

## Cyndy King

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**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

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**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

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**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 1<sup>st</sup> & 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

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**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

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**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](mailto:jae@evermost.us) | 801-520-0585

**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.

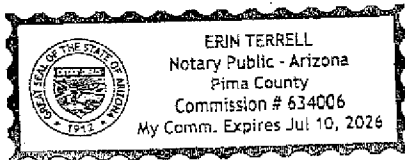
Together with appurtenances.

By *Brian Saksa*  
Brian Saksa

*April 18, 2023*  
Dated

State of Arizona  
County of Pima

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



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

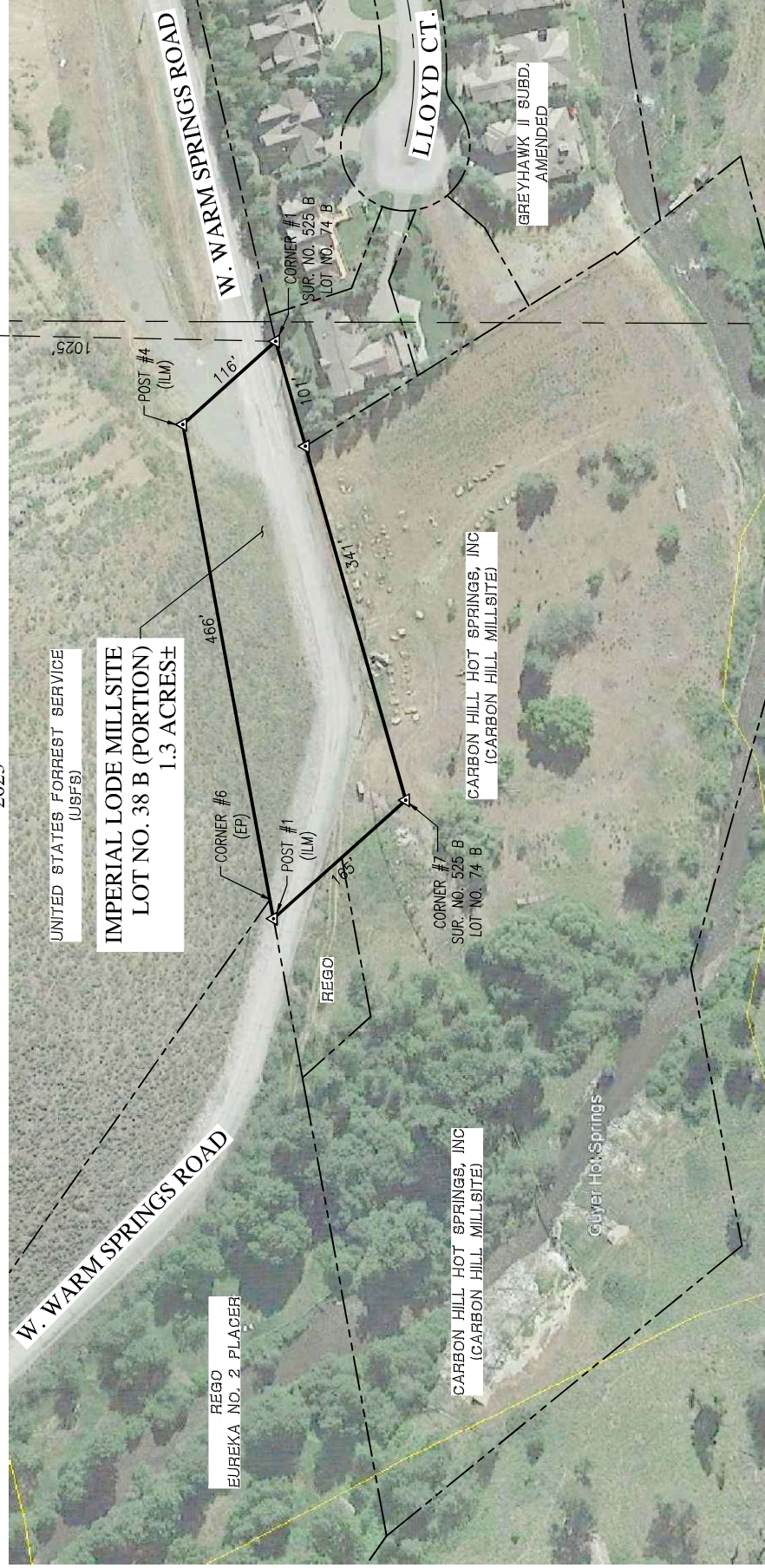
EXHIBIT A

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



PRELIMINARY



## Cyndy King

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**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](mailto:nbradshaw@ketchumidaho.org) | [www.ketchumidaho.org](http://www.ketchumidaho.org)

On Dec 21, 2024, at 9:37 AM, Mark Maykranz <[mmaykranz@hotmail.com](mailto: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

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**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](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

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**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