

Cyndy King

From: Pat Higgins <pathiggins@cox.net>
Sent: Monday, February 17, 2025 6:41 PM
To: Participate
Subject: Public comment

Dear City Council, KURA, P and Z,

I am happy to see that you are looking at other options for workforce housing other than the Washington St. lot. I have always believed that the Lift Tower Lodge was the appropriate place to do this. It's a win win in my opinion.

Pat Higgins

Sent from my iPad

Cyndy King

From: John Shetron <johnshetron@yahoo.com>
Sent: Monday, February 17, 2025 10:37 AM
To: letters@mtexpress.com
Cc: publisher@mtexpress.com; Participate; Participate; info@wrcht.org
Subject: KURA Parking structure

To whom it may concern,

For over a quarter century I have been a Ketchum Community Core property owner. Like many cc property owners I've been through both prolonged real estate downturns as well as times of stability and growth. Within these challenging cycles it's taken significant financial perseverance to survive as a landlord and property owner in the cc. Those challenging times have included 50% rent drops, 18+ month vacancies, 65% valuation drops and bankers who wouldn't even discuss a refinance because they had no confidence in the Ketchum business climate.

> Now the cc owners are being asked to potentially have their property taxes raised some 270% to fund a parking garage - although not so cleverly disguised as an "assessment".

> I'm writing to express my deep opposition to the Ketchum Urban Renewal Agency (KURA) proposed parking garage at 1st and Washington in Ketchum, and its associated Local Improvement District (LID) "assessments".

> (Note; When they come from an HOA, they are "assessments". When they

> come from a government entity, they are "taxes".) Former KURA board member and Ketchum City Council member Jim Slanetz made an excellent argument on this topic in his opinion piece in the Idaho Mountain Express on February 12, 2025.

> Among many great points Mr Slanetz made was that not only will the Wood River Community Housing Trust "...not be paying yearly taxes to the county on the developed project...", but it will be significantly financed by "...local residents to cover the infrastructure and services that everyone uses." Those "local residents" are not the local populations of Ketchum and Sun Valley as a whole, but rather a small group of cc property owners.

> Compounding this lopsided financial burden is the point that, arguably, this parking structure is not needed. KURA is trying to solve a problem that does not exist. Additionally, this structure will serve to further deteriorate our small town charm and erode our fast disappearing view corridors.

> According to the City of Ketchum under the Parking Management Plan "Ketchum has 2164 total public parking spaces. This is two to nearly four times more inventory per capita than all but one comparable mountain resort town. There is adequate parking supply in Ketchum to accommodate residents, visitors, and commuters..." this, according to the City of Ketchum.

> What should not be done is placing the financial burden of this public project on a select few property owners. If enacted as proposed, the impact would have the effect of raising property taxes 270% for some owners.

> These fees can be labeled as "assessments", "investments" or whatever term is less threatening, but at the end of the day, an additional annual fee of \$6,000 is a large, burdensome and unnecessary tax increase for a small cc property owner (or over \$9,000 of earned income before taxes annually).

> For Ketchum cc property owners who have struggled through the challenging financial periods for all but the last few years, to be presented with an almost tripling of property taxes to fund a very questionable public project with no measurable benefit is unacceptable.

> Please reject the proposed KURA parking structure project at 1st and Washington and any associated pass through fees via LID assessments, taxes, investments etc.

>

> Sincerely

> John Shetron
johnshetron@yahoo.com
> Ketchum.

Cyndy King

From: City of Ketchum Idaho <participate@ketchumidaho.org>
Sent: Sunday, February 16, 2025 11:37 AM
To: Participate
Subject: Form submission from: Contact Us

Submitted on Sunday, February 16, 2025 - 11:37am

Submitted by anonymous user: 184.177.139.149

Submitted values are:

First Name Dennis

Last Name Raney

Email dennisrraney@yahoo.com

Question/Comment

I have just read your mailer last week regarding 1st & Washington. Your statement that the "public overwhelming supported the concept" is completely and purposely misleading. The City has never asked the public if they support this project or not. My sense is that the public OVERWHELMINGLY would like the parking lot to not be developed, thus leaving for parking going forward. Why don't you and the city administration have the courage to leave this lot as is, rather than develop it. At an Argyros event last week, this lot was completely full and there was no parking anywhere within two blocks of the event. This is the case for most events at that venue. Yes, the public would like to have a parking facility in the building if you force the building project upon us and if it is paid for by the project developer. It should never be paid by taxing local residents. Best of all, listen to the public, cancel the development and continue this property as a parking lot, which is very needed.

The results of this submission may be viewed at:

<https://www.ketchumura.org/node/38080/submission/12634>

Cyndy King

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Tuesday, February 18, 2025 6:01 AM
To: Participate
Subject: First and Washington

The proposed housing project at First and Washington is out-of-character for our small, historic, mountain town. The proposed building is way too large and does not belong in the retail core. The mayor's vision is not aligned with the community. The mayor seems willing to sell out the community to create improperly-located over-sized projects.

The increased density proposed in the comp plan is another example of what our small community does not want. If Ketchum is going to build affordable housing, it must build smaller projects and said projects must be disseminated throughout the town. Any housing built in Ketchum must be for Ketchum residents only. Cut your losses on F and W, and reevaluate your approach. Do not trash the character of Ketchum for any reason or no reason at all! Use KURA money to buy existing buildings and condos with parking already in place for a deed restricted housing program for existing Ketchum residents.

Mark Maykranz
Sent from my iPhone

Cyndy King

From: Ken Bellamy <bellamyk1@outlook.com>
Sent: Friday, February 14, 2025 4:09 PM
To: Participate
Subject: 1st & Washington Ave. Redevelopment

Follow Up Flag: Follow up
Flag Status: Flagged

The construction of housing and additional public parking on the 1st and Washington site will be more expensive than the cost of each would be as stand alone uses. Construction cost savings combined with currently committed funds and those generated by the Local Improvement District provide the opportunity to acquire additional property and separate the residential and parking uses. The 1st and Washington property is an ideal location for an above ground parking structure to provide the necessary support for retail and entertainment activities in the downtown core. Workforce housing can be built in another location or locations within or proximate to downtown. Building these facilities on separate properties will eliminate the inherent conflicts that will occur on a shared site and result in a more pleasing architectural, cost effective, user friendly, efficient design.

Ken Bellamy
206.669.4419