forward from the 2014 Plan with an expanded description). The public will have additional opportunities to comment as part of the public hearing process. Small single-family homes have been added to the MDR designation as a secondary use.</p>

Public Comments	Amy Weyler	agreed - the developments on Rember and Bird have not been a huge success and specifically target the uber wealthy 3rd homeowners who are here 2-4 weeks per year. Targeting an established neighborhood might just drive the full time residents out of Ketchum. The change in the definition of LDR/MDR/HDR is risky	Growth Framework	Land Use Category Descriptions	Partially	All of the land use category descriptions have been completely reworked in response to public comment to provide more clarity about what exists today, and what the vision is for the future. These categories will be used to inform future updates to the zoning regulations.
Public Comments	LEIF	With the small lots sizes, setback rules, building coverage rules, and parking rules, these primary uses are almost impossible to achieve so most of the lots have single family homes. Need massive changes in the current medium density zoning if these are the primary uses you want. Then you run into neighborhood character since west ketchum is almost entirely single family right now in this zone.	Growth Framework	Land Use Category Descriptions	Y	All of the land use category descriptions have been completely reworked in response to public comment to provide more clarity about what exists today, and what the vision is for the future. These categories will be used to inform future updates to the zoning regulations.
Public Comments	Perry Boyle	Take a look at some of these condo complexes--the primary use of many of them is for STRs. Let's acknowledge that and deal with it in the Plan.	Growth Framework	Land Use Category Descriptions	Y	See expanded discussion of STRs and associated policy in housing section of Chapter 3.
Public Comments	LEIF	triplexes should be added since they exist in this district and with the regulation requiring redevelopment to maintain unit counts, a triplex would need to be an secondary use.	Growth Framework	Land Use Category Descriptions	No Change	
Public Comments	Duncan Morton	As a 20 year West Ketchum resident, I appreciate the mixed density of the neighborhood, which provides for a range of residents, many of which are year round residents. With that said, the new plan should not restrict owners of vacant lots from erecting single family homes and/or homes with ADU's if current zoning allows it.	Growth Framework	Land Use Category Descriptions	Partially	The concerns of West Ketchum residents were shared with CC and PZ at a joint meeting in early February. At this time, we have not been directed by CC/PZ to reduce the extent of the MDR designation in West Ketchum (this designation was carried forward from the 2014 Plan with an expanded description). The public will have additional opportunities to comment as part of the public hearing process. Small single-family homes have been added to the MDR designation as a secondary use.
Public Comments	Amy Weyler	I support workforce housing (we have 2 adult children who are part of the workforce) but have serious concerns about this proposal: Infrastructure Cannot Support Added Density - Our aging water/sewer systems and narrow roads already struggle - Emergency vehicle access is compromised - No clear funding plan for needed upgrades Neighborhood Protections Missing - No restrictions on building size, height or rental caps - No limits on short-term rentals or enforcement plans - Current "mixed" neighborhoods already strain affordability Safety Issues Ignored - Limited evacuation routes - Flood and fire risks with reduced insurance coverage - we live across from a 10,000 sq ft spec home being developed on the river bank. We do not have storm/flood/run off protection in this area and are already suffering from developments on Bird and Rember pumping water 2 blocks away from their building and literally in front of our home. We were told the City could not afford a study to figure out the problem and remedies. How can you cram more in if you cannot afford to address what medium density developments have already created? This is beyond irresponsible and lacks common sense and a clear vision.	Growth Framework	Land Use Category Descriptions	No Change	

Public Comments	Tory	Single family residences should be allowed in the medium density, either free-standing or detached. Restrict max size to 3500 sq ft if large empty homes are a concern. Small to modest sized homes on original lot sizes should be allowed.	Growth Framework	Land Use Category Descriptions	Y	Small single-family homes have been added to the MDR designation as a secondary use.
Public Comments	Tory	This increase in density will affect a large portion of Ketchum. Please provide numbers and visuals for the public to consider what the impact might be on neighborhood characteristics, traffic, construction impacts and pressures on city infrastructure, as well as overall impacts to life in Ketchum. What are the impacts of doubling the size of Ketchum?	Growth Framework	Land Use Category Descriptions	Y	All of the land use category descriptions have been completely reworked in response to public comment to provide more clarity about what exists today and what the vision is for the future. These categories will be used to inform future updates to the zoning regulations.
Public Comments	Amy Weyler	similar comment to LDR. MDR is NOT 18 dwellings and "generally three stories" is not clear. MDR should be 8-12 dwellings max and a height limit. Clear and precise. I live in one of these designated and MDR and this is a huge change. We continue to cram more into less vs creatively expanding the Ketchum city limits which would provide more land, more tax money and more involved voters. This feels overly focused on cramming more into MDR and HDR. These neighborhoods are packed already!	Growth Framework	Land Use Category Descriptions		All of the land use category descriptions have been completely reworked in response to public comment to provide more clarity about what exists today and what the vision is for the future. These categories will be used to inform future updates to the zoning regulations. In addition, small single family has been added to MDR as a secondary use.
Public Comments	Wendolyn	Please acknowledge the historic structures & uses and not permit development to simply roll over them.	Growth Framework	Land Use Category Descriptions	Y	Please see revised Future Land Use Category descriptions
Public Comments	LEIF	How many units can a large house be split into in this district?	Growth Framework	Land Use Category Descriptions	No Change	Specifics will be determined as part of the Code update. See Chapter 5 for recommended actions.
Public Comments	BRUCE	The densities are extreme and would be a detriment to the West Ketchum neighborhood. Leave these zoning at existing codes	Growth Framework	Land Use Category Descriptions	Partially	The concerns of West Ketchum residents were shared with CC and PZ at a joint meeting in early February. At this time, we have not been directed by CC/PZ to reduce the extent of the MDR designation in West Ketchum (this designation was carried forward from the 2014 Plan with an expanded description). The public will have additional opportunities to comment as part of the public hearing process. Small single-family homes have been added to the MDR designation as a secondary use.
Public Comments	LEIF	Lot size is one half of the equation in this zone with building coverage being the other. With setbacks, other restrictions, plus other goals noted in the plan above and historical building coverage ratios, building coverage ratios should be either increased or used as incentive to achieve other goals.	Growth Framework	Land Use Category Descriptions	No Change	Specifics will be determined as part of the Code update. See Chapter 5 for recommended actions.
Public Comments	Perry Boyle	Same comment on ADUs as previous one, except the denser the neighborhood, the more likely and ADU is to be used as an STR. We should get the data on that.	Growth Framework	Land Use Category Descriptions	No Change	See expanded discussion of ADUs and STRs in Chapter 3 (Diverse Community Housing).
Public Comments	LEIF	Will snow removal in public owned alleys serving homes exclusively be required? right now the streets department does not provide snow removal for alleys which are really roads now for homes exclusively accessed by the alley. This creates major issues for accessibility and access.	Growth Framework	Land Use Category Descriptions	No Change	
Public Comments	Perry Boyle	I don't think this is correct. What is the definition of "wide." Maybe put a number on it?	Growth Framework	Land Use Category Descriptions	No Change	

Public Comments	Perry Boyle	No longer true. The City has made four stories the new normal. And even the three story boxes get an additional 5 feet for mechanicals.	Growth Framework	Land Use Category Descriptions	No Change	
Public Comments	Perry Boyle	Let's be a bit more transparent here. KURA is putting 66 units on half an acre. 30 sounds quaint--and is not longer true.	Growth Framework	Land Use Category Descriptions	No Change	
Public Comments	Tory	same questions are MDR - What are the impacts of doubling the size of Ketchum? Please provide numbers and visuals for the public to consider what the impact might be on neighborhood characteristics, traffic, construction impacts and pressures on city infrastructure, as well as overall impacts to life in Ketchum. How do we eliminate safety concerns from increased cars in neighborhoods that have substandard roads or shared access. If we want to promote walkability we need connections, save routes and management of vehicular traffic. Adding density everywhere, if not planned accordingly, will result in more conflicts with cars, less walkability and a degradation to quality of life in neighborhoods. Thank you for addressing this. I appreciate the city's efforts for traffic calming in West Ketchum.	Growth Framework	Land Use Category Descriptions	No Change	
Public Comments	Brett	Upzoning changes not just the neighborhood but can drastically increase the population, and thus it changes the town and the valley. It will urbanize Neighborhoods. Who does this benefit? Not the existing community. Developers benefit. Please do not upzone neighborhoods.	Growth Framework	Land Use Category Descriptions	Partially	All of the land use category descriptions have been completely reworked in response to public comment to provide more clarity about what exists today and what the vision is for the future. These categories will be used to inform future updates to the zoning regulations. In addition, small single family has been added to MDR as a secondary use.
Public Comments	Perry Boyle	STRs are a primary use of many of these units.	Growth Framework	Land Use Category Descriptions	No Change	Photos have been updated
Public Comments	Amy Weyler	a recap from my above comments: LDR 2-3, max of 4 MDR 8-12 HDR 12-30 all with specific height restrictions and setback guidelines all developments to comply - no special rules for "affordable housing" projects. "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. We will be successful by creating, marketing, and delivering distinctive choices for jobs, learning, health, outdoor adventure, and arts and culture. We value a strong sense of community. Furthermore, we wish to be a place with a strong economy, a vibrant downtown, diverse options for housing, and a varied demographic of people who live, work, and visit here. We will be responsible stewards of our environment, work for a dynamic economy, and maintain our special way of life for generations to come."	Growth Framework	Land Use Category Descriptions	No Change	Density ranges are reflective of the underlying zoning that exists today and existing development in each area. All of the land use category descriptions have been completely reworked in response to public comment to provide more clarity about what exists today and what the vision is for the future. These categories will be used to inform future updates to the zoning regulations. In addition, small single family has been added to MDR as a secondary use.

Public Comments	Brett	How do you increase density and maintain our small town, authentic character that everyone values? How will your proposed increase density affect the population? Double it? Triple it? Will that impact the entire valley and other cities? le Our highways, schools, emergency services, trails, etc. If so, should we be seeking input on this draft from the broader community?	Growth Framework	Land Use Category Descriptions	No Change	Density ranges are reflective of the underlying zoning that exists today and existing development in each area. All of the land use category descriptions have been completely reworked in response to public comment to provide more clarity about what exists today and what the vision is for the future. These categories will be used to inform future updates to the zoning regulations. In addition, small single family has been added to MDR as a secondary use.
Public Comments	julie	The further you get out Warm Springs canyon, the more it is a narrow, primarily one-way canyon, which makes it less suited for high-density development. Key factors like fire safety, avalanche risks, and traffic flow must be carefully evaluated when planning. The WS area may be better suited for mixed-use development at the base, such as hotels, shops, restaurants, and potential development of Cimino Hot Springs, which would attract a broad range of users. Introducing excessive density could undermine these uses due to the canyon's natural constraints and could exponentially increase emergency hazards.	Growth Framework	Land Use Category Descriptions	Partially	Mixed-use is concentrated at the base. Small single-family homes have been added as a primary use to the MDR designation, which makes up a large portion of this area.
Public Comments	Wendolyn	Please acknowledge the historic structures & uses and not permit development to simply roll over them.	Growth Framework	Land Use Category Descriptions	Y	Added to common characteristics for residential neighborhoods.
Public Comments	LS	How can the city "require" townhomes and multifamily residential housing on a lot (even if they are trying to promote the efficient use of land and expand community housing) -- isn't it up to a land owner what to build on their land as long as it is within the limits of the law?	Growth Framework	Land Use Category Descriptions	No Change	The City has the authority to dictate which types of uses are allowed in a given zoning district.
Public Comments	Perry Boyle	I ask the planning staff to revisit two staff memos and think through how the zoning code was used to justify 180 degree different outcomes. Read the memo for Bluebird and the one for Solstice. Both written by the same person, using the same citations to come up with diametrically opposing recommendations. That should not be possible.	Growth Framework	Land Use Category Descriptions	No Change	The City has the authority to dictate which types of uses are allowed in a given zoning district.
Public Comments	Perry Boyle	Agreed, but our code permits four-story lot-line-to-lot-line boxes in the commercial core without public space. Unless a bench is a public space. Actually, in the tourist zone you can build 6 stories if it's a hotel. Is a hotel lobby a "public space?" The Limelight back deck is the closest we have, but it's not a public space.	Growth Framework	Land Use Category Descriptions	No Change	Development standards will be revisited as part of the Code update.
Public Comments	Amy Weyler	we need consistent and clear guidelines. height limits, set back requirements etc and get out of special considerations for "special" projects. put it in writing and be clear for us all to understand.	Growth Framework	Land Use Category Descriptions	No Change	The Plan establishes policy guidance. Zoning and development standards will be revisited as part of the Code update.

Public Comments	Perry Boyle	This section reflects the old Plan rather than the new reality. The City changed a footnote in the zoning code for the core to permit 4 stories with no fourth-story minimum setback; we should rescind that if we are to preserve Ketchum's character. That code change also defined buildings with 97% apartment sf as "mixed use" so they could get massive apartment boxes built in the commercial core. This is not consistent with the will of the community. KURA is now perpetuating it. Go back to the old Plan goal of preserving downtown as as commercial core.	Growth Framework	Land Use Category Descriptions	No Change	
Public Comments	Amy Weyler	agreed. what is the point of having goals, guidelines, zoning if ALL developments are not held to these? why does this plan still carve out special considerations and rules for affordable housing projects?	Growth Framework	Land Use Category Descriptions	No Change	
Public Comments	Wendolyn	Please acknowledge the historic structures & uses and not permit development to simply roll over them.	Growth Framework	Land Use Category Descriptions	Y	Added to common characteristics for residential neighborhoods.
Public Comments	Perry Boyle	Probably should mention FAR incentives for community housing and in lieu of fee option	Growth Framework	Land Use Category Descriptions	Partially	All of the land use category descriptions have been completely reworked in response to public comment to provide more clarity about what exists today and what the vision is for the future. These categories will be used to inform future updates to the zoning regulations. In addition, small single family has been added to MDR as a secondary use.
Public Comments	Perry Boyle	Unless it is already a single family home, correct?	Growth Framework	Land Use Category Descriptions	No Change	
Public Comments	Perry Boyle	Not addressed in this is below-grade sf. What are the permitted uses for that? For example, we all love the Cellar!	Growth Framework	Land Use Category Descriptions	No change	Development standards will be reviewed as part of the Code update.
Public Comments	Perry Boyle	Uh, Bluebird? KURA Washington? Those are both in direct contravention of this, yet our Council is pushing them forward.	Growth Framework	Land Use Category Descriptions	No Change	
Public Comments	Amy Weyler	consistent guidelines for all projects please - regardless of funding sources	Growth Framework	Land Use Category Descriptions	No Change	
Public Comments	Perry Boyle	There is a global lack of acknowledgment of the primary use of many of these units as STRs. The City has the data from its taxes and registration requirements. Let's use the facts in these descriptions of the zoning sector.			No Change	See expanded discussion of STRs in Chapter 3 (Diverse Community Housing Options)
Public Comments	Wendolyn	Please acknowledge the historic structures & uses and not permit development to simply roll over them.	Growth Framework	Land Use Category Descriptions	Y	Added to common characteristics for residential neighborhoods.
Public Comments	Perry Boyle	Should refer to no-parking incentives for development and lack of standard of parking (e.g., how many cars per bedroom are the norm for Ketchum).	Growth Framework	Land Use Category Descriptions	No Change	Parking standards will be reviewed as part of the Code update.
Public Comments	Perry Boyle	Unless they are not. This is important. Is "office" an active use? No. Yet it has been permitted. Also, the code needs to watch out for rule-beaters who include a veneer of retail on the street, yet that retail sf is non-usable by a retail operation.	Growth Framework	Land Use Category Descriptions	No Change	Allowed uses will be reviewed as part of the Code update.
Public Comments	Perry Boyle	Why "encouraged"? Why not required unless there is a hardship?	Growth Framework	Land Use Category Descriptions	No Change	

Public Comments	Perry Boyle	What does "taller" mean. Come out at say it: Four stories with no minimum 4th story setback. And we all hate it.	Growth Framework	Land Use Category Descriptions	Partially	All of the land use category descriptions have been completely reworked in response to public comment to provide more clarity about what exists today and what the vision is for the future. These categories will be used to inform future updates to the zoning regulations. In addition, small single family has been added to MDR as a secondary use.
Public Comments	Amy Weyler	commit to height limits - period. why continue to create loopholes with unclear language? why do we give "community housing" special considerations? "We aspire to be an authentic mountain community with world-class character, yet small-town feel".	Growth Framework	Land Use Category Descriptions	Partially	All of the land use category descriptions have been completely reworked in response to public comment to provide more clarity about what exists today and what the vision is for the future. These categories will be used to inform future updates to the zoning regulations. In addition, small single family has been added to MDR as a secondary use.
Public Comments	Perry Boyle	A lot of these buildings have no residential aspect. See your photo of the IME building. Maybe this requirement is just for new buildings?	Growth Framework	Land Use Category Descriptions	No Change	Noted. Not all buildings will have a mix of uses.
Public Comments	Wendolyn	Please acknowledge the historic structures & uses and not permit development to simply roll over them.	Growth Framework	Land Use Category Descriptions	Y	Added to common characteristics for residential neighborhoods.
Public Comments	Perry Boyle	Be transparent. how high is "taller?"	Growth Framework	Land Use Category Descriptions	No Change	Building heights and incentives will be reviewed as part of the Code update.
Public Comments	Amy Weyler	I'll say it again - height limits, how many feet, put it in writing for us all to understand. ditch the loopholes that give "community housing" the ability to not comply with the rules. why the favoritism?	Growth Framework	Land Use Category Descriptions	No Change	Building heights and incentives will be reviewed as part of the Code update.
Public Comments	Perry Boyle	These buildings come with large employee loads. We should require tourist enterprises that pay less than what is required for rent in Ketchum to provide full housing for their staffs rather than throwing them onto the public purse.	Growth Framework	Land Use Category Descriptions	No Change	
Public Comments	Wendolyn	Please acknowledge the historic structures & uses and not permit development to simply roll over them.	Growth Framework	Land Use Category Descriptions	Y	Added to common characteristics for residential neighborhoods.
Public Comments	Perry Boyle	I would delete this as misleading. The 4th story minimum setback was eliminated.	Growth Framework	Land Use Category Descriptions	No Change	Building heights and incentives will be reviewed as part of the Code update.
Public Comments	Perry Boyle	What about private school dormitories with no commercial use?	Growth Framework	Land Use Category Descriptions	No Change	The full list of allowed uses for each zone district will be reviewed as part of the Code update.
Public Comments	Gina Poole	We are fortunate to have the industrial zone in Ketchum. I recommend being mindful of the businesses that currently are there. I think the height should be capped at four stories.	Growth Framework	Land Use Category Descriptions	No Change	Portions of the LI zoning district already allow for heights up to five stories. This detail was added to the plan to increase awareness of existing regulations.
Public Comments	Perry Boyle	Multiple units in the LI zone serve solely residential purposes. And you forgot private pickleball courts as a primary use.	Growth Framework	Land Use Category Descriptions	No Change	The full list of allowed uses for each zone district will be reviewed as part of the Code update to align with the updated Plan.
Public Comments	Amy Weyler	again - height limits for ALL developments. how many feet above ground?	Growth Framework	Land Use Category Descriptions	No Change	Building heights and incentives will be reviewed as part of the Code update.
Public Comments	Wendolyn	Please acknowledge the historic structures & uses and not permit development to simply roll over them.	Growth Framework	Land Use Category Descriptions	Y	Added to common characteristics for residential neighborhoods.
Public Comments	Perry Boyle	What about as rental properties commercialized by the City to benefit for-profit events?	Growth Framework	Land Use Category Descriptions	No Change	

Public Comments	sam	Should homesites that are not visible due to elevated views be removed from this definition? for example, Hillside and Sage roads have homesites on the warm springs street level and are not elevated above other homes. They are simply at the base of a hillside. They don't meet the purpose of this overlay. Obviously, very different for elevated homesites or on elevated roads.	Growth Framework	Land Use Category Descriptions	No Change	
Public Comments	Alex Nelson	I personally do not want to remove any P&Z reviews from the MOD application process. This is one thing where our appointed officials have worked towards protecting our landscapes. It ensures the homes are built at the the lowest possible elevation.	Growth Framework	Land Use Category Descriptions	No Change	
Public Comments	Perry Boyle	When? What is the schedule for this?	Implementation	Roles and Responsibilities	No Change	Additional details will be forthcoming
Public Comments	Perry Boyle	SVASB is listed as a Board on the City Website	Implementation	Roles and Responsibilities	No Change	
Public Comments	Perry Boyle	Include Traffic Authority	Implementation	Roles and Responsibilities	Y	
Public Comments	Perry Boyle	BCSO is not a City Department. It is probably more accurately termed a partner organization,	Implementation	Roles and Responsibilities	Y	
Public Comments	Perry Boyle	While it sure acts like one, KURA is not a City Department. It is statutorily and independent Agency and should be listed as a Partner.	Implementation	Roles and Responsibilities	No Change	
Public Comments	Perry Boyle	This is no longer a City department--move to Partner organization?	Implementation	Roles and Responsibilities	No Change	
Public Comments	Perry Boyle	Insert Blaine County Housing Authority?	Implementation	Roles and Responsibilities	No Change	
Public Comments	Perry Boyle	Hopefully KBAC meets the definition of a partner that the City works with.	Implementation	Roles and Responsibilities		
Public Comments	Perry Boyle	Add FSVA given that a Council member is one of its board members.	Implementation	Roles and Responsibilities	No Change	
Public Comments	Perry Boyle	Add KCDC given that one of its ex-officio board members is a Council member so meets the definition,	Implementation	Roles and Responsibilities	No Change	
Public Comments	Amy Weyler	would you be willing to add KBAC as a partner organization?	Implementation	Roles and Responsibilities	No Change	
Public Comments	Susie	FIUM is not agreed upon as is by people of Ketchum based on discussions at the open house. Slide this in, then the code is rewritten and no one really knows how it happened. MUST be more transparent about this. Need much more solid information.	Implementation	Roles and Responsibilities	No Change	
Public Comments	Perry Boyle	What about SVED? It meets the definition.	Implementation	Roles and Responsibilities	No Change	
Public Comments	Jack	No question that SVED should be included here as the primary economic development entity in the WRV.	Implementation	Roles and Responsibilities	No Change	
Public Comments	Perry Boyle	Where is FSVA? It has a City Council member on it	Implementation	Roles and Responsibilities	Y	
Public Comments	Tory	Can we say goal is to "eliminate" or "prevent" traffic fatalities?	Implementation	CV 1: Connected Transportation Network	Y	
Public Comments	Jack	Snow removal and snow plowing create significant damage to streets and curbs. The benefits notwithstanding the use of natural gas to provide snow melt for sidewalks and various City streets ned to have comparative analysis done to properly evaluate the benefits of snow melting versus tearing up the curbs, streets and sidewalks over time.	Implementation	CV 1: Connected Transportation Network	No Change	

Public Comments	Jack	Regulation of e-bikes is essential to this process.	Implementation	CV 1: Connected Transportation Network	No Change	
Public Comments	Perry Boyle	<p>Unless these action are on a City Council Agenda they won't get "acted." Ketchum publishes its City Council agenda on the Thursday before the Monday meeting. This is rinky dink governance. The current process of doing the statutorily required minimum and reacting to the crisis of the moment is causing a lot of strife and misallocation of resources.</p> <p>The way to get these actions acted on is to put them into City Council Agendas in advance (Aspen, which I love to denigrate, does this, and so should we).</p> <p>Plan out a year of City Council meetings in advance (I would do it on a rolling 12-month basis, as there will be constant revision) with each one of these sections slated for discussion.</p> <p>When you do that scheduling you will realize a couple of things.</p> <ol style="list-style-type: none"> 1. You don't have the staff capacity to get them done 2. You don't have the money to get them done 3. You may not have the public support for them 4. The City Council is going to have to work harder <p>That's why planning out the year will improve the allocation of resources and lead to better public satisfaction.</p>	Implementation	CV 1: Connected Transportation Network	No Change	
Public Comments	Alex Nelson	This is great idea and would accomplish more than one goal of this Comp Plan.	Implementation	CV 1: Connected Transportation Network	No Change	
Public Comments	Amy Weyler	great idea - organized view, all projects and clear for everyone to track and see.	Implementation	CV 1: Connected Transportation Network	No Change	
Public Comments	Perry Boyle	<p>This is why bureaucracy gets such a bad rap. This looks good! It is not good. Every action should be laid out on a GANTT chart. There should be a master calendar for all of this.</p> <p>No calendar ==> bad outcomes</p>	Implementation	CV 1: Connected Transportation Network	No Change	
Public Comments	Wendolyn	We discussed in the HPC Jan 2025 meeting how to better present this info. Needs a matrix. As is, it's not easy for the reader.	Implementation	CV 1: Connected Transportation Network	No Change	
Public Comments	Perry Boyle	What are the definitions and time frames for S and M. How will they be incorporated into the City Council calendar and agendas? Without that level of specificity, these will just keep slipping.	Implementation	CV 1: Connected Transportation Network		
Public Comments	Jack	EV chargers inside of private or public garages should be looked at carefully with a number of incidents of EV batteries/vehicles igniting creating a chemical fire that may not be able to be contained by local fire services.	Implementation	CV 1: Connected Transportation Network	No Change	This is a regulatory issue.
Public Comments	Sue White	EV chargers in building are very dangerous when they explode as water does not put out the fires. Suggest you put them outdoors	Implementation	CV 1: Connected Transportation Network	No Change	This is a regulatory issue.
Public Comments	Alex Nelson	That would come from a change in national electric code.	Implementation	CV 1: Connected Transportation Network	No Change	

Public Comments	Sue White	T-3 e Did you do a survey to get the town to vote on this reducing single occupancy vehicle trips? I live alone and take car to shop. Why are you not prioritizing parking spaces to keep up with growth? You allowed the theatre to not put any parking underground and the hotels? Hotels should be providing parking and employee housing on site.	Implementation	CV 1: Connected Transportation Network	No Change	This action is focused on strategies for employees. Parking requirements will be reviewed as part of the Code update.
Public Comments	Tory	Density should be placed in the downtown core with a mix of uses and good design that reduces the overall bulk and provides human scale, not in the residential zoning districts. Consider limiting lot width to the standard (original townsite lot) or designing the building to authentically look like that. Limiting height and FAR does not necessarily achieve human scale and aesthetic architecture.	Implementation	CV 2: Unique Built and Natural Environment	No Change	The Code does address original townsite lots in the RC district, but all dimensional standards will be reviewed as part of the Code update. The updated land use categories also reflect some adjustments based on public input received.
Public Comments	Tory	This action is contradictory to this goal. Upzoning residential neighborhoods that are currently home to long-term occupancy and workforce residents will result in more traffic, more buildings and more short-term rentals, destroying the eclectic, small mountain-town character and the character-defining features of those individual neighborhoods. Please ensure Ketchum can handle the impacts of such an increase of density - including considering the impacts of allowing that many unrestricted market rate units, water, waste water, traffic, parking, street safety, child care, emergency services, etc. - before changing the Future Land Use Plan. Additionally, the map comparison is misleading - the current Low Density designation will function to become what Medium Density is now, the Medium Density (GR-L which is single family and duplex) will be more like the High Density (18 units per acre plus). The city should make sure property owners and residents truly understand and support this prior to the adoption of this plan.	Implementation	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Jack	This is not an idea that will promote future mixed use developments that could create affordable and community housing units. Leave the FAR and height limits where they are now.	Implementation	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Jack	Property owners in areas of recommended zoning changes need to be involved in any zoning change process whether the property owner impacted directly by its ownership or the surrounding neighborhood property owners. Examples would be recommending higher density zones abutting or adjacent to a lesser density existing zone.	Implementation	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Gina Poole	Are you suggesting building 5 stories only along the highway? Could we keep the height limit to four stories, otherwise it would feel like Boise.	Implementation	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	LEIF	Add Action to create feedback loop from residents, design professionals, and other stakeholders when design review criteria is either insufficient or staff/P&Z appears to be acting outside of the written criteria and codes.	Implementation	CV 2: Unique Built and Natural Environment	No Change	
Public Comments	Tory	Keep densities in Land Use Designations the same as 2014 and add a bonus density for housing. Giving density increases outright takes away the incentive the city can give to develop deed restricted long-term occupancy or community housing.	Implementation	CV 3: Diverse Community Housing Options	No Change	

Public Comments	LEIF	Generally ok with this, but needs to ensure max is neighborhood specific	Implementation	CV 3: Diverse Community Housing Options	No Change	Neighborhood specific vs. zoning district specific unit size maximums
Public Comments	LEIF	building coverage matters more in medium/high density housing zones	Implementation	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Jack	The financial impact to the feasibility of such contribution must be included in this process.	Implementation	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Jack	These taxes are already at a significant levy and should not be increased to offset the impacts of a lodging facility being developed. Sales taxes can and should be used to promote more standard lodging properties (not STR's) as is done throughout cities across the US.	Implementation	CV 3: Diverse Community Housing Options	No Change	
Public Comments	tof	This is not right for those who bought a lot with the intention of building a house on it and would open the city up to lawsuits. Why preclude the ability to build sf detached homes that are smaller and could be more achievable to full-time residents and local employees?	Implementation	CV 3: Diverse Community Housing Options	No Change	Larger discussion needed around maximum unit size for detached homes in MDR and HDR
Public Comments	LEIF	Clarify that owner-occupier can also have work/live in rights.	Implementation	CV 3: Diverse Community Housing Options	No Change	This is a regulatory issue. To be reviewed as part of Code update.
Public Comments	LEIF	Should expand allowances period. And then provide additional incentives for larger ADUs/guest suites/etc that have more rooms.	Implementation	CV 3: Diverse Community Housing Options	No Change	
Public Comments	LEIF	This needs to come with different setback and building coverage rules.	Implementation	CV 3: Diverse Community Housing Options	No Change	
Public Comments	LEIF	West Ketchum medium density residential is almost all single family home. Either need to create new zoning for medium density or ensure neighborhood character is included in this provision. On the other hand, we should encourage/incentivize ADU/rentable guest suites in single family homes in these zones through increased building coverage area, setback incentives, etc.	Implementation	CV 3: Diverse Community Housing Options	No Change	
Public Comments	Alex Nelson	What about seniors? The only senior center is located in Hailey and Ketchum is not getting any younger.	Implementation	CV 4: Exceptional Recreational Opportunities	No Change	
Public Comments	LEIF	Focus on energy efficiency more than renewables. Ground source heat pumps is best renewable resource for Ketchum.	Implementation	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	LEIF	Incentives for xeriscaping would be awesome.	Implementation	CV 6: Responsible Stewardship of Natural Resources	No Change	Details to be explored as part of the Code update.
Public Comments	LEIF	economics are the biggest barrier. Regulatory is easy.	Implementation	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	LEIF	Idaho Power already has materials. https://homes.rewiringamerica.org/personal-electrification-planner is awesome for general and federal incentives.	Implementation	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Susie	and fertilizers, herbicides, mulching too close to water courses, excess irrigation runoff, construction site dumping of waste water from concrete and painting...	Implementation	CV 6: Responsible Stewardship of Natural Resources	No Change	

Public Comments	Alex Nelson	Reduce the amount of road salt used on residential streets	Implementation	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Susie	A full comprehensive landscape guideline directive that covers water retention, irrigation efficacy, waste water, biodiversity, wildlife relationships, environmental awareness education, local food & medicines well as influencing personal & community health in general. Permaculture will explain everything.	Implementation	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	LEIF	Can't we get a consumer/business recycling action, even an action to try to figure it out?	Implementation	CV 6: Responsible Stewardship of Natural Resources	No Change	
Public Comments	Susie	A huge part of what Warm Springs Preserve could be.	Implementation	CV 7: Safe and Healthy Community	No Change	
Public Comments	LEIF	This is big. Also need funding access	Implementation	CV 8: Strong and Diverse Economy	No Change	
Public Comments	Alex Nelson	Why would the Rec Department work on a URA project?	Implementation	CV 8: Strong and Diverse Economy	Y	Typo - should likely say UD and/or KURA
Public Comments	LEIF	Need defined feedback loops from community back to City on how you're doing.	Implementation	CV 9: Transparent and Collaborative Government	Y	Add action about establishing process to share progress with the community
Public Comments	Jack	Leave the FAR and height limits alone.	Implementation	CV 10: Vibrant Downtown	No Change	
Public Comments	Jack	Absolutely a number one priority for the town and its long term economic vitality and health.	Implementation	CV 10: Vibrant Downtown	No Change	
Public Comments	Wendolyn	Please let's work together to list the buildings identified in the two surveys as historic and that have been destroyed. It's important for us to quantify the work.	Appendices	Substantive	No Change	
Public Comments	Perry Boyle	Why not SVED?	Appendix A: Major Trends and Existing Conditions		No Change	
Public Comments	Perry Boyle	The lack of quality data is one of the key problems with Ketchum's decision making processes. We should be buying cellphone traffic data. With that we would know who is where/when and could answer questions like how do we optimize bus routes, what is locals usage versus tourist usage of various assets, what are commuting patterns, what is the turnover of our population, etc. etc. Better data will lead to better allocation of our scarce resources.	Appendix A: Major Trends and Existing Conditions		No Change	
Public Comments	Perry Boyle	Existing conditions would be much more accurate if we did a semiannual survey of residents, employers and employees about things like housing, parking, priorities, etc. It would not be hard to do in a statistically legitimate way, it would increase participation in government, it would improve quality of decision making and it would help us better allocate scarce resources. It seems like a no-brainer.	Appendix A: Major Trends and Existing Conditions		No Change	
Public Comments	Perry Boyle	There are literally no projections on this other than a thumb in the air population growth point guess. We should project out what we want things to look like in 10 years if we adopt this plan, and then work backwards to get them done.	Appendix A: Major Trends and Existing Conditions		No Change	
Public Comments	Amy Weyler	what other data sources are avail vs depending on the state? cell phone? flight data? etc.	Appendix A: Major Trends and Existing Conditions	Data	No Change	

Public Comments	Perry Boyle	This is heavy on existing and light on Major Trends. Long range planning docs usually incorporate a base, hi and low scenario. That way you can model where the stress points are going to be.	Appendix A: Major Trends and Existing Conditions		No Change	
Public Comments	Perry Boyle	This is old data. Can't we estimate current population from change in voter registration and car registrations in the past two years?	Appendix A: Major Trends and Existing Conditions		No Change	
Public Comments	Perry Boyle	data in graphic is mislabeled.	Appendix A: Major Trends and Existing Conditions		No Change	
Public Comments	LS	Extend graph to include more current figures	Appendix A: Major Trends and Existing Conditions	Data	No Change	
Public Comments	Perry Boyle	The chart only goes to 2020, so this is confusing. Don't we know what our current population is?	Appendix A: Major Trends and Existing Conditions		No Change	
Public Comments	Perry Boyle	This is very old data and not particularly helpful.	Appendix A: Major Trends and Existing Conditions		No Change	
Public Comments	Amy Weyler	Is there a way we can dig into these details to learn the why and where? seems like big assumptions are being made here	Appendix A: Major Trends and Existing Conditions	Data	No Change	
Public Comments	Amy Weyler	this comment is meant for the 2nd bullet	Appendix A: Major Trends and Existing Conditions		No Change	
Public Comments	Perry Boyle	We've basically lost all our families and replaced them with retirees and low-paid tourism industry workers. Nice job! The Plan does not address this. There is nothing in here to make Ketchum competitive with Hailey for families. If we don't have children in Ketchum, then it's just another form of God's waiting room with a lot of tourists thrown in.	Appendix A: Major Trends and Existing Conditions		No Change	
Public Comments	Alex Nelson	This is just sad. Half the town is going to be dead in 20 years.	Appendix A: Major Trends and Existing Conditions		No Change	
Public Comments	Perry Boyle	To where? My bet is Hailey. They have been replaced by rich retirees, tourists and low-paid tourism industry workers subsidized by the rich retirees. This seems like a flawed economic development model. The old Plan had many policies to prevent this, yet the Council not only didn't accomplish the goals of that Plan, the actively worked to thwart it. How do we avoid repeating the mistake of a Council that is unaccountable to the Plan? We need a management information system that ties to the plan and is transparent to the public. The Plan does not address that governance shortcoming. Let's fix this.	Appendix A: Major Trends and Existing Conditions		No Change	
Public Comments	Pat Higgins	KTVB channel 7 news December 17, 2024 MOST EXPENSIVE IDAHO ZIP CODES (from RealtyHop) Ketchum 83340 \$2,150,000 Sun Valley 83353 \$1,275,000 Coolin 83821 \$1,155,000 If this data is correct Ketchum must have abundant tax income ?	Appendix A: Major Trends and Existing Conditions		No Change	

Public Comments	Perry Boyle	Pat--Ketchum receives no income tax. It does have abundant property taxes and sales taxes (LOT). However, fiscal management of Ketchum is very poorly done. For example, no where in this Plan does it mention the \$100mm cost to repair streets/sidewalks -- there is no plan to repair them! Whenever the City takes on a capital project, it should be budgeting for ongoing maintenance--it does not. Financial practices of Ketchum meet the bare minimum legal requirements and addressing this should be a key part of our Comp Plan. But aren't.	Appendix A: Major Trends and Existing Conditions		No Change	
Public Comments	Perry Boyle	What is the source of that data? It seems to ignore work-from-home/remote jobs. If true, why is that a bad thing? What RESIDENTS are complaining about this?	Appendix A: Major Trends and Existing Conditions		No Change	
Public Comments	B. Nickel	Okay. So, more than half of jobs are NOT in the tourism industry. The messaging from the City is that we need more jobs not in the tourism industry. These two things are in conflict with one another.	Appendix A: Major Trends and Existing Conditions	Data	No Change	
Public Comments	Perry Boyle	Economic diversification was a goal of the last plan. The Council not only failed to achieve that, but the situation has gotten worse due to their actions. How do we create a mechanism to report to the community on how the Council's actions are achieving (or failing to achieve) the residents' goals as laid out in the Plan? Does our Council see this as an issue? If so, can they share with us how they will revise the Plan to live up to the values they claim to espouse?	Appendix A: Major Trends and Existing Conditions		No Change	See goals and policies in chapter 3
Public Comments	Perry Boyle	According to SVED this isn't true. They report that the average commute to Ketchum is under 30 minutes. Maybe their data is wrong, but you don't provide data to contradict it. This is one of those areas where having the data on who is commuting from where/when would help us to optimize our transportation plan. Why don't we buy that data?	Appendix A: Major Trends and Existing Conditions		No Change	
Public Comments	B. Nickel	"Other industries" is a huge piece of the pie, but is not specified. Can the specifics of these industries be included here?	Appendix A: Major Trends and Existing Conditions	Substantive	No Change	
Public Comments	B. Nickel	How many of these employers are independently owned small businesses? How many of these jobs are not in the tourism industry?	Appendix A: Major Trends and Existing Conditions	Data	No Change	
Public Comments	Perry Boyle	A 50% decline in this area is depressing. Could this be a result of families abandoning Ketchum?	Appendix A: Major Trends and Existing Conditions		No Change	
Public Comments	Perry Boyle	This is oddly worded, given the fact that there are MORE full-time residents living in Ketchum than ever before. They just happen to be retired. I think what you mean is that there are fewer opportunities for people who work in Ketchum to live in Ketchum. Oddly, we are not prioritizing that with our HAP. The results of our HAP are to increase housing for lower-income retirees and low-paid tourism industry workers who don't work in Ketchum. Meanwhile, essential workers like teachers, first responders and healthcare workers get squeezed out. That is bad public policy and is inconsistent with the desires of the community. We need a new HAP. One that prioritizes essential workers, preferably with families. As our Mayor has said, they are the "lifeblood" of our community.	Appendix A: Major Trends and Existing Conditions		No Change	

Public Comments	LS	Need more data and input regarding short term rentals. It is the short term rentals that are curbing the availability of housing in Ketchum. Change the law, change the taxing, change something to continue to address this issue. Changing zoning to develop more expensive housing (let's face it, at \$750-\$1000 a square foot to build something, there is no "affordable housing") you'll just be creating more short term rentals.	Appendix A: Major Trends and Existing Conditions	Data	Y	Added more detailed explanation of short-term rentals and the City's current approach and clarified the intended priority for Community Housing to Chapter 2 (as part of Diverse Community Housing) and the land use category descriptions in Chapter 3.
Public Comments	Perry Boyle	This is not accurate. I think you mean a high bar for people who work in Ketchum in the tourism industry or essential and non-profit jobs. We have MORE full-time residents who could afford to buy here, so they must do something other than those low-wage jobs to be here. Either they have high-paying remote jobs or they earned enough money to retire here. Let's be honest about the data.	Appendix A: Major Trends and Existing Conditions		No Change	
Public Comments	Perry Boyle	I hear that 30% number a lot, but is that pre-tax or after-tax and government transfers? It should be the latter, correct? And does this reflect people who choose not to work full-time? What is the "burdened" number for people who work full-time? Correcting this is only partly a responsibility of local government. Given scarce resources, we should prioritize closing this gap for our essential workers. For-profit entities will have this situation taken care of by the market. To do it for them is corporate welfare. The City is part of the problem. It does not pay a living wage to many of its own employees. The Streets department is particularly underpaid.	Appendix A: Major Trends and Existing Conditions		No Change	
Public Comments	LS	Add where this statistic comes from. I assume it is the survey you sent out, but you should say so along with the number of recipients. This is an indicator, not a fact, I suspect, just based on recipients not all residents.	Appendix A: Major Trends and Existing Conditions	Data	No Change	This statement is based on the data displayed in the chart below, which comes from the American Community Survey.
Public Comments	Perry Boyle	I bet it is at least 50% more than that. But even if we built another 160 units of Bluebirds to replace the lost units, we would not have solved any of the challenges that come from our essential worker crisis. And this Plan's focus on using public resources to grow tourism will make everything in Ketchum worse for its residents. We need a new HAP and we need a Economic Development Plan that accomplishes diversification.	Appendix A: Major Trends and Existing Conditions		No Change	
Public Comments	LS	Again, how many became short term rentals?	Appendix A: Major Trends and Existing Conditions	Data	No Change	
Public Comments	LS	And how many are used as short term rentals?	Appendix A: Major Trends and Existing Conditions	Data	No Change	
Public Comments	Perry Boyle	This data demonstrates that the City cannot build enough units to change the underlying situation. We have scarce resources. We should stop wasting them on corporate welfare and focus them on essential workers. BCHA list of employers for Bluebird is damning and shows that the HAP is not solving our challenges.	Appendix A: Major Trends and Existing Conditions		No Change	

Public Comments	Pat Higgins	I am VERY happy that the Warm Springs Preserve is here and not a bunch of houses. The WS Preserve brings joy to many people and our furry friends. Greedy developers wanted this so badly to destroy for future generations. Most of us who moved here for the blue ski, recreation and safe communities. Bringing more people here to live will put huge pressures on all of our infrastructure. Including but not limited to schools, hospital, roads, water , post office, Etc... Our Ketchum Post Office can't handle what they have today, what will happen in 2040? The City of Ketchum needs to look at themselves in the mirror and find reasoning why they want to cram as many people into Ketchum?	Appendix B: Land Demand and Capacity		No Change	
Public Comments	Perry Boyle	We need to see what Ketchum will look like if every lot is built out to its maximum permitted use and do scenario planning around that. Anything less leaves us vulnerable. Ketchum actually did this back in the 1980s to determine the sizing of the water treatment facility. It worked! They did a good job of building adequate treatment capacity. But that was the only use of the plan, which was a shame. We can use this to identify infrastructure needs and get a sense of what type of population we will have (will it all be retirees in subsidized housing?? ha!	Appendix B: Land Demand and Capacity		No change	
Public Comments	LS	Need to look at the impacts of the proposed changes before you implement zoning changes.	Appendix B: Land Demand and Capacity		No Change	
Public Comments	Perry Boyle	These links don't work	Appendix B: Land Demand and Capacity		Y	Updated links
Public Comments	Amy Weyler	Neither of these links work - even when I download the document. Can you please provide these links? Thanks.	Appendix B: Land Demand and Capacity		Y	Updated links
Public Comments	Susie	In allowing greater density and using land that is 'underutilized' degrades the quality of life of those presently living in these areas. Generations of family homes and neighborhood communities are disregarded with the influx of people who come to get in on the financial profit of our post Covid explosion, yet they are not contributing to the community. They are part timers who rent short term to pay off their financial endeavor of building here. This is not how sustainable communities are built. Packing 'em in there will exacerbate everything from mental health to infrastructure to quality of life. Not everyone can live here. We are not sardines. We require space to move about, to breathe. We are small town. That is vital to keep in the forefront of all and any action taken when we think 'growth'.	Appendix B: Land Demand and Capacity		No Change	See updates to land use categories
Public Comments	LS	Agree that "in allowing greater density and using land that is 'underutilized' degrades the quality of life of those presently living in these areas" and these areas should not be disregarded.	Appendix B: Land Demand and Capacity		No Change	See updates to land use categories

Public Comments	Susan Neaman	<p>Bottom of Warm Springs along Piccabo Drive is an area for density for shops, restaurants and hotels. The rest of the area should stay the same as in residential R1</p> <p>Additional time should be spent on reviewing the fire safety, sewer and domestic water to make sure that the infrastructure is more than adequate to take care of and protect the needs of the area now and in the future!</p> <p>The Developer should be the one who takes on the cost of putting in additional water, sewer and fire assessments not the home owner.</p> <p>There are certain areas that are in the Aspen Dr. and Georgina area That should remain R1. It is important to maintain a neighborhood lifestyle and feel.</p> <p>The areas off of Canyon Run and the areas off of Exhibition should remain as R1 in order to keep the neighborhood feel and life style. The large parcel on Flower Rd is an area for more density! There are other Town Homes and Condos (The Fields, Four Seasons and Pineridge) in this area so the look and feel will not be effected. However, can the sewer, water and fire that is there now handle the addition of more housing!! Here again the Developer needs to be responsible for this additional need.</p> <p>"West Ketchum"...Buss Elle Drive, Sabala Street and Wood River Drive, should also remain as a neighborhood R1. The streets are very narrow and not all are through streets which make it very difficult to fight fires. This area can not handle more</p>	Appendix B: Land Demand and Capacity	FLUM	No Change	See updates to land use categories
Public Comments	Susan Neaman	<p>I am not sure if the area that I am commenting on is the correct one...It the area south of the Hospital. The city needs to work hard with the county to put together a plan for an affordable project. It could have single family homes and town homes for individual and couple's who want to buy an affordable property and or rent. It could be a wonderful development and so close to Ketchum with accessibility to the bus and bike path.</p> <p>Effort should also be made to secure the land just south of the Lift Tower Inn. This property is valuable to our community for an affordable livable project to serve the employees of the area!</p>	Appendix B: Land Demand and Capacity	ACI	No Change	This is addressed elsewhere in the plan.
Public Comments	Amy Weyler	<p>I fully support evaluating this area for more affordable family-style homes. Expanding the city gives us more access to land vs cramming more large-scale projects into Ketchum core. West Ketchum and Warm Springs neighborhood. We are all here to enjoy the great outdoors and our mountain town vibe versus living in a small box in the core. Families won't live in those developments</p>	Appendix B: Land Demand and Capacity	ACI	No Change	Thanks for the feedback
Public Comments	Susan Neaman	<p>Yes the buildings in the industrial area could have additional stories added to the buildings in order to allow for housing! This is an area for density.</p>	Appendix B: Land Demand and Capacity		No Change	
Public Comments	LS	<p>Some people like large yards or pastures -- I wouldn't consider this underutilized. Not everything should be built out to maximum.</p>	Appendix B: Land Demand and Capacity		No Change	
Public Comments	miles canfield	<p>with 400 acres of vacant and underutilized land within the city do we know the impacts in the across the board proposed density changes? Is our community and infrastructure able to sustain and accommodate that level of growth? or does the current standards still have room for growth and just need incentives for long term/community housing?</p>	Appendix B: Land Demand and Capacity	Data	No Change	Growth projections and the draft FLUM were reviewed by Public Works to ensure they were in line with current/planned water and sewer capacity. Capacity is sufficient; however, targeted investments in infrastructure will be needed in some locations to accommodate planned densities.
Public Comments	Alex Nelson	<p>Floodplains would be much more helpful than floodways.</p>	Appendix B: Land Demand and Capacity	Data	No Change	Flood hazard area is shown.

Public Comments	Gina Poole	The 2014 Comp Plan included a map of the winter range for elk in Warm Springs. Please include the map as part of the discussion of increasing density in this area. Thank you.	Appendix B: Land Demand and Capacity	Data	Y	This information has been added as part of the Environmentally Sensitive Areas map
Public Comments	Perry Boyle	This is confusing. If land is coded both low-density residential and "mountain overlay (undevelopable)," what does that mean? Is the acreage included in the developable number from the consultant?	Appendix B: Land Demand and Capacity		No Change	Land within the mountain overlay is subject to additional restrictions, which therefore limits capacity. The analysis considers both unconstrained and constrained capacity.
Public Comments	Perry Boyle	This would be even more useful if it identified every parcel in the City according to its maximum permitted use versus its current use. Then we would know what the development potential for Ketchum is and could manage growth better. For example, if there is a single family home on a lot in the core of Ketchum, yet that lot could be built out to 20 units of housing, we should know that. This is why a 3D model of Ketchum fully built to its maximum potential is something we should get,.	Appendix B: Land Demand and Capacity		No Change	
Public Comments	Amy Weyler	I'm concerned this data unfairly targets LDR as a "solution". The details matter - where the land is, they type, what can/should be built there to comply with the desired community feel mentioned in this plan.	Appendix B: Land Demand and Capacity	Data	No Change	This analysis was used to inform community conversations about future growth. The FLUM reflects the intersection of the data AND community input.
Public Comments	Pat Higgins	When was the last time the Avalanche Zone map was updated ? Many of the properties in avalanche zone in Warm Springs could be long term housing if they are not determined to be in the avalanche zone. I believe the map was created before building codes changed. Many properties in my neighborhood in W.S. have retaining walls therefore diverting avalanches in direct path.	Appendix B: Land Demand and Capacity	Substantive	No Change	Review updated map
Public Comments	Perry Boyle	Pat--the City Council got an update on this at their 12/16 meeting. There is a presentation attached to the agenda.	Appendix B: Land Demand and Capacity		No Change	
Public Comments	Pat Higgins	Are you going to work with the county and get some of this land rezoned for higher density? Specifically near St.Lukes. In my opinion it is perfect location for workforce housing. It is on the bus line, bike paths and close to town.	Appendix B: Land Demand and Capacity		No Change	The City is continuing to work with Blaine County, St. Lukes, and others about the future of this area. The FLUM identifies it appropriate for a mix of employment, workforce housing, and other complementary uses.
Public Comments	Amy Weyler	I agree with Perry. I know several workers at all levels who desire to live somewhere close to Ketchum, outside the core, with more outdoor space. To enjoy the essence of the valley	Appendix B: Land Demand and Capacity		No Change	
Public Comments	Amy Weyler	*Pat	Appendix B: Land Demand and Capacity		No Change	
Public Comments	Alex Nelson	Most of this land is within avalanch hazard areas and would not be suitable for multi-family development.	Appendix B: Land Demand and Capacity		No Change	
Public Comments	Perry Boyle	There is nothing in the Plan that links any of the policies to this mandate. Shouldn't there be? Has the Planning department examined each policy for compliance iwth this mandate?	Appendix C: Compliance with State of Idaho Requirements	Property Rights	No Change	
Public Comments	Perry Boyle	What about something in the plan that calls for the City to maximize the value of the land that it controls? If the City is going to zone for private citizens to achieve public goals, surely it should do the same for itself.	Appendix C: Compliance with State of Idaho Requirements	Property Rights	No Change	
Public Comments	Susie	Agree with this. But this is not the reality of how Council and Mayor run the government.	Appendix C: Compliance with State of Idaho Requirements	Property Rights	No Change	

Public Comments	Perry Boyle	and without a legally permitted purpose	Appendix C: Compliance with State of Idaho Requirements	Property Rights	No Change	
Public Comments	Perry Boyle	The mandate goes beyond that. The City must "enhance property values." What is the mechanism that ensures that?	Appendix C: Compliance with State of Idaho Requirements	Property Rights	No Change	
Public Comments	LS	It would almost seem like vacant land owners are being discriminated against since it is their land that is being affected by proposed zoning changes more than others.	Appendix C: Compliance with State of Idaho Requirements	Property Rights	No Change	The Plan is responsible for reviewing and providing policy guidance for land use citywide. It is up to individual property owners to develop their land (or not).
Public Comments	Susie	'balancing' means? Seems quite vague. Comp Plan is not specific either so we're back to subject interpretation which has thus resulted in disastrous consequences for downtown and neighborhoods. The term EXPRESS has been mentioned. Necessary it seems to avoid continually 'flexible' decision making.	Appendix C: Compliance with State of Idaho Requirements	Property Rights	No Change	
Public Comments	Perry Boyle	" and comply with all state and Federal laws."	Appendix C: Compliance with State of Idaho Requirements	Property Rights	No Change	
Committee Comments	Alex Nelson	Please run a grammar check on this entire document. The astonishing amount of errors are detracting from the content being presented.	Front Matter	Editorial	Y	
Committee Comments	Sarah Seppa	Sarah	Editorial	Acknowledgements	Y	
Committee Comments	Katherine Rixon	Katherine is spelled incorrectly :-)	Editorial	Acknowledgements	Y	
Committee Comments	Susan Passovoy	Late 1800's: mining boomtown or economic decline?	Front Matter	History of Ketchum	No Change	
Committee Comments	Susan Passovoy	also note the shift to part time resident sv full time residents. this i an important change in our demographic.	Front Matter	History of Ketchum	Y	Reframed this paragraph to clarify
Committee Comments	Alex Nelson	Throughout the document The Cohesive Ketchum Comprehensive Plan is referenced using numerous different names. In order to add consistency, I think it would be a good idea to define an abbreviated term to be used later. The Cohesive Ketchum Comprehensive Plan (hereinafter "The Plan") articulates the community's vision for the future of...	Front Matter	Plan and Process Overview	Y	
Committee Comments	Susan Passovoy	the work city should be consistently capitalized.	Front Matter	Plan and Process Overview	Y	We will do one more pass on final draft
Committee Comments	Susan Passovoy	these pressures began at the turn of the 21st century. [we needed community housing and transportation well before the pandemic. this should be noted.	Front Matter	Plan and Process Overview	Y	Updated blurb on page iii to make this point
Committee Comments	Sarah Seppa	Plan?	Front Matter	Plan and Process Overview	Y	
Committee Comments	Susan Passovoy	changes "to" or "in" the FLUM	Front Matter	Plan and Process Overview	Y	
Committee Comments	Alex Nelson	Double space	Front Matter	Plan and Process Overview	Y	
Committee Comments	Susan Passovoy	"hone" should be "home"	Front Matter	Plan and Process Overview	Y	
Committee Comments	JOLYON H SAWREY	When using bullets more than a few- I suggest numbering or lettering for if/when a bulleted item is to be referenced in conversation.	Front Matter	Key Themes	No Change	

Committee Comments	Alex Nelson	Extra space	Front Matter	Key Themes	Y	
Committee Comments	Susan Passovoy	"county" should "country". or is experience in other resort communities in the west?	Editorial	Key Themes	Y	
Committee Comments	Alex Nelson	I believe this would be a good place to also list the problems associated with having a displaced workforce and the associated significant increase in daily commuters. Parking is at the forefront of nearly every City forum, therefore there is an opportunity to explain how the City plans to manage the increased development density while also working towards encouraging alternative forms of transportation.	Front Matter	Key Themes	Y	Added reference to parking as one of the more detailed plans that the Comp Plan informs; parking is addressed in more detail as part of Chapter 2
Committee Comments	Andy Cooley	I think here or elsewhere we need to mention the aging of Ketchum and that it appears to be a function of younger families moving out not older people moving in. And the consequences of not reversing that trend.	Front Matter	Key Themes	Y	New summary of trends added
Committee Comments	Susan Passovoy	the the "expressed" values... 'established" should be "described". the PLAN does not establish values.	Front Matter	Parts of the Plan	Y	
Committee Comments	Susan Passovoy	reverse order of title of Appendix A	Front Matter	Parts of the Plan	No Change	
Committee Comments	Alex Nelson	Extra hyphen?	Front Matter	Planning Framework	Y	
Committee Comments	Alex Nelson	Extra space	Front Matter	Planning Framework	Y	
Committee Comments	hmtodd	City Guidebook or Playbook?	Front Matter	Planning Framework	Y	
Committee Comments	Susan Passovoy	be consistent in capitalization of "annual work plan"	Front Matter	Planning Framework	Y	all lower case
Committee Comments	Alex Nelson	This section immediately strikes me as something that should be addressed in the Code of Ordinances and not a Comprehensive Plan. To quote City's current Comprehensive Plan: "The plan serves as the foundation for decisions about city land use, infrastructure and services. The comprehensive plan does not change or create any regulations or requirements, but it may recommend new policies and regulations as implementation strategies." I believe the Comprehensive Plan should strictly be used as a guiding document for writing City Ordinances. I personally do not have a problem with the Planning Department and P&Z Commission seeking more power to deny projects that do not fit within the Plans vision, but it should be obtained through the proper channels. There also needs to be a defined timeline for when this review will take place. I agree with Caleb's comment that the City should seek outside legal counsel before the Public sees this section.	Front Matter	Consistency Criteria	No Change	

Committee Comments	Kristian Whittaker	I think this is great. It provides a "soft" criteria that potential projects have to meet, not just a legal one. While some may take issue with that, I think it's a powerful tool to vet potential projects and ensure they line up with character we want this town to embody. As long as there is a clear and agreed upon interpretation of the "goals and policies" in this plan, I don't see individual opinions and interpretations being too much of an issue.	Front Matter	Consistency Criteria	No Change	
Committee Comments	Caleb Spangenberg	This page is the bombshell that I have been waiting for since the exercise of rewriting the Comp Plan and Codes began. This gives City Staff- who, being appointed and not elected, has the potential to be unqualified- the ability to reject otherwise legal applications simply because it doesn't align with any extracted, generic, myopic portion of the Comprehensive Plan it may choose. According to the Local Land Use Planning Laws, specifically, Idaho Code 67-6535: 'approval standards and criteria shall be set forth in EXPRESS terms in land use ordinances in order that permit applicants, interested residents and decision makers alike may know the EXPRESS standards that must be met in order to obtain a requested permit or approval.' Caps added by me- since the keyword here is 'express'. It is stated twice in that sentence. According to thelawdictionary.org express means: 'Made known distinctly and explicitly, and not left to inference or implication. Declared in terms; set forth in words. Manifested by direct and appropriate language, as distinguished from that which is inferred from conduct. The word is usually contrasted with "implied." State v. Denny, 118 Ind. 449, 21 N. E. 274, 4 L R. A.65.'	Front Matter	Consistency Criteria	Y	Clarified verbiage.
Committee Comments	Susan Passovoy	Why bother to put the ACI in parentheses repeatedly if aCI is not being used?	Front Matter	Compliance with State Statutes	Y	
Committee Comments	Susan Passovoy	do not use what's" contraction.	Vision and Core Values	Editorial	Y	
Committee Comments	Sarah Seppa	Display icon here?	Vision and Core Values	Editorial		
Committee Comments	Kristian Whittaker	This page feels a little backward to me... I think these core values should be executed with Sustainability and Resilience in mind, but I don't think they create a Sustainable and Resilient town. Instead, all of these core values create Ketchums "Character", which is sustainable and resilient by nature of its core values being implemented with sustainability and resilience in mind. For example, creating a lively arts and culture scene should be done sustainably and resiliently, but it doesn't contribute to the town being sustainable or resilient.	Vision and Core Values	Sustainability and Resilience	No Change	This framework was established during Phase 1 of the process and solidified during the initial review of the vision and core values in early 2025.
Committee Comments	harry	did anyone consider making it Resilient and sustainable ...this puts emphasis on resilience in my mind which is a little more pro growth/business	Vision and Core Values	Sustainability and Resilience	No Change	This framework was established during Phase 1 of the process and solidified during the initial review of the vision and core values in early 2024. The order of the words is not intended to imply that one is more important than the other.
Committee Comments	Alex Nelson	Why is this a quote?	Vision and Core Values	Vision Statement	Y	
Committee Comments	JOLYON H SAWREY	if this is a quote- who is the author?	Vision and Core Values	Vision Statement	Y	
Committee Comments	harry	add attracting,	Vision and Core Values	Substantive	Y	
Committee Comments	Sarah Seppa	Is there a way to condense this vision statement? It is quite wordy and long. It is in quotes so it might be good to say where it directly came from?	Vision and Core Values	Editorial	N	Vision was vetted through the community survey and multiple public meetings in early 2024.

Committee Comments	Susan Passovoy	capitalize Future Land Use Plan	Vision and Core Values	Editorial	Y	
Committee Comments	Susan Passovoy	edit punctuation etc after "expressions"	Vision and Core Values	Editorial	Y	
Committee Comments	Alex Nelson	This is a bold statement to make this the Number 1 Core Value considering Ketchum has not built a new bike path in over 30-years. Are we really working towards this goal or are we more concerned about walking one block to Atkinsons? There are so many areas in town that are not safe to walk or bike, and many parents drive their children less than one mile to Hemmingway out of safety concerns. Is this really a Core Value?	Vision and Core Values	Ranking	No Change	The Core Values were vetted through the community survey and multiple public meetings in early 2024, as was the decision not to rank them.
Committee Comments	harry	add parking...	Vision and Core Values	Substantive	Y	Included in "vehicular facilities"
Committee Comments	Matt Smithman	Similar comment to what Jolyon and Alex Nelson mention, but I think it's clunky to order these CVs alphabetically and also number them - which implies some sort of priority ranking. I would recommend actually ranking them in terms of priority - I think there were many community feedback surveys, etc., that would help rank these items - in the hopes of weighting certain community objectives over others in planning, P&Z, Council decisions, etc. Reason being, there are opposing statements in the Comp Plan. For instance, protecting natural views vs. building high density community housing. Let's make sure to safeguard the development we want to see and not let smaller priorities hold up the big ones.	Vision and Core Values	Ranking	No Change	The Core Values were vetted through the community survey and multiple public meetings in early 2024, as was the decision not to rank them.
Committee Comments	JOLYON H SAWREY	What / how was the order of these items determined? Alphabetical- seems presented in a formal way but people tend to think in terms of significance order. Is the order intended to not differentiate priority- issue with priority? Simple not priority is safest politically, do not know priority- just a thought. When applying against this document- the subjectivity os "weighted value" will rear it head.	Vision and Core Values	Ranking	No Change	The Core Values were vetted through the community survey and multiple public meetings in early 2024, as was the decision not to rank them.
Committee Comments	Kristian Whittaker	I'm not sure what the impetus behind the order of these is, but to me it feels wrong to put "Distinctive Built and Natural Environment" before "Diverse Housing", especially when we use terms like "prioritize" when talking about features of our built environment. The order may be unintentional, but if the City plans on using this as a reference for project proposals in a decade, I could see how future council members might attribute increased importance to core values that come first when deliberating.	Vision and Core Values	Ranking	No Change	The Core Values were vetted through the community survey and multiple public meetings in early 2024, as was the decision not to rank them.
Committee Comments	Alex Nelson	This would be a good place to reference the Mountain Overlay District.	Vision and Core Values	Substantive	No Change	Value statements were intentionally kept at a higher level. The Mountain Overlay District is addressed in Chapter 3 as it relates to this core value.
Committee Comments	Alex Nelson	Throughout this entire document there are extra spaces. This one pushed the comma th the next line.	Vision and Core Values	Editorial	Y	
Committee Comments	Alex Nelson	Extra Space	Vision and Core Values	Editorial	Y	
Committee Comments	Susan Passovoy	ditto prior comment about punctuation in 2 places here	Vision and Core Values	Editorial	Y	
Committee Comments	Andy Cooley	No initial cap.	Vision and Core Values	Editorial	Y	

Committee Comments	harry	wages have experienced double digit growth in 3 of the last 4 years and I am not comfortable making a assumption of relatively higher growth in housing prices vs wages in the short to medium term	Vision and Core Values	Substantive	N	
Committee Comments	Alex Nelson	I respectfully disagree.	Vision and Core Values	Substantive	No Change	
Committee Comments	Sarah Seppa	need punctuation.	Vision and Core Values	Editorial	Y	
Committee Comments	harry	chnage to greenspace...	Vision and Core Values	Substantive	No Change	Want to emphasize tree preservation
Committee Comments	Susan Passovoy	"remains" should be "remain"	Vision and Core Values	Editorial	No Change	
Committee Comments	Susan Passovoy	things pose "to" not "on"	Vision and Core Values	Editorial	Y	
Committee Comments	harry	very long run on sentence	Vision and Core Values	Editorial	Y	
Committee Comments	Sarah Seppa	remove space	Vision and Core Values	Editorial	Y	
Committee Comments	Alex Nelson	Ensuring the community health, saftey, welfare, and mental well-being of the general public	Vision and Core Values	Substantive	Y	
Committee Comments	Kristian Whittaker	Personally, I would like to see mental health addressed more clearly here.	Vision and Core Values	Substantive	Y	
Committee Comments	Kristian Whittaker	Would be great to explicitly mention diverging from a luxury and tourism based economy by encouraging non-cyclical businesses, if that's still the direction the city wants to go in.	Vision and Core Values	Substantive	Y	Sentence reworked to emphasize the City's need to collaborate with local business owners
Committee Comments	harry	be nice to mention infrstrucure and programs to support main street retail success...more specifically, suitable parking options and childcare	Vision and Core Values	Substantive	No Change	These topics are addressed in Chapter 3
Committee Comments	Alex Nelson	I would like to note that downtown retail sucess would benifit from increased foot traffic, and doorfoot parking limits oprotinities for window shopping.	Vision and Core Values	Substantive	No Change	Sentence reworked to emphasize the City's need to collaborate with local business owners
Committee Comments	Sarah Seppa	remove space	Vision and Core Values	Editorial	Y	
Committee Comments	Alex Nelson	Extra Space	Vision and Core Values	Editorial	Y	
Committee Comments	Alex Nelson	Sentence structure Downtown must be a place that people can easily access on foot, by bike, or by public transit.	Vision and Core Values	Editorial	Y	
Committee Comments	Kristian Whittaker	If this project has taught me anything, it's how "heard" certain demographics of our community are as opposed to others. I would emphasize involving community members across demographics, meeting them where they're at, allowing them to contribute through the mediums and languages they are used to communicating through.	Vision and Core Values	Substantive	Y	
Committee Comments	Alex Nelson	I could not agree with this statement more. Public forums are commonly held during working hours which significantly decreases involvement from the working class.	Vision and Core Values	Substantive	Y	
Committee Comments	harry	you might mention maintain a balance of business types and access to a variety fo goods and services	Vision and Core Values	Substantive	Y	
Committee Comments	Alex Nelson	This section could use a rewrite. The content is good, but it is hard to read.	Goals and Policies	Introduction	Y	Reviewed and clarified
Committee Comments	Katherine Rixon	Not sure this title makes sense	Goals and Policies	Crosswalk table	No Change	
Committee Comments	Susan Passovoy	Add automobile circulation adequate and parking	Goals and Policies	Crosswalk table	No Change	These topics are addressed under Multimodal Transportatoin System.
Committee Comments	harry	seems lower relvance then the folloing section. maybe move further back	Goals and Policies	Crosswalk table	No Change	Intended as a quick reference for users to locate goals and policies related to these topics that may not be obvious in the core values themselves.
Committee Comments	JOLYON H SAWREY	Bold the CVI: ITEMS as they are significant titles- then the topics addressed column is secondary support non bolded text	Goals and Policies	Crosswalk table	Y	
Committee Comments	Alex Nelson	Inconsistent alignment between the Values and Topics columns	Goals and Policies	Crosswalk table	Y	

Committee Comments	Alex Nelson	Extra spaces everywhere. Please rewrite this paragraph to remove the run on sentences and punctuation errors.	Goals and Policies	CV 1: Connected Transportation Network	Y	
Committee Comments	Susan Passovoy	delete "in" before Haileyline 1	Goals and Policies	CV 1: Connected Transportation Network	Y	
Committee Comments	Susan Passovoy	delete parentheses	Goals and Policies	CV 1: Connected Transportation Network	Y	
Committee Comments	Alex Nelson	service > services in addition to > and supported through > supported by The City > The City of Ketchum (To differentiate between the 3 cities listed in the sentence before) has been partnering > has partnered Please just rewrite this paragraph.	Goals and Policies	CV 1: Connected Transportation Network	Y	
Committee Comments	Alex Nelson	Maintain consistency between rights-of-way and/or right-of-way. Correct grammar.	Goals and Policies	CV 1: Connected Transportation Network	Y	
Committee Comments	Alex Nelson	Define what the City's multimodal transportation system is.	Goals and Policies	CV 1: Connected Transportation Network	Y	Clarified sentence.
Committee Comments	Kristian Whittaker	I think this section under all core values is super important. For anyone asking "Why are we re-doing this" this section should provide the answer. There is so much great data we saw in our collaboration sessions, it would be awesome to see some of that embedded here.	Goals and Policies	CV 1: Connected Transportation Network	No Change	We've include some key data points in these sections for context, but have opted to keep the remainder in an appendix since it will become dated quickly.
Committee Comments	Susan Passovoy	Add locations for EV charging stations.	Goals and Policies	CV 1: Connected Transportation Network	No Change	See policy T-3.6
Committee Comments	Alex Nelson	Add Warm Springs Road to this list.	Goals and Policies	CV 1: Connected Transportation Network	Y	
Committee Comments	Alex Nelson	Capitalize "Capital Improvement Plan"	Goals and Policies	CV 1: Connected Transportation Network	Y	

Committee Comments	Alex Nelson	<p>Please acknowledge that bicycle and pedestrian facilities are not necessarily the same thing.</p> <p>The 2024 Blaine County Community Bicycle and Pedestrian Master Plan (BCCBPMP) is an insufficient document to base long term development goals upon. The BCCBPMP had extremely low levels of community input that was provided in a single day-time outdoor forum in the winter of 2022. This is not the time, place, or method to decide on our city's development future. The county wide survey conducted only had 205 participants. The fact that this paragraph acknowledges that the previous study was all but ignored in the previous decade makes me seriously question if this is a Core Value. We like to complain about the environment, parking, and traffic issues, but we still fail to provide simple safety improvements that would eliminate vehicle traffic.</p> <p>Here is a link to the 2024 BCCBPMP, it is handwritten and is illegible.</p> <p>https://www.co.blaine.id.us/DocumentCenter/View/1064/Appendices-PDF</p>	Goals and Policies	CV 1: Connected Transportation Network	No Change	See recommended actions in Implementation chapter.
Committee Comments	harry	might want to mention how this makes access for an aging population more difficult	Goals and Policies	CV 1: Connected Transportation Network	No Change	Reworked this paragraph a bit to highlight hazards.
Committee Comments	Alex Nelson	This would be a good location to the state goals for snow storage and snow removal.	Goals and Policies	CV 1: Connected Transportation Network	Y	
Committee Comments	Alex Nelson	How does this relate to the Comprehensive Plan?	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Committee Comments	Kristian Whittaker	Can these be linked in the final version?	Goals and Policies	CV 1: Connected Transportation Network	Y	Links added
Committee Comments	Susan Passovoy	edit first line of T-1.3	Goals and Policies	CV 1: Connected Transportation Network	Y	
Committee Comments	JOLYON H SAWREY	Bold the Policy T-1 etc. headings. Squint test- look at the page.	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Committee Comments	Matt Smithman	<p>I think this is a great statement, and that this approach should be factored in to Code update decisions (that being to take a "context-sensitive approach," and plan for trade-offs).</p> <p>Specifically, I think more needs to be done to BALANCE right-of-way management/improvements on an individual project basis that include: drainage, sight lines, lighting, and pedestrian facilities.</p>	Goals and Policies	CV 1: Connected Transportation Network	Y	Clarified verbiage to address site-specific conditions
Committee Comments	harry	mention appropriate landscaping for line of sight safety	Goals and Policies	CV 1: Connected Transportation Network	Y	
Committee Comments	Matt Smithman	Completely agree that sight lines need to be addressed in this update. However, I'm hoping to see this more specifically addressed in the Code update.	Goals and Policies	CV 1: Connected Transportation Network	Y	

Committee Comments	Matt Smithman	I've seen the statement "limit new curb cuts" really hinder higher density (cottage) developments elsewhere in the Valley. I would hate to see the City hold a min. driveway entrance requirement above all else in the evaluation of these projects, where multiple curb cuts could really help. Furthermore, limiting developments to a single entrance really cuts down on design flexibility when you factor in Fire Access requirements...	Goals and Policies	CV 1: Connected Transportation Network	No Change	Replaced where 'possible' with where 'appropriate' to acknowledge the need for case-by-case consideration
Committee Comments	harry	expand this section to include appropriate parking alternatives for residnets, visitors and retail access	Goals and Policies	CV 1: Connected Transportation Network	Y	Addressed under Land Use and Mobility section. See updates to Policy T-3.8 and T-3.9.
Committee Comments	Susan Passovoy	does evryone know what Mortgage row is?	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Committee Comments	Alex Nelson	It is the subdivision name. I'm not sure if there is a better way to describe the area.	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Committee Comments	Alex Nelson	Can we please stop pretending that sidewalks are the same things as bike lanes? The City's Master Transportation Plan proposes zero bicycle infrastructure improvements but does acknowledge the lack of bicycle infrastructure. Simply painting an image of a bicycle in the middle of a city street does not make it a shared use space. As a person who commutes by bike year round, I can assure you that the sharrowes do not make anything safer and should not be considered the solution to the acknowledged problem. I feel that referencing documents that lack substance to guide planning is not appropriate.	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Committee Comments	Alex Nelson	This would be a good place to include contractor parking goals on residential projects. They are currently addressed in Construction Activity Plans, but are rarely adhered to.	Goals and Policies	CV 1: Connected Transportation Network	No Change	Parking regulations will be reviewed as part of the code update
Committee Comments	Kristian Whittaker	This is great!	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Committee Comments	Kristian Whittaker	I am all for electric vehicles, but I think that our limited space means we should be careful here. Each charging station in the retail core is a space where a gas vehicle won't park, and most owners of electric vehicles who live locally charge them at home. I think creating a charging station/parking lot outside of town with a consistent public transportation option into the retail core would be a great thing though.	Goals and Policies	CV 1: Connected Transportation Network	No Change	
Committee Comments	Alex Nelson	Please either use ACI and SH-75 acronyms or quit including them.	Goals and Policies	CV 2: Distinctive Built and Natural Environment	Y	
Committee Comments	Sarah Seppa	protective is duplicative used in this sentence	Goals and Policies	CV 2: Distinctive Built and Natural Environment	Y	
Committee Comments	Alex Nelson	State which zoning districts allow for higher density developments instead of saying "areas like downtown and base areas".	Goals and Policies	CV 2: Distinctive Built and Natural Environment	No Change	Names of zoning districts may change as part of the Code update.

Committee Comments	Alex Nelson	Grammar Check. activities	Goals and Policies	CV 2: Distinctive Built and Natural Environment	Y	
Committee Comments	Alex Nelson	I feel that "unique" is no longer the correct word to describe city districts and neighborhoods.	Goals and Policies	CV 2: Distinctive Built and Natural Environment	No Change	
Committee Comments	harry	add Consideration will be required to balance commercial and land ownership rights with retention of historical character.	Goals and Policies	CV 2: Distinctive Built and Natural Environment	Y	Revised last sentence to clarify intent
Committee Comments	Sarah Seppa	Maybe replace picture with a building in Ketchum rather than Hailey? The picture should reflect what is being discussed in this chapter- a "funky building" next to a newer build?	Goals and Policies	CV 2: Distinctive Built and Natural Environment	Y	
Committee Comments	Matt Smithman	Protecting and enhancing [PUBLIC] view of the surrounding mountains... should we be specific that this motive is not intended to protect private building views to the mountains? If so, this could conflict with larger, taller, housing oriented projects	Goals and Policies	CV 2: Distinctive Built and Natural Environment	Y	Clarified policy
Committee Comments	Alex Nelson	What is BNE?	Goals and Policies	CV 2: Distinctive Built and Natural Environment	No Change	
Committee Comments	Alex Nelson	This reminds me of a bad HOA. We cannot demand custom design standards and still claim affordability and efficiency are issues we care about. It is a nice sentiment, but I believe the implications of moving in this direction have not been fully considered.	Goals and Policies	CV 2: Distinctive Built and Natural Environment	Y	Reworked BNE 1.1. Specifics of implementation will be addressed as part of the Code Update
Committee Comments	Kristian Whittaker	I don't think this is a bad idea, but I'm wondering how narrowly we'll define districts and corresponding guidelines. Sure every neighborhood has it's quirks, but is Irene Street really that different from West Ketchum? And do we want to get so stylized within a neighborhood or district that it feels distinct from others just a 7 minute walk away?	Goals and Policies	CV 2: Distinctive Built and Natural Environment	No Change	Generalized policy language and added map. Details will be determined through Code process.
Committee Comments	Caleb Spangenberg	TRANSLATION: FORM BASED CODE! The input of the Architecture, Engineering, and Construction community has been ignored. Ketchum has been down this road before. It took years to undo the damage. We are apparently about to start the cycle again.	Goals and Policies	CV 2: Distinctive Built and Natural Environment	No Change	The City has been and will continue to work with the design and development community and the community at large as part of the Code update.
Committee Comments	harry	i think the development of private gathering spaces is a public sector responsibility, not private sector	Goals and Policies	CV 2: Distinctive Built and Natural Environment	No Change	Clarified policy language
Committee Comments	Alex Nelson	The City of Hailey has done a good job at implementing this within new subdivision develop requirements.	Goals and Policies	CV 2: Distinctive Built and Natural Environment	No Change	Thanks for flagging this example.
Committee Comments	Susan Passovoy	Explain Certified Local Government status and its implications for planning.	Goals and Policies	CV 2: Distinctive Built and Natural Environment	Y	Added to intro narrative
Committee Comments	Alex Nelson	Consider adding the actual workforce number associated with the 9% stastic.	Goals and Policies	CV 3: Diverse Community Housing Options	Y	
Committee Comments	Sarah Seppa	mention Bluebird?	Goals and Policies	CV 3: Diverse Community Housing Options	Y	

Committee Comments	Susan Passovoy	Should we note the lack of state support for local actions to increase housing stock and limitations on short term rentals. Ketchum and other resort areas need to work together to get changes to state law. to help us achieve our housing goals.	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Added expanded discussion of STRs and new policy H-2.6
Committee Comments	Alex Nelson	I agree that this should be included. I would also like to see our elected officials reach out to our state representatives to explain the issues we are facing.	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Added expanded discussion of STRs and new policy H-2.6
Committee Comments	Alex Nelson	This section mentions vacancy in numerous locations, but never conveys a goal to reduce it.	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Added expanded discussion of STRs and new policy H-2.6
Committee Comments	Susan Passovoy	this statement about liitaitaons on hort term rentals is not exactly true. at a minimum we should strictly enforce permitting requirements and compliance with health and safety and parking rules this shold be part of our implementaiton strategy.	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Added expanded discussion of STRs and new policy H-2.6
Committee Comments	Susan Passovoy	thus section obviates most of prior question.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Committee Comments	Alex Nelson	This is the only section that mentions short term rentals. I believe the City should include a section that elaborates on how these can be managed with permits, occupant tracking, LOT fees, fire inspections, maintaing owner contact information for complains, and penalties for non complying commercial uses in residential zones. There are state limitations, but that does not mean the topic should be avoided altogether.	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Added expanded discussion of STRs and new policy H-2.6
Committee Comments	harry	is this statement even legal in Idaho as a propoerty laws state?	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Clarified language
Committee Comments	Matt Smithman	Can we be more overt and direct about declaring the opportunity for height, density, etc. bonuses available for both CH and non-CH developments?	Goals and Policies	CV 3: Diverse Community Housing Options	Y	Clarified language
Committee Comments	Kristian Whittaker	This is great!	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Committee Comments	Kristian Whittaker	Not sure if the updates the Planning and Zoning commission have been working on are relevant here, but if there are potential re-zones like we've talked about in previous meetings, that would be great to acknowledge.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
Committee Comments	Matt Smithman	Is it worth stating what is specifically missing in the current mix? I probably missed it elsewhere, but see no harm in specifically mentioning the need for small, single-family homes as a target again here.	Goals and Policies	CV 3: Diverse Community Housing Options	Y	
Committee Comments	Matt Smithman	Does the "missing middle" belong and deserved to be named in this category?	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	Addressed broadly in H-1.1
Committee Comments	harry	it semes to me that Ketchum has entirely sufficient park and green space in the city core and even across a wider area. i would not support acquisition as mentioned numerous places in the following goals.	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	

Committee Comments	Alex Nelson	This is an area that I believe the City is seriously lacking in planning for the future. Currently there are excellent programs in place, but their size and scope are limited. After school programs are vital for working class families and help to eliminate the financial burdens associated with childcare. There are also amazing opportunities that have not been explored. The population of the city is much older than it has ever been, but the only senior center is in Hailey. There are next to no programs available for children in their late teens. If the goal is to plan for the future, then I feel some of these ideas should be included.	Goals and Policies	CV 4: Exceptional Recreational Opportunities	Y	Expanded discussion of this challenge in 'Where we are today'
Committee Comments	harry	and renewable energy supply	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	
Committee Comments	Susan Passovoy	does this section need to call out access by persons with disabilities	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	
Committee Comments	Matt Smithman	I agree that development impact fees towards parks/rec facilities should be part of the program, but I don't want to see Ketchum follow Hailey in their subdivision park open space requirements. One of the greatest things about where we live is the millions of acres of public lands at our disposal for year round recreation. Creating park/open space requirements in new developments only further limits density, increases costs, and perpetuates the affordable housing crisis we're experiencing. The benefit on the back end is more fragmented, small, underutilized public parks that then have to be maintained forever. I'm not saying we give new development a free pass across the board, but I don't want to see quality housing projects be hindered by this Policy.	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	
Committee Comments	harry	maybe add work with the county and other cities to standardize e-bike rules and regulations	Goals and Policies	CV 4: Exceptional Recreational Opportunities	Y	Broke out policy
Committee Comments	Kristian Whittaker	Not that the city has any control over it, but let us skin up Baldy again!	Goals and Policies	CV 4: Exceptional Recreational Opportunities	No Change	
Committee Comments	Sarah Seppa	Mention Gallery walks?	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Committee Comments	harry	Add A center for culinary arts, the Sun Valley Culinary Institute was founded in 2019 and acts as the community hub for culinary education and events	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Committee Comments	Susan Passovoy	add Laughing Stock and its programs including the Fhakespeare festival	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Committee Comments	Susan Passovoy	How about Jewish Film Festival and St Thomas Playhouse	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Committee Comments	Susan Passovoy	add Community Library and lectures, and the Hemingway House and Hemingway lecture series. Also Sun Valley film Festival that is based in Ketchum. we have so many more elements than those few mentioned. shows lack of awareness even at administrative level.	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Committee Comments	Susan Passovoy	line 2: change to " to for"	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	

Committee Comments	Kristian Whittaker	Maybe it's just my screen, but this picture seems super pixelated	Goals and Policies	CV 5: Lively Arts and Culture Scene	Y	
Committee Comments	Sarah Seppa	Many of the arts and culture opportunities are not available to those who do not speak English. It would be nice if we had a goal to make arts more accessible to a more diverse crowd of people.	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Committee Comments	harry	and events...	Goals and Policies	CV 5: Lively Arts and Culture Scene	No Change	
Committee Comments	Susan Passovoy	"infeasible" is preferable to "unfeasible"	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	This section had been completely reworked.
Committee Comments	harry	add healthy and...	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	This section had been completely reworked.
Committee Comments	Kristian Whittaker	I would love to see something about increased education on living in a wildlife-adjacent area. It sure seems like the amount of encounters that negatively affect wildlife (roadkill, killing bear and mountain lions, etc.) has gone up. As encroach further into historically "wild" places and see an influx of people unaccustomed to living with wildlife, it's our responsibility to educate on how to live sustainably with wildlife.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Added policy
Committee Comments	Susan Passovoy	can we include pet waste as a pollutant? work with ERC and others to raise awareness and enforce owner pick up.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No change	
Committee Comments	harry	add encourage resilience in existing electrical system supplies by fireproofing trunk transmission lines and 2ndary distribution facilities	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Committee Comments	harry	change to say as a resource available to the public	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
Committee Comments	Alex Nelson	This section should really have dedicated portions for recycling and composting.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	
Committee Comments	Susan Passovoy	"is" should be "are"	Goals and Policies	CV 7: Safe and Healthy Community	Y	This section had been completely reworked.
Committee Comments	Susan Passovoy	full name is Early Learning Collaborative	Goals and Policies	CV 7: Safe and Healthy Community	Y	This section had been completely reworked.
Committee Comments	harry	update to reflect current situation	Goals and Policies	CV 7: Safe and Healthy Community	Y	This section had been completely reworked.
Committee Comments	Susan Passovoy	statement re fire department consolidation needs to be updated	Goals and Policies	CV 7: Safe and Healthy Community	Y	This section had been completely reworked.
Committee Comments	harry	add new section on urban fire mitigation cover difficulty in securing insurance for commercial and residential buildings, significant premium increases increasing housing burden	Goals and Policies	CV 7: Safe and Healthy Community	Y	This section had been completely reworked.
Committee Comments	Susan Passovoy	do not use contraction We are...	Goals and Policies	CV 7: Safe and Healthy Community	Y	This section had been completely reworked.
Committee Comments	harry	add promote firewise @ certified practices in landscaping plans for both existing and new developments	Goals and Policies	CV 7: Safe and Healthy Community	Y	

Committee Comments	hmtodd	and improve the resiliency OF new and existing structures	Goals and Policies	CV 7: Safe and Healthy Community	Y	
Committee Comments	Sarah Seppa	I would add in multiple languages	Goals and Policies	CV 7: Safe and Healthy Community	Y	
Committee Comments	Sarah Seppa	The 2023 Community Health Needs Assessment showed the top 3 health priorities for the region include: 1) High cost of living 2) Access to health-related services - including language access and cultural barriers 3) Mental well-being (including suicide and substance abuse)	Goals and Policies	CV 7: Safe and Healthy Community	Y	Addressed in updated 'Where we are today' section
Committee Comments	Sarah Seppa	It might also be important to note somewhere that St. Luke's Wood River is a "critical access hospital" meaning that it has a rural designation and cannot offer all the services of a hospital in a major city. Often health care needs cannot be met here locally, and people must travel to Twin Falls, Boise, or SLC for specialty medical care.	Goals and Policies	CV 7: Safe and Healthy Community	Y	Addressed in updated 'Where we are today' section
Committee Comments	Sarah Seppa	One of the goals of the initiative is to provide safe and healthy activities and spaces for youth. The City could emphasize the importance of this for youth mental health and work to promote these spaces. Also working on crisis response with local law enforcement and first responders so that people in mental health crises don't end up in jail or the ER and get the care and wrap around services they need.	Goals and Policies	CV 7: Safe and Healthy Community	Y	This section had been completely reworked.
Committee Comments	Kristian Whittaker	For being such a broad issue, this policy feels very limited in scope. Sarah's comments cover most of what I want to say, but I feel that just supporting an initiative that I hadn't even heard of until now is a cop-out.	Goals and Policies	CV 7: Safe and Healthy Community	Y	Expanded 'Where we are today' section to address ongoing efforts.
Committee Comments	harry	Support both for profit and not for profit vocational training and on the job learning programs	Goals and Policies	CV 7: Safe and Healthy Community	Y	
Committee Comments	harry	add and / or other childcare incentives	Goals and Policies	CV 7: Safe and Healthy Community	Y	
Committee Comments	Susan Passovoy	add the word "in" before community	Goals and Policies	CV 8: Strong and Diverse Economy	Y	
Committee Comments	Sarah Seppa	remotely	Goals and Policies	CV 8: Strong and Diverse Economy	Y	
Committee Comments	Kristian Whittaker	Is there anything else that drives an economy besides "economic activity"?	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Committee Comments	Kristian Whittaker	Wait I'm an idiot I didn't realize it was Blaine County's economic activity. I can't delete comments so my shame is visible for all now :)	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Committee Comments	Susan Passovoy	and. the loss of full time residents to sustain businesses during off peak seasons..	Goals and Policies	CV 8: Strong and Diverse Economy	Y	
Committee Comments	Sarah Seppa	K-8	Goals and Policies	CV 8: Strong and Diverse Economy	Y	Updated this section for clarity and addressed K-8 in Safe and Healthy Community Section.
Committee Comments	Susan Passovoy	insert "a" before sustainability	Goals and Policies	CV 8: Strong and Diverse Economy	Y	
Committee Comments	harry	does this text really make sense and does it add any real value. i would delete or shorten this section following	Goals and Policies	CV 8: Strong and Diverse Economy	Y	Clarified this section
Committee Comments	Susan Passovoy	and a variety of private educational opportunites (Communiyt, sage, syringa etc).	Goals and Policies	CV 8: Strong and Diverse Economy	Y	Clarified this section

Committee Comments	harry	add Outdoor recreation businesses have been historically successful in Ketchum. Experienced talent in product development, brand expansion and marketing continue to support the development of the outdoor recreational ecosystem.	Goals and Policies	CV 8: Strong and Diverse Economy	Y	Clarifications throughout this section
Committee Comments	Sarah Seppa	Would it be important to mention local businesses vs chain stores as traditionally we have kept chain stores out, with some small exceptions. This does make us unique compared to other ski towns.	Goals and Policies	CV 8: Strong and Diverse Economy	Y	Added policy to DT section
Committee Comments	Kristian Whittaker	What defines "Tourism Industries"? Construction of second homes and short term rentals is directly tied to tourism, but I'm guessing that Construction isn't considered a "Tourism Industry" right?	Goals and Policies	CV 8: Strong and Diverse Economy	Y	
Committee Comments	harry	add Leverage business relocation incentives and grants to foster organic growth.	Goals and Policies	CV 8: Strong and Diverse Economy	Y	Clarifications throughout this section
Committee Comments	harry	add ...jobs, and	Goals and Policies	CV 8: Strong and Diverse Economy	Y	Clarifications throughout this section
Committee Comments	harry	would be nice to add text "remote work" to this section	Goals and Policies	CV 8: Strong and Diverse Economy	Y	Clarifications throughout this section
Committee Comments	harry	change to Skilled...	Goals and Policies	CV 8: Strong and Diverse Economy	Y	Clarifications throughout this section
Committee Comments	harry	add Support businesses that seek to attract scarce talent to the area by expanding community housing, childcare and other relocation support services	Goals and Policies	CV 8: Strong and Diverse Economy	Y	Clarifications throughout this section
Committee Comments	harry	is Ketchum really the convenor of stakeholders other than in the housing sphere? I would eliminate most of the 1st sentence and start with Support regional efforts...	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Committee Comments	harry	how do you manage what destinations tourists chose to go to? i do not think this is realistic. this is a feel good statement in relation to complaints about quality of life	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Committee Comments	harry	has the city of sun valley agreed to this	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Committee Comments	harry	add and international...	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	
Committee Comments	harry	how will a restaurant survive out of the downtown and at the base of RR and WS? not realistic economics for them. proof is the lack of any viable rest's	Goals and Policies	CV 8: Strong and Diverse Economy	No Change	Intent that additional uses could be supported if the base areas were to build out.
Committee Comments	harry	what are ground services? mountain rides? new FBO? other?	Goals and Policies	CV 8: Strong and Diverse Economy	Y	Clarified
Committee Comments	harry	add local residents,....	Goals and Policies	CV 8: Strong and Diverse Economy	Y	Clarified
Committee Comments	harry	what is a market expansion? do you mean flight route expansion?	Goals and Policies	CV 8: Strong and Diverse Economy	Y	Clarified
Committee Comments	Susan Passovoy	"from" should be "for"	Goals and Policies	CV 9: Transparent and Collaborative Governance	Y	
Committee Comments	Susan Passovoy	again, no contractions	Goals and Policies	CV 9: Transparent and Collaborative Governance	Y	

Committee Comments	Sarah Seppa	Picture is poor resolution	Goals and Policies	CV9: Transparent and Collaborative Governance	Y	Photo updated
Committee Comments	harry	is this whole section really relvant for a comp plan? see previous comment that this is more of a strategic plan goal	Goals and Policies	CV9: Transparent and Collaborative Governance	No Change	
Committee Comments	harry	is this really an appropriate elenen for a comp plan? seems more appropriate in a multi-year strategic plan	Goals and Policies	CV9: Transparent and Collaborative Governance	No Change	
Committee Comments	harry	these are policies and procedures which while admirable, are better handled outside of the comp plan	Goals and Policies	CV9: Transparent and Collaborative Governance	No Change	
Committee Comments	Susan Passovoy	we should include a section on Plan benchmarks and reporting to public. we have a number of Plans and iit should be our goal an policy for these plans to have implementation provision, benchmarks for performance and report on progress toward benchmarks and deliverables.	Goals and Policies	CV9: Transparent and Collaborative Governance	Partially	Additional benchmarks have been added throughout the plan.
Committee Comments	Sarah Seppa	Washington?	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Committee Comments	Susan Passovoy	where does the Plan discuss neighborhoods other than downtown and community core? Light Industrial is discussed at the business development level but not the planning and building level. Same question applies to the various residential neighborhoods.	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Committee Comments	harry	add Develop incentives to...	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Committee Comments	harry	are gateways a downtown district?	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Committee Comments	harry	add landwoners, ...	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Committee Comments	Susan Passovoy	delete comma should we add to this paragraph ""and degradation of the built environment."	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Committee Comments	Alex Nelson	Maybe include a statement about reclaiming alleys that have been encroached upon.	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Committee Comments	Alex Nelson	Is this section needed? It is all included under Core Value 1.	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Committee Comments	Rob	Is this something the City Council is determining, or has determined? I agree with the intent, and hope there is an avenue available to implement it, but concerned about legality with Idaho Law...	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Committee Comments	Susan Passovoy	see prior comment	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Committee Comments	Susan Passovoy	and well and appropriately lighted.	Goals and Policies	CV 10: Vibrant Downtown	No Change	
Committee Comments	Kristian Whittaker	I don't know for sure, but I almost feel like this section should go before the Core Values. So many of the policies in the core values section reference the Growth Framework, and I think it provides some really clear justification for why we're implementing those policies in particular. I can see the other argument too (these are our core values, now here's how we're going to grow to make sure we don't lose them)	Growth Framework	Introduction	No Change	

Committee Comments	Susan Passovoy	use numbers or words, but be consistent. happens elsewhere in the document	Growth Framework	Introduction	Y	Numbers under 10 are used for statistics in narrative intentionally.
Committee Comments	Matt Smithman	Maybe less pictures of the process, and more of the end result? Some people may get PTSD from this Summer's pain on Main St.	Growth Framework	Factors Influencing Growth	Y	
Committee Comments	Susan Passovoy	are these numbers for full time residents? whatever these numbers represent should be clarified.	Growth Framework	Factors Influencing Growth	No Change	
Committee Comments	Susan Passovoy	this section is not internally consistent. we should discuss what it really says and what it indicates regarding the southern ACI.	Growth Framework	Factors Influencing Growth	Y	
Committee Comments	Susan Passovoy	Is this a realistic projection of growth given what we have learned?	Growth Framework	Factors Influencing Growth	No Change	
Committee Comments	harry	change to slopes steeper than x% and engineering-designated run out areas within Ketchikan city limits.	Growth Framework	Factors Influencing Growth	No Change	Regulations will be reviewed as part of the code update.
Committee Comments	Alex Nelson	This section says a lot without saying anything. I would happily assist in rewriting it.	Growth Framework	Factors Influencing Growth	Y	Clarified.
Committee Comments	Susan Passovoy	and in City code	Growth Framework	Factors Influencing Growth	No Change	
Committee Comments	Susan Passovoy	ambiguous. sounds like a landowner can just ask for zoning change and get it administratively. needs clarification	Growth Framework	Factors Influencing Growth	No Change	
Committee Comments	Sarah Seppa	missing word?	Growth Framework	Factors Influencing Growth	Y	
Committee Comments	Susan Passovoy	does this help reduce the number of zones in the zoning ordinance?	Growth Framework	Future Land Use Plan	No Change	Potentially, this will be reviewed as part of Code update.
Committee Comments	Susan Passovoy	insert "Baldy" or "mountain"?	Growth Framework	Land Use Category Descriptions	Y	Land use category descriptions have been completely rewritten.
Committee Comments	Susan Passovoy	"and" should be "land"	Growth Framework	Land Use Category Descriptions	Y	Land use category descriptions have been completely rewritten.
Committee Comments	Kristian Whittaker	I thought the city wasn't able to impose limitations on short term rentals?	Growth Framework	Land Use Category Descriptions	Y	Land use category descriptions have been completely rewritten.
Committee Comments	Susan Passovoy	will these be identified individually as neighborhoods on the land use map.	Growth Framework	Land Use Category Descriptions	Y	Neighborhood map added to Chapter 3.
Committee Comments	Susan Passovoy	numbers r words--be consistent	Growth Framework	Land Use Category Descriptions	Y	
Committee Comments	Kristian Whittaker	Would this home actually count as high density? That's a duplex isn't it?	Growth Framework	Land Use Category Descriptions	Y	Photos have been updated
Committee Comments	Susan Passovoy	insert a comma, or and" or "or"	Growth Framework	Land Use Category Descriptions	Y	Land use category descriptions have been completely rewritten.
Committee Comments	Susan Passovoy	this phoyo is used 3 times.	Growth Framework	Land Use Category Descriptions	Y	Photos have been updated
Committee Comments	Matt Smithman	Great, clear statement on height policies that prioritize housing. Well done!	Growth Framework	Land Use Category Descriptions	No Change	

Committee Comments	Matt Smithman	<p>Mixed-use / Vertical buildings don't sound like lower density/intensity than the surrounding CMU area...</p> <p>Does lowering the density in RC cause a pullback in development given what we know from the EPS financial feasibility study?</p> <p>Could there be a statement about higher densities/higher height max. allowed for a primarily residential building in the RC, if the community feedback supports a statement like this?</p> <p>We know the community has no more support for "big boxes" downtown, but I'd like to see the City not paint itself into a corner should a viable high density residential/mixed use project opportunity come along. Specifically meaning one that has a strong community housing component.</p> <p>Lastly, because we have seen a lot of high density ("big boxes") development in the RC in recent history, wouldn't it make sense to keep clustering high density in this area? I know the community doesn't want to see more big buildings, but if we're going to have them, they might as well be in the HD zones.</p>	Growth Framework	Land Use Category Descriptions	Y	Land use category descriptions have been completely rewritten.
Committee Comments	Susan Passovoy	Add appropriate lighting	Growth Framework	Land Use Category Descriptions	Y	Land use category descriptions have been completely rewritten.
Committee Comments	Susan Passovoy	"Agency" not ""Association""	Growth Framework	Land Use Category Descriptions	Y	Land use category descriptions have been completely rewritten.
Committee Comments	Alex Nelson	Add Riparian Overlay District and the Avalanche Overlay District	Growth Framework	Land Use Category Descriptions	No Change	The overlays are the tools used to implement the land use categories
Committee Comments	Kristian Whittaker	Maybe I missed it, but I don't fully understand how the Growth Framework will be implemented if we're not actually changing zoning laws. Is it just a set of guidelines for future developments? If so, it feels like there is a ton of overlap between sections, which scares me, as future generations of the city council could justify almost any build in any "area".	Growth Framework	Relationship to Code Update	No Change	Zoning will be updated immediately following the adoption of the plan.
Committee Comments	Susan Passovoy	why capitalize playbood?	Implementation	Editorial	No Change	
Committee Comments	harry	add Sun Valley Economic Development as a partner org. we are engaged in a number of different goals	Implementation	Roles and Responsibilities	No Change	List is not intended to be comprehensive since partners are so numerous and groups may change over time. Choice was made to just indicate "partner organizations" where applicable.
Committee Comments	Alex Nelson	Please include someone who knows the state laws already in place and someone who can explain the legal ramifications of enacting ordinances that cannot be enforced. The last meeting was a strong indicator that our elected officials are not informed well enough on the topic to make decisions on the matter.	Implementation	CV1: Connected Transportation Network	No Change	
Committee Comments	Alex Nelson	Please conduct public outreach within the community to identify the areas of concern.	Implementation	CV1: Connected Transportation Network	No Change	Public outreach would be conducted as part of a plan update
Committee Comments	Susan Passovoy	Update and	Implementation	CV1: Connected Transportation Network	Y	
Committee Comments	Susan Passovoy	PZ	Implementation	CV2: Distinctive Built and Natural Environment	Y	

Committee Comments	Susan Passovoy	PZ	Implementation	CV2: Distinctive Built and Natural Environment	Y	
Committee Comments	Susan Passovoy	PZ	Implementation	CV2: Distinctive Built and Natural Environment	Y	
Committee Comments	Susan Passovoy	PZ	Implementation	CV2: Distinctive Built and Natural Environment	Y	
Committee Comments	Susan Passovoy	PZ has a major role here	Implementation	CV2: Distinctive Built and Natural Environment	Y	
Committee Comments	Susan Passovoy	PZ	Implementation	CV2: Distinctive Built and Natural Environment	Y	
Committee Comments	Susan Passovoy	PZ	Implementation	CV2: Distinctive Built and Natural Environment	Y	
Committee Comments	Susan Passovoy	PZ	Implementation	CV2: Distinctive Built and Natural Environment	Y	
Committee Comments	Susan Passovoy	PZ	Implementation	CV2: Distinctive Built and Natural Environment	Y	
Committee Comments	Susan Passovoy	shat is this Study/	Implementation	CV3: Diverse Community Housing Options	No Change	
Committee Comments	Susan Passovoy	i dont understand the phrase "employee genertion from the STRs"	Implementation	CV3: Diverse Community Housing Options	Y	
Committee Comments	Susan Passovoy	PZ should be added to each of these actions	Implementation	CV3: Diverse Community Housing Options	Y	
Committee Comments	Susan Passovoy	PZ shuld be added to each of these actions	Implementation	CV3: Diverse Community Housing Options	Y	
Committee Comments	Susan Passovoy	The WSMP may also need to be updated to increase ability to develop entertainment and retail as desired.	Implementation	CV4: Exceptional Recreational Opportunities	No Change	
Committee Comments	Susan Passovoy	add PZ	Implementation	CV6: Responsible Stewardship of Natural Resources	Y	
Committee Comments	Susan Passovoy	PZ?	Implementation	CV6: Responsible Stewardship of Natural Resources	Y	
Committee Comments	Sarah Seppa	SLMC	Implementation	CV7: Safe and Healthy Community	No Change	
Committee Comments	Susan Passovoy	add PZ	Implementation	CV7: Safe and Healthy Community	Y	
Committee Comments	Sarah Seppa	SLMC listed here?	Implementation	CV7: Safe and Healthy Community	No Change	

Committee Comments	Susan Passovoy	PZ?	Implementation	CV7: Safe and Healthy Community	Y	
Committee Comments	Susan Passovoy	add PZ	Implementation	CV8: Strong and Diverse Economy	Y	
Committee Comments	Susan Passovoy	and reporting to the public in a clear and user friendly manner	Implementation	CV9: Transparent and Collaborative Government	Y	
Committee Comments	Susan Passovoy	add "updating,"	Implementation	CV9: Transparent and Collaborative Government	Y	
Committee Comments	Kristian Whittaker	To clarify, is this a reduction in the incentive, or in height and FAR guidelines?	Implementation	CV9: Transparent and Collaborative Government	No Change	Specifics will be determined through Code update
Committee Comments	Susan Passovoy	add PZ to each item	Implementation	CV9: Transparent and Collaborative Government	Y	
Committee Comments	harry	add Sun Valley Economic Development	Implementation	CV9: Transparent and Collaborative Government	No Change	
Committee Comments	Katherine Rixon	Change "people" to residents	Appendix A	Major Trends and Existing Conditions	No Change	
Committee Comments	Susan Passovoy	any estimate of current population?	Appendix A	Major Trends and Existing Conditions	Y	Added to chapter 1
Committee Comments	Susan Passovoy	the 40 year olds became 50 year olds..	Appendix A	Major Trends and Existing Conditions	No Change	
Committee Comments	Kristian Whittaker	This is what I was talking about by metrics, it's a shame to keep these in the Appendix when they do such a good job of setting up the issues our town is facing	Editorial		Y	Added more detail to chapter 1 and chapter 3
Committee Comments	Susan Passovoy	capitalize comp plan	Editorial		Y	
Committee Comments	Susan Passovoy	How many acres and what type and where are owned or controlled by the City or KURA?	Appendix A	Major Trends and Existing Conditions	No Change	
Committee Comments	Susan Passovoy	"that" should be "who"	Editorial		No Change	
Committee Comments	Susan Passovoy	capitalize	Editorial		No Change	
Committee Comments	Alex Nelson	I would like to point out the these areas are in both the Floodplan and Avalanche Overlay Districts.	Appendix B	Editorial	No Change	
Committee Comments	Susan Passovoy	Once again, this sentence is internally icosistent.	Appendix B	Editorial	No Change	

Comment Forms		decide in the middle of white, why are we deciding could place down the street. We had church, not to have an emergency. I'm sure some of the other new spots will be developed. I'm sure hope that it is done with a sense of community & neighborhood behind it. I keep density as it is would be a worthy future. I would rather diminish the way the area and hopefully the essence of a neighborhood can continue. Willy Coe 171 Bordeaux St. As a 50 yr. Ketch. & w. Ketch resident, own a condo at 171 Bordentux St. & I live on Tom J. Middlecorte. I like Mrs. I've canceled with open Pandora's box allowing more density. Could be determined by our way of life. Our neighborhood has never been better, this is wonderful mix Allen Middle ASB and Yampa parks with a nice mix of families and single families. It would be sight to see a major growth change. And I'm considering the width of Bordeaux St. at least 2 ft in the last	Growth Framework	Land Use Category Descriptions	No Change	
Comment Forms		Any low income housing should have adequate parking off street on the premises.	Goals and Policies	CV3: Diverse Community Housing Options	No Change	Parking requirements will be reviewed as part of the Code update
Comment Forms		PO Boxes should be provided free of charge to all Ketchum residents as the law, hopefully to all Sun Valley residents at the Sun Valley post office as well.	General		No Change	
Comment Forms		Be aware of view corridors - so we can see our beautiful mountains!	Goals and Policies	CV2: Distinctive Built and Natural Environment	No Change	See policy BNE-2.2 and associated action.
Comment Forms		What is going on with the crazy idea of one way street on Washington and also Leadville. The West part is putting in bike lanes. We have waited for 56 months!!	Goals and Policies	CV1: Connected Transportation Network	No Change	
Comment Forms		No more increased density. Why would we want more density when you have stated planning with more density we need? A place for useful workers which we were told filled. I was going to house it. They make too much money to be so sick.	Growth Framework	Land Use Category Descriptions	No Change	
Comment Forms		Strong & diverse economy! Can may attract cottage industry, small businesses, but no large entity will come here with an older generation taking over. Does that go hand in hand with diverse?	Goals and Policies	CV8: Strong and Diverse Economy	No Change	
Comment Forms		I am so disappointed with the proposed zoning changes especially around Warm Springs.	Growth Framework	Land Use Category Descriptions	Partially	See updated land use categories
Comment Forms		Glad you have meetings and open houses. Thanks. Please listen to the public and do not make so much high density development. You are just increasing short term rental potential. Deal with that.	Growth Framework	Land Use Category Descriptions	No Change	
Comment Forms		Seems that some of the core values and goals are in opposition of each other. By being sustainable, environmentally, and then packing housing into vacant wild-urban interface in Warm Springs with little regard for the wildlife, cultural community, small-town values, etc.	Vision and Core Values		No Change	
Comment Forms		There is a lack of infrastructure or research into the impacts of the high-density development. More noise, loss, dog shit, light pollution are inevitable. Do not agree with forcing vacant land owners to develop with townhouses and multi-family dwelling. Going forward to promote efficient use of land (by your definition). Open Space is also good. Single-family dwellings (small) also good.	Growth Framework	Land Use Category Descriptions	No Change	

Comment Forms		CV 1: GOAL R-3: access to public land & water I am still waiting for Ketchum to restore access to Warm Springs Creek by way of the designated public access trail on Broadway Blvd which is currently not accessible. These goals are appealing but I would like to see you doing a better job of managing the current issues better.	Goals and Policies	CV4: Exceptional Recreational Opportunities	Y	See updated goals and policies
Comment Forms		We don't want any more density. Why do we want more density? Where are you going to park? Why do you want to cut down trees for density - that's bad for our environment? How much money have you spent on all the cut down trees? Please that don't even live here! Why don't you listen to what the people of the valley want?? Warm Springs Road is not functional for more residents! Evacuation!	Growth Framework	Land Use Category Descriptions	No Change	
Comment Forms		1. ABSOLUTELY NO COMMERCIAL CONSTRUCTION WITHOUT PROXIMAL PARKING! 2. ACKNOWLEDGE PSYCHIC IMPACT OF BUILDING DESIGN - PROMOTE PROGRESSIVENESS & SECURITY. 3. ABSOLUTELY REMOVE KAREN'S CULTURAL ARTIFACTS ON BRIDGE TO KETCHUM, THIS ERRAND IS IN BAD TASTE & DOES NOT CELEBRATE THE WOOD RIVER VALLEY!	Growth Framework	Land Use Category Descriptions	No Change	
Comment Forms		RESERVE LAND FOR CARPOOLS W/TRANSPORT TO CITY CORE.DOUBLE USE FOR PROTECTIVE GATHERING POINT IN CASE OF DISASTER OR EVACUATION. FENCED AREAS FOR HORSES & PETS. CONSIDER EV CHARGING STATIONS IN EVAC STAGING AREA.PARTICULARLY IMPORTANT FOR CALCULATORS FROM SERIOUS PLANNED & BELIEVED.	Growth Framework	Land Use Category Descriptions	No Change	
Comment Forms		1. I strongly suspect that the parking study was done incorrectly. Averages don't matter. What matters is what % of time in peak periods show 0-1 spaces available on a block. Jade and Trent couldn't answer the question as to whether handicapped spots were removed from capacity. Really?! I was promised that they would redo the analysis. They have missed each date they have given me. How can the public opine on the plan for the built environment without understanding the implications for parking? The question of location and amount of workforce housing should be decided only after rezoning. Why make a 100 year decision before all alternative locations in and out of Ketchum are known? The majority of users are firmly against it. As for the LTL project, for example, I can plan draft it, inconsistent with respect to preserving the Ketchum gateways how does the LTL project preserve the gateways? No data has been shared with the public regarding the impact of prior community housing projects, here are (and we can answer back, understatement).	Goals and Policies	CV1: Connected Transportation Network	No Change	

Comment Forms		<p>1. Most of the comments I had really aren't at all. It is a set of lofty, naive, and contradictory goals intertwined by economic realities. The implementation section that is closest to action is the implementation section, which is mostly doing studies. I suspect that everyone can find elements of the plan that they can support, though others may prefer those elements and support others. At the end of the day, anyone can use the plan to support almost any position they want to take - which renders it meaningless at best and dangerous at worst. 1. Good planning is about what an organization (or community) will not do as much as it is about what it aspires to do. What are the lines that will not be crossed, e.g. building on hillsides? Allowing buildings over (n) stories? Allowing building in flood plains? Determining sufficient parking downtown? Imposing new taxes without a major vote? Subsidizing neighboring communities? Full-on debate on these (and other real lines) would be very constructive.</p>	Vision and Core Values		No Change	
Comment Forms		<p>WE DONT WANT TO INCREASE DENSITY. WHAT IS THE BENEFIT OF HAVING MORE DENSITY? IF YOU WANT TO INCREASE DENSITY, WHY ARE YOU REMOVING ALL THE PARKING? HOW ARE PEOPLE GOING TO DRIVE OUT WARM SPRINGS ROAD TO EVACUATE IF A MAJOR FIRE OR AVALANCHE? WORK WITH THE COUNTY TO CHANGE THEIR ZONING FOR MORE DENSITY SOUTH OF TOWN BY THE HOSPITAL. FORGET THE PROPOSED BIKE LANE ON WASHINGTON AND LEADVILLE, LOOK AT HAYLEY, NO ONE USES THEM. LOOK AT WHAT HAPPENED IN PARK CITY WITH THE SKI PATROL. LISTEN TO THE BUSINESS OWNERS AND FOLLOW THEIR LEAD.</p>	Growth Framework	Land Use Category Descriptions	Partially	See updated land use categories
Comment Forms		<p>I do not believe we need more density - how many years have we been saying NO to expansion. Who is making these decisions - the people of Ketchum or your special group? Where are these ideas coming from - out of state - professionals? One way streets on Washington & Leadville? What? Why are we taking away parking - We know you are sneaking in a 15 minute city! Sick. Parking? You are not working for the people of Ketchum! Why don't you all move away instead of raising our taxes to house more affordable housing with NO parking?</p>	Growth Framework	Land Use Category Descriptions	Partially	See updated land use categories
Comment Forms		<p>The light industrial area should allow for more uses.</p>	Growth Framework	Land Use Category Descriptions	Partially	Uses will be reviewed as part of Code update
Comment Forms		<p>Do not change the definition of low density, medium density\n- It will change the character of neighborhoods.</p>	Growth Framework	Land Use Category Descriptions	Partially	See updated land use categories
Comment Forms		<p>Spell out how many housing units are needed in the plan in a 5-10 year time frame. Estimate the cost to Ketchum of subsidizing housing in a total yearly basis for the next 5-10 years. Determine the trade-offs for infrastructure & other city needs if subsidized housing is built per the plan. No more big, unsightly community housing structures (like Bluebird) in Ketchum. ONLY support housing for essential workers & possibly family who will live here long-term.</p>	Goals and Policies	CV3: Diverse Community Housing Options	No Change	See HAP

Comment Forms		We need more parking, not less! Money is not unlimited in Ketchum - first ensure that infrastructure is supported sufficient & other basic needs are not. The remaining \$ can provide subsidized housing for critical employees in Ketchum. The valley should be looked at as a whole, there is free transportation & relatively small short commute times for people to commute to Ketchum. It is not Ketchum's responsibility to supply housing.	Goals and Policies	CV3: Diverse Community Housing Options	No Change	
Comment Forms		Transportation. We do need a strong public transportation system. Workforce housing is critical. Increasing housing density will not create workforce housing. Housing density. Do not increase neighborhood density. It makes for unsafe streets and overcloses community downtown spaces. And it will not address the workforce housing shortage. It will only increase the problem because more services will be required and more of the homes created will be affordable for workers. Keep the downtown core for business. Do not allow business in outside the downtown core. No satellite stores.	Goals and Policies	CV1: Connected Transportation Network	No Change	
Comment Forms		Slow it down! More information is needed.	General	Process	No Change	
Comment Forms		MAKES INDUSTRIAL AREA ALL! \nCODES \nLIVE/WORK NEEDS TO BE PROMOTED \nAND ON ALL FLOORS, ESPECIALLY BOTTOM \nFLOOR IF ONLY 1 FLOOR. \nNOTHING BAD ABOUT LIVING ON GROUND \nFLOOR LIKE COMMUNITY SCHOOL.\n	Growth Framework	Land Use Category Descriptions	No Change	
Comment Forms		Housing is driving many elements of the plan - and this is not appropriate. The plan reflects a city council and staff that is \spanning developers\" and not focusing on basic functions of a city. The focus on providing housing with taxpayers money to subsidize local businesses is not appropriate. The free market will provide housing or businesses can provide for their employees not a taxpayer responsibility. \n\n- Zoning to higher density is not appropriate - it is not something current property owners favor and should be stopped before it goes any farther.\n"	Goals and Policies	CV3: Diverse Community Housing Options	No Change	See updated land use categories.
Comment Forms		Communication w/ Mountain Rides should make sure the \safe rides\" is a tighter plan. The drivers are currently rude to my children, have not helped them at all as for as \safe rides\" should. They should make sure kids aren't having to stand out in the cold waiting for a bus that should have been notified as a transfer.	Goals and Policies	CV1: Connected Transportation Network	No Change	
Comment Forms		THE CITY NEEDS BETTER MAPS FOR THE ZONING PROPOSAL - CAN PEOPLE REALLY SEE THE AMOUNT OF OPEN SPACE US WHERE HOUSES ALREADY ARE? THERE'S A PROPOSAL TO CHANGE ZONING ON A HUGE SWATH OF LAND OUT WARM SPRINGS AND THE MAP IS A TINY LITTLE DRAWING. HAVE YOU CONSIDERED THE IMPACT OF DENSITY IN THESE AREAS. THE AMOUNT OF PEOPLE. TRAFFIC.	Growth Framework	Land Use Category Descriptions	No Change	
Comment Forms		Managing natural resources and developing everything seems counterproductive.	Growth Framework	Land Use Category Descriptions	No Change	
Comment Forms		I hope you're able to make biking safer. Riding a bike in Ketchum is dangerous. The \"walking corridor\" never really worked. Bike routes should include a broader range like the Hidden Meadows.	Goals and Policies	CV1: Connected Transportation Network	No Change	This is a priority. See goals and policies Chapter 3

Comment Forms		Other resort towns like Park City & Jackson should not be used for comparison metrics for parking and tourism. Those two resort towns are impossible to park in & the crowds are horrendous. Due to BLUEBIRD (so unsightly!) it is difficult to go grocery shopping because many times parking is not close by; are you supposed to push your groceries away?			No Change	
Comment Forms		Allow space to live/work in industrial area on all floors.	Growth Framework	Land Use Category Descriptions	No Change	
Comment Forms		Preserve mixture of old & new buildings. Stop trying to be one of the rich & cool boys. Remember the core values!! Slow down... Stop & Re-Assess w/ more\n\nNeed parking downtown. Stop allowing every corner lot to be developed into a box building that looks identical to all the others. This is what happened in 2006/07. The top penthouse pays for the build.	Growth Framework	Land Use Category Descriptions	No Change	
Comment Forms		Preserve our hillsides do not change % grade.	Growth Framework		No Change	Regulations will be reviewed as part of the Code update
Comment Forms		Figure out your bluebird housing application process!!	Goals and Policies	CV3: Diverse Community Housing Options	No Change	
Comment Forms		Allow single family residences throughout all residential land use designations. Consider site serving may lot & plottage sizes - 5k to 5,000 sf in city. Promote long term housing over increase of short term rentals.	Growth Framework	Land Use Category Descriptions	Partially	See updated land use categories. Small single family added to MDR land use category
Comment Forms		More time to be able to read all of the sections. The public (myself included) has been giving feedback, input etc. but that does not equate to us knowing what will be proposed. Since December 3rd through the holidays isn't enough time for adequate public review. Please give it 4 more weeks. More review of history of Ketchum Comp Plans.	General	Process	No Change	
Comment Forms		Support existing housing neighborhoods. Use better guidelines to mitigate bulk. Prioritize residents over tourists. More sustainability goals (specific) could/should be added. Do not blanket increase density in all residential zones. Keep housing in the core as well. Provide better design guidelines to ensure amenities for A's do not negatively impact neighborhoods.	Growth Framework	Land Use Category Descriptions	Partially	See updated land use categories. Small single family added to MDR land use category. Design and development standards will be considered as part of the Code update.
Comment Forms		Small businesses need some more small office spaces available. Many of the buildings that do have some are being torn down and it's not being replaced w/ reasonable costs. They are beginning penthouse and larger units and. Strengthen a new and competent and relatable design guidelines. Let's plan for the future and not just try to fix in the now. We need parking in the core, especially to the core required. Then we want to strengthen & increase cultural activities in the community where much of it occurs here. After budget, buildings want to propose. I think some space that new sharing needs to change and be able to build in. Keep moving forward - need more condos.	Growth Framework	Land Use Category Descriptions	No Change	Development standards will be reviewed and updated as part of the Code update.
KSAC	Andrew	More black labs on top of cars, please.	Front Matter	Introduction	No Change	
KSAC	Courtney	You could add meeting with KSAC in here if you want!	Front Matter	Introduction	Y	
KSAC	Andrew	Disregard if covered later: might be good to include a graphic or quick narrative assessment of the implementation progress made since 2014--positive and negative/learned experiences.	Front Matter	Introduction	No Change	
KSAC	Andrew	Copy edit: extra space after semicolon.	Front Matter	Introduction	Y	
KSAC	Andrew	Is "identifying" the right term? Consider: activating, defining/operationalizing.	Front Matter	Introduction	Y	

KSAC	Andrew	Love this structure. Very pragmatic.	Front Matter	Planning Framework	No Change	
KSAC	Andrew	Singular	Front Matter	Compliance with State Statutes	Y	
KSAC	Andrew	Extra space	Vision and Core Values	Introduction	Y	
KSAC	Andrew	Consider incorporating "balance" into this definition.	Vision and Core Values	Introduction	No Change	
KSAC	Courtney	would be nice to incorporate the sustainable and resilient language into each core value to demonstrate how they all tie into this theme and why it's good for Ketchum	Vision and Core Values	Introduction	No Change	The themes of sustainability and resilience are touched on within each core value section
KSAC	Andrew	This could be folded under a number of these areas, but consider incorporating a dedicated resilience metric: "Durable, well-prepared infrastructure and citizenry" I'm kind of thinking about the current home insurance/fire/flood risk topic here. Not sure if this is the right spot for it, but noting anyhow.	Vision and Core Values	Introduction	No Change	Hazard mitigation is addressed in the Safe and Healthy Community core value.
KSAC	Courtney	extra space here	Vision and Core Values	Editorial	Y	
KSAC	Courtney	because their presence is not guaranteed	Vision and Core Values	Editorial	Y	
KSAC	Courtney	add something about being conscious of our impact on wildlife (i.e. bearproof trash cans)	Vision and Core Values	Editorial	No Change	Human-wildlife interactions are discussed in the Responsible Stewardship of Natural Resources core value.
KSAC	Courtney	extra space	Vision and Core Values	Editorial	Y	
KSAC	Courtney	extra space	Vision and Core Values	Editorial	Y	
KSAC	Andrew	Consider including 5B icon here too	Vision and Core Values	Crosswalk table	Y	
KSAC	Andrew	Consider including 5B icon here too	Vision and Core Values	Crosswalk table	Y	
KSAC	Andrew	Could include the 5B icon for multimodal per the land use and transportation chapter in CAP	Vision and Core Values	Crosswalk table	Y	
KSAC	Andrew	This might be pie in the sky, but given the pace at which technology is advancing, consider including a "future transportation technologies" nod--i.e. self driving cars, transportation alternatives (high speed gondolas) vehicle electrification/charging infrastructure, etc...	Goals and Policies	CV 1: Connected Transportation Network	Y	
KSAC	Scott	CAN should be capitalized (throughout document) and spelled "5B CAN" (i.e. a space between B and C)	Goals and Policies	CV 1: Connected Transportation Network	Y	
KSAC	Andrew	facilitates	Goals and Policies	CV1: Connected Transportation Network	Y	
KSAC	Eve	extra/unnecessary e	Goals and Policies	CV1: Connected Transportation Network	Y	
KSAC	Andrew	Consider including Hailey, Bellevue and SV transportation planning in evaluation since they all run into each other / share mutual upstream and downstream impacts.	Goals and Policies	CV 1: Connected Transportation Network	No Change	This is a thoughtful suggestion, but the transportation decisions of other towns are out of Ketchum's control.
KSAC	Eve	extra space	Goals and Policies	CV1: Connected Transportation Network	Y	
KSAC	Andrew	Love that this is explicitly called out!	Goals and Policies	CV 1: Connected Transportation Network	No Change	
KSAC	Andrew	Consider formal dig once policy--broadband, water, sewer, underground power, etc.	Goals and Policies	CV 2: Distinctive Built and Natural Environment	Y	

KSAC	Andrew	Hot potato--but I'd be curious to learn if there is a way to massage statute to allow for this goal???: "Achieving and maintaining a minimum 50% local resident-occupied to second home/STR ratio in the long term	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	Added policy re: legislative advocacy.
KSAC	Andrew	Similar to above: could the City have a goal to balance life safety, public infrastructure level of service (parking, sewer, water, etc.) against unique pressures associated with re-tourism economy and second home / STR proliferation? Regulating on the basis of unit allocation for locals is one thing, but regulating on the basis of community functionality is another. Just stirring the pot here.	Goals and Policies	CV 3: Diverse Community Housing Options	No Change	
KSAC	Eve	Would it make sense to reference core value 2: distinctive built and natural environment? Something along the lines of ensuring open space recreation areas provides natural habitat/ecosystems and blends in with surrounding landscapes (to provide more habitat connectivity and natural carbon sequestration)	Goals and Policies	CV 4: Exceptional Recreational Opportunities	Y	Added reference to Responsible Stewardship of Natural Resources section
KSAC	Courtney	add "environmental" before sustainability. I want to distinguish between the ability to be sustainable in the long run as a community and climate/environmental sustainability issues	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Expanded discussion of 'Where we are today' to try to emphasize these points.
KSAC	Courtney	Overall I think this chapter is a great overview of the actions the city should be making toward a more environmentally friendly future. I do think we need to clarify where "sustainability" fits into this chapter versus everything else since it is depicted as the center of all of the core values of our town. I also wonder if there's a way to better crosswalk stewarding natural resources with quality of life, i.e. air quality, seeing wildlife, etc.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Expanded discussion of 'Where we are today' to try to emphasize these points.
KSAC						
KSAC	Andrew	Noting here, but also relevant above: 5B CAN stands for 'Climate Action Network'	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	
KSAC	Courtney	And tearing down existing buildings is much more energy intensive than retaining existing ones	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	Adaptive reuse of buildings is addressed in BNE and DT sections.
KSAC	Andrew	Consider adding in the dedicated resilience metrics associated with wildfire (smoke), extreme heat, shorter winters and flood, their environmental and economic impacts; or cross reference as appropriate.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	The Safe and Healthy Communities section has been updated to include a more robust discussion of natural hazards
KSAC	Andrew	What gets recycled changes from time to time, I would recommend removing the "unavailable" language. We recycle: most plastics (1-5 + film), tin, aluminum, cardboard, mixed paper, glass, e-waste, and receive / process hazardous materials too. There's also composting at Winn's and we're looking to scale existing construction and demolition programming with Building Material Thrift. One could argue there is a pretty robust recycling infrastructure in place-- currently diverting approximately 46% of the waste stream (mostly organics). Definitely room for improvement though.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Removed language as suggested. Expanded discussion about current efforts.

				resources		
KSAC	Andrew	I was under the impression that the new 138KV line running up the valley is a redundant line??? May want to verify one vs two.	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Removed language as suggested.
KSAC	Courtney	Yeah I think this is on it's way to two lines as we speak	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	Removed language as suggested.
KSAC	Courtney	add "environmentally" before sustainable	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	No Change	Completely replaced goal language with "Lead by example through the use of clean energy and green Building practices in City operations and maintenance"
KSAC	Eve	consider "Protect and bolster" or something along those lines to provide room for improvements/restoration beyond maintenance or current status	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	
KSAC	Eve	Consider a reference to proper snow storage that limits melt runoff containing salts to the rivers	Goals and Policies	CV 6: Responsible Stewardship of Natural Resources	Y	
KSAC	Courtney	Wow I look really psyched on recycling in this photo haha	Goals and Policies	CV6: Responsible Stewardship of Natural Resources	No Change	
KSAC	Andrew	Consider cross-walking or referencing above w/ natural environment.	Goals and Policies	CV 7: Safe and Healthy Community	No Change	
KSAC	Andrew	Would this include indoor air quality standards?	Goals and Policies	CV 7: Safe and Healthy Community	No Change	
KSAC	Andrew	Consider including "sustainable" to the language here. We love local food, but it's all the better if its sustainably grown and uses BMPs for water and soil management.	Goals and Policies	CV 7: Safe and Healthy Community	Y	
KSAC	Eve	The farmer's market accepts SNAP, but perhaps the value of continuing that program/affordable local food could be immortalized in the Plan?	Goals and Policies	CV 7: Safe and Healthy Community	Y	Added discussion to 'Where we are today'
KSAC	Eve	missing an a? "a sustaining attribute"	Goals and Policies	CV8: Strong and Diverse Economy	Y	Reworded entire section.
KSAC	Eve	effective?	Goals and Policies	CV9: Transparent and Collaborative Government	Y	Reworded entire section.
KSAC	Andrew	Love this!	Goals and Policies	CV9: Transparent and Collaborative Government	No Change	
KSAC	Eve	Just noting that here, the 500 year floodplain is discussed while in an earlier section, limiting development in the 100 year floodplain was discussed. perhaps a mention in the earlier sections of the 500 year floodplain would connect the sections.	Growth Framework	Factors Influencing Growth	No Change	Other reference to the 100-year floodplain has been updated.
KSAC	Andrew	At quick glance, I didn't see KSAC noted as support for any action items.	Implementation	Roles and Responsibilities	Y	

E-mail	Anonymous	Need to immediately address the sleight of hand used to address the definition on "Medium Density" on page 99. At no time have residents agreed to or even entertained the possibility of a change to the definition. The fact that you changed the definition without changing the designation speaks to the problems with this effort. Please immediately change the definition back to the 2014 plan. If you want to discuss the definition then let's do it with representation.			Partially	See updated land use categories
E-mail	Anonymous	The increase in density outside the core is too much and unnecessary. Mainly in west Ketchum and south of the core area. This will cause congestion and parking issues along streets and destroy the building landscape and views from town and the bike trail.			Partially	See updated land use categories
		I am strongly against the rezoning of Ketchum as it is proposed!!! As a 27 year resident of Ketchum, a husband and father, a business owner, and someone who grew up in Park City, UT as well as someone who has spent substantial time in many western ski towns (also living in Bend and Jackson), I confidently believe that the proposed zoning would completely change the character of our town from a unique, charming, and relatively rural mountain town into a zoo of constant construction, terrible traffic, and property value politics (even worse than they are now). PLEASE understand that there is more to learn what not to do than what to do from our other western mountain town friends! Developers ran them over and are trying to do the same here. I have been paying attention and am yet to hear a good explanation of why this is necessary. I can only conclude it is driven by developers and the real estate machine's interests. We do not have the infrastructure to support such density. And it will be terrible for the wildlife and environmental elements of our valley as well. Finally, this comment box is ridiculaously small and only helps the theory we should not trust the city! Please share. Olin Glenne, 208-720-6754, og@sturtevant-sv.com			Partially	See updated land use categories
		Overall, I see the plan to be very comprehensive and well thought out. With that said, it looks like this plan will lead to more development of high-end luxury apartments, townhouses and condos, leaving the locals and workers out in the cold. I say this as there is no developer who is going to make the investment to build a housing development and accept anything less than market rate returns. We know this means that the people who are the lifeblood of our community will not be able to afford to live in Ketchum. As it is, most full-time residents can hardly afford to live in Hailey or Bellevue. This plan needs to put the needs of full-time residents above those of tourists and second and third homeowners. The plan should also consider the impacts on the WRV as a whole, as this proposed scale of development will put more pressure on the towns to the south. Michael Swan, Hailey, ID. mswanasia@gmail.com			Partially	See updated land use categories