

# **Public Comment**

**March 13,2025**

**Dear Planning and Zoning,**

We are writing today on behalf of long-time local business owners and Ketchum family Bill and Michelle Griffin and their three children.

The Griffins are very active and engaged members of our community. Bill has served the community in many ways, as Vice Chair and Governance Chair of The Community School Board and by Co-Founding and Co-Chairing *Our Lady of the Snows Foundation* to support the local Church, In addition, the Griffin family support many local nonprofits.

In 2011 the Griffin's acquired 140 West Second in Ketchum to operate a small contemporary art gallery called Wood River Art and now wishes to make improvements to the site that will enhance their current business in a new, upgraded gallery space along with residences for long term leasing above the gallery, The property will be held by the Griffin family.

In addition to representing local and internationally acclaimed artists, Wood River Art supports many local framers, installers, crate builders, bookkeepers, intern programs for local kids, connects with local galleries, The Sun Valley Museum and the community.


### **Building Design**

The exterior finishes seek to establish a connection with the immediate surrounding neighborhood and the overall aesthetic of downtown Ketchum using natural materials such as regionally sourced stone, durable wood siding, and exterior plaster to compliment and draw out the earthtone colors found in the stone and wood. The three-story front façade scale softens as it rises using building undulation and material changes, starting with stone at the ground floor level, and transitioning to wood siding and plaster at the upper floor levels.

In addition to the fine art space, the building will include a one-bedroom unit on the first floor, a two-bedroom unit for lease on the second and a three-bedroom unit for lease on the third floor. The design harmonizes with the immediate neighborhood and Ketchum using a similar color palette, material composition, and scale of the surrounding buildings. The building is designed to be something of high quality that intends to enrich downtown Ketchum as well as provide a first class Fine Art showroom.

Please consider approving this plan. It is fully funded and eager to move forward.

Also, please do not hesitate to reach out to us for any questions or further references.



Gary and Anne Borman (also long time Ketchum residents)  
[gebmusic@me.com](mailto:gebmusic@me.com)

## Cyndy King

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**From:** Frank Dulcich <FDulcich@pacificseafood.com>  
**Sent:** Thursday, March 13, 2025 3:43 PM  
**To:** Participate  
**Subject:** Letter of Support for Bill Griffin's Project

Ketchum P & Z and City Council,

I am sending this letter to represent my absolute support of Bill and Michelle Griffin and their proposed building application.

As a fellow Ketchum resident of over a decade, I got to know Bill and Missi through our mutual involvement on The Community School Board and Our Lady of the Snows. I have nothing but respect for them, their integrity, and commitment to our community. Their business, Wood River Art, provides support to the local artist community and helps foster the culture of Ketchum as a vibrant and creative community.

Bill has shared with me that his family looks to be the long-term stewards of this property, creating a high-quality project. A project that will not only provide more creative and cultural access for the community through his fine arts space and mixed use in the core of downtown. All around it is a win for our community.

If you have any questions do not hesitate in contacting me.

Sincerely,

Frank and Jill Dulcich

## **140 West Second Street Project, Bill and Missi Griffin**

March 13, 2025

Dear Members of the Ketchum P&Z Council--

This letter fully endorses Bill and Missi Griffin's application to build a handsome, in-scale three-story downtown Ketchum building.

The first story will house a gallery space that will display not only the work of world-renowned artists, such as James Turrell, David Hockney, and Mary Corse amongst others, but also local promising artists.

The second floor will include a one-bedroom and two-bedroom condominium units. The third floor will house a larger three-bedroom unit.

Importantly, there will be four off-street parking spaces.

The Griffin's been Valley residents since 2007. They are well-known and highly respected. During their time here, they have become community leaders by helping to actively guide and support the operations of many important non-profit institutions.

We believe that this will be a high-quality project that will continue to support many local businesses and will make Ketchum even more of a well-regarded creative arts community.

We hope that the Council Members will approve its construction.

Sincerely, Jay Hagenbuch and Kim Steel

## Cyndy King

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**From:** Frederic Boloix <frederic@boloix.com>  
**Sent:** Friday, March 14, 2025 1:43 AM  
**To:** Participate  
**Subject:** RE: Support for Bill Griffin and his 140 West 2nd Street Project

March 14, 2025

To: City of Ketchum Planning and Zoning Commission

From: Frederic Boloix, Frederic Boloix Fine Arts

Dear members of the Planning and Zoning Commission,

My name is Frederic Boloix. I'm a 30-year resident and business owner in the Wood River Valley. I write to express my enthusiastic support for Bill and Michelle Griffin's proposed building project at 140 West 2nd Street in Ketchum, which includes an art space that will house Wood River Arts, a fine arts gallery featuring internationally renowned artists, as well as local artist Lisa Woods.

Since 1994, I have owned and operated Frederic Boloix Fine Arts, a business that included a gallery in Ketchum from 2002 through 2022. During those two decades, I served as president of the Sun Valley Gallery Association, sat on the board of the Sun Valley Center for the Arts, and performed as trombonist with the Sun Valley Summer Symphony (from 1995 to 2004). My commitment to the arts spans both visual and performing disciplines, and today I continue working through my private art consultancy based in Hailey, and through volunteer work in the realm of programming for the Argyros Center for Performing Arts, which my wife and I proudly support. Beyond Idaho, I've cultivated my artistic pursuits in cities including Miami, San Francisco, Vienna, and Munich—experiences that inform my appreciation for vibrant cultural communities.

I have known Bill and Michelle (Missy) Griffin for many years and hold them in the highest regard. Since relocating to Ketchum in 2007, they have become pillars of our community. Their dedication shines through their involvement with the Community School, where Bill has served as Vice Chair and Governance Chair. He also co-founded and co-chaired the Our Lady of the Snows Catholic Church Foundation. Bill and Missy have consistently supported local businesses, nonprofits, and initiatives that elevate the Valley's quality of life. Professionally, Bill's expertise in the art world commands respect. His co-ownership and leadership of a premier Los Angeles based contemporary fine art gallery, and his discerning curation at his current Ketchum space, speak volumes. The proposed building, with its thoughtfully designed gallery, promises to amplify Ketchum's arts scene by showcasing internationally renowned artists—a testament to Bill's vision, experience and connections in the world of art. I endorse this building and art space wholeheartedly.

Thank you for your consideration.

Sincerely,

Frederic Boloix

FB

Frederic Boloix Fine Arts

1550 N. 2nd Ave.

Hailey, ID 83333

mobile: +1 (208) 720 6036

<http://boloix.com/>

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## **Griffin as a local working family and contribution within the Ketchum community**

This application is presented by long-time local business owner and Ketchum residents, Bill and Michelle Griffin. Bill, Missi and their three kids have been active Valley residents since 2007. The Griffin's acquired the property in 2011 to operate Wood River Art, a small contemporary art gallery. All three children attended local schools and Bill served as Vice Chair and Governance Chair of The Community School Board. In addition, Bill Co-Founded and Co-Chaired Our Lady of the Snows Foundation to support the local Church and have supported many local nonprofits. Having raised their family in Ketchum The Griffin family is well known and respected around our Valley. Bill and Missi are happy to be on a first names basis with most local business owners. This project represents a continuation of his current business in a new, upgraded gallery space, with residence plans above.

## **Positive impact of Art business within Ketchum**

Bill and Missi Griffin via Wood River Art has had a proven long-term commitment in Ketchum for almost a decade and a half (since 2011). It works with both international artists (James Turrell and Mary Corse) to local Ketchum artists (Lisa Woods). It supports many local framers, installers, crate builders, bookkeepers, intern programs for local kids, connects with local galleries, The Sun Valley Museum and the community at large to make Ketchum a vibrant, creative and positive culture.

## **Building Design**

This project has striven to create a high-quality project that will enrich the community while serving Bill's needs for a fine art showroom space for his Ketchum art business, as well as his long-term vision as a property to be held by his family.

Exterior finishes seek to establish a connection with the immediate surrounding neighborhood and the overall context of downtown Ketchum using natural materials such as regionally sourced stone, durable wood siding, and exterior plaster to compliment and draw out the earthtone colors found in the stone and wood. The three-story front façade scale is broken down using building undulation and material changes, starting with stone at the ground floor level, and transitioning to wood siding and plaster at the upper floor levels.

The Ketchum comprehensive plan seeks a vibrant downtown feel and a variety of housing options while maintaining the historic small-town feel Ketchum is known for. Nearly every chapter notes the need for increased variety, quantity, and specifically in the downtown core, density of housing. Multiple housing types are provided, with a one-bedroom unit and a two-bedroom on the second floor, and a larger three-bedroom unit on the third floor. The small-town feel is maintained, harmonizing with the context of the immediate neighborhood and Ketchum using a similar color palette, material composition, and scale of the surrounding buildings.

## Cyndy King

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**From:** Peter Smith <petesmithsv@gmail.com>  
**Sent:** Friday, March 14, 2025 1:56 PM  
**To:** Participate  
**Subject:** Plan: 140 West 2nd Street

We have reviewed the plans/renderings of the above described project. We find it architecturally attractive in design as a gallery/residence. Proposed finishes and position of the building compliment the surrounding neighborhood in this downtown core area.

Bill and Missi are long time friends as well as residents here in the Wood River Valley. They are contributing/active members of our community. Their business, WOOD RIVER ART, is highly respected and significantly contributes to the vibrancy of our town.

We believe approval of this project will assure a continuing presence of both this business and the Griffin family here in Ketchum.

Respectfully,

Pete and Becky Smith  
PO Box 67  
Sun Valley, ID 83353



## Cyndy King

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**From:** Lincoln McNulty <lincolnmcnulty@hotmail.com>  
**Sent:** Saturday, March 15, 2025 4:04 PM  
**To:** Participate  
**Subject:** Support for 140 West 2nd Street Building

Dear P& Z Commissioners,

My name is Lincoln McNulty and I have been a long term Ketchum resident. I have a successful art crating, shipping, technology and installation business and work with many collectors, artists, galleries and businesses in the valley. **And Wood River Art and Bill Griffin are on the top of that list.**

The quality that WRA LL has operated and supported localvenders like me herein Ketchum is unmatched. Beyond the everyday local impact, Bill Griffin handles additional international business in a quiet manner that helps create global awareness for Ketchum as a vibrant cultural center. It is the type of homegrown Ketchum business that we all value. Its quality ripples through our art scene, town and community at large. It makes our town interesting and ultimately better for all of us.

**In my view, the new building proposed is stunning and fully enhances the Ketchum spirit.** The use of natural materials (local rock and wood) and the architecture all come together for a project that we can all be proud of. This project is one that brings many positive points to Ketchum and for me it starts with people committed to a bright future for our town (and actively working to see it realized) and ends with protecting our small-town character. By combining these two we secure what's best for Ketchum today and ensure its bright future tomorrow.

Because of the above I ask that you support this building and allow this to continue to improve local businesses (like mine) while bringing vibrancy, creativity and relevancy to our beautiful Ketchum town! What a win.

Faithfully submitted,  
Lincoln McNulty

## Cyndy King

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**From:** City of Ketchum Idaho <participate@ketchumidaho.org>  
**Sent:** Monday, March 17, 2025 9:49 AM  
**To:** Participate  
**Subject:** Form submission from: Contact Us

Submitted on Monday, March 17, 2025 - 9:48am

Submitted by anonymous user: 184.183.114.195

Submitted values are:

First Name Kirk

Last Name Ebertz

Email kpebertz@cox.net

Phone number

Email/text notifications

Question/Comment

The Ketchum P&Z meeting on March 25 should be cancelled and rescheduled on a later date to avoid the conflict with the World Cup races. Would you ever schedule a meeting between Christmas and New Years? It is not right to exclude resort business owners and workers from being able to attend.

The results of this submission may be viewed at:

<https://www.ketchumidaho.org/node/7/submission/12680>

## Cyndy King

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**From:** Mark Maykranz <mmaykranz@hotmail.com>  
**Sent:** Tuesday, March 18, 2025 7:18 AM  
**To:** Participate  
**Subject:** Comprehensive Plan update

I do not believe any building in Ketchum should be taller than 3 stories regardless of its use. The buildings that are taller than 3 stories stick out like white elephants and destroy the mountain character of Ketchum.

I disagree with the upzoning of density in Ketchum. The result will be more condominiums for second homeowners. With the present cost of construction at \$ 1,100 per square foot and rising ( not including land costs and soft costs), it is ridiculous to think that these condos will go to locals. The Town should pursue a deed-restricted program for Ketchum residents. Any and all housing initiatives should benefit Ketchum residents only.

Go back to the 2014 map; nothing has changed.

Nonconforming homes should be allowed up to 1200 of add-on construction (as Morgan Landers stated) providing the properties have the appropriate set backs. Single family homes are where families live in Ketchum. If homes are not allowed, families will keep moving to Hailey. Since the high school is located in Hailey, the school related activities will always be a driving force for housing decisions. Affluent families who choose the Community School will stay in Ketchum if they are satisfied with single-family housing choices in Ketchum. Don't chase these families out of Ketchum. Nonconforming homes in higher density zones also provide density relief.

This town needs to have design guidelines just like every other resort mountain town. The way design review is treated in this town exposes the town to litigation for capricious and arbitrary design review decisions. The appearance of the new structures shows that our design review process is a failure.

I am disappointed that the March 25 meeting was not rescheduled. This is another example that erodes public trust. Hundreds of people are volunteering for the World Cup to help make sure it is a success, and we will not be able to attend the meeting.

Thank you.  
Mark Maykranz

Sent from my iPhone

## Cyndy King

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**From:** Kim Maykranz <stoefflerdesigns@hotmail.com>  
**Sent:** Tuesday, March 18, 2025 7:52 PM  
**To:** Participate  
**Subject:** Comprehensive plan update

Unfortunately I will not be able to attend the March 25 meeting due to a prior commitment I made with the World Cup organizers. The date you chose for your meeting will minimize attendance (perhaps that was your intention) as the people of Ketchum are highly engaged with this monumental world class event. I am sorry your interests do not align.

I would like to make my position know re: upzoning and density changes proposed in Ketchum. I believe no building, for any reason, should be higher than three stories. In order to assure that added housing initiatives benefit Ketchum residents (and not just add to the second home owner market), the dwellings should be deed restricted. We need to try and restore the character of Ketchum. We have made multiple miss steps with very loose design guidelines (nonexistentant) recently approving many oversized structures that are destroying the charm of our historic small ski town. We are not Vail, London or Johannesburg. Remember: small town, big life.

Kim Stoeffler  
Ketchum resident

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## Cyndy King

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**From:** Jody Beckwith <jodybeckwith@gmail.com>  
**Sent:** Wednesday, March 19, 2025 9:51 AM  
**To:** Neil Bradshaw; Amanda Breen; thutchinson@kektchumidaho.org; Courtney Hamilton; sscordovano@ketchumidaho.org; Neil Morrow; Brenda Moczygemba; Tim Carter; mmcraw@kektchumidaho.org; spassavoy@ketchumidaho.org; Participate  
**Subject:** Comprehensive Plan Feedback- Rocking Horse Ranch Subdivision

As long-term residents of West Ketchum, we have invested considerable time in reviewing the 2025 Proposed Comprehensive Plan, attending meetings, and engaging with our neighbors regarding the proposed changes. We write to convey our concerns about the negative impact that the Proposed Comprehensive Plan may have on our neighborhood.

While the designation of "Medium Density Residential" (MDR) for the West Ketchum neighborhood has remained unchanged, there have been significant revisions to its definition. The 2014 Comprehensive Plan emphasized single-family homes and duplexes as the primary housing types. Contrarily, the Proposed Comprehensive Plan now categorizes "small" single-family homes and duplexes as secondary uses, prioritizing townhomes and multi-family (apartment) residences. City officials have informed us of the intention to incentivize developers to construct higher-density projects in our neighborhood under Primary Uses. (It is worth noting that the initial version of the Proposed Comprehensive Plan did not include single-family homes in the MDR definition.)

We are concerned about the pace of the Comprehensive Planning process, especially with the meeting scheduled for March 25—the day of the largest ski race ever held in our community. The March 25 and April 9 meetings are only two weeks apart, which is too short a time frame. During the March 11 Planning and Zoning meeting, there were comments suggesting that the city was considering accelerating rezoning efforts. Given the work still to be done on the Comprehensive Plan, we are concerned that any rezoning efforts could be rushed and premature.

The 2014 Comprehensive Plan accurately represented the character of our neighborhood by prioritizing single-family homes and duplexes, while allowing increased density where contextually appropriate. This approach garnered support from the majority of neighborhood residents. Unfortunately, the Proposed Comprehensive Plan threatens to undermine the value of our homes and the character of our neighborhood.

In light of these concerns, we respectfully request that the AA zoning for our neighborhood be changed to the "Low Density Residential" (LDR) designation, as outlined in the Proposed Comprehensive Plan. We believe this adjustment more accurately reflects both the current character and future vision for our community. We also support similar changes requested by other West Ketchum neighborhoods. We hope to work with you on resolving these issues without the need for legal counsel.

We appreciate your hard work in supporting our town and look forward to your response.

Thank you for your attention to this matter.

Sincerely,

Tom and Jody Beckwith  
931 Rocking Horse Road

Hope Hayward and Walter Eisank  
971 Rocking Horse Road

Ernie and Joyce Patricelli  
920-B Rocking Horse

Steve and Cindy Dondero  
991 Rocking Horse Road

Richard and JoAnna Frohman  
920-A Rocking Horse Road

John and Janice Bell  
831 Rocking Horse Road

Jack and Kristi Kohl  
911 Rocking Horse Road

Karin Davies  
901 Rocking Horse Road

\*Signatures available upon request

--  
***Jody Beckwith***

19 March 2025

Dear: Mr. Mayor, City Council Members, and Planning and Zoning  
Commissioners of Ketchum

Via Email:

Re: 31 January 2025 Joint Petition on Behalf of the Bordeaux/Sabala St.  
Neighbors:

**We appreciate the hard work and dedication you've brought to the task of putting together a new Comprehensive Plan. We thank the staff at the City of Ketchum Planning & Zoning Department as well.**

Our request was submitted prior to the release of the second Draft Comprehensive Plan, and after the new Draft was made available to the public, we welcome some of the changes made. However, we remain committed to protecting the character of our unique neighborhood. Therefore, having LDR designation, as it represents what we currently retain: primarily single-family homes and duplexes.

Our petition was created through multiple in person meetings in residents' homes, through many emails and phone calls. The testimonials we heard from neighbors were extraordinary in our shared love of our special place in West Ketchum. It took time, effort, neighborhood cohesion, and was signed by 57 property owners.

*We, the undersigned, respectfully re-submit this petition requesting that our neighborhood - those properties with **Sabala St., Bordeaux St. addresses and 511 Wood River Dr.** - be included in the proposed **Low Density Residential (LDR)** land use designation for the 2025 comprehensive plan Future Land Use Map, to keep our density and underlying zoning generally the same as it currently is. Our neighborhood is made up of single-family and duplex buildings and has a majority occupancy of long-term and workforce housing. To change our land use designation to allow higher density buildings will threaten the existing characteristics of our neighborhood, increase traffic, and will have the opposite effect that the community is hoping to achieve - that of providing community housing and keeping the small town feel and*

*character. This neighborhood is long-term housing and should be included in the Low Density Residential Land Use designation as proposed in the second draft Comprehensive Plan.*

Signed by:

- |    |  |                     |
|----|--|---------------------|
| 1  | Sarah and Stu Ryan                                     | 301 Sabala St.      |
| 2  | Anne Winton and John Marsh                             | 311 Sabala St.      |
| 3  | Tiffany and Reid Black                                 | 209A Sabala St.     |
| 4  | Susan Crist  | 209B Sabala St.     |
| 5  | Shell and Alex Margolin                                | 141 Bordeaux St.    |
| 6  | Gina and Robert Poole<br>Catherine Carley and Marshall | 161 Bordeaux St.    |
| 7  | Rawlings   | 120 Bordeaux St.    |
| 8  | Natalie Shuttleworth                                   | 130 Bordeaux St.    |
| 9  | Amy Weyler and Andy Ross                               | 511 Wood River Dr.  |
| 10 | Brooke and Randy Cooley                                | 151 Bordeaux St.    |
| 11 | Margaret and Steve Matecki                             | 203B Sabala St.     |
| 12 | Eliza and Jason Buck                                   | 172 Bordeaux St.    |
| 13 | Mark Pattison and Darci Hanson                         | 203A Sabala St.     |
| 14 | Kelly and Bruce Martin                                 | 211 Sabala St.      |
| 15 | Carol L. and Anthony J. Frank                          | 300 Sabala St.      |
| 16 | Hannah and Sam Young                                   | 160 Bordeaux St.    |
| 17 | Marjie Mickelson                                       | 176 Bordeaux St.    |
| 18 | Duncan Morton  | 174 Bordeaux St.    |
| 19 | Michelle Stennett                                      | 220 Sabala St.      |
| 20 | Laurel M. Leman  | 162 Bordeaux St.    |
| 21 | Emily and Andrew Stoddard                              | 166 Bordeaux St.    |
| 22 | Jeani and John Ferrari                                 | 309 Sabala St.      |
| 23 | Crisane and Willie Cook                                | 171 Bordeaux St. #1 |
| 24 | Geraldine Carter and John Senf                         | 171 Bordeaux St. #2 |
| 25 | Duncan Morton, Jr.                                     | 171 Bordeaux St. #3 |
| 26 | Caroline Persohn                                       | 171 Bordeaux St. #4 |
| 27 | Tim Bailey   | 171 Bordeaux St. #5 |
| 28 | Heather and Sean Kovich                                | 171 Bordeaux St. #6 |
| 29 | Tory and Miles Canfield                                | 178 Bordeaux St.    |
| 30 | Mike Hattrup   | 106 Williams St.    |
| 31 | Heather and John Ballas                                | 380 Sabala St.      |
| 32 | Jerry Ann and John Heaney                              | 131 Bordeaux St.    |
| 33 | Pat Fuller   | 210 Sabala St.      |
| 34 | Pamela and William Shearer                             | 360 Sabala St.      |



57 Signers, with signatures validated upon request.

## Cyndy King

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**From:** Luanne Mandeville <luanne@luannemandeville.com>  
**Sent:** Wednesday, March 19, 2025 12:15 PM  
**To:** Participate; Ric Flores; alison.burpee@gmail.com; Olin Glenne; tom@bigbypllc.com  
**Subject:** Comments on Revised Comp Plan--Mid Warm Springs

Behind the Pines and Four Seasons condos in mid-Warm Springs are eight single family homes in the Sunshine Subdivision, originally platted in the early 1970s. I own one of them (200 Four Seasons Way). I am extremely disturbed that the Version 2 Comprehensive Plan shows these eight homes as high density. Surely this is a mistake.

Though I would prefer that our eight houses remain in Low Density, I would not oppose being in Medium-Density Residential, allowing a variety of residential types, including single family residences, duplexes and other attached-unit types.

My concern is denial of rebuilding as a single family residence if a natural disaster destroys my home. Quality of life would be destroyed. Once the Comprehensive Plan is adopted, it appears that it is only a matter of time before zoning districts and design standards to address desired mix of uses will be adopted, including “height, massing, and scale; housing types; character-defining features; and transitions to adjacent development and historic resources, as outlined in land use category descriptions” (Action BNE-1.a.).

Idaho Code Section 67-6502(a), states that one purpose of a comprehensive plan is to “protect property rights and enhance property values.” Changes in density of my property are not protecting my property rights. This is clearly a matter that could head to the Idaho Supreme Court. Private property rights include the right to hold and enjoy property. Please respect my private property rights and do not designate my property as high density.

Behind the Pines and Four Seasons condos are eight single family homes in the Sunshine Subdivision, originally platted in the early 1970s. I own one of them (200 Four Seasons Way in mid-Warm Springs). I am extremely disturbed that the Version 2 Comprehensive Plan shows these eight homes as high density. Surely this is a mistake.

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Idaho Code Section 67-6502(a), states that one purpose of a comprehensive plan is to “protect property rights and enhance property values.” Changes in density of my property are not protecting my property rights. This is clearly a matter that could head to the Idaho Supreme Court. Private property rights include the right to

hold and enjoy property. Please respect my private property rights and do not designate my property as high density.

Luanne Mandeville

200 Four Seasons Way, Ketchum

[Luanne@LuanneMandeville.com](mailto:Luanne@LuanneMandeville.com)

208-720-4484

## Cyndy King

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**From:** Jennifer <jenniferwellsgreen@gmail.com>  
**Sent:** Tuesday, March 18, 2025 6:56 AM  
**To:** Participate  
**Subject:** support for Griffin family

To: The Ketchum Planning & Zoning Commission

I have known Bill and Missi Griffin for more than two decades, first in Los Angeles and now in Sun Valley, and I enthusiastically support their proposal to renovate the current building at 140 W. Second Street, Ketchum, ID.

As the Executive Director of the Sun Valley Museum of Art, I recognize the significant cultural value Bill's expanded footprint in Ketchum would bring to our community. His work through Wood River Art has consistently attracted world-class artists to our area, directly advancing the Museum's mission of connecting contemporary art and artists with our community.

The Griffins have established themselves as active, generous, and engaged residents who contribute to many facets of our community life. Wood River Art has created meaningful employment for local workers, including many in our creative economy - a contribution that will likely grow with this project's approval.

The housing options included in this proposal align with Ketchum's comprehensive plan, and their decision to work with a local architect further demonstrates their commitment to our community.

I wholeheartedly endorse Bill's vision for creating a more vibrant and creative community in Ketchum and support this project.

Sincerely,

Jennifer Wells Green

PO Box 5460 , Ketchum ID 83340