

Ketchum Business Advisory Coalition Public (KBAC) Comment on SMR  
Development Letter of Commitment and Memorandum of Understanding 25-009  
June 23<sup>rd</sup>, 2025

The Ketchum Business Advisory Coalition (KBAC) strongly supports the creation of community housing options and thanks the Blaine County Housing Authority and Ketchum City Council for working towards solutions to address housing needs in our community.

After reviewing the MOU proposal and watching the presentation during the June 16<sup>th</sup>, 2025, City Council meeting regarding the proposed development on the south YMCA parking lot, Ketchum citizens and business leaders have thoughtful questions and concerns they hope can be addressed:

1. **Coordination with Other Projects:** If this project moves forward in 2027, how will it align with the anticipated YMCA expansion and ITD's highway work north of town? The business community is concerned that multiple large projects happening simultaneously will have a significant negative impact on local businesses, especially in the LI district and surrounding areas.
2. **Site Suitability:** The planned YMCA expansion will significantly affect this location, raising questions about whether it's the right site for this project. The additional parking costs alone could reach \$1-2 million or more, and the complexities of building here may require resources the city doesn't have.
3. **Essential Worker Housing:** Per the MOU, only 10% of the proposed units would be reserved for essential workers—just two units. Given the significant investment of federal (\$10M+) and local funds (\$4M+), we wonder if this allocation truly addresses Ketchum's affordable housing needs. Additionally, the city may face further expenses to meet parking requirements with the YMCA expansion, and the overall financial and practical outcomes seem unclear.
4. **Community Engagement:** Have neighbors—both residents and businesses—been fully informed about the project and its potential impact? Has their feedback been actively sought, especially regarding parking, changes to their properties, and anticipated shifts in traffic patterns on Warm Springs Road, Saddle Road, and Lewis Street?
5. **Traffic Studies:** What studies have been conducted to ensure Warm Springs Road can handle the increased traffic and parking demand from this potential housing, the density outlined in the latest draft comprehensive plan, and the Y expansion?

6. **Parking for Residents:** Will the new housing offer designated parking for residents, or will parking be open to the public?
7. **Mountain Rides Bus Stops:** What effects will these changes have on the current Mountain Rides bus stops?
8. **Recycling Center:** We understand the recycling center may need to be relocated. Is there a plan for where it would go?
9. **Fire Training Facility:** We've heard the fire training facility may also need to move in exchange for parking. Where would it be relocated and what is the cost to move this facility?

Given these concerns, we believe it's time to revisit the conversation about affordable housing from a broader, county-wide perspective. The funding model proposed in the MOU may no longer fit our community's needs, and many residents, business owners, and stakeholders feel it's time for a new approach.

KBAC believes that there is an opportunity for all stakeholders to have their needs met in relation to the proposed housing development, but not without a clear understanding of how the City's proposed infrastructure changes would impact existing residential and business needs.

KBAC respectfully asks the Council to provide clear, proactive information and address these questions before moving forward with a Memorandum of Understanding with SMR Development.

With Thanks and Appreciation,

KBAC Board of Directors

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**From:** [Participate](#)  
**To:** [Trent Donat](#)  
**Subject:** FW: YMCA Development  
**Date:** Monday, June 23, 2025 6:23:19 PM

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**ALY SWINDLEY | CITY OF KETCHUM**

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**From:** Kent May <kdmay12@gmail.com>  
**Sent:** Monday, June 23, 2025 2:32 PM  
**To:** Participate <participate@ketchumidaho.org>  
**Subject:** YMCA Development

Good afternoon

I would like to voice my support for developing the YMCA South lot for small families and working median earners.

Thanks

Kent May  
102 Irene Street