

Cyndy King

From: City of Ketchum Idaho <participate@ketchumidaho.org>
Sent: Wednesday, December 18, 2024 12:27 PM
To: Participate
Subject: Form submission from: Contact Us

Submitted on Wednesday, December 18, 2024 - 12:27pm

Submitted by anonymous user: 108.184.91.40

Submitted values are:

First Name Julie

Last Name Wilson

Email wilsonbay@mac.com

Question/Comment

We support a parking structure for both residents and visitors to the businesses that hope to thrive in the downtown core.

We do NOT support any more dense housing in the downtown core.

The results of this submission may be viewed at:

<https://www.ketchumura.org/node/38080/submission/12552>

Cyndy King

From: Valerie Lane <Lane.valerie@outlook.com>
Sent: Monday, December 16, 2024 4:00 PM
To: Participate
Subject: 1st and Washington

I hope you have considered how much retail needs parking - it cannot survive without it. And adding retail in a new structure while eliminating existing parking will create even more of a hardship. Parking is already difficult downtown. Please do not take away parking from the retailers - the charm of our town depends on them. Thank you.

Sent from my iPhone

Cyndy King

From: Ken Bellamy <bellamyk1@outlook.com>
Sent: Monday, December 16, 2024 3:23 PM
To: Participate
Subject: 1st & Washington

The location of parking for downtown businesses has less flexibility than the location of workforce housing. The cost of building a parking structure only at 1st & Washington and workforce housing in a more residential setting elsewhere should be considerably less than the cost of constructing both uses on one site. All financial contributors being considered for the current mixed-use proposal should support the two site alternative because it would be less costly and the outcome would result in superior properties.

Ken Bellamy
206.669.4419

Cyndy King

From: Amanda Breen
Sent: Friday, December 27, 2024 1:45 PM
To: Jae Hill; Neil Bradshaw; Courtney Hamilton; Tripp Hutchinson
Cc: Participate
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](#)
jae@evermost.us | 801-520-0585

Instrument # 699831

HAILEY, BLAINE, IDAHO
04-24-2023 4:15:44 PM No. of Pages: 2
Recorded for: ALTURAS LAW GROUP, PLLC
STEPHEN MCDUGALL GRAHAM Fee: \$15.00
Ex-Officio Recorder Deputy: JG
Electronically Recorded by Simplifile

**RECORDING REQUESTED BY AND
AFTER RECORDING RETURN TO:**

**Samuel L. Linnet, Esq.
ALTURAS LAW GROUP, PLLC
101 E. Bullion Street, Unit 2H
Hailey, ID 83333**

(Space above this line for Recorder's use only)

QUITCLAIM DEED

FOR VALUE RECEIVED, I, BRIAN SAKSA, a single man ("Grantor"), do hereby convey, release, remise, and forever quitclaim unto JEFFREY "JAE" HILL of 417 Nine Bark Street NW, Olympia, Washington 98502 ("Grantee") any and all interest Grantor may have in the following described premises, situated in Blaine County, Idaho, to wit:

IMPERIAL LODGE Mill Site, Blaine County, Idaho
See Exhibit A attached for legal description.

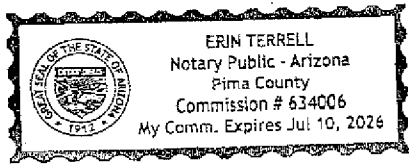
Together with appurtenances.

By *Brian Saksa*
Brian Saksa

April 18, 2023
Dated

State of Arizona
County of Pima

This record was acknowledged before me on April 18th, 2023 by BRIAN SAKSA.



Erin Terrell
Signature of notary public
My commission expires: 07/10/2026

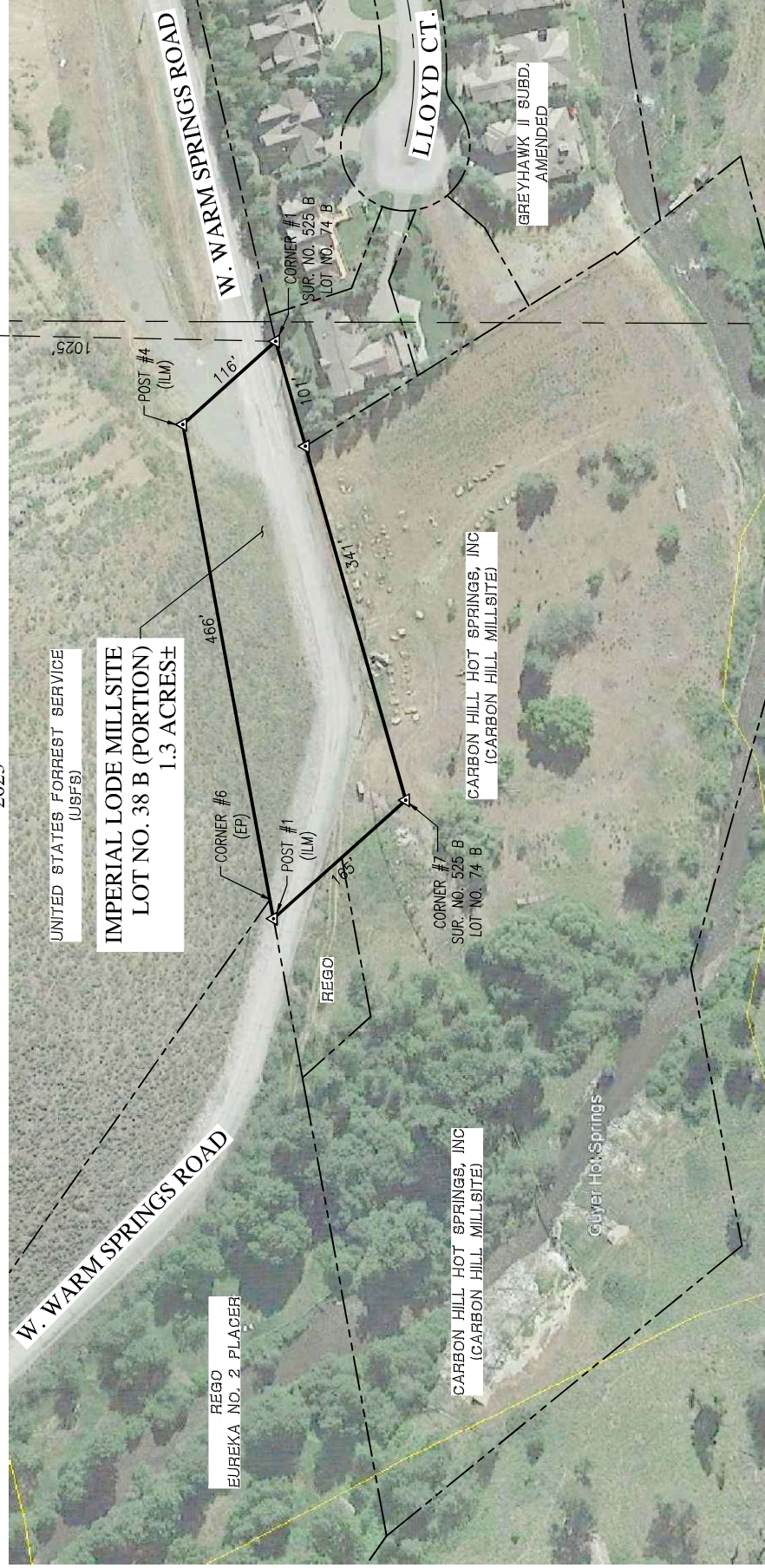
EXHIBIT A

T4N R17E Sec 15 (Boise Meridian) Lot 38B, Blaine County, Idaho; Imperial Millsite, formerly Mineral Survey 2B

JOB NUMBER:	414-23
APPROVED:	
DESIGN:	CSI
DRAWN:	
DATE:	NOVEMBER 2023
SCALE:	V 414-23 CREL
SHOWN:	
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



0 50 100 200
 SCALE IN FEET

PRELIMINARY

Cyndy King

From: Neil Bradshaw
Sent: Saturday, December 21, 2024 10:41 AM
To: Mark Maykranz
Cc: Amanda Breen; Spencer Cordovano; Tripp Hutchinson; Jade Riley; Participate; Carissa Connelly
Subject: Re: Purchase of 291 N. Second Ave.

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks for your feedback Mark
We will put in the public record for council deliberation
Cheers
Neil

NEIL BRADSHAW | CITY OF KETCHUM

Mayor

P.O. Box 2315 | 191 5th Street,W | Ketchum, ID 83340
o: 208.727.5087 | m: 208.721.2162
nbradshaw@ketchumidaho.org | www.ketchumidaho.org

On Dec 21, 2024, at 9:37 AM, Mark Maykranz <mmaykranz@hotmail.com> wrote:

I read with interest that the Town may buy 291 N. Second Ave. for deed restricted housing. I am in favor of the purchase of existing buildings (with parking in place) for conversion to deed restricted housing. If you add on, I hope you will keep any additions to the existing neighborhood scale and provide parking.

Sincerely,
Mark Maykranz

Cyndy King

From: Pat higgins <pathiggins@cox.net>
Sent: Thursday, January 2, 2025 8:43 AM
To: Participate
Subject: 2024 Comprehensive Plan draft - public comment

For public records

I appreciate all the hard work that has gone into the 151 page 2024 comprehensive draft plan. Although the timing which it was presented during the month of December and the difficulty to comment seems deliberate that you really don't want people to participate .

Hope you all had the chance to read the editorial in the Mt.Express ?
link below.

https://www.mtexpress.com/opinion/editorials/ketchum-is-zinging-comp-plan-past-the-public/article_cbc7a4c4-be35-11ef-acff-5b34df3d1454.html

Most people I talked to are completely discouraged with the city and the plan for overgrowth. Very little mention of Public Parking , which is badly needed because you are proposing to remove parking especially for the BIKE routes through town.

Which in my opinion only is 6 months of the year , it will suit the bike population which is not the majority. No one will be using this in the winter months with snow on the ground.

Did anyone on the committee drive around Ketchum during Christmas and New Years and notice the tourists walking in the streets , in their street shoes carrying skis or people having difficulty finding parking places??? Did you see many people riding bikes?

Please do not rush this process because you have a time line.

This is a very important issue that needs to be thoroughly investigated by all.

Sincerely,

Pat Higgins
Sent from my iPhone

Cyndy King

From: Beth Chiodo <bajabethy@gmail.com>
Sent: Wednesday, January 1, 2025 7:21 PM
To: Participate
Subject: Concerns regarding city projects and services

Dear Mayor and City Council,

I recently read about the \$100 million needed to rebuild our streets and sidewalks. I believe the proposed project to link and expand bike paths throughout the town should be postponed, and those resources redirected toward repairing our streets, which are a more urgent priority.

Additionally, I learned that the city seeks business and public feedback for the bike/pedestrian plan and the Washington Street parking lot. However, scheduling discussions on January 6th—when many may find it difficult to attend—limits meaningful participation. These are significant projects with far-reaching impacts on the community, and the process feels rushed. Can you provide more clarity on the timeline and ensure ample opportunity for public input?

On another note, what is happening with postal delivery? The law clearly states we should receive free postal service, yet we are paying nearly \$200 annually for delivery. Why is this the case, and what steps are being taken to address it?

Lastly, I must express concern about the continual loss of parking spaces in every new project. This trend negatively impacts residents and businesses alike. Please consider preserving or replacing lost parking in future developments.

Thank you for addressing these important issues. I look forward to hearing your response.

Sincerely,

Beth Chiodo

Daniel Hansen

From: Participate
Sent: Monday, January 6, 2025 8:35 AM
To: Daniel Hansen
Subject: FW: PUBLIC COMMENT Council Consent Agenda Item #13 12/167/24 meeting

CYNDY KING | CITY OF KETCHUM

Community Engagement Specialist
P.O. Box 2315 | 191 5th Street West | Ketchum, ID 83340
o: 208.726.3841 | f: 208.726.8234
cking@ketchumidaho.org | www.ketchumidaho.org

From: HP Boyle <boylehp@yahoo.com>
Sent: Sunday, January 5, 2025 12:24 PM
To: Participate <participate@ketchumidaho.org>
Cc: editor@mtexpress.com
Subject: Re: PUBLIC COMMENT Council Consent Agenda Item #13 12/167/24 meeting

Thank you for the clarifications. None of the payment details were provided to the public in the agenda packet. We can only work with what you choose to disclose.

Your last point defies common sense. How is it that the person hired for this role went to the same program at the same school at the same time as the housing director? Res ipso loquitur.

Perry

On Jan 2, 2025, at 1:47 PM, Participate <participate@ketchumidaho.org> wrote:

I want to clarify a few things to ensure all facts are considered:

- All city, state, and national laws and policies governing municipal contracts have been followed throughout the process to secure this contractor.
 - Like all contracts, the City Council provides final review and approval of the contract (including the contractor's title and responsibilities) not staff.
 - This year's contract, along with past contracts, have been published for public review and voted upon in public meetings.
 - Recruitment of local employees or contractors to fulfill this role has taken place over several years. No local qualified candidates have been found.
 - The City Council is aware of the local recruiting that has taken place for this role.
- This is not an approval of an employee wage. This is an approval for contracted services.
 - Market rate contractor fees differ from employee wages because the employer assumes all risk and overhead (benefits, insurance, etc.) in addition to the staff's salary. Contractors charge more because they assume the risk and overhead (insurance, supplies, tax withholding, etc.). For example:

- Hourly rates for tradespeople in the Wood River Valley (i.e., plumbers or electricians) are around \$100 to \$150 an hour.
 - White collar contractors (i.e. IT professionals or finance specialists) come in around \$130-\$170 an hour.
- The approved purchase order is a not to exceed amount for the fiscal year. It is not paid all at once. It is paid in monthly increments from invoices the contractor submits, which include reporting of hours worked.
 - Hours worked are reviewed and approved by staff.
 - Monthly payments are reviewed by both staff and the City Council.
 - Hours the contractor works on BCHA tasks are recorded as expenses incurred by BCHA.
- The total contracted amount this year is \$75,000, which is 17.63% less than last year (\$91,050) because staff will be assuming some of the contractor’s responsibilities.

The city takes the accuracy of public statements very seriously. It’s critical in ensuring the public can make informed decisions. It is also essential for protecting all parties involved, including staff and contractors. This contractor attended one year of graduate school at the same time the City’s Housing Director attended the same institution. They did not know each other at the time. They only became acquainted after the contractor pursued a contract for these services, which was awarded to them based upon their qualifications.

Best,

DANIEL HANSEN | CITY OF KETCHUM

Community Engagement Manager

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340

o: 208.725.8787 | f: 208.726.7812

dhansen@ketchumidaho.org | www.ketchumidaho.org

From: HP Boyle <boylehp@yahoo.com>

Sent: Tuesday, December 31, 2024 4:46 PM

To: Participate <participate@ketchumidaho.org>

Cc: editor@mtexpress.com

Subject: PUBLIC COMMENT Council Consent Agenda Item #13 12/167/24 meeting

This action from the Ketchum Housing Director should have received more scrutiny for fiduciary responsibility from the Council.

This is a 29% wage increase. It requires no outcomes.

The Housing Director granted the title change before the Council approved it.

While the contract specifies billing for services incurred, the Council approved a purchase order for the entire contract amount. Pre-payment for independent contractors is...unusual.

It is also unusual for independent contractors to be responsible for managing entire programs.

There is no cap on travel expense.

This person went to school with the Housing Director—how do we know this is the best person for the job?

This person lives in NYC. Why are we not locally posting a job that is quadruple our average prevailing hourly wage?

\$90/hr is potentially an excessive wage for this role. This person has no special housing expertise. \$90 is one of the highest hourly rates for any City of Ketchum employee. It's 50% more than the Housing Director herself. Indeed, he may be the highest hourly rate person for the entire City.

This job description is for much of the housing director's work— how is her role changing?

The job description is not for a Ketchum dedicated employee. It permits this employee to work for BCHA at Ketchum expense without limitation or accounting for hours. This is poor financial management and poor governance.

Recommendations

- All changes in housing staff and their compensation should be considered in the full context of the cost, responsibilities, and organizational chart for the Housing Department.
- For this specific role, the City should reduce the compensation to a local market rate
- No payments to independent contractors should be made without an invoice for hours worked duly approved by the department head and City Treasurer.
- No city employees should be permitted to hire a friend without the express knowledge and approval from the Council and only after the job has been posted for a diversity of applicants.

Let's run Ketchum according to good governance, and require professional behavior from department heads.

Respectfully,

Perry Boyle
Ketchum

<image001.png>

ITEM-Attachment-001-
082cacf18bbb4965bc759a4fd2bccc66
PDF Document · 639 KB