

Cyndy King

From: Pat Higgins <pathiggins@cox.net>
Sent: Monday, August 5, 2024 9:56 PM
To: Participate
Subject: Fwd: Public Comment : THE FIRST AND WASHINGTON PROJECT

Sent from my iPad

Begin forwarded message:

From: Pat Higgins <pathiggins@cox.net>
Date: August 5, 2024 at 9:54:34 PM MDT
To: City Ketchum <participate@ketchumidaho.org>
Subject: **Public Comment : THE FIRST AND WASHINGTON PROJECT**

Dear members of the Ketchum City Council, P & Z and KURA,

It seems to me after digging into the extensive 136 Page Dixon Resources Parking Data Report on the KURA website from July 27, 2021 I wonder , could it be outdated in just a few short years?

After reading the 9 page Parking Options Report from the KURA , I understand why the 'downtown business' do not support your affordable housing project unless there is adequate parking for the public. The business' are very much for affordable housing , but not at a loss of parking for customers and employees. People will not stop in Ketchum to shop, local stores and restaurants will have to cut back and will close . Your plan will kill this town. The "Beautification of Main Street" Project we have experienced since April , has clearly shown us why business is down by at least 30%. Local residents have been avoiding going downtown this summer. More road construction next year.....who will be in business then ?

Many Ketchum residents and business owners are shell shocked. The city has issued far too many building permits without thinking what the consequences would be for local businesses , residents and visitors during a very busy summer. The July 24th KURA presentation was met with minimal support for the project unless there is a plan for public parking.

The KURA report confirms parking is a problem in the downtown core , especially adjacent to Argyos, Limelight Hotel and the Forest Service Park. Was the removal of 25 plus parking spaces on main street even included in their report before their recommendations? How can you expect any small businesses to survive without having any kind of parking ? How can a Performing Arts Center survive , without any parking? Included in my letter are a few excerpts in KURAs own verbiage from the 9 page report (bottom of page 1 and top of page 2) KURA March 13 , 2023.

Titled RECOMMENDATION TO PROVIDE DIRECTION ON FUNDING PUBLIC PARKING IN THE FIRST AND WASHINGTON PROJECT

Introduction/History

This report provides the following information to assist the Board in the decision to include and fund public parking at the First and Washington site:

Report Summary

The following summarizes the information in this report:

- To promote and facilitate a vibrant and year-round downtown, in 2017 private parking requirements were reduced for priority uses. This shifted parking demand from private responsibility to public responsibility. The city accepted the responsibility and implemented parking management strategies and added additional public parking in the downtown.

- Demand for public parking is at capacity in some areas of the downtown during peak periods. However, overall, there is a sufficient supply of short-term public parking throughout the downtown located within a 5–10-minute walk.

- Demand for long-term employee and resident parking will continue to increase, especially in the winter, creating the need for additional long-term parking spaces. The First and Washington site provides the opportunity for long-term parking to meet future demand.

- The area around First and Washington is transforming into a destination location with two new hotels, the Argyros Theater, the Farmers Market and other events at Forest Service Park and surrounding new mixed use commercial and residential projects. Short and long-term parking demand will increase in this area. Ketchum is the only resort city of similar size that does not have public parking structure to handle long term demand.

- Two parking options meet the KURA goals for the project. The options provide 54 or 93 public parking spaces. The cost estimate for these options is \$9.4 million and \$13.5 million respectively.

- KURA has the capacity to fund \$8-\$9m million for parking. This consists of a borrowing capacity of \$4.5-\$5.0 million and cash consisting of \$4.0 million.

- Depending on the configuration of the parking, either all shared parking for the public and residential tenants or a combination of dedicated residential parking and separate public parking , the development could share in the parking costs. This would need to be negotiated and could impact the rental rates of the units.

I understand the KURA funds expire in 2030, passing this very important project before the Comprehensive plan is revised is not a good move .

Please put a pause on this project till all the road construction is done and the new Comprehensive Plan is updated. Please

listen to the business owners , without them we don't have
much of a town.

Pat Higgins

Ketchum

Cyndy King

From: mary stoecklein <marstoecklein@hotmail.com>
Sent: Tuesday, August 6, 2024 10:16 PM
To: Participate; Participate
Subject: Public Comment: First and Washington Project

Follow Up Flag: Follow up
Flag Status: Flagged

Dear members of the Ketchum City Council and KURA,

I am writing this email because of my deep concern about the First and Washington project. I am already distressed about losing 25 plus parking spaces on Main Street. The news about the Washington project will roughly take away an additional 60 parking spots which is disturbing not only to me but our community. I am all for affordable housing but not in the core of our town which depends on that lot for employee and customer parking. We need positive and balanced development.

Before going ahead with this project I think it would benefit all if we take a look at Bluebird 1. Once it's available for rent let's study the parking situation. The parking plan of 15 min here, 2 hours there and special permits for long term parking is not only confusing but will need to be policed. I really don't think we want to go in that direction. Another problem is where will people park when the streets are being plowed, these are all serious issues that need to be addressed.

I think it would be a huge wake up call if the Washington parking lot was roped off for a period of time. Everyone would get a better feel and understanding about how the loss of parking would affect our town. With two hotels going up and several restaurants, more vehicles equal more parking! If you feel it is necessary to have housing in this particular spot please build a parking garage big enough for not only all the residents but also for the community, so people will enjoy coming into town to dine, shop and attend all the wonderful events our town has to offer.

I have lived here for 44 years and I really care about the direction our town is heading. I do not want to see new and older established businesses struggling or having to close their doors. You say you want to make this a vibrant community so let's make that happen, please start listening to the businesses and community.

Thank you for your time,

Mary Stoecklein

Cyndy King

From: Andrea Chatterton
Sent: Wednesday, August 7, 2024 7:14 AM
To: Cyndy King
Cc: Suzanne McCollum; Trent Donat
Subject: Participate - Letter to Streets
Attachments: Trails West Gallery of Fine Art - Letter - 08-01-24.pdf

Hello ladies,

*Good morning. We received the attached letter from Arnold E. Marz, who has requested this letter be sent to council and participate.
We will add this to public comment for the next KTA meeting.*

Thank you,

ANDREA CHATTERTON | CITY OF KETCHUM

Administrative Assistant Streets & Facilities

Recording Secretary Ketchum Traffic Authority

P.O. Box 2315 | 200 10th Street | Ketchum, ID 83340

Office: 208.726.7831 | Fax: 208.726.7836

achatterton@ketchumidaho.org | www.ketchumidaho.org



~~XXXXXXXXXX~~
~~XXXXXXXXXX~~

PO Box 2360
Sun Valley, ID 83353
August 1, 2024

Mr Ramsey Hoehn
P.O. Box 2315
Hetchum, ID 83340

Dear Mr Hoehn:

Referencing our telephone conversation of July 31, 2024, I recommend that the city of Hetchum make permanent the current "Temporary" traffic pattern at the intersection of 2nd Avenue and Serenade Lane. It vastly improves safety in all directions because it removes the ambiguity and uncertainty in the former pattern where drivers exiting from Route 75 would not signal their intention to either turn right into 2nd Avenue or proceed straight ahead towards River Run or 3rd Avenue. This caused confusion and near-accidents for 2nd Avenue drivers stopped at the stop sign. The new "temporary" traffic pattern removes that problem.

If this current traffic pattern is made permanent, I further recommend the following two signs to optimize the vehicle fluidity and safety:

1. From River Run: "Left traffic does not stop."
2. Approaching Serenade from north on 2nd Ave: "Proceed ahead without stopping."

Sincerely,

Arnold E. ~~XXXXXXXXXX~~
(208) 726-9261 ~~XXXXXXXXXX~~

Cyndy King

From: Robert & Kathryn <rkgardner@svskylan.net>
Sent: Sunday, August 11, 2024 10:42 AM
To: Participate
Subject: Housing project

We are business owners in downtown Ketchum. We feel that all of the new housing that has been built in downtown with minimal parking has created a terrible parking problem. People are constantly parking in our private parking areas and going to other destinations. This causes enforcement problems and bad feelings from those involved. We are totally against developing the city parking lot into more housing. We feel that this property should be developed into a multi story parking garage which would help solve the lack of parking issue that now exists in downtown Ketchum. Thank you for your consideration.
Robert and Kathryn Gardner
Sent from my iPad

Cyndy King

From: City of Ketchum Idaho <participate@ketchumidaho.org>
Sent: Saturday, August 10, 2024 8:49 AM
To: Participate
Subject: Form submission from: Contact Us

Submitted on Saturday, August 10, 2024 - 8:48am

Submitted by anonymous user: 205.220.252.200

Submitted values are:

First Name Rosanne

Last Name Smith

Email r.smith118@aol.com

Question/Comment

The budget/appropriation ordinance is being read 3 different times, three different meetings.

A public hearing was held - now it is being read.

Is the thought someone may have a serious, bon a fide issue that it would necessitate a change in the ordinance?

Or is the thought to get ideas, concerns to work on next year? i.e., no changes to existing/planned ordinance.

Personally I think it is a good idea...(3 different readings)

Thank you

The results of this submission may be viewed at:

<https://www.ketchumidaho.org/node/7/submission/12327>

Cyndy King

From: Connie Price <connieprice@mac.com>
Sent: Saturday, August 10, 2024 7:27 AM
To: Participate
Cc: Tony Price
Subject: Washington Street Lot

Please consider a public parking structure at Washington and First. Collecting parking in one central location would allow development in other parts of the city core. Parking is essential for the Argyros, Limelight, Farmers Market and Ketchum Alive and the growing number of restaurants and stores. We need a vibrant downtown that brings people together from all parts of Blaine County. Building community through shared events helps to lessen the divisions we have experienced since Covid. We need to support our local businesses and they cannot thrive if people cannot park. Thank you for your consideration. We love doing all our business locally and attending local events. Please help everyone who is car dependent to continue to enjoy Ketchum.

*Connie
Better Together*

Connie Cox Price
415-722-4464

Sent from my iPad

Cyndy King

From: Full Suspension <FullSuspension@protonmail.com>
Sent: Monday, August 12, 2024 11:09 AM
To: Participate
Subject: More high rises?

City of Ketchum,

I own a house in Sun Valley and I am also from California so maybe my vote doesn't count but, no, I do not want any more high-rises approved starting now including the one you have planned for the parking lot behind the Thunder Paws pet store.

Also, I don't want any more low income, housing on prime downtown Ketchum real estate.

Thank you.
Jim Huyck

Cyndy King

From: Fagerholm <vectorfins@gmail.com>
Sent: Monday, August 12, 2024 11:26 AM
To: Participate
Subject: Parking

Elected officials of the People

Please- As you have heard, the people who you work for have voiced their opinion on the destruction of one of the last remaining parking areas in ketchum.

I add my voice in saying no to this bad idea. Leave it standing as parking.

50 year resident

Jeff Fagerholm



Virus-free. www.avast.com

Cyndy King

From: Warren Benjamin <thebenj4@gmail.com>
Sent: Monday, August 12, 2024 12:02 PM
To: Participate
Cc: Julie Johnson
Subject: Public Comment-Re-Development Washington Street Parking

Please forgive my not attending in person the upcoming P&Z meeting. I would however like to comment on the above subject.

Since February, 2024, many of us in the community and local businesses have voiced our concern over the potential loss of parking at Washington Street & 1st Avenue.

Since that time, the community has rallied in support of a PAUSE & to re-think this decision by city officials:

1. A local petition has gathered over 1,600 signatures (1/2 the local population) to pause any decisions at this location
2. The local business community has spoken in asking city officials to reconsider its decision
3. A newly formed and effective Ketchum Business Advisory Board has been formed to represent the local business community on this issue. They are now recognized as the voice of the businesses in town having spoken at meetings to city council and KURA.

To date, these actions have caused KURA to hold a public workshop to solicit further comments on this issue. KURA has stated that "if the community does not want to lose this valuable parking lot," perhaps we should reconsider.

Further, members of the City Council have listened to these objections and await further action by other city organizations.

Finally, P&Z has an important and valuable decision to demonstrate to city officials that they are opposed to the development of affordable housing at this location.

The community recognizes the importance of affordable housing as our community continues to grow. However, the community also depends on the financial strengths of our local businesses to provide valuable products and services. The Washington Street lot represents a key location for locals, visitors, second home owners and employees to park as there are no other viable alternatives in the downtown corridor.

Your decision is bigger than the design or architectural renderings submitted for this project. It involves your desire to keep Ketchum financially thriving for our local businesses.

Here's hoping you send a message that there must be a better alternative to this issue than the loss of the Washington St lot.

Thanks

Cyndy King

From: Elise Lufkin <e.lufkin@gmail.com>
Sent: Monday, August 12, 2024 12:56 PM
To: Participate
Subject: Washington Street lot proposed development

I strongly oppose development of the Washington St. lot until the new P&Z Codes and Comprehensive Plan has been passed by Planning and Zone and Ketchum City Council. This badly conceived plan will create havoc in the middle of town. Of course we need more affordable housing, but this is not the place for it.

Elise Lufkin

101 Greenhorn Loop

Hailey, ID, 83333

Sent from my iPhone

Cyndy King

From: Jack Kueneman <jkueneman@gmail.com>
Sent: Monday, August 12, 2024 1:12 PM
To: Participate
Subject: Pause

P&Z and City Council -

Please pause the development of the First and Washington public parking lot. Unfortunately, prior city administrations allowed the ARG to be built without considering long term parking. I believe you are proposing just too much of a parking reduction between a)Main Street, b)the current lot itself and c)only 2/3 space per unit at proposed development.

At least pause to re-analyze parking after Bluebird and Main Street reductions.

Jack Kueneman

Cyndy King

From: John Melin <johntmelin@gmail.com>
Sent: Monday, August 12, 2024 1:47 PM
To: Participate
Subject: Washington Street Project

To Anyone Who Listens at the City of Ketchum,

As the owner of two businesses and one residence in the City of Ketchum, I am adamantly opposed to this project. The project is a terrible use of City assets and the elimination of parking is an abuse to the downtown business community.

John Melin

Cyndy King

From: Jack Bariteau <jack@waypointsunvalley.com>
Sent: Monday, August 12, 2024 3:29 PM
To: Participate
Subject: Hotel Lodging LOT Tax Increase

Follow Up Flag: Follow up
Flag Status: Completed

To the City Council: The proposed increase that the Council is considering placing on the November ballot for voter consideration needs to be further studied for its impact on the limited lodging that we have in Ketchum. There is always elasticity in the lodging business especially in mountain resort seasonal markets. Adding a lodging tax increase can be negatively impactful to the marketing of the lodging we have now in Ketchum and throughout the Wood River Valley and for the successful marketing and bookings in the hotel that our ownership is now finally building at the entry to town. We certainly support the case and cause for creating more workforce housing and have demonstrated our commitment to this with the successful completion of the First & Fourth mixed use building. This project now contains 15 workforce apartments and was envisioned to meet the Development Agreement requirement for the hotel project to provide 18 hotel employee beds. We have been successfully renting through the BCHA all 12 of these apartments in Categories 4 and 5 to employees of businesses here in Ketchum and will continue to do so until the hotel calls for 12 of the 15 apartments through a master lease by our hotel ownership/hotel management company of these 12 apartments from the First & Fourth building ownership.

While workforce housing is needed throughout the valley there is little if any available land to build affordable housing in downtown Ketchum. While there is the proposed KURA project coming forward to P & Z for the Washington Avenue lot, the need for public parking being removed off of Main Street must be replaced and added for the sake of our merchant and food service businesses to survive long term. I strongly urge the Council to look at any LOT increase assessed against lodging to be not solely allocated to creating workforce housing. Any revenue created from such an increase should be allocated as well to public parking creation and use for City infrastructure repair and replacement. Our side streets curb, gutter and sidewalks are in desperate need of fixing and it's also time to take down and underground the remaining above ground power lines in the City core.

I urge the Council not to rush into placing on the ballot a measure to increase the LOT tax without further comprehensive study and applying any such increase to just affordable housing. I have a wealth of information to share on the costs of parking and undergrounding our power lines, having now built over 64 underground spaces in the Christiania Building and First & Fourth and now under construction with another 110 spaces at the hotel project. The hotel project also successfully undergrounded 800 plus linear feet of overhead power lines on the eastside of Main Street from River to Gem Street in 2018-2019.

Jack Bariteau
Managing Member
Harriman Ketchum Hotel, LLC (Hotel Project Developer and Owner)
Managing Member

Waypoint Pearl, LLC (First & Fourth Building Owner and Developer)

Cyndy King

From: Mark <markefosburg@yahoo.com>
Sent: Tuesday, August 13, 2024 11:08 AM
To: Participate
Subject: PAUSE PLEASE Washington St lot

Please pause proceeding with the Washington Street lot development until a comprehensive plan is approved and in place. Doing the wrong thing fast will harm our community.

Mark Fosburg

Sent from my iPhone

Cyndy King

From: Aneta Fosburg <nanetka27@hotmail.com>
Sent: Tuesday, August 13, 2024 11:40 AM
To: Participate
Subject: Pause please

Please, pause the Washington street development.
Aneta Fosburg

Cyndy King

From: sally onetto <onettosally@gmail.com>
Sent: Tuesday, August 13, 2024 11:47 AM
To: Participate
Subject: P & Z Meeting for Washington Lot August 13th

To whom it may concern

I wish to comment on the proposed development of the Washington Lot in Ketchum

As a full time resident of Ketchum, watching these new developments appear in our mountain town, I am horrified by the industrial heavy design of the proposed building.

Yes, we need affordable housing especially for our teachers, hospital workers, and fire and police employees but after Bluebird which is almost uniformly unavailable to them because of income ceilings, is this the best we can offer? Not enough parking, too far from our elementary school to walk in the winter and no-where for kids to play. Is it designed exclusively for uncoupled workers?

We can and have to do better than this. Who wants an apartment with no windows in the bedroom area?

The City is removing parking spaces in Main Street, and the only solution is to park on the Washington Lot. This services the shops, the Argyros, the weekly Farmers Market and any event that takes place in the Park and the Limelight Hotel. It is often full even though there is no signage off the Main Street to the parking area.

Please either redesign and include double the parking or rethink the development of this lot. There isn't much point in putting an affordable living building in the core of Ketchum if shops close due to lack of customers.

We already have empty store fronts and this year, stores on Main Street have suffered enormously due to lack of traffic, both foot and vehicle. I wonder what would happen if the City properly signaled available parking in the core as the tourists have no idea where to park except on the streets. Plus no one is going to walk several blocks in the winter. We have already lost spaces on Main Street, why take away the only place left to safely park in town?

Respectfully submitted

Sally Onetto
160 Spur Lane, Ketchum

Cyndy King

From: Annie DeAngelo <aedeangelo@gmail.com>
Sent: Tuesday, August 13, 2024 11:55 AM
To: Participate
Subject: Full support 1st and Washington

Hello,

I'm writing to express my full support for the housing development on 1st and Washington. We desperately need more affordable housing in our community and this location seems like a great spot for more. It's next to a really large structure so I feel like it will look small comparatively. And while it does take away some parking spaces we are losing the forest for the trees if we focus on that. Ketchum is an amazing community because of the people in it. We need folks that aren't ultra wealthy to be part of it. This project seems like a great opportunity to me!

Thanks so much,
Annie DeAngelo

Cyndy King

From: Sarah Seppa <seppas@slhs.org>
Sent: Tuesday, August 13, 2024 11:58 AM
To: Participate
Subject: For consideration before tonight's meeting
Attachments: Letter to P+Z.docx

Thank you! Sorry for the last minute!



**Sarah Seppa MS, RD,
CDCES**

(she, her, hers)

*Director of Community
Engagement
Manager ~ Center for
Community Health
St. Luke's Wood River*

 208-727-8734

 seppas@slhs.org

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8/13/24

To Ketchum P+Z for consideration on the 1st and Washington Development:

I moved to Ketchum in 2002 and worked in the service and retail industry for about 6 years before getting my master's degree and getting a job at St. Luke's in 2013. I have worked for St. Luke's as a clinical dietitian, diabetes educator, and now I run the Center for Community Health in the Hailey clinic. I am also on the board of the Blaine County Housing Authority.

When I moved here with another friend after college, we slept on the floor of a friend's condo for 2 nights before we found an affordable condo to rent in Ketchum. 2-3 nights of waiting tables at a popular restaurant and I could pay my rent for the month. Nowadays this type of situation is not possible and if it had not been possible then I would have chosen another place to call home and served that community for the last 22 years in service, public service, and healthcare.

We have a housing crisis here in Blaine County. We have 0 affordable rentals for young people, seniors, and our workforce. People working in service jobs, people working for our community's beloved nonprofits, people working in healthcare, have nowhere to live. In my job as community health manager for St. Luke's we perform a Community Health Needs Assessment every three years which outlines the highest priority health needs our community is facing. For the last 2 cycles housing has popped as the highest need. Having close parking to downtown has never even been mentioned in all the interviews, focus groups, and surveys that we have done. We have come to a point where we as a community must prioritize housing. We need to seize this opportunity and trust that people will figure out solutions to parking, like riding the bus, or a bike, or walking 4-5 blocks. In fact, a city's walkability adds to its character and vitality and is better for our physical health.

Commuting from Twin Falls, Shoshone, Fairfield, or even Bellevue is not the solution. Traffic has become unbearable for many, affecting the mental and physical health of this community. There is also evidence to show that long commutes are associated with:

- High blood pressure
- Musculoskeletal disorders
- Increased anger and resentment at work
- Absenteeism
- Lateness
- Inability to concentrate and perform to the same standards as those who live in much closer proximity to the workplace
- Increased risk of heart attacks, flu, depression etc.
- Poor quality of life, including an increase in the level of stress, anxiety, fatigue, fast food consumption, low quality of sleep, decrease in physical activity, and personal and social bonding.

- Lower well-being in certain areas of life, including tiredness, lower productivity, and lower job satisfaction.

I also think that it would be important to learn from our neighbors in Jackson Hole, who depended on a workforce housed in neighboring Victor. When there was a complete road failure on the only connecting road between the two cities, Jackson was without a reliable workforce. This could very easily happen here with a big snowstorm or a fire, with only one way into Ketchum from the towns in the south.

In my 2+ years running the Center for Community Health, housing has been one of the biggest needs we have seen in our clients, and we have very little solutions to assist people with this need. We are seeing the negative effects of unstable housing on our clients every day. The 2023 Blaine County Housing Authority Survey found that we need a minimum of 4,700 new, converted, or preserved community homes by 2023. All the cities in our county must act now to help provide solutions by seizing development opportunities for workforce housing. To that note, I would request that the Ketchum P+Z committee approve the 1st and Washington development for the health, wellbeing and vitality of our community.

Many thanks,

Sarah Seppa

Cyndy King

From: Juanita Young <belespritskin@gmail.com>
Sent: Tuesday, August 13, 2024 8:45 PM
To: Brenda Moczygemba; Neil Morrow; Tim Carter; Matthew McGraw; Susan Passovoy; Spencer Cordovano; Tripp Hutchinson; Neil Bradshaw; Participate; Amanda Breen
Subject: P&Z meeting today

Follow Up Flag: Follow up
Flag Status: Flagged

I attended the meeting at 4:30 today, and it was quite absurd. The two women, one representing the Hunger Coalition and the other from St. Luke, spoke remotely, and it was evident that their presentation was entirely staged.

It is important to highlight that the Hunger Coalition has a net worth of \$114 million, and their employee salaries range from \$90,000 to \$140,000 annually. The organization possesses ample land that could be utilized for employee housing, which would alleviate the burden on Ketchum. I would like to understand why she prefers to reside in Ketchum while her workplace is located in Bellevue.

St. Luke's possesses significant assets, valued in the billions, along with extensive land surrounding the hospital and a large parking area, making it an ideal location for employee housing.

Eliminating parking will lead to a decline in customer traffic for businesses, resulting in their closure. Consequently, this will reduce the demand for housing. It is essential to consider the implications of such actions.

Consider constructing a parking garage with community housing situated above it, limited to three stories in height.

Bluebird is likely to become quite chaotic; let's take a moment to observe how this unfolds.

Cyndy King


From: Cellar Pub <thecellarpub@live.com>
Sent: Thursday, August 15, 2024 11:43 AM
To: Participate
Subject: Housing and Sushi on second parking lot

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern this is Paige from the Cellar Pub.

Our business was misrepresented in the newspaper concerning housing in the Sushi on second parking lot. One of our partners Roger Roland is against that. We are not against it. Rick and myself are for any housing anywhere in the city core.

The Cellar Pub should be taken off of that list.

Thanks.
Paige Lethbridge
208-720-4990
Sent from my 

Cyndy King

From: Carol Klick <carolklick@gmail.com>
Sent: Friday, August 16, 2024 11:16 AM
To: Participate; Neil Bradshaw; Tripp Hutchinson; Amanda Breen; Spencer Cordovano; Susan Passovoy; Matthew McGraw; Tim Carter; Neil Morrow; Brenda Moczygemba
Subject: Parking and community housing

Add to your list of businesses agreeing with KBAC to pause, Sheetmetal Fabrication and Carol Klick Bookkeeping Services.

Tuesday's P&Z meeting was the second meeting I've attended regarding the 2nd and Washington proposed community housing building. I am appalled at the speed this project is advancing with strong community opposition.

Both parking and housing for employees are needed in this community. I think it's important to not give up one for the other. The message I get from the City of Ketchum is that we have plenty of parking and adding additional parking is too expensive. **WRONG!!!**
VERY WRONG!!!

I have been working and parking in the City of Ketchum since 1976. I'm one of many workers and business owners who drive the streets 5 days a week looking for parking so I can do my job. Bluebird with it's inadequate parking onsite for the residents is unacceptable. It's time to require onsite parking for all residential units.

It might help you to realize the scale of workers and tourists using parking in Ketchum by counting the number of vehicles coming to Ketchum from the south in the morning. Also it would be a good idea to count vehicles in and out of both parking lots in the city. Tourists will not stop in Ketchum if they can not park their vehicles and employees will find it too difficult to work here if they are asked to ride a bike or bus.

Consider using your "in lieu" funds you have been collecting for decades and pony up for the parking as promised.

Sincerely,
Carol Klick

Cyndy King

From: Lori Calico <lricalico@gmail.com>
Sent: Friday, August 16, 2024 11:47 AM
To: Participate
Subject: 2% LOT

Just sharing input about this proposed 2% for STRs. I'm not rich, far from it. I can't afford to be in Sun Valley all the time, and I can't afford to let my place sit empty when I'm not so I do airbnb. It's frustrating to be punished for not being rich. There are tons of multi-million dollar homes sitting empty most of the time who aren't being punished with a 2% fee. Isn't there a way to get the mega rich people to help out with the housing fiasco instead of the people just scraping by. Why is the lack of affordable options for people who hold the town up becoming the responsibility of people just trying to live in these horrible economic times. Can't we rely on the "haves" instead of the "have nots" to solve this problem?

My two cents.

Cyndy King

From: Kirk Ebertz <kpebertz@cox.net>
Sent: Friday, August 16, 2024 9:10 AM
To: Participate
Subject: Lodging LOT

I believe the 2% LOT proposal is a very good idea and I think it would be wise to also use the funds to build more affordable housing units. We need workers and diversity in our community. Thank you, Kirk Ebertz Sent from my iPad

Cyndy King

From: anonymous
Sent: Friday, August 16, 2024 7:56 AM
To: Participate
Subject: Action Item: First and Washington

Follow Up Flag: Follow up
Flag Status: Flagged

Hello all,

This is not normally something I would do, but I feel compelled to write in support for this project.

I am a 30-year-old, white, female, college graduate. I have lived in the valley for 8 years. I have worked at two major essential businesses the entire time I have lived here, with side jobs thrown in to afford rent. People who oppose this project and projects like this (bluebird) are affluent, disillusioned “members” of the community. They see “affordable housing” and they think of run-down, derelict buildings and untidy lawns with broken-down cars.

I reside in Ketchum. I have the best living situation of anyone I know that rents, unless they are renting from their parents. I pay \$1300 in rent for a west Ketchum apartment, which is incredibly reasonable for Ketchum OR Hailey.

I make \$27 an hour, which equals to about \$55-57,000 annually.

So yes you’re correct, I DO NOT EVEN QUALIFY FOR THIS HOUSING.

There are many more like me, and even more who make less than I do, that feel unheard, unseen, and unwanted.

These business owners are worried about parking, but who will they employ in their businesses? And how will they keep their doors open when no one wants to work for them? Because I guarantee they won’t be paying employees more than \$27 an hour when they start work at Ketchum Kitchens, or Silver Creek Outfitters, or Atkinson’s.

“This valley is hurting”.

Thank you for your support of affordable housing and thank you for taking the time to read this.

Get [Outlook for iOS](#)

Cyndy King

From: Amy Baruch <abaruch1361@gmail.com>
Sent: Friday, August 16, 2024 6:41 AM
To: Participate
Subject: Lodging tax increase

Follow Up Flag: Follow up
Flag Status: Flagged

I currently pay local taxes and contribute a large sum to the city generated by taxes paid by each renter (through Airbnb). They spend a lot of money once in Ketchum. Lastly, I am compliant with my renters permit and pay that fee as well. Why are you punishing the hand that feeds? Amy Baruch 208-484-1248
191 W . 6th Ketchum

Sent from my iPhone

Cyndy King

From: edsimon@qosi.net
Sent: Thursday, August 15, 2024 10:52 PM
To: Participate
Subject: Parking Main & Washington

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Mayor and Council Members,

it's been quite a summer on Main St., and perhaps the construction delay can be a blessing in disguise. The elimination of 24 parking spaces should be reconsidered, as should the turn lanes at Main and Sun Valley Rd. Instead, the placement of signs going south, and possibly north, could simply say, "No left turns 4 p.m. to 6 p.m. (or other appropriate times in both directions). Traffic would continue to move at its usual snails pace, and the 24:parking spaces would remain. There is time to synchronize the lights, and at a minimal cost.

As for the Washington Avenue project, money has never stopped the good, the bad, or the ugly (no slight intended), and delaying this project to increase/maintain adequate downtown parking on site, should be worth the wait. Whether undergrounding parking is feasible today, it will be not be any less needed in the future, nor less expensive than today- and, it will be needed. We have many creative and visionary residents, some of whom might even be willing to donate some funds to the non-profit project for parking (a la Town Square).

An old drunk cowboy once said, "when stealing wagon, put horse in front, but make sure wagon has wheels".

Don't hitch Ketchum's horses to the wrong wagon. The best to you all for Wagon Days.

Ed Simon

Cyndy King

From: jkueneman <jkueneman@gmail.com>
Sent: Thursday, August 15, 2024 8:57 PM
To: Participate
Subject: No on LOT

Follow Up Flag: Follow up
Flag Status: Flagged

I am sorry to say this, but no more money to City of Ketchum for affordable housing until there is a demonstration of responsible work.

Your parking studies are not believable.

Sent from my iPhone

Cyndy King

From: Joyce Jewell <jetjewell@tampabay.rr.com>
Sent: Thursday, August 15, 2024 6:12 PM
To: Participate
Subject: 2% Lodgin Lot

Follow Up Flag: Follow up
Flag Status: Flagged

We love Ketchum. We have been married 59 years and have owned our condo for at least 50 of those years. We find Ketchum to be more and more unwelcoming to people like us who no longer use our unit that much and so lease it for short term rentals. In the last couple of years you imposed a yearly Ketchum Street License that costs \$520 yearly. We also needed to install a fire and smoke alarm system at a monthly monitoring charge. We have a less than 500 sq. ft. unit and you are pricing us out of the rental business. We are against this newest upcharge.

James and Joyce Jewell
Edelweiss 121 B
13647 Legends Walk Ter
Lakewood Ranch , Fl 34202

Cyndy King

From: Susan Buckley <buckleez@gmail.com>
Sent: Thursday, August 15, 2024 5:56 PM
To: Participate
Subject: Ketchum development and parking

Follow Up Flag: Follow up
Flag Status: Flagged

We discovered Ketchum in 1987 and loved the family- friendly feel of the community. We biked through town with our children and heavily patronized the family-owned restaurants and small businesses in Ketchum. We rented homes near Ketchum, bought a lot near Ketchum. Those were golden years. Now I wouldn't let my kids ride bikes there, and because of the lack of parking and the traffic congestion, we do all of our shopping and dining in Hailey. We visit Ketchum only to see our vet or occasionally dine at one longtime restaurant that we love. That's it.

Ketchum sold its soul years ago when large, box-shaped buildings started to replace older buildings. Sidewalks now lie in perennial shade. Views of the mountains have been obliterated. Any sense of being in the great outdoors has been replaced with a feeling of being herded like sheep between concrete boxes. Ketchum lost its charm.

The second dagger to Ketchum was the decision to subsidize "workforce" housing on a prime piece of city-owned real estate. What resort area builds workforce housing on prime real estate in the business core? Land and schools were available elsewhere. The city should have sold the Ketchum land at FMV, with no taxpayer subsidies, and worked with developers to create workforce housing in Bellevue or Hailey.

The city's latest proposal to remove 66 additional parking places and a snow storage space is another idea that will have dire results for Ketchum residents and businesses. By shutting down Main Street during the summer, the City already did great harm to many businesses. The chances of a Ketchum business to maintain (let alone increase) its revenue are small to none when the City puts up physical barriers to customers. A business can then only cut costs, payroll usually is the first to be cut. Now the City wants to add more barriers - permanent barriers - a total of 120 fewer spaces for customers and residents to park. It seems no one on KURA or the City Council has ever run a business and been responsible for creating revenue. If they had, they'd know that easy accessibility is key to a business. If customers cannot get into your restaurant, your clothing or grocery store, they'll go elsewhere. And that means less tax revenue for the business and the municipality. No one wins if customers and residents have nowhere to park.

For the sake of the residents of Ketchum and the businesses they rely on, please LISTEN to the concerns they have about the loss of parking, the congestion, and the changes the City has made in Ketchum. Recognize that the people running businesses in Ketchum are intelligent, caring people who have pulled through economic downturns and the pandemic shutdown. They want to keep their employees and make Ketchum an enjoyable place to visit. *The worst thing the City can do, and has done, is to make it difficult for local businesses to provide the services and goods that visitors demand and can get easily at other resort towns.*

Keep in sight what Ketchum used to be - a small town with a big heart, a town with expansive views of the mountains that support the community, a town where a family business could thrive.

Sincerely,

Susan Buckley
Hailey, ID

Cyndy King

From: Ben Lawrence <benjie.lawrence33@gmail.com>
Sent: Thursday, August 15, 2024 5:51 PM
To: Participate
Subject: No more LOT

Follow Up Flag: Follow up
Flag Status: Flagged

Completely oppose to more tax, for anyone, and more housing.

Ben

Cyndy King

From: Sandy Sanders <sanders83340@gmail.com>
Sent: Wednesday, August 14, 2024 4:47 PM
To: Participate

Follow Up Flag: Follow up
Flag Status: Flagged

I fully support the KBAC regarding the parking lot on Washington St. The city has been negligent in not listening to the citizens of Ketchum regarding parking in the core sections of our city. In eliminating this parking lot you are making parking in the core section of Ketchum a nightmare. Please don't make it worse than it already is.

William Sanders

Cyndy King

From: Abby Packer <abbypacker@gmail.com>
Sent: Wednesday, August 14, 2024 3:26 PM
To: Participate
Subject: Keep the parking lot at 1st and Washington!

Follow Up Flag: Follow up
Flag Status: Flagged

As a Hailey resident I support you in aiming to **KEEP THE PARKING LOT at 1st and Washington Streets** in Ketchum.

Parking is necessary for the businesses to survive and thrive.

I would like to see a 2nd parking lot made perhaps near the Post Office or somewhere at that end of town.

Two flat parking lots would be nicer than a two story parking lot in my opinion and would be far less expensive to create and maintain.

Leave the existing lot as it is and add another lot.

I have written to the city. Below is a copy of my letter.

Thank you for the work and effort you are putting into the Pause effort. I hope the city will listen and understand why it is important to save the parking lot at 1st and Washington.

Sincerely,
Abby Packer
Hailey, Idaho

"Hello,

As a Hailey resident, I ask you to **PLEASE KEEP THE PARKING LOT AT 1ST AND WASHINGTON STREETS IN KETCHUM.**

PEOPLE HAVE TO HAVE A PLACE TO PARK in order to frequent Ketchum businesses!!!

Ketchum has always been charming and the shops and restaurants have always been wonderful. It is a disservice to the business owners to take away convenient parking.

The influx of new large buildings takes away some charm and creates a claustrophobic environment.

The City, in my option is moving too fast on 'urban renewal'.

PLEASE PAUSE YOUR PLANS FOR 1ST AND WASHINGTON.

i have read that there are other properties near by that could be used for Ketchum affordable housing even though they may cost a bit more to purchase. **It would be worth spreading out some of these large buildings and the traffic and parking that they bring.**

PLEASE SLOW DOWN. PLEASE DO NOT RUIN KETCHUM.

Ketchum is a town. People live in Ketchum and many, many people in the Wood River Valley support the businesses in Ketchum.

Ketchum is NOT VAIL. Vail is a destination resort only, not a livable town.

Please, please, please slow down and take time to think, think, think of solutions that will help the city of Ketchum to thrive."

Sincerely,
Abby Packer
Hailey, Idaho