

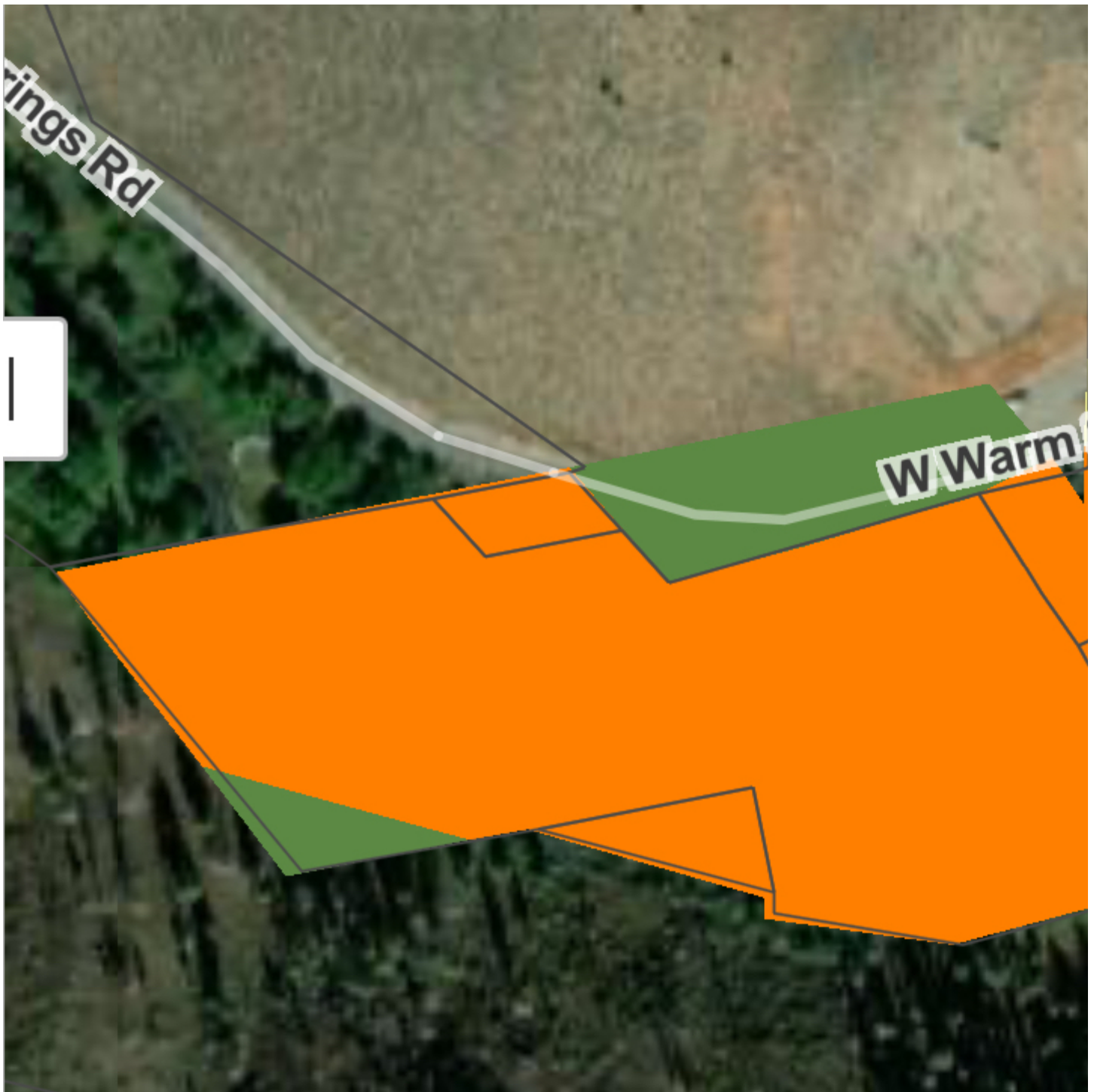
Cyndy King

From: Jae Hill <jae@evermost.us>
Sent: Thursday, April 17, 2025 7:26 PM
To: Amanda Breen; Neil Bradshaw; Courtney Hamilton; Tripp Hutchinson
Cc: Participate
Subject: Re: Comprehensive Plan Update
Attachments: 414-23 EXH 231129.pdf

Hi Amanda, (and Courtney, Neil, Tripp, and others)

I appreciate the hard work that the council, commission, and staff are undertaking for the city's comprehensive plan update. Something, however, is missing: my request from last year to have my lot changed from a future land use designation of "Open Space" to "High Density Residential."

What's particularly upsetting about the omission is that it appears properties adjacent to mine were upzoned (orange), but the designation stopped at my property (green).



I have an unbroken chain of title for the property (Lot 38B) dating back to Isaac Lewis' custody and ownership of the lot in 1881--it was the millsite for the Imperial Mine which I also owned (and some of you have visited). I've attached a survey prepared by licensed surveyors showing the remnant of the original Imperial Mill site, which corresponds precisely to the polygon currently depicted as Open Space.

The title for the property in question should have already been sorted out by the BLM last year pursuant to 43 USC 1068, but the agency has failed to do so and we'll be undertaking a quiet title action this year to settle this permanently.

<https://www.law.cornell.edu/uscode/text/43/1068>

What I was hoping to accomplish is to eventually build multifamily housing, including badly-needed workforce and affordable housing, on the site. Without the requisite upzoning, however, upon our successful resolution of the case, we'll simply own (at best) a single-family AF-zoned lot. There's no way we'll pursue a risky and expensive comp plan and zoning amendment so soon after adoption of a wholesale plan rewrite, thereby omitting this now is locking in single-family use of the property in perpetuity.

I implore you to adjust the designation accordingly or else we're only ever going to see another large single-family home on that site, in a place where there should be 14 (or more) families living. We already have schematic plans, pro formas, and a developer ready to go at the time that the federal case is decided... but that won't mean anything if the maximum density on the site is just one unit.

Thank you,
Jae Hill
801-520-0585
jae@evermost.us

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From: Amanda Breen <ABreen@ketchumidaho.org>
Sent: Friday, December 27, 2024 13:44
Subject: Re: Comprehensive Plan Update

Hi Jae,

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

Regards,

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

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

Hello all,

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

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

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

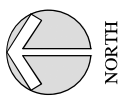
Please ensure that the zoning for the attached remnant parcel is enhanced so that we can positively contribute to the production of housing in the community. Feel free to contact me with any questions.

Thank you,

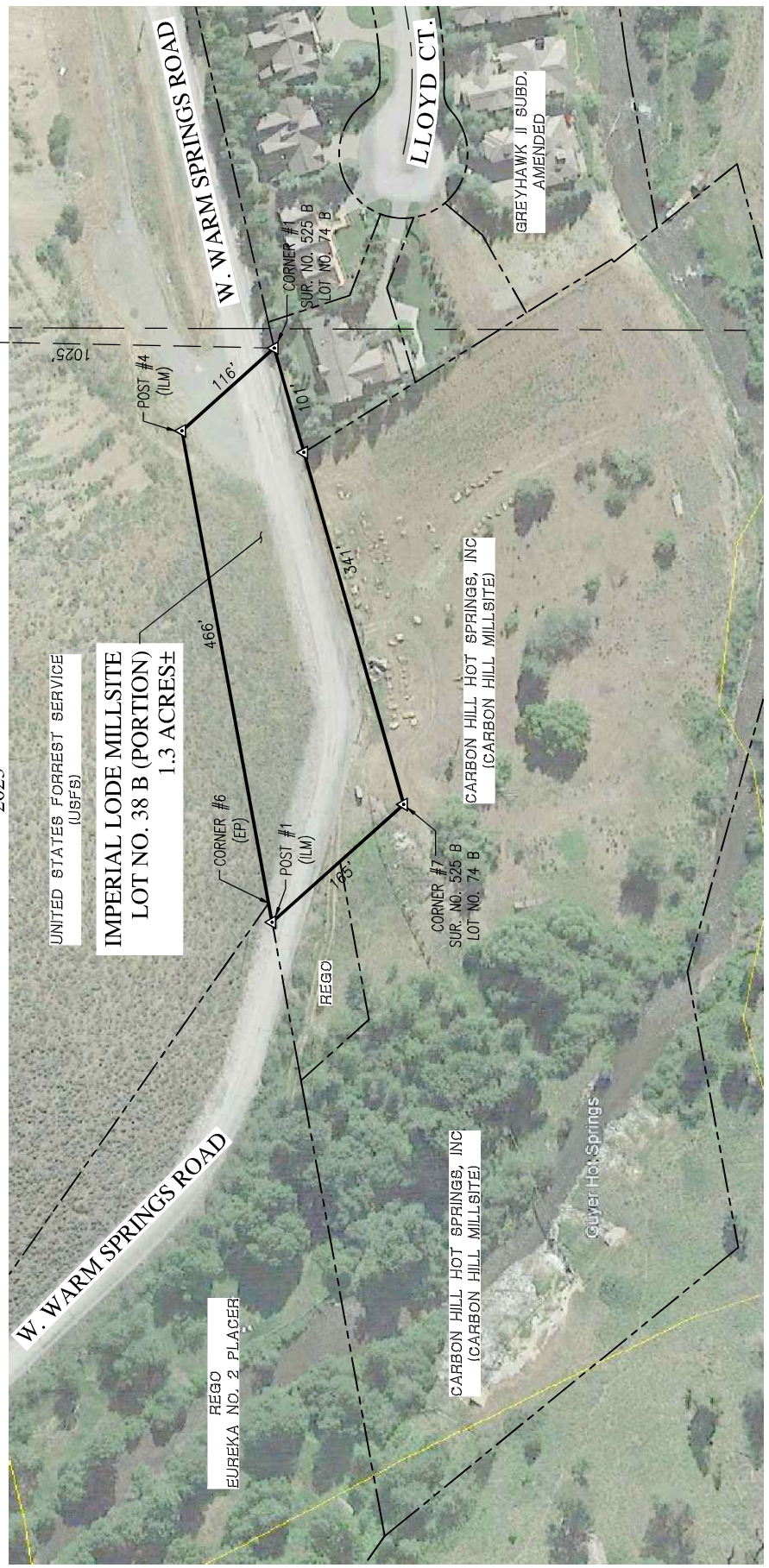
Jae Hill AICP, CFM
Principal at [Evermost Planning & Consulting](https://evermost.com)
jae@evermost.us | 801-520-0585

EXHIBIT
PORTION OF LOT NO. 38 B
BLAINE COUNTY, IDAHO

JOB NUMBER:	414-23
APPROVED:	
DESIGN:	CSH
DRAWN:	
DATE:	NOVEMBER 2023
SCALE:	SHOWN
SHEET:	V 414-23 CPEL
Sheet No.:	1



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



PRELIMINARY

Cyndy King

From: H Boyle <Boylehp@yahoo.com>
Sent: Friday, April 18, 2025 8:34 AM
To: Participate
Subject: Public comment Rental Preservation program

I support the rental preservation program, with one caveat. This program, paid for with Ketchum taxpayer dollars, should apply only for tenants who work in essential jobs Ketchum, NOT the entirety of Blaine County and not to boost the profit margins of companies like Sun Valley Co by encouraging them to depress wages so their employees can qualify for public housing. The Ketchum housing program should use Ketchum taxpayer dollars to address the chronic shortage of essential workers in Ketchum.

Thank you,

Perry Boyle
Ketchum

Cyndy King

From: PATRICIA HIGGINS <pathiggins4085@gmail.com>
Sent: Monday, April 21, 2025 7:43 AM
To: Participate
Subject: Public comment First and Washington lot

Please add my comment to First and Washington parking lot meeting Monday April 21,2025 I support the First and Washington lot as Public Parking. The local business rely on parking for customers and employees. Having customers or employees park 2-3 blocks away especially in winter is a deterrent for folks to shop or dine locally.

I believe there will be a need for a 2 story lot in the near future. We also need a lot for overnight parking for places where overnight parking is not allowed on city streets , especially in the winter when snow plowing needs to be done.

Respectfully submitted,
Pat Higgins

Sent from my iPad

Cyndy King

From: Julie Lynn <jclynn4258@gmail.com>
Sent: Friday, April 18, 2025 11:28 AM
To: Participate
Subject: Don't install the Roundabout at 6th Street and 4th Avenue

Round about at 6th Street and 4th Avenue

Dear Mayor Bradshaw,

I recommend that you not install the roundabout at the intersection of 6th Street and 4th Avenue. I live in the area and take walks. I've noticed that it is extremely difficult for trucks with trailers to make the full turn around the roundabout. I think it would also be difficult for buses and large trucks like fire engines to make the turn. So in the interest of public safety, I'd suggest that you don't install the roundabout.

I've also noticed that the signage often falls over probably due to wind and trucks with trailers trying to make the turn.

Thank you,
Julie Lynn
West Ketchum Resident
(208) 720-3629