

Participate

From: John Lane <boxlranch@icloud.com>
Sent: Monday, November 20, 2023 4:47 PM
To: Participate
Cc: Susan Sloan Lane; George R. Kirk II
Subject: Main Street Project

Dear Mayor Bradshaw and Ketchum City Council Members,

My sister Susan Lane and I are the owners of the Lane Mercantile Building LLC (often referred to as “Enoteca”), which is managed for us by George Kirk and The Kirk Group.

Susan and I have reviewed the City of Ketchum’s proposal for improvements to Main Street in general and particularly the Sun Valley Road intersection. We are supportive of the plan presented at the public meeting on November 8, 2023.

Through the Kirk Group we've been in touch with the City to express our wish that the treatment of the sidewalk on the Main Street side of our building remain its historic boardwalk, one which we hope will be honored.

With thanks and kind regards,

Jack Lane

John R. Lane
204 Timber Lane
PO Box 612
Ketchum, ID 83340-0610
H (208) 788-4915
M (208) 309-3024
E boxlranch@icloud.com

Participate

From: HP Boyle <boylehp@yahoo.com>
Sent: Wednesday, November 22, 2023 12:08 PM
To: Participate
Cc: Andrew Guckes
Subject: Public Comment on In-Lieu of fee for City Council

Why not eliminate the in-lieu fee?

Wouldn't that be a faster way to get deed-restricted housing? In-lieu-of funds sit with the City for years.

If there is some reason that we have to have an in-lieu of fee, there is a better way of setting it than the current process. The current process of how the Council sets a fixed dollar amount per square foot *guarantees* that the fee will be too low for most projects and potentially too high for others.

It is also objectively subjective.

The current process is for the Council to get a cost number from the Planning Department and then apply a totally made-up "factor" to it to get to a number they think "feels" about right. It is farcical.

A better way would be to base the fee on the developer's actual per square foot costs for the project.

Pros:

- gets the Council out of the business of making up fictional construction costs; just listen to their debate about it— they admit they have no competence in this area
- relieves the Council of the burden of periodically setting the fee (which they only do sporadically when it is glaringly obvious the fee is out of whack with reality)
- because the fee is based on the developer's cost, the developer cannot complain the fee set by the City has no basis in reality
- by definition, the fee will always be the current market price. THIS IS THE KEY BENEFIT

Cons:

- are there any?

This seems like a no-brainer compared to the current process.

Perry Boyle
Ketchum

From: [HP Boyle](#)
To: [Participate](#)
Subject: Public comment for P&Z
Date: Tuesday, November 28, 2023 6:53:37 PM

You don't like 10,000 square foot houses.
You don't like houses in the flood plain.

I don't have a statistically valid survey, but I would lay a sizeable bet that the community you represent is aligned with you on this.

But what's the point of spending hours making performative statements when everyone knows the zoning code permits them and there is nothing you can do to stop them?
Even if you had denied the application at the 11/28 meeting, all that happens is that it goes to the Council, and you know what they are going to do.

If you want to have a positive impact on the community, do what previous P&Z commissions have done and make recommendations to the Council for changes to the code. Who knows, maybe the next Council won't be as pro-Aspenization as the current Council.

Doing nothing but talk isn't really representing the community. Maybe some action?

Also, listening to you talk about short-term rentals when you supported ADUs is kind of laughable. It implies you like smaller STRs but not whole houses. Is that your goal? If you don't want more STRs in West Ketchum, step up and propose zoning code changes that will protect neighborhood integrity (as the statute permits) before Airbnb controls the integrity of the neighborhood.

Thank you for your service to the community,

Perry Boyle
Ketchum

P.O. Box 6840
Ketchum, Idaho 83340

Mayor Neil Bradshaw
Ketchum City Hall
P.O. Box 2315
191 5th Street
Ketchum, Idaho 83340

November 17, 2023

Dear Mayor Bradshaw

I am writing to you for a multiplicity of reasons as described below. They are interrelated as having to do with the decaying quality of life in Ketchum. While not all of these may be under your direct purview, I am frustrated enough with the lack of response to-date (from another city official) that am going to the top.

My first complaint – perhaps I should be diplomatic and say “expression of grave concern” – is the traffic on Walnut Avenue. I’ve written two letters to the police chief since early July but have received no response. No call, no mail, *bubkes*. I realize everyone is busy but wow, chirping crickets to a legitimate concern regarding traffic problems (and lack of enforcement of traffic rules) does not inspire confidence.

I am unable to walk down Walnut Avenue, where I live, without turning my head constantly to see what speeding vehicle is whizzing up the street, oblivious to the “15MPH” signs. To be fair, some of the signs may be partially obscured by people parking in front of the No Parking This Side signs on one side of the street. (I didn’t get the memo that they were special and the No Parking This Side rules didn’t apply to them.) Does anybody ever get ticketed for speeding or parking where they aren’t supposed to?

I should be able to walk on my street without worrying about ending up as a hood ornament from speeding vehicles. This street is very narrow – *barely* 2 cars wide – even more narrow with the plethora of construction vehicles parked there as well as the aforementioned parkers on the side of the street where **parking is banned**. There are no sidewalks. There is no shoulder to walk on, so you have to walk on the street and it is far scarier in winter due to piles of snow and the ice on the road that leads one to walk even farther from the edge of the street to avoid slipping and falling.

I’ve tried yelling at people to slow down. I have taken to throwing pinecones – occasionally - at cars that are especially fast, many of which are construction vehicles, and noting that while I respect tradesmen – I was a Seabee in a previous life – there is no excuse for travelling Warp 8 when the sign says 15MPH. Someone is going to have a head-on collision or get killed.

I am especially irate at the city plans to make Main Street into just an extension of Highway 75 – don’t bother slowing down! - as if we do not have enough speeding maniacs in this town. It is going to increase speeding. It is also going to (city planning term follows) “screw over” restaurant owners, by reducing parking, including parking for people who just want to pick up takeout food. During the construction on Main Street – and I know this since I experienced it when Sun Valley Road was under construction early this summer – lots and *lots* of people coming from 75 north will avoid the construction on Main Street by cutting up Walnut. They will zoom up and over the street (including the

blind part at the top of the hill), and someone will get hurt. If I experience again what I experienced this summer - I will start carrying a weapon even if it is merely a super soaker to shoot at windshields (noting the US Supreme Court did rule in *DC vs. Heller* that the right to self-defense is in *individual right*), as I have no interest in being a victim because of reckless drivers. Nobody should fear for their life walking **on their own street** because nobody enforces the speed limit or tickets anybody. Ever. Enough, already!

As far as Main Street plans, eliminating parking without any plan for "now where will people park" is especially egregious due to the construction of Bird Brain – I mean, "Blue Bird" - which has insufficient parking. There is no way that two adults in a unit won't have two cars, but that's not what the building is designed for. Where will they all park? It will be far worse if Main Street now has no parking. Worse traffic – more speeders, definitely - less parking, and more people circling looking for parking. People going out to eat are not going to walk or take the bus. Not that the city planners seem to know this: do any of them have actual *engineering* degrees? I say this noting that my dad – PhD in civil engineering - did city planning in a large city and I was an officer in the Navy Civil Engineering Corps, where I did construction management and public works on a large naval base, as well as being in the Seabees so yes, I do know about these things.

Either stop making Main Street into a functioning highway or enforce a reasonable (low) speed limit consistently in Ketchum. And let's have police ticket people for speeding and running red lights. And have better crosswalks. The lights are so screwed up on Main Street now, all that they do is train people to jaywalk.

Last but really first, please stop the Vailification of Ketchum. Every time I turn around, there is another ugly-ass building, multiple stories high, blocking the view of the mountains (Bird Brain/Blue Bird is one of them), taking every square inch of land and turning this into Vail – which is not a compliment. Not at all. They are all square boxes of steel and concrete, with rusted metal bleeding into the concrete. "Mountain Modern" – as they are described - should be rebranded "Early Prison Architecture" or maybe "Beverly Hills Dreck."

I am tired of hearing that eliminating long-standing height limits and blocking views is justified by the need for "affordable housing." As I believe you should appreciate since, if I recall correctly, you lived in San Francisco at one time, our town has similar geographic constraints as San Francisco, where the Bay and the ocean limit the spread of the city limits, and the city population can only be increased by destroying the character of the city (e.g., by eliminating height limits). Similarly, the land around us is BLM land, so we cannot continue to expand, unless we want to keep building higher and higher buildings, or build on the hills. Ergo, both geography and economics – the economics of scarcity - dictate that not everybody who wants to live here can – *unless we destroy the character of the town.*

Ketchum is a special place. Let's stop VAILIFYING it and turning it into an ugly, modernistic densely populated hell hole, where nobody feels safe walking down the street.

Yours Very Truly,



Mary Ann Davidson