

Cyndy King

From: Paula Weigand <paulaweigand@gmail.com>
Sent: Tuesday, February 18, 2025 1:30 PM
To: Participate
Subject: Input on Proposed LID for 1st & WA project

Hello,

I am a property owner in downtown Ketchum and would be in the proposed zone 1 for LID taxation. I strongly disagree with the proposal to disproportionately charge property owners closer to the 1st & Washington development than other downtown Ketchum property owners. This parking structure and housing would benefit ALL of downtown, and the greater Ketchum area. Parking and affordable housing are critical needs but property owners closest to the project do not benefit more than other downtown property owners. This development benefits everyone!

Thanks,

Paula Weigand

Cyndy King

From: JORI POTIKER <jorip123@mac.com>
Sent: Tuesday, February 18, 2025 2:08 PM
To: Participate
Subject: Keep our Community Character

We do not need another box of apartments in the center of town. All it will do is make our town less habitable for the people who actually live here now. Our businesses will suffer. That will actually make it less attractive to tourists when there is no shopping or community character, much less the residents that have to scout for parking to patronize local businesses. The reason people visit is because of the town and what charm is left of it. The more boxes that are built, the less attractive it will be. They might as well go somewhere easier to get to. There are plenty of places to build housing that will be attractive to families and essential workers that are not in a crowded apartment block with difficult parking. They do not have to or probably even want to live in the center of town. Start listening to the citizens of Ketchum, stop sending out slanted and biased surveys to justify a flawed project that has no support. Take care of our infrastructure, fix the roads and sidewalks, do your jobs. Don't be in the development business. Make sure there is local community support for future undertakings. There is not for this or the rezoning proposed.

Jori Potiker
530 Northwood Way.

Cyndy King

From: Neil Bradshaw
Sent: Wednesday, February 19, 2025 9:35 AM
To: Kristin Anderson
Cc: Morgan Landers; AllCouncil; Participate
Subject: Re: Single Family Residential in the downtown core

Thanks Kristin

These are important observations and one that I take very seriously.

We are always striving to add vibrancy to our streets but clearly there are areas where vibrancy has declined (for a variety of reasons)

I will put your comment in the public record for council deliberation as I think it needs to be shared

Thanks for your email

Cheers

Neil

NEIL BRADSHAW | CITY OF KETCHUM

Mayor

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On Feb 19, 2025, at 8:57 AM, Kristin Anderson <kristin@andersonarc.com> wrote:

Hi you two,

Hope you are hanging in there. Things are rough out there. Thank you for doing your best to take care of Ketchum.

I'm late with this comment but I thought I would give you my observations for future reference.

Our office has been in the Friesen Building (now across from Maud's) for the last 8 years. You know all the big changes on our street that have happened. The businesses that have disappeared in the last 8 years are: The Thai house, Perry's, Consign Design Furniture, Antique Alley, The Kneeland Gallery and Holly Jewelers. Some of them went away when all heck broke loose 4 years ago with some of those being scrapped followed by 4 years of no parking, no walking, no safety, no access, no restaurants and no lights at night.

Now we have 3 beautiful new buildings and a peaceful place to work and be. But also no people. No pedestrians and no reason to come to this street except Mauds.

We walk everywhere at all times of the day and night in Ketchum and here is what I have observed in our neighborhood of late: It is empty. Maud's yes of course. I love it. I'm there everyone knows my name and my drink. I couldn't be more grateful they are there and a destination. But everyone drives there and leaves because we have no restaurants or retail on this street anymore.

We just moved into a storefront that is downstairs from our upstairs office in the Friesen/Sun Valley Contemporary Art. This space used to be the location of Holly Jewelers. She waited out all the construction for 4 years but the people didn't come back. Our gallery walks have half the people. Our street is completely dark at night. The beautiful new real estate office is empty always and dark at night. The street tree lights are always off or just never came back. This street it is the dark hole in the core and the Sun Valley Contemporary Gallery is empty all day every day.

This used to be an arts district. The new residences, realtors and whoever are not on the street. This used to be a vibrant neighborhood and it is no longer. I loved the beautiful presentation of the single family residences going up on our last empty lot. Who were all those people walking by in the renderings? Where did they come from and where are they walking to? They don't exist now, when that project starts and they are not coming when it finishes. I imagine there is not a reason these will not be approved but they will be the nail in the coffin of this area as a business, pedestrian, arts district. Our local business just can't pull off these prices and these big forces pushing them out.

We spend most of our waking hours in Ketchum and we care about it. It looks like we need to incentives restaurants and retail on ground floors asap. Like affordable housing but for business. There is no way these business will exist otherwise and they are going fast.

I know you can't fix everything but I wanted you to have this idea in your heads moving forward.

Thank you for your service.

Kristin

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Cyndy King

From: Annie Nelson <nemson@gmail.com>
Sent: Wednesday, February 19, 2025 9:44 AM
To: Participate; Tripp Hutchinson; Spencer Cordovano; Courtney Hamilton; Amanda Breen; Neil Bradshaw
Subject: WAKE UP!

Mayor and Councilmembers,

Regarding ALL the proposed housing and parking projects, it's become quite clear that you are **not reading any of your letters** nor any of the results of your (poorly designed) public feedback surveys. It is clear that you are severely out of touch with your own constituents. I read all the letters in the agenda packets, clearly you don't. Have you tuned into the ever growing list of commenters on Perry Boyle's substack? Or read any of the editorials in the Mountain Express? I highly suggest you do. **The list of frustrated and concerned citizens is growing. People are deeply upset.**

Out of frustration, people are organizing a centralized social media site to voice concern and take action.

Currently you are protecting yourselves from public opinion by virtue of the deeply flawed design of your city council structure.

At this point, you are guilty of both willful negligence and willful ignorance.

You continue to **IMPOSE** a never ending series of **misguided housing and parking projects** that **NO ONE WANTS**, and that will permanently destroy the town's liveability, viability and character.

Thank you to Tripp Hutchinson who seems to be the only one who 'gets it' and has the integrity to stand up to all this nonsense. Tripp: I don't know how you can stand to sit through those city council meetings. It has to be exceedingly frustrating.

To Neil and others: Start reading your letters. Listen to your people. Do your job.

-Annie Nelson

Cyndy King

From: Nadja Hirner <nadja.hirner@gmail.com>
Sent: Wednesday, February 19, 2025 7:37 PM
To: Participate
Subject: Stanek Residence - Application Final Design Review

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of Ketchum City Council,

I am writing to express my support for the variance request related to the remodel of the Stanek's residence being constructed at 260 W 2nd Street. As a neighbor and board member of the West Ketchum Condominiums next to the Stanek's property, I believe this project aligns with the goals of enhancing our community, and I kindly ask that you approve the variance to allow for the continued construction.

I understand that the request for a variance comes with concerns about encroachment. However, I believe that the encroachment is non-existent or minimal at most thus being a reasonable request, especially considering the proximity to the city center. The location of the property already reflects a higher density area where such considerations have typically been more flexible. The new house will not detract from the character of the neighborhood and will contribute to the overall improvement of the area.

Moreover, it is important to note that the previous home on the property existed within the same general space, and this new structure is not an expansion but rather a reconstruction of a home that was already in place as there is no proposal to enlarge any structure within the setback than previously existed for years. The city's prior approval for the demolition and reconstruction signifies a recognition that redevelopment was approved and that such projects are integral to the growth and revitalization of our city. As the house is not being enlarged beyond its original footprint, the project should be viewed as a return to the neighborhood's standard while still providing modern improvements.

Given these factors, I believe that granting the variance is fair and will support both the individual property owner's rights and the broader goals of the community. I urge you to approve the variance and allow the new home to continue its development as planned. Thank you for your time and consideration. I trust that you will make a thoughtful decision that supports both the integrity of our neighborhood and the responsible growth of our city.

Sincerely,
Nadja Hirner