

Cyndy King

From: Harry Griffith <harry@sunvalleyeconomy.org>
Sent: Monday, June 16, 2025 8:42 PM
To: Participate
Cc: ned@nedburnsrealestate.com; bob@sunvalleyrealtors.org; Ray Gadd; Mike
Subject: IDT Trail Creek Bridge Project
Attachments: SVED Traffic light delay analysis Summer 25.xlsx

With council debating the option to stripe the new Trail Creek Bridge for 4 lanes vs 2 lanes, I wanted to share some analysis which I think would be relevant to the discussions.

North to South traffic flow efficiency will be governed by the narrowest point in the network. We have seen the impacts of single lane HWY75 flow restrictions in 2024 at Ohio Gulch and this year in South Ketchum. Both leading to significant commuter traffic delays of 30 to 60+ minutes both inbound and outbound.

Attached is an analysis which demonstrates significant economic losses to North Valley businesses of traffic bottlenecks. I have calculated a hard 'opportunity cost' to our community of \$34 Million per year. This analysis is based on actual traffic flows, conservative delays of 30 minutes two times per day and conservative hourly labor costs of \$23 per hr. Please note that this takes NO consideration of soft costs like lost time with family, etc.

I strongly recommend 4 lanes to eliminate a guaranteed bottleneck and to avoid economic productivity losses. Please feel free to share this analysis with IDT and other agencies.

Harry Griffith

SVED HWY 75 Traffic Analysis

Transit Class	# Oneway People/Day	# Roundtrip People/Day	RoundTrips per Day	Lost Time Value/Hr	Time Lost Hrs/Person /Day	Time Lost Hrs/Person/ Month	Time Lost Hrs /Person/ Yr	Theoretical Total Value Loss/Yr
Employees North to Ketchum Jobs	3,887	7,774	1.0	\$ 23.00	0.5	10	110	\$ 19,668,220
Employees North to SV Jobs	1,613	3,226	1.0	\$ 23.00	0.5	10	110	\$ 8,161,780
Employees South to Hailey/Bell/Other Jobs		-	1.0	\$ 23.00	0	0	0	\$ -
Residents North for Shop, Outdoor, etc	2,400	4,800	1.2	\$ 10.00	0.5	15	165	\$ 7,920,000
Day Visitors North	100	200	1.0	\$ 10.00	0.5	0.5	3	\$ 6,000
Tourists North	1,500	1,500	0.22	\$ 10.00	0.5	0.5	3	\$ 45,000
	9,500	17,500						\$ 35,801,000

Source: US Census '19 SVED calc SVED IDOL '24 SVED Busines poll calc calc

Check ITD 24hr count =14k '23 daily avg IRS \$33.49 per volunteer

1.2 people/car
16,800 people

25-Jul new ITD rep
16-Sep Dep Dir ITD

Cyndy King

From: Erika Daly <erikasdaly@gmail.com>
Sent: Tuesday, June 17, 2025 9:10 AM
To: Participate
Subject: YMCA south

Hello,

After the recent meeting last night, I just wanted to write in and say that as a neighbor to YMCA south, I'm in support of this development in order to support the future of Ketchum and its ability to house families.

Erika Daly

Cyndy King

From: Russell Train <russell.train@gmail.com>
Sent: Tuesday, June 17, 2025 9:12 AM
To: Participate
Subject: South YMCA Lot Workforce Housing

Hello Ketchum Leaders,

Please push the south YMCA lot workforce housing development through. Ketchum's future needs this!

thank you.

Cyndy King

From: Annie DeAngelo <aedeangelo@gmail.com>
Sent: Tuesday, June 17, 2025 10:36 AM
To: Participate
Subject: YMCA Development

Good morning,

Just wanted to send a quick note to say that I am in support of the development at the YMCA south in order to support the future of Ketchum and its ability to support families.

Thanks so much,
Annie DeAngelo

Cyndy King

From: Amanda Breen
Sent: Tuesday, June 17, 2025 10:43 AM
To: Cyndy King
Cc: Daniel Hansen
Subject: Fw: last nights comments

Public comment.

From: susiemichael <susiemichael@cox.net>
Sent: Tuesday, June 17, 2025 9:21 AM
To: Amanda Breen <ABreen@ketchumidaho.org>
Subject: re: last nights comments

Amanda,

So here's the thing you seem not to grasp. We have 3 minutes for public comment. You, this council and mayor have put the public in a position to defend our town because so many egregious things have happened despite the residents of Ketchum telling you to stop. But you haven't listened. It's not that we think the Plan is good in general and the FLUM is our only concern. We have to choose our battles and we go with what we feel is the most objectionable and distressing issue. This is not to be taken as an assumption we are in agreement with the rest of the plan. You expressed this as your assumption last night. If you really feel this way, perhaps you should not be on the council. Check the participant @, I annotated almost page by page the entire Plan. It is poorly written in grammar, syntax and content. Punctuation isn't even correct. The degree of contradictions this document holds makes it impossible to be used as a guide, because the clarity is non-existent and the interpretation possible from the lack of focus, specifics and broad sweeping non-committal statements makes it dangerous. The document gets an F. Start the assignment over. If the people you've hired to write this can't do any better then fire them and get people who at least know how to write, how to link words together in meaningful ways in our English language. Honestly, the Plan is junk. A guideline must be succinct and clear so there is not too much 'room for flexible interpretation'.

We are dealing with human beings, with lives. We are not just ticking boxes. Stop the bullshit rhetoric of community housing and get onto a track of actionable ways to sustain community. Your notions of community housing are completely and utterly off track. And it will take more than 3 minutes to explain. The present course is drastically dysfunctional, don't let's keep the same bullshit going.

Sincerely,
Susie Michael
Ketchum

Cyndy King

From: Amanda Breen
Sent: Tuesday, June 17, 2025 10:42 AM
To: Cyndy King
Cc: Daniel Hansen
Subject: Fw: Proposed nonconforming code language

Public comment.

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Tuesday, June 17, 2025 10:40 AM
To: Amanda Breen <ABreen@ketchumidaho.org>; Tripp Hutchinson <thutchinson@ketchumidaho.org>; Spencer Cordovano <SCordovano@ketchumidaho.org>; Courtney Hamilton <CHamilton@ketchumidaho.org>
Subject: Proposed nonconforming code language

I reviewed the proposed language in the code as it relates to nonconforming properties. I think the proposed language is both draconian and disrespectful to the residents of homes in Ketchum who will be impacted by upzoning and the harsh restrictions proposed in the code. Owners of nonconforming homes should unequivocally be allowed to update the exterior and interior of their homes without special approval from a City Administrator or Planning Director. The way this is framed makes the approval process of maintaining a nonconforming property a political process. Relax these restrictions and show respect to the dwindling number of families who still live in Ketchum.

Bear in mind that on numerous occasions in comments to the public, Morgan Landers misrepresented the current language by stating that nonconforming properties were entitled to a 1200 square foot addition. When I challenged her statement in writing and in public statements, she continued to misrepresent the truth. It is my belief that she was likely trying to have the public believe that nonconforming is not that onerous.

The proposed language needs to be changed or the Town will be exposed to legal challenges and costs.
Sent from my iPhone

Cyndy King

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Wednesday, June 18, 2025 12:37 PM
To: Participate
Subject: 11 unit apartment building

I am supportive of Council's decision to purchase the 11 unit building for housing. The Town is getting a good buy and can select essential workers for this location instead of Nannie's, painters, and down valley reverse commuters. Stay conservative on your budgets though: We could get a nasty recession.
Sent from my iPhone

Cyndy King

From: Diane Scurlock <dscurlock22@gmail.com>
Sent: Wednesday, June 18, 2025 11:42 AM
To: Neil Bradshaw; Amanda Breen; Spencer Cordovano; Courtney Hamilton; Participate; Tripp Hutchinson
Subject: Community Housing Plans and Costs?

>>> After listening to the June 16th City Council meeting, I was struck by how much of the proposed zoning and density changes were related to an alleged need for more community housing units. I am not aware of any analysis of the forecasted need for Ketchum community housing units and associated costs for the next five to ten years, but if there is an analysis and plan, could you please send me the information?

>>>

>>> If there is not already an analysis and plan you can direct me to, could you please send me the following information:

>>>

>>> 1. Please list those job categories that are considered to be essential workers? How many essential workers for Ketchum are there and how many does the City of Ketchum currently support with community housing? How much does this cost Ketchum annually? How many current essential workers want to live in Ketchum and cannot live here due to cost? How many essential workers does Ketchum project to support in five to ten years and what are those associated costs?

>>>

>>> 2. What are the other categories of workers that Ketchum currently supports, or wants to support, with community housing? How many of these workers does the City of Ketchum currently support? How many work in Ketchum and how many do not work in Ketchum? How much does this support for other, non-essential workers, cost Ketchum annually? What is the forecasted 5 and 10 year plan on how many of these non-essential workers will be supported with community housing and what is their associated cost to Ketchum?

>>>

>>> 3. How much are Ketchum's costs for the total community housing program, including staffing for the Housing Department, Ketchum's portion of BCHA, consulting costs etc., that Ketchum pays annually?

>>>

>>> As an alternative to all of the above costs, has the City Council considered just subsidizing part of the rental costs for the workers that the City of Ketchum desires to support. Such a subsidy would eliminate (or substantially reduce) Ketchum's involvement in discussions associated with new development, acquiring properties, direct costs, as well as indirect costs. Such a rent subsidy could possibly result in some short-term rentals being converted to full time rentals for our essential workers.

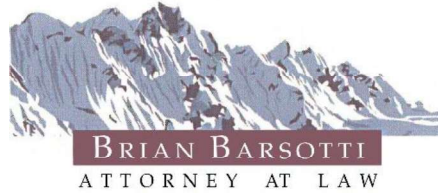
>>>

>>> I think many residents have similar questions about community housing, since it seems to be inextricably linked with the proposed Comprehensive Plan and zoning changes. I think it would be very useful if in an upcoming City Council meeting, this information (including the definition of community housing) could be reviewed. I know, as a resident, I would like to know how community housing is impacting my taxes now and will in the future. There are definitely trade-offs in spending money for community housing versus infrastructure, and other community wants and needs. Also, I am not sure that I value community housing (except for essential workers) and its implication for increasing development, density and possible reductions in quality of life.

>>>

>>> Thank you very much, in advance, for your response. I would appreciate the response to my questions by July 3rd.

Diane Scurlock



215 Picabo Street, Suite 304 | PO Box 370 | Ketchum, Idaho 83340 | p: 208.726.3030 | f: 208.726.2922
barsotti1@mindspring.com

June 18, 2025

Council Member Courtney Hamilton
City of Ketchum
PO Box 2315
Ketchum, ID 83340
participate@ketchumidaho.org

Dear Mayor Bradshaw and City Council Members:

I am writing you regarding the arbitrary and capricious nature of the procedure for selecting the recipients of the new state resort city liquor license and the deprivation of the equal protection of the law which requires that persons under like circumstances be given equal protection and security in the enjoyment of personal and civil rights, **the acquisition and enjoyment of property**, the enforcement of contracts, and the prevention and redress of wrongs.

Although I have our Warm Springs project number 16 on the state waiting list, we are not ready for a liquor license. So, I don't really have a dog in this fight. Still, although doing what is right and fair on a national and Federal level appears to have disappeared, I believe we can hold ourselves to higher standards here in Ketchum. Rather than go into more detail on the legal challenges available on this matter, I will give you my personal history in dealing with liquor licenses over the last 40 years. Generally, Idaho law provides each city receives 1 liquor license for every 1,500 persons. As cities exceed the minimum 1500 population, additional liquor licenses are issued by the Idaho State Police (ISP). The ISP maintains a waiting list of potential recipients and typically grants a license to the first name on the list when the population increases. Ketchum's waiting list is attached hereto as exhibit A.

I am not certain of the number of licenses issued in Ketchum under Idaho law that are not exceptions, but I believe it is in excess of Eight (8). Therefore, for an additional license to be issued under the statute, Ketchum population must be in excess of 12,000. This is not going to happen in our lifetime. This is the reason I have never placed my name, in the past, on the state waiting list.

In addition to licenses granted per population, over the years, Idaho legislation has created exceptions for issuance of special liquor licenses i.e., golf course restaurants get licenses (Warm Springs Bigwood and Sun Valley and Elkhorn); Equestrian facilities; restaurants in airports; a convention center in a resort city; ski resorts; gondola resorts; winery with a golf course; food conference and lodging facility; Indian reservations with lodging food and conference; waterfront resorts with a lake frontage; hotels of certain sizes and a couple of other exceptions. Tamarack ski

resort sponsored a bill that's allowed the creation of a special exception that a year-round resort can receive up to 12 liquor licenses!!

Around the year 2000, I applied for a design review of a new hotel on the Bald Mountain Lodge site on Main Street in Ketchum. During that three-year process, I knew we needed a liquor license for hotel operation. I hired a lobbyist in Boise. I paid him \$70,000 to create an exception for hotel use. We were successful in creating such an exception. Unfortunately, our four-story 86,000 square foot hotel was denied by the City Council. A three-story 70,000 square foot hotel was later approved but was not economically viable. The Limelight hotel, 5 stories and 120,000 square feet, was able to obtain a liquor license from my efforts.

The waiting list system has created speculation where often the recipients on the waiting list upon receipt will sell the license to an existing bar or restaurant and pocket the sales value. In Ketchum, I have seen a license sell to Bruce Willis and a woman who owned the Powder Inn and contiguous properties in Warm Springs and wanted to build a hotel, for \$500,000 each. For a while Bruce Willis used the license on Main Street in the Dynamite Lounge next to the Veltex. They both eventually later resold their licenses at a loss.

I personally represented parties involved in the purchase and sale of three other liquor licenses for \$350,000. In two of the three sales, the licenses were purchased by third parties to enable the owner to operate with liquor. Most locals who start or have restaurants cannot afford the demanded purchase price when one becomes available. Still a restaurant with a license has a decided advantage in increased revenues. A friend whose landlord purchased a license for his use told me his food revenues in his restaurant increased 20% after he started selling liquor.

As an interested party with our project in Warm Springs, Wendy Jacquet has kept me informed on the group out of Driggs and McCall attempting to create a "new resort cities liquor license". This lobbying has gone on for many years. Last year during the legislative hearing on the resort license, Wendy asked me to testify. I went to the city hall conference room and the city tech guy set me up to testify and showed me the button to push and left me alone in the room. I sat through 2.5 hours of the hearing, when I was called to testify, I pushed the button to speak. Unfortunately, the legislators could not hear me, and I was unable to testify. The bill passed but I never heard how the resort licenses were to be allocated. Unclear on the procedure, I later contacted Wendy Jacquet to inquire of the state's bill. She told me the licenses were to be distributed per the ISP waiting list. I contacted Nichole at the ISP, and I immediately put our project "Baldy Mountain House" name on the list. Our date was April 15, 2024, the 5th name on the list placed after the 2024 passage of the bill.

At no time after the passage of the bill did the city, state, county, or SVED inform existing restaurants of the procedure for granting a resort license. I checked with ISP and obtained the list but accepted it was unlikely that I'd receive a resort license with my place on the list.

In reviewing the waiting list, it is obvious there are speculators on the list from 1975 to 2023. Carl Curtis and Peggy Wayne are both deceased and still on the list. Rhino, LLC. are speculators, from Boise who I know, who called me when their name came up for the resort license. They could not meet the requirements to be operating within 90 days of issuance, therefore ISP moved on to the next name on the list.

Obviously Smoky Mountain Pizza has been on the list since 2012 and rightly received one of the resort licenses. Dillion Wittmer and Chip Fisher both put their name on the list in 2023 before the passage of the bill. The Kneadery has been here forever and rightfully should get a license. I

recently went to Fiamma for the first time. I was told Fiamma was next on the list to receive a liquor license granted to Chip Fisher, which was going to be revoked for the failure to place it in use. How could this be?

The owners of Fiamma just opened and moved here. I went back and looked at the waiting list, and discovered Fiamma was the 1st restaurant to place their name on the list in 2024 after the passage of the bill. How can newcomers to town have knowledge to place their name on the waiting list before long time restaurant owners such as Apples, Enoteca, Sushi on Second, Cristina's, Cookbook, Scout and others?

Recently I have talked to Christina Cook (Cristina's) and Burke and Vita Smith (Cookbook and Scout). Both told me they had no knowledge of the resort license. Cristina has been waiting for a liquor license for over 35 years. How does the city of Ketchum fund both SVED and the resort cities lobbyist and not inform local businesses whose LOT tax has paid for Ketchum's City involvement in the passage of the resort liquor license bill

I made some inquiries and learned that Harry Griffin, executive director of the Sun Valley Economic Development, had been following the bill. When he learned of the first come "first served" standard adopted by the ISP based on the waiting list, he contacted Fiamma to the exclusion of the other existing restaurants to put their name on the waiting list before long existing restaurants learned of the resort license.

I believe Harry's actions were an extreme abuse of his position within the SVED to favor operators who just moved here, over the long-time existing restaurants. The SVED role is to help the retention of existing businesses as well as seek new businesses.

Three governmental entities must approve issuance of a state liquor license:

1. The State through the ISP;
- 2 The County then issues a license and then;
3. the City must issue a license.

I respectfully request that the city create its own additional standard that the language "first come first serve basis." The standard provides new resort licenses that are issued to restaurant operations on the list who have continuously operated a restaurant in Ketchum for the longest period of time. The City must not issue the third resort license until this favorable treatment of Fiamma is discussed with ISP and the procedures resolved. Even if an amendment to resort licenses bill must occur before issuance of the third resort license. It is time the Ketchum City Council does what is fair and right and protect the business interests of long-time locals.

Very truly yours,



Brian Barsotti

Waiting List Report

County / City: Ketchum

Blaine County 18 applications / 1 city

Rank	City	County	Applicant	Date	Fee
1	Ketchum	Blaine	Edgar Redman	08/11/1975	\$250.00
2	Ketchum	Blaine	Carl Curtis	04/18/1983	\$250.00
3	Ketchum	Blaine	William Bishop	02/18/1987	\$375.00
4	Ketchum	Blaine	Robert & Ardith Rickbeil	02/23/1987	\$375.00
5	Ketchum	Blaine	Margaret Wayne	11/15/1988	\$375.00
6	Ketchum	Blaine	Rhino LLC - sheldon	04/28/1997	\$375.00
7	Ketchum	Blaine	David Wilcox	08/19/1997	\$375.00
8	Ketchum	Blaine	Smoky Mountain Pizza & Pasta	12/27/2012	\$250.00
9	Ketchum	Blaine	Leadville Grill LLC	11/20/2023	\$375.00
10	Ketchum	Blaine	Ketchum Ventures II LLC	12/08/2023	\$375.00
11	Ketchum	Blaine	Little Flame Kitchen LLC	03/29/2024	\$375.00
12	Ketchum	Blaine	Acquire Realty LLC	04/05/2024	\$375.00
13	Ketchum	Blaine	Luna LLC	04/12/2024	\$375.00
14	Ketchum	Blaine	Apples Inc	04/15/2024	\$375.00
15	Ketchum	Blaine	Richkor Inc	04/16/2024	\$375.00
16	Ketchum	Blaine	Baldy Mountain House LLC	04/25/2024	\$375.00
17	Ketchum	Blaine	Sushi On Second Inc	05/23/2024	\$375.00
18	Ketchum	Blaine	200 North Main LLC	06/27/2024	\$375.00

Ketchum Total: \$6,375.00

Ketchum Grand Total: \$6,375.00

Exhibit A

assumed name
11/13/24

do-guy

Ollie W. Fisher
Chip Fisher
Kinsley Leavelle
Bert Rescigno
MADZ DOOLEY - PENNSYLVANIA
D. Seeliger

Scott Mason

Cyndy King

From: HP Boyle <boylehp@yahoo.com>
Sent: Thursday, June 19, 2025 11:29 AM
To: Participate
Cc: Sarah Lurie; Jay Westcott; Brian Barsotti
Subject: Public Comment on Liquor License allocation process

To the Council,

It should not be a matter of “who you know” to get a liquor license in Ketchum. There should be an open and transparent process. As Brian Barsotti has noted in his letter to you, that is not what has been happening in Ketchum. This is bad governance. It makes us look rinky dink.

The fix is so easy that it is hard to understand why the City hasn’t done it. Publicly post the waitlist and let people sign up for an alert when a name is added or subtracted from the list with the reason why. This is not hard.

I like the people behind Fiamma. It’s a nice restaurant. However, the way they jumped the line ahead of long-term waitlist people reflects poorly on the quality of services at Ketchum City Hall.

I urge the City to adopt an open and transparent approach to the issuance of licenses.

Thank you,

Perry Boyle
Ketchum

Cyndy King

From: Suzanne Huttar <suzanne.huttar@gmail.com>
Sent: Friday, June 20, 2025 11:53 AM
To: Amanda Breen; Participate; Tripp Hutchinson; Neil Bradshaw; Spencer Cordovano
Subject: Please APPROVE the Housing Units on South YMCA Lot!!!

Dear Mayor & City Council Members,

The City Of Ketchum *has come very far* in a very productive effort to develop community concessus for our Local Community Housing needs & projects. This is in an effort you & all of us had to create a truly local core community in Ketchum of local workers, families, & friends.

Please do not stop your efforts based on a small group of vocal ney-sayers that showed up at your last City Council meeting on Monday's June 16th!. As WE THE PEOPLE last voted for a bigger portion of our LOT money for you to use for COMMUNITY Housing! These ney-sayers did not win that Lot vote did they, so I say please do not be swayed at this crucial juncture.

Please approve and continue the development of the South YMCA lot for another community housing development with SMR+Pacifice West Companies. Our City needs this project and the Lift Tower Lodge project as well. As history shows we are way behind in efforts and projects compared to other Western Mountain Towns.

I do live directly across the street from the South YMCA Lot in the Pinewood HOA Complex, actually my front door & porch face this lot. I understood I would have to hear & watch a construction development emerge in my front view, yet this is a small 2 year sacrifice for having local families to have affordable housing near our city's core!

Thank you for your consideration of a continued "Yes" vote.

Suzanne Huttar
114 Pinewood Lane-Unit#116
Ketchum, Idaho 83340

Cyndy King

From: JORI POTIKER <jorip123@icloud.com>
Sent: Friday, June 20, 2025 11:09 AM
To: Participate
Subject: upzoning

A big NO! It is not something anyone wants or needs. This plan ruins Ketchum for the people who actually live here. It ruins it for people who live in that area. The majority of residents do not want this so the question is, who does?

Jori Potiker
530 Northwood Way

Cyndy King

From: Keith Perry
Sent: Sunday, June 22, 2025 8:02 PM
To: Participate
Cc: Carissa Connelly
Subject: YMCA MOU

City Counselors,

Wanted to weigh in on the YMCA MOU.

Was surprised at the level of skepticism at last week's City Council Meeting.

While I recognize the need for housing for workers with AMI's above 80% and the limits of LIHTC projects. The project was designed to produce much needed family units and would have some Category L Units. It seems really unwise to turn down the possibility of obtaining nine million dollars.

I've been hearing for forty years that we need Community Housing but just not "this particular Project" and it doesn't matter what the project is there is always a sizeable group saying "not here or not in this form". As a result not enough gets done.

If there's really an opportunity to raise ten million dollars thru philanthropy great let's use that money for an additional project at Lift Tower or some other site. We're so far behind we'll never be able to provide everything that's needed.

The City proceeded with the Bluebird project even though there was a huge amount of opposition. Aren't you glad that you did? Let's make the hard choice to keep this project moving forward.

Keith Perry

Ketchum

Cyndy King

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Saturday, June 21, 2025 8:17 AM
To: Participate
Subject: YMCA housing

I am vehemently opposed to the Bluebird formula for the Y lot. The Federal mandates do not work for Ketchum's needs. We need housing for essential workers. Make the project smaller and use KURA money. No more Bluebirds!
Sent from my iPhone

Cyndy King

From: H Boyle <Boylehp@yahoo.com>
Sent: Saturday, June 21, 2025 5:58 PM
To: Participate
Subject: For public comment to City Council

The City is permitted to charge for administrative fees associated with permitting ROW encroachments. From staff memos, it looks like the City does not. Could the city recover more costs this way?

Thank you,

Perry Boyle
Ketchum

Cyndy King

From: Marilyn Hoffman <mer.hoffman208@gmail.com>
Sent: Sunday, June 22, 2025 8:23 AM
To: Participate
Subject: Y Parking Lot

I vote no on the proposed low income housing for the Y parking lot. I am a registered Ketchum resident.

Marilyn E Hoffman

Cyndy King

From: Michael Marks <marks@celesta.vc>
Sent: Sunday, June 22, 2025 9:25 AM
To: Participate
Subject: I'm against the YMCA housing proposal

Cyndy King

From: Karyn Forsyth <kforsyth@live.com>
Sent: Sunday, June 22, 2025 11:36 AM
To: Participate
Subject: Vote No

Karyn Forsyth
Poydenis Properties
Sun Valley Idaho
208-720-0728
M

Cyndy King

From: Amy Weyler <amy.weylar@gmail.com>
Sent: Sunday, June 22, 2025 10:40 AM
To: Participate
Subject: Y lot development - vote no

Dear City Council Members and Mayor - what a week with very long meetings! Thank you all for your time and work on a handful of city-changing issues. These are not simple decisions.

After listening to the meetings via Zoom last Monday, I'm convinced we can do better for affordable / workforce / essential workforce housing. Using \$10M+ of federal funds and ~\$5M+ of local funds for a building with 10% allocated to these housing categories is not a wise decision, regardless of where the money is coming from. Why would anyone decide to vote yes on this? I'm a full-time resident of Ketchum, and I'm writing to encourage you all to vote no. I do not support this, as it is not a sound decision for our community.

There is a way to pause and reconsider how we address this issue. Let's think about how we use funds, coordinate as a county, what role BCHA plays etc. The community does not support the Bluebird model, and the model doesn't provide housing for people in those categories - we have two family members in that category, so we know this firsthand.

I'm not familiar with all the requirements and details, but I'm willing to participate, support, and do my part. Let's rethink a new / better / different approach.

Please vote no on the Y.

Thank you,
Amy Weyler

Cyndy King

From: Tod R Hamachek <thamachek@gmail.com>
Sent: Sunday, June 22, 2025 10:20 AM
To: Participate
Subject: Bluebird 2 in the Y parking lot

I am vehemently OPPOSED to the building of housing on the Y parking lot. We have had enough---let the voters decide in November. Bluebird 1 was to be for essential workers and it is NOT. This public land and elected officials should not be deciding the fate of the land particularly lame duck officials. Tod Hamachek

--

Tod R Hamachek
P.O. Box 14001, PMB 477
198 Ramona Lane
Ketchum, ID 83340

Cyndy King

From: JORI POTIKER <jorip123@icloud.com>
Sent: Sunday, June 22, 2025 9:56 AM
To: Participate
Subject: YMCA Parking Lot

I am against using that lot for another Bluebird. There are plenty of other locations where subsidized housing can be located that doesn't mess with parking and increase traffic in a busy area already. There are alot of people who use that lot and moving parking to the street is a bad idea.

Essential workers need housing, priority needs to be on providing housing where they would like to live and in a form that they would like to live in. It doesn't have to be an apartment block right in the middle of Ketchum. This isn't NIMBY, it's just common sense. Not everyone needs or wants to live in the middle of Ketchum. Destroying the character of our community to build at any cost is not the answer.

Jori Potiker

Cyndy King

From: Rick Flickinger <batts4u151@gmail.com>
Sent: Sunday, June 22, 2025 1:18 PM
To: Participate
Subject: YMCA parking lot

I am completely opposed to the city using the existing YMCA parking lot for any type of housing whatsoever. In my opinion, this is a ridiculous use of city owned property!
Rick Flickinger

Cyndy King

From: Lynn Flickinger <flickingerlynn@gmail.com>
Sent: Sunday, June 22, 2025 1:15 PM
To: Participate
Subject: For Council Woman Breen

Council Woman Breen.....I absolutely oppose any housing on the Ketchum YMCA lot.
Thank you for speaking up.
Lynn Flickinger
Sent from my iPad

Cyndy King

From: Fritz Hoffman <fritz.hoffman68@gmail.com>
Sent: Sunday, June 22, 2025 2:59 PM
To: Participate
Subject: YMCA parking lot!

I oppose!
Fritz Hoffman

Cyndy King

From: Leslie Benz <sheabenz@gmail.com>
Sent: Sunday, June 22, 2025 4:37 PM
To: Participate
Subject: YMCA “affordable” housing

City Council,

I oppose the development of “affordable” housing at the YMCA site. Not only does it push parking out into the neighborhood at a non—recoverable cost, it actually doesn’t meet any known standards to actually allow our middle income, i.e. critical workers, a path to live there.

Respectfully,
Leslie Benz
Sent from my iPad

Cyndy King

From: Gerri Pesch <gerrip2749@gmail.com>
Sent: Monday, June 23, 2025 10:42 AM
To: Participate
Subject: YMCA - South parking lot housing

Yes, I think we need to put housing there!

That lot is sparsely used and we desperately need AFFORDABLE housing, especially for our essential workers.... many of whom have had to move out of the valley because their landlords have raised their rents to unaffordable amounts. I think special consideration should be given to paramedics & fire personnel, because it is near the fire station. I also think at least 30-40% should be dedicated to low income for "normal wage earners" who work in our shops, restaurants and businesses IN KETCHUM. We also need to consider Elders, who live on "fixed incomes" and comprise the bulk of our volunteer staff for our many non-profits. The lack of affordable housing is changing the vital character of our community, and we need to mitigate that NOW!

Gerri Pesch

Cyndy King

From: Larissa DeHaas <lolodehaas@gmail.com>
Sent: Monday, June 23, 2025 10:22 AM
To: Participate
Subject: affordable housing in y south lot

I fully support the plan to build affordable housing in that lot. It is a great place to help more families and people live a walkable life.

I am tired of my tax dollars subsidizing cars and their parking instead of actual humans with lives.

It costs more

for us to subsidize cars in the long term. The ROI on the community is reduced. However when we build housing, and house our community our roi is higher and better for local businesses, morale, and it cuts down on the need for people to commute hours everyday.

Please vote yes.

Please excuse any errors, sent from my mobile device.

Larissa DeHaas
Lolodehaas@gmail.com
2088903685

Cyndy King

From: susancneaman@gmail.com
Sent: Monday, June 23, 2025 10:22 AM
To: Participate
Subject: South parking lot of YMCA

Sent from my iPhone

I do not like the idea that the parking will be relocated to Lewis Street. Families use that parking lot to get to the YMCA so having the parking on Lewis Street raises a safety concern. During the winter months with snow removal would add more complications for members getting to the Y.

Even though this is a community housing project, you cannot disregard the needs of the YMCA.

I wish that the city would prioritize the building of Affordable Housing on the lift tower property. Whether it's an outreach to Sun Valley to obtain that property corner or whatever the holdup is. It's hard when you really don't know what is going on with that property and the postponement is.

Thank you for your time Susan Neaman

Cyndy King

From: Beth Chiodo <bajabethy@gmail.com>
Sent: Monday, June 23, 2025 11:01 AM
To: Participate
Subject: housiing

Good Morning!

In regard to the housing proposal for south lot of YMCA - I'm opposed to the project!

side note: Thank you for the ease and speed of the chip sealing of the streets.

Sincerely
Beth Chiodo
Ketchum