

**From:** [HP Boyle](#)  
**To:** [Participate](#)  
**Cc:** [editorialboard@mtexpress.com](mailto:editorialboard@mtexpress.com); [Andrew Guckes](#)  
**Subject:** PUBLIC COMMENT: Special Council Meeting on the Budget 6/26/23  
**Date:** Thursday, June 22, 2023 6:29:07 PM

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In the Mayor's Missive and in the Budget Workshop document, it states the Administration's budget priorities are:

1. Housing for year-round residents • With the recent passing of the LOT ballot measure, we have more than \$1.5m of dedicated funds towards supporting our Housing Action Plan.
2. Preserving the character and soul of Ketchum • We have funded an ambitious project to update our city comprehensive plan and zoning code that better reflects our community values and expectations whilst providing greater direction to prospective developers.
3. Investing in our city's infrastructure • Our 5-year Capital Improve Plan (CIP) continues to prioritize the growing demand on city infrastructure although financial constraints continue to persist.

This is yet another misrepresentation of the Housing Action Plan. The HAP is NOT about taxpayer subsidization of year-round residents solely based on income. It is about providing WORKFORCE housing. Some of those workers may not be year-round residents (e.g., seasonal employees). Our housing crisis is relevant because it prevents us from having the nucleus of workers needed for a functioning community. We don't need housing for retirees or people who just want to live here because it's a nice place. What is behind the Administration's constant stretching of the HAP beyond workforce housing? Are they planning to retire into taxpayer-subsidized housing?

"Preserving the character and soul of Ketchum" is pretty rich coming from this Administration. No Administration has done more to destroy the soul of Ketchum than this Mayor and Council. Indeed, this Mayor rejected pursuing a new Comp Plan when he last ran for office, and recently the Council intended only to "audit" the 10-year-old plan. A truly inclusionary Comp Plan process will be a test of this Administration's commitment to the community and the integrity of the City Planner and Administrator.

As part of the Comp Plan process, I urge the Council to direct staff to create an online model of Ketchum showing how each development project impacts the soul and character of the community. How else can the community evaluate the impact of priorities and decisions? It would also be good to show a running tab of parking spaces created or destroyed, along with a running account of overall residential and commercial additions and which are taxpayer subsidized. This has been discussed at P&Z, but has been resisted by the Administration. Why?

The CIP is an excellent step to putting the City on a more proactive and responsible track to maintaining its infrastructure. It has only taken this Administration 5 years to figure that out.

Historically, under this Administration, budget workshops with the department heads have been pro forma, where the department heads present their ask, the Council asks a few questions, and then the Administrator decides on the budget, which is rubber-stamped by the Council.

There is a better way. It is called zero-based budgeting, and it ensures that resources are rationally put against priorities. I urge the Council to require the staff to embrace this approach.

Thank you,

Perry Boyle  
Ketchum

**From:** [World Cup Travel Grabher](#)  
**To:** [Participate](#)  
**Subject:** ROUNDABOUT ON 6TH ST  
**Date:** Friday, June 23, 2023 7:48:55 AM

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Regarding the proposed roundabout, we feel it is totally unnecessary and needed more in other parts of the city. How many traffic accidents have actually happened there?

Kindly,

Michele & Fritz Grabher

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**From:** [HP Boyle](#)  
**To:** [Participate](#)  
**Cc:** [Andrew Guckes](#); [editorialboard@mtexpress.com](mailto:editorialboard@mtexpress.com); [Morgan Landers](#)  
**Subject:** Public Comment for P&Z Commission and City Council  
**Date:** Tuesday, June 27, 2023 7:52:37 PM

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After listening to the Sage Rd development architect in the 6/27 P&Z meeting note that their two-home plan is better than a mega-mansion on that site, I am left thinking—why?

Why is the increased density of short-term rentals better than the lower density of second homes? Or fewer non-owner occupied homes. Which is better for the people who live in Ketchum?  
Density isn't always a good thing when you are already drowning in STRs.

Also, modern “modular” housing is perhaps cheaper (as the applicant noted), but (at least in this case) boxier. This was the biggest complaint of the P&Z. These units are boxes to maximize the interior space at the lowest possible cost. Should the zoning code be accommodative of the cheapest form of construction just because it's cheaper if it's uglier? Sure, they may be more sustainable—but they are just more sustainable short-term rentals. Is the tax base from short-term rentals worth it for the community?

The P&Z Chair's comments that all of the above is just fine indicate a concerning lean by at least one commissioner. Cheap, boxy short-term rentals seem to be what he is looking for—as long as they are sustainable and can be built quickly.

In response to Mr. Cordovano's question, the applicant would not commit to do anything more than consider restricting the homes in the CC&Rs. This is late in the planning process for that discussion.  
I think we all know these homes are eventually destined for the STR pool.

Something to think about when we do the Comp Plan and Zoning Code rewrite.

Thank you,

Perry Boyle  
Ketchum

**From:** [HP Boyle](#)  
**To:** [Participate](#)  
**Cc:** [editorialboard@mtexpress.com](mailto:editorialboard@mtexpress.com); [Andrew Guckes](#); [Morgan Landers](#)  
**Subject:** PUBLIC COMMENT for City Council and P&Z on Interim Ordinance Analysis 6/27  
**Date:** Tuesday, June 27, 2023 7:52:37 PM

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You should watch the recording if you are on the Council and didn't attend (I didn't see any of you there). Start at 6 pm.

Kudos to City Planner Landers and her team for moving Ketchum in the proper planning direction. Since her promotion, the department has upped its productivity by a factor of 10. This is the work we should have been doing but was delayed by this Mayor and his Administration for five years. Many of the questions raised in the presentation should be answered not by the P&Z or the Council, but by the community in the new Comprehensive Plan. One can only hope that the Council gives Planner Landers the resources and time needed to conduct a genuinely inclusive process rather than the jam-through "audit" the Mayor hoped for.

The key input to the model is population. We all suspect that the census data is way off. SVED confirms it. The Commissioner who asked about the population as the key input to the planning process was spot on. We could use credit card and cell phone data to determine who is spending how much in town. Our planning team is not fully armed with all the information needed to make critical planning decisions.

As a general rule, we need a model where we identify assumptions and the sensitivity of the analysis to the assumption. Many of the assumptions on costs and prices are highly variable and will change during economic cycles; We should not be planning the future of the city based on point-in-time data. We need scenarios and sensitivity analysis. This conversation highlights how badly **we need a 3D virtual model of Ketchum—not just a 2D map**. As one planner noted, the 2.25 FAR might be re-considered in the core—but with upper floor setbacks.

**A critical point for the City Council is that we need luxury condo sales to subsidize not just workforce housing, but for viable commercial space in the commercial core.** The 3000sf limit to residences was indeed handing a party favor (as one commissioner noted)—to one particular developer. Also, the in-lieu fee is too low per this analysis. We don't have a flip tax or other sources of revenue, so we have to take what we can get.

Alternatively, follow Mr. Cordovano's line and ban luxury penthouses. With current land prices, no project will pencil. Eventually, land prices will fall, but will construction costs fall enough for a project to pencil?

It was interesting to hear the juxtaposition of the planning team's comments about attractive buildings versus the P&Z Chair's support for cheaper prefab boxes earlier in the P&Z meeting.

The damage Bluebird does to the commercial core in this analysis is remarkable. It is too late for Washington, but think carefully when you give up the last city-owned core lot.

— Removes significant potential commercial space that would have been very valuable—gone forever

— Increases demand for parking that we are taking away from the commercial core—and

doing again and again at Washington and 6th St lots

- Will turn into retiree housing, not workforce housing, much as Northwoods Place has become (and as all housing like this in resort communities does)
- provides employers incentives to depress wages
- changes the proportion of mass that provided the small town feel—why people come here

As a side note, there probably is no more non-transparent, non-transparent approach to city government than calling what occurred in this meeting an "Interim Ordinance Review," and starting it at 6 pm. This is critical information for the public, and the administration should encourage the public to be part of this vital process for determining the future of Ketchum.

Thank you,

Perry Boyle  
Ketchum

**From:** [Gwen Ashley Walters](#)  
**To:** [Amanda Breen](#); [Participate](#); [Jim Slanetz](#); [Michael David](#); [Neil Bradshaw](#)  
**Subject:** Postal Issues  
**Date:** Wednesday, June 28, 2023 8:32:55 AM

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Dear Mayor and Council:

Good morning! We are seasonal residents and have been since 2013. We pay our property taxes on time and do our best to shop local, but often have to shop online — especially for some medical supplies — as I'm sure others do, too.

When we arrived for this season in late May, there was a letter in our post office box about how to direct mail deliveries to the Post Office here in Ketchum. I didn't think much about it as we've had a PO Box since 2013, and have had UPS and Fed EX packages delivered directly to our door in downtown Ketchum for the past 10 years. UPS and Fed Ex still deliver daily to our retail neighbors (we live in downtown Ketchum). Wish I had kept a copy, because I don't remember anything in that letter about how now packages directed to my street address that end up at the Post Office would be marked as undeliverable and returned to sender.

I've since learned that several of my online purchases were delivered to the Post Office and the Post Office just marked them undeliverable and returned to the sender, instead of looking up our street address and putting a yellow card or a key to a parcel box in our mail box as they have done the prior 10 years. It seems like they are actually creating more work for themselves by forcing us to use their address or risk not receiving a package we need.

Here is another issue: even if I'm forced to use the Post Office address, the Post Office takes anywhere from 2 to 4 extra days upon receiving our package to alerting us (via yellow card or key to package locker or placed in our box). That's right, a package that normally took anywhere from 2-4 days via private carrier (UPS/Fed Ex) now takes 2-4 normal transit days PLUS AN ADDITIONAL 2-4 days after arriving at post office BEFORE we find either a yellow card or key or package in our box. It seems like there is an unwillingness on the part of the management of this Post Office to provide timely service its customers.

I have spoken to many residents since I learned of this issue, and many related the same story and frustration, it just happened to them during the winter months and now just shrug. Is there no recourse for the change? Why is the Post Office in essence forcing a monopoly on residential packages? We either use their address for all packages, or risk having them returned to sender. Again, as customers, we don't know or have control over who the shipper selects to send our packages. It's not just Amazon. I've had packages returned from other sellers, too.

Here is a different (and also troubling) problem I've encountered: A letter I mailed to another Ketchum PO Box holder, which I dropped into the slot labeled "Ketchum" at the Post Office, was sent to Boise (I have a picture of the post mark if you need it), and therefore, the recipient did not receive the letter until 6 days after I mailed it. I

mentioned this to one of the clerks and they said that even though there are designated slots for Ketchum, Sun Valley and Hailey mail, all mail, as directed by the current Post Master, leaves the building, hence the letter was sent to Boise and then post marked and shipped back to Ketchum. Wow.

Is there any way for the council to improve this unfortunate situation? Can you explain to me why any of this is acceptable? I do understand staffing is an issue for everyone, but this seems to be beyond a staffing issue. What else can we do as residents to improve this situation?

Thank you for your time and attention to this problem.

Gwen Walters

**From:** [fm20814.](#)  
**To:** [Participate](#)  
**Cc:** [Neil Bradshaw](#)  
**Subject:** Painted Crosswalk Project  
**Date:** Thursday, June 29, 2023 10:05:25 AM

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Kudos to everyone involved in the painted crosswalk project. I think the crosswalks look great, and definitely add to the vibrancy of the area. I'll leave it to others to determine their impact on pedestrian safety, but I think they're whimsical and fun and incorporate local culture very well.

Richard Schwartzbard