

## Lisa Enourato

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**From:** HP Boyle <boylehp@yahoo.com>  
**Sent:** Tuesday, February 22, 2022 5:16 PM  
**To:** Participate; Harry Griffith  
**Cc:** Mark Dee; Greg Foley  
**Subject:** City Council: 2/22/22 meeting Item 19 -- logical inconsistency?

I am confused as to what the Council's objectives are for the Ketchum economy.

SVED brings in 30 jobs and gets push back from the Council that these people will push existing working people out of their housing. That makes little sense.

1. These jobs pay 2.5x to 5x the wage ceiling for Bluebird—they aren't competing with low wage service workers for small unit high density taxpayer subsidized housing. These are the kinds of jobs that take a second home or AirBNB out of the STR pool and keep it vitally occupied on a year 'round basis.
2. These jobs are likely to be stable and long-term, and attract people who will put down roots in our community and make long-term contributions.
3. These jobs help diversify the Ketchum economic away from boom/bust tourism
4. These kinds of jobs create something for our children to aspire to

On the other hand, the Council has been united in its support for the Marriott project

1. The Marriott will bring in about 100 low wage jobs in roles that are typically high turnover—not many of their people who will put down roots
2. The Marriott won't provide housing for up to 70 for more of its employees. These are the workers, from out of our region, who will compete with the current residents who are struggling with housing in Ketchum.

3. These are not jobs that most parents in Ketchum would hope their children aspire to.
4. The Marriott is a doubling down of the Council on a boom/bust tourism economy that is creating so many problems for Ketchum residents.

The people of Ketchum have been clear that the vast majority of the community don't want the Marriott. It makes every aspect of living here worse.

What am I missing?

Perry Boyle  
Ketchum

## Lisa Enourato

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**From:** City of Ketchum Idaho <participate@ketchumidaho.org>  
**Sent:** Wednesday, February 23, 2022 6:28 PM  
**To:** Participate  
**Subject:** Form submission from: Contact Us

Submitted on Wednesday, February 23, 2022 - 6:28pm

Submitted by anonymous user: 50.125.247.229

Submitted values are:

First Name Cindy

Last Name Burkhart

Email wachiwi1121@outlook.com

Question/Comment

Dear Mayor and City Council

I have read with interest your approval of an ordinance to regulate short term rentals. Please provide the statute which allows such an ordinance to be imposed upon homeowners in the City of Ketchum. Having owned a property since the early 2000s and having purchased with the intent of using the property parttime while renting parttime, this ordinance appears unlawful to homeowners' rights. Having researched the right to rent a Ketchum property before purchasing and finding no such restrictions, a change such as this would hinder existing property rights. Perhaps the new ordinance might apply to property sales going forward, but surely cannot be deemed legitimate or legal for existing property owners who choose to provide occasional rentals for the community. Thanks

The results of this submission may be viewed at:

<https://www.ketchumidaho.org/node/7/submission/10374>

## Lisa Enourato

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**From:** Mark Reitinger <mlr@reitingerinc.com>  
**Sent:** Monday, February 28, 2022 5:18 PM  
**To:** Participate  
**Cc:** Buddy E. Carlton Wilton Jr  
**Subject:** ITD Proposal for Hwy 75 Section 'B'  
**Attachments:** Letter to City of Ketchum ITD proposal.pdf; ITD option 1.pdf; ITD option 2.pdf; ITD option 3.1.pdf

Greetings,

Attached is a letter to the Mayor and City Council regarding the ITD proposal for widening. We would also like Nathan Jerke of ITD to receive this as well if possible.

Our entire small neighborhood enclave along the Reinheimer preserve is in agreement on this.

Respectfully submitted,

Mark L Reitinger  
Reitinger & Associates Inc.  
Medical Ergonomic Designs  
[www.reitingerinc.com](http://www.reitingerinc.com)

541-890-2704 – cell

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Thank you.

# **North Mortgage Row Association & East of Baldy View Subdivision**

February 22, 2022

Mayor: Neil Bradshaw

City Council Members: Courtney Hamilton, Amanda Breen, Michael David, Jim Slanetz

Dear Mayor & City Council Members,

During our recent re-zoning approval hearing there was discussion about the ITD & City of Ketchum Hwy 75 plans immediately prior to our issue being heard. It raised significant concerns about parts of yours and their plans when Nathan Jerke of ITD was presenting. After reviewing the latest Concept Design for Segment B Elkhorn to Serenade section of the proposed highway 75 improvements these are some, but not all of the issues

1. The entrance to Neil's Way is being designed like it is a single driveway for a single residence. There are seven residences and one vacant lot that are accessed off of Neil's Way. It is often difficult to pull on to the Highway due to the acute angle of our street intersecting Hwy 75.
  - a. ITD has failed to address winter time snow storage and the issues of a safe vision corridor for clear egress out to the highway.
  - b. Options 1, 2 & 3 are basically the same and do not provide a safe ingress or egress to the highway from Neil's Way.
  - c. The existing condition provides a nice off ramp to Neil's Way coming from the North off the highway and plenty of room to position your vehicle perpendicular to access the highway from Neil's Way for safe vision clearance and easy access to the highway North or South. It is also frequently used by patrol vehicles for traffic stops to move safely off the highway.
2. Increasing the traffic lanes to two lanes north and two lanes south bound raises a number of issues.
  - a. It is already difficult at times to find an opening to cross the one south bound lane to get to the center lane to merge into the north bound lane. That would be almost impossible to do with 2 lanes south bound as those cars jockey for position at increasing speeds to move down the highway.
  - b. Even though ITD says the speed limit will remain 35mph through this segment B the project manager Nathan Jerke even admitted that there is a perception to increase your speed with multiple lanes at his last presentation to the City of Ketchum.

- c. Under current conditions the speed limit of 35mph is often exceeded in this section as witnessed by the traffic stops we can see on a daily and nightly basis here from our residences.
  - d. If it does not remain as a single lane north and south with a center turn lane with the existing narrow shoulder for access to fire hydrants, snow, occasional pedestrians you are going to effectively abandon all of the homes and city of Ketchum residents living on the West side of Hwy 75 from Serenade Lane to Elkhorn Road
3. We strongly support the positive design of a roundabout at Hwy 75 and Serenade Lane. This self-regulating traffic control will accomplish several objectives as an aesthetic gateway to Ketchum & Sun Valley
- a. Will keep traffic moving north and south on the highway at a more steady flow
  - b. Will help to slow traffic to a reasonable speed at people enter town
  - c. Creates an opportunity for a native landscape and/or sculpture element to show our passion for the arts in this unique community.

While traffic continues to increase in our valley creating more traffic flowing into downtown Ketchum at peak times isn't going to do anything but create more backups as we will continue to have the limitations of our downtown streets. Having observed highway traffic intimately based on our proximity the reality is that it backs up for short periods of time occasionally and seldom for more than 5-10 minutes at a time. Good chance to practice slowing down and being kind.

We ask for the City's strong support of its residents in Section B so we all maintain viable access to our homes. The current ITD plan will make our access untenable.

Respectfully submitted,  
Mark Reitingner

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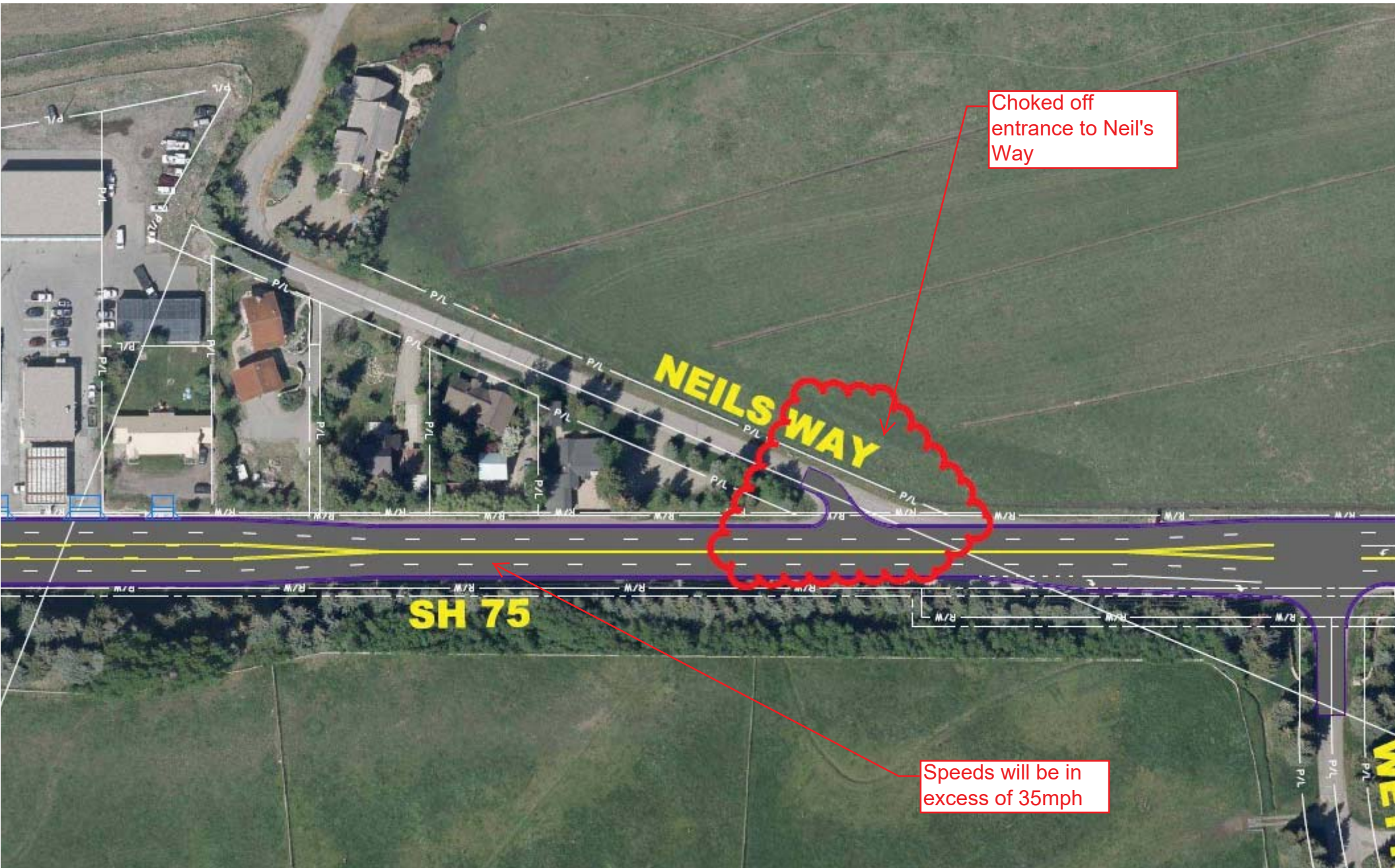
Respectfully submitted,  
Mark Reitingner

No turn lane into  
Basecamp gas  
station and store  
makes no sense!

Choked off  
entrance to Neil's  
Way

Existing Fire  
Hydrant





Choked off entrance to Neil's Way

Speeds will be in excess of 35mph



Choked off Neil's Way entrance

This would be perceived as a 45-55mph stretch of hwy. making it impossible to pull out safely from Neil's Way even though it would be posted at 35mph



## Lisa Enourato

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**From:** Curnow, John <jcurnow@limelighthotels.com>  
**Sent:** Thursday, March 03, 2022 4:49 PM  
**To:** Participate  
**Subject:** Lodging and General Lot Increase  
**Attachments:** Ketchum Visitor Spend - 2021 Data - Copy.pdf

Mayor and Council,

Thank you for exploring means to impact workforce housing now. Thank you for including all of Ketchum based business stakeholders in the broad community housing discussion and the “open houses” to gain insight and buy-in to strategies designed to tackle this important issue. I understand that you will be contemplating a couple of scenarios to change the General LOT contributions at this Monday’s City Council meeting. I have a couple of thoughts/asks for your consideration as you consider a ballot measure to bring to the voters this May.

- I support an increase to the General LOT from the segments of lodging, retail/restaurants, liquor by the glass and building materials/construction to fund a housing plan to be managed by the City of Ketchum. I believe the citizens of Ketchum should have a clear understanding that any increase, in these segments, will be “fenced” appropriately and directed only to build workforce housing. Can you clearly assure that these new tax dollars will go to housing and can the ballot language be so designed? I believe you are committed to make this happen.
- As I understand it, there are 2 scenarios being considered for the May ballot. One of these scenarios leaves the retail contribution at 0% increase. Lack of inventory for affordable employee housing is a universal issue in this valley and all business sectors are in need, will benefit, and therefore should participate. As a restaurant operator, I support some kind of increase in the retail segment. Please consider and discuss a 3<sup>rd</sup> option where Retail realizes an increase somewhere **between 0%-1%**. Retail generates a large amount of LOT revenues and retail is broad, encompassing so many different business types. I cannot see why there would not be wide support from the retail community as well as Ketchum residents if you are able to assure that the funds go to housing as I indicated above. In addition, we know that VSV research shows that 77% of the non-residents of Blaine Co. (the visitor) pays the LOT and 80% of non-residents of Ketchum (visitors +remaining Blaine Co residence) paying the LOT (see attached).
- I believe lodging can absorb a 2% increase in the General LOT contribution. Further, I believe all Ketchum based lodge managers and owners also support this increase to address housing needs. That increase, bringing the total per night lodging tax to 13%, keeps us in-line with competing resort communities which is very important.

Again, I want to reiterate that the increased LOT should fall across all segments. All segments should understand that the additional \$\$ are directed 100% to workforce housing. Everyone needs skin in this game.

Thank you for discussing the above and for your time and energy around this topic.

**JOHN CURNOW**  
GENERAL MANAGER  
LIMELIGHT HOTEL KETCHUM

P: 208.726.0881  
M: 970-309-7352

[jcurnow@limelighthotels.com](mailto:jcurnow@limelighthotels.com) | [www.limelighthotels.com](http://www.limelighthotels.com) | [Give A Flake](#)

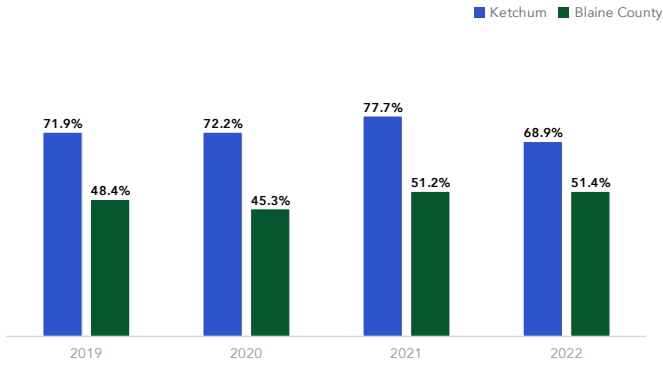
***\*\*\*Please note - As of November 24, 2021 all guests age 12 and over, are required to show proof of vaccination and matching photo ID prior to checking in to the Limelight Hotel Ketchum or entering our Limelight Lounge and Restaurant. This is a corporate policy that has been established by our ownership group, the Aspen Skiing Company/Little Nell Hotel Group and it applies to all Limelight Hotels (Ketchum, Aspen & Snowmass) and The Little Nell Hotel in Aspen.***

**\*See our new vaccine policy [here](#)**

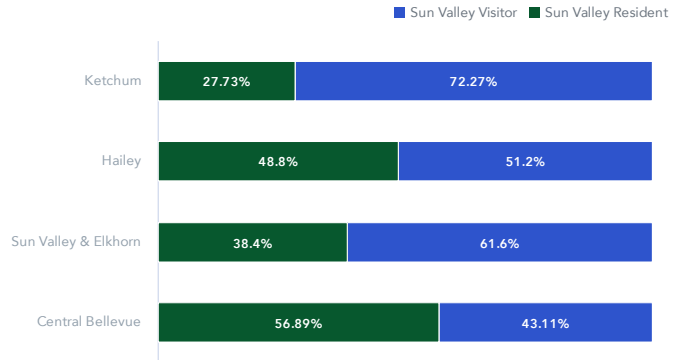
### Share of Visitor Spend in Ketchum vs Blaine County

Visitor is defined as a cardholder from outside the zip codes of 83353, 83340, 83333 and 83313. Spend Source: Affinity- Data is from domestic only cardholders and is at the transaction level. Transactions reflect roughly 25% of overall volume. Affinity processes 10 billion transactions annually and trough 34M cards including Visa, Mastercard and some American Express. Spend is direct spend only and does not include purchases such as Online Travel Agencies or airline tickets purchased online.

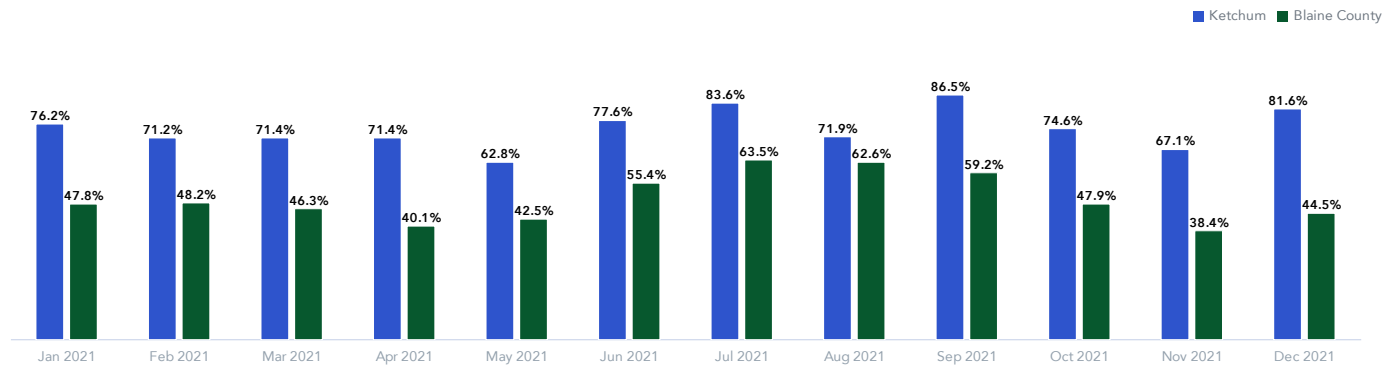
Share of Visitor Spend by Year



Share of Visitors & Residents by Key City



Share of Visitor Spend by Month

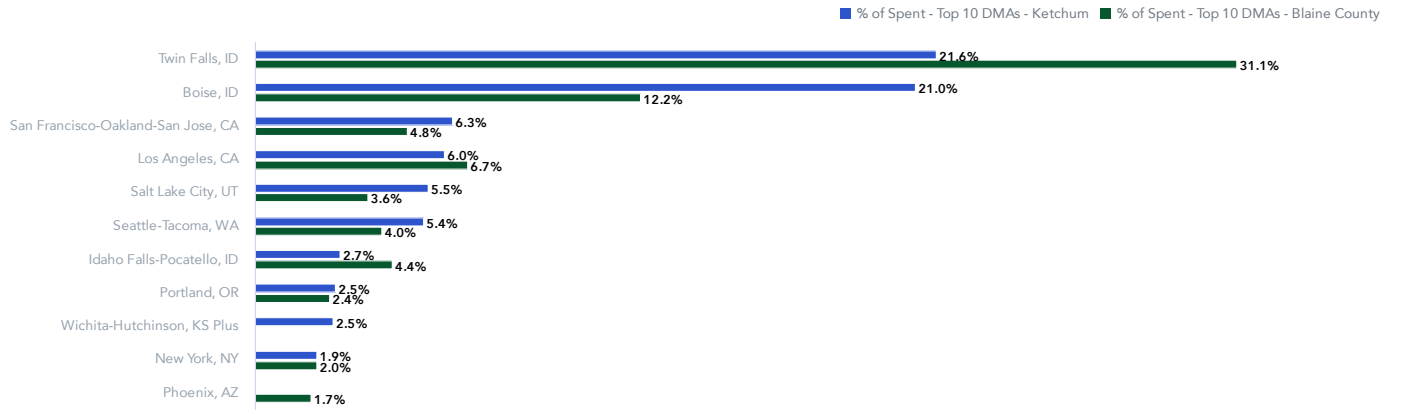


### Origin Market Insight - Visitor Spend in Ketchum

Top 10 Origin States - Ketchum/Blaine Visitor Spend



Share of Spend by Origin DMA - Ketchum/Blaine



**Lisa Enourato**

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**From:** Jack Kueneman <jkueneman@gmail.com>  
**Sent:** Friday, March 04, 2022 9:20 AM  
**To:** Participate  
**Subject:** Hole at Town Entrance

Please stop hiding/avoiding from taking some action on failed hotel at entrance to town. Try to encourage developer to build 100% housing with significant portion being rental workforce units.

**Lisa Enourato**

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**From:** Paige Lethbridge <paigelethbridge@me.com>  
**Sent:** Friday, March 04, 2022 10:46 AM  
**To:** Participate  
**Cc:** Rick Lethbridge; Kitten  
**Subject:** Liquor by the Drink 2% lot increase

City of Ketchum,

Asking only those of us who serve liquor by the drink to help with employee housing and not blanketing that responsibility across all of the retailers is so absolutely unfair. We are the reason tourists come here. We feed and drink them every night. Our labor has gone up 40%. Our rent has gone up exponentially. Our cost of goods have skyrocketed. We are short staffed and over worked. We turn away about 100 locals and tourists daily because there are not enough bars and eateries still in operation. Now you want just us pay the 2% tax increase and not the other retailers. Well again, thanks for nothing, and its a real kick in the but that your are not making housing the responsibility of every Ketchum business. Shame on you for singling us out like that. I am only in support of everyone paying for housing. Not just the bars!!!

Paige Lethbridge  
The Cellar Pub  
20-720-4990

## Lisa Enourato

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**From:** Rick Lethbridge <rlethbri@me.com>  
**Sent:** Friday, March 04, 2022 10:56 AM  
**To:** Participate  
**Cc:** Kitten; Paige Lethbridge  
**Subject:** Re: Liquor by the Drink 2% lot increase

Dear City of Ketchum,

I thought this was a great place to live, work, and own a business. The fact that you're considering of taxing liquor by the drink and not ALL businesses is total BS. All we do is work and feed people, and now we have to charge more for our drinks to cover housing because you all couldn't be forward thinking to supply housing? A topic of discussion that's been going on for over 60 years. Get off your high horse and have EVERYONE pay for housing not select individual businesses.

Sláinte,

Sent from my iPhone  
Apologies for any mistakes  
RickLethbridge Jr.  
208-721-2002 Cell

> On Mar 4, 2022, at 10:48 AM, Paige Lethbridge <paigelethbridge@me.com> wrote:

>

> City of Ketchum,

>

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**From:** Neil Bradshaw  
**Sent:** Friday, March 04, 2022 2:26 PM  
**To:** Edward Simon  
**Cc:** Participate; AllCouncil; Lisa Enourato; Jade Riley; Carissa Connelly  
**Subject:** Re: Lot Tax Language

Thanks Ed  
Your comment has been added to the public record  
Cheers  
Neil

### NEIL BRADSHAW | CITY OF KETCHUM

Mayor

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On Mar 4, 2022, at 2:23 PM, Edward Simon <[edsimon@sunvalleylegal.com](mailto:edsimon@sunvalleylegal.com)> wrote:

Mr. Mayor and City Counsel Members,

I urge you to proceed with placing language on the May ballot adding community housing as an authorized use of lot tax funds. If Ketchum is to be a vibrant community, it is urgent that every possible tool be utilized to increase housing for all. Thank you for considering and taking new initiatives that are desperately needed.

Ed Simon

p.s. for some reason participate kicked back this email so I'm sending to you.

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