

RICHARD C. CLOTFELTER
151 So Main Street, Unit 503
Ketchum Idaho

Mayor Neil Bradshaw & City Council Members
City of Ketchum, Idaho
P.O.Box 23151
191 5th St. W
Ketchum, Idaho 83340

Subject: PEG/Marriott Tribute Hotel
River Street, Ketchum
City Council Hearing May 15, 2023

Dear Mayor Bradshaw and City Council,

On March 24, 2023, I sent you the attached letter and included in my mailing the Ketchum P & Z and yourselves among others.

I understand that the Planning Department's recommendation to the P&Z was to ignore my letter as they did not want to get into the discussion about the failures that their review process had entailed.

If you have read through the entire presentation I made, you will note that the Planning process ignored an updated traffic study (over two year old) that pointed out the very issues I have raised several times during your review process: Congestion on River Street, alternative ways to solve the congestion issue, and most importantly, your own fire department, and the State Department of Transportation's concern about safety, and congestion. WHY?

In my previous presentation, I indicated that if P&Z did not look into the issues brought up that I would bring the entire subject up with the local news media. By this letter, I am now doing what I said.

I hope, you (The Mayor and City Council) of the City of Ketchum have a clearer thinking process than your own P & Z seems to have and recognize that the developers of the subject project has ignored well thought out process' about congestion and safety and solutions have not been properly and honestly been explored. In fact, have been purposely ignored.

I implore you again to be honest and thorough with your review and requirements for updating a very dangerous situation.

Yours Sincerely,

Dick Clotfelter

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(151 So Main St. Unit 503
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March 24, 2023

To: Suzanne Frick -Ketchum Planning
City of Ketchum P & Z
Mayor Neil Bradshaw, City of Ketchum
All City Council Members " " "
Fire Chief Bill McLaughlin " " "
Nathan Jerke, State of Idaho Dept. of Trans.

Subject: PEG/Marriott Tribute Hotel
River Street, Ketchum, ID.

Dear Mayor Bradshaw, P&Z Commissioners
Ketchum City Council Members,

Today I received a copy of the final report and recommendation from Ketchum City Planning to the P&Z Commissioners relative to the above referenced project.

This is a very lengthy document (218 pages including all exhibits). The focus is primarily on design, and meeting various city ordinances. There are copies of letters from Cox Business, Intermountain Gas, Idaho Power, Ketchum Water, etc., BUT NO letters from Ketchum Fire, and NO copies of the 2019 AECOM report done on the PEG project. WHY??

Both the Fire Department and the AECOM study deal with SAFETY. Design and Ordinance requirements are important, BUT, to the CITIZENS of Ketchum, SAFETY is the most important concern about any new project being proposed.

Why is the ABCOM study so important? The study was done in 2019, 2021. It has not been updated since. We are now in 2023-two + years later. In between, due to the Covid problem, the Mountain West, including Ketchum, have had to absorb huge increases in people moving to the area, visiting the area, buying and working in the area, and thus substantial changes in the traffic congestion in and around the main entrance to the City. If you talk to your own Fire Department and the State Department of Highways, which I have done, and their concerns are covered in the accompanying documents to the letter, you will find a concern about fire, emergency, and access issues.

AN UPDATE ABCOM STUDY IS IMPERATIVE FOR THE SAFETY AND SECURITY OF THE CITIZENS OF KETCHUM!

In the report, I received today the following are inaccurate or inconsistent statements:

1. Page 4. The statement is made that access to State Highway 75 is not allowed. Please see the attached statement by Nathan Jerke of the State Dept of Transportation.

2. Design Review Improvements 17.96.050.A.1, states the project does NOT jeopardize the safety of the public. Note the comments of the Fire Chief and Mr. Jerke.
3. Design Review Improvements 17.96.060(G) (3) page 18, Traffic Flow Safety. All comments are based upon the Study done in February 2019, 2021.—NO update based upon City influx of new people see attached.
4. Same number above (G) (4) page 18 HAWK system does not allow curb cuts within 100'. This report states ABCOM recommendation of HAWK was adopted. How does this reconcile with approved plan with curb cuts on River Street being within 20'?
5. Same number above (G) (5) page 18, states that City Engineering, Fire etc., have been in discussion about access. In January 2023 and March 2023, there had been NO discussions with the Fire department relative to fire safety with congestion on River Street.
6. Sheet CO.3 of the site conditions shows clearly there is room for using a curb cut on highway 75 for truck delivery which (per attached) no one (including the developer and City Planning) has talked to Nathan Jerke at the State Dept. of highways about this possibility. There have been discussions about other subjects but not about this subject—see attached.

The City of Ketchum Planning Department is recommending approval of a project that its own traffic studies are out of date on, its own Fire Department has not been involved in and the SAFETY of the Cities Citizens and visitors are not being considered. Once again WHY?? Where is the much talked about process?

Please go back to the basics, and adjust to the important issues before moving this permit further.

Sincerely,



Dick Clotfelter

Hello Mayor Bradshaw,

In the course of your mayoral duties, I'm sure you are inundated with correspondence and calls from our Ketchum residents, and most likely some are positive and some negative. With that in mind, I'd like to begin this correspondence with a ***Thank You*** for the job you do overseeing and managing our town. I hope all of our Ketchum residents recognize that your job is not an easy one and appreciate what you do to manage our community. As a resident of the Ketchum core, we certainly enjoy our vibrant downtown, community character, arts and cultural activities, recreational opportunities, and scenic beauty, and all without the over-crowding that many ski towns suffer from.

I'd like to offer my opinion and a suggestion or two that perhaps you might consider as you juggle the many issues that you're responsible for. One of those issues is something that seems to be on everyone's minds recently, and that is affordable housing. I certainly understand the need for affordable housing in Ketchum/Sun Valley/Hailey, and my wife and I support developing affordable opportunities and solutions for our Ketchum workers. In addition to the Bluebird Village, we understand the city is considering building other affordable housing complexes on various city-owned lots within the core of Ketchum. According to information from the Mountain Express, one lot in particular (6th and Leadville) may be slotted for development sooner than the others. We live directly across the street from this lot, so we are quite familiar with it and the purpose it presently serves as parking for downtown businesses and for families that use and enjoy the adjacent Memory Park. Additionally, in reading the Mountain Express, it sounds like some of the city council members believe there is adequate parking in town. That is not what we've seen here in our end of town where parking is tight; the street parking in front of the 511 Building and in front of the Leadville Terrace Condominium building, as well as in the city parking lot at 6th and Leadville, is generally full during business hours. In fact, during the high seasons, we also have a problem with people poaching our residents' private parking spots at the Leadville Terrace condo. The unit owners at our complex with open carports are currently in the process of purchasing attractive signs to post advising "Parking for Private Residence Only" in order to help alleviate this situation.

Thus, the suggestions that come to my mind in order to help maintain Ketchum's "small town, big life" atmosphere are:

- Is the 6th & Leadville lot the best way to maximize tax dollar spending for affordable housing on such a small lot (only about ¼ acre) within the high priced city core or would it make more sense to use this lot for a parking structure, and purchase a larger plot of less expensive land south of Ketchum where the opportunity to construct lower priced pre-fab type apartments would fit in better and not adversely affect Ketchum's small town character? I understand from a realtor friend that the City of Sun Valley took this route to purchase the Ellsworth Inn in Hailey for the purpose of less expensive affordable housing, purchased at only \$560/square foot. In areas south of town where a couple of hundred acres may be available, there could be a real possibility of creating a true workforce housing community as opposed to interspersing single small developments here and there within the core of Ketchum.
- Would it make more sense to use the 6th & Leadville lot for an above ground city owned parking structure that was 2 to 3 stories to help conserve our vibrant downtown? If we lose the current parking lot to apartments, it will likely impact business owners negatively. For instance, in the summer, we see lots of RV's and pickups towing boats that park in this lot to go into Silver Creek Outfitters to purchase items. They use this lot because Silver Creek's lot is very small, tight, and usually full. Other business owners located nearby also benefit from having their customers use that city parking lot. In the winter, on heavy snow days, the plows pile the snow up in the center of East Avenue, depleting those parking spaces, and creating a larger need for the nearby

parking lot at 6th & Leadville. Whether it's summer or winter seasons, the parking problem is likely to get worse once Bluebird Village is completed and overflow parking from there competes for downtown parking spaces. Ketchum is a tourist town, and it is important to have places for businesses to thrive and places for the tourists to park so they can enjoy downtown. Housing can be placed at different locations in the valley, but businesses and the parking areas that serve those businesses must be located in town.

- With today's high cost of construction, especially in downtown Ketchum, and as seen with Bluebird Village, it seems to make sense to consider less expensive land in an area where less expensive construction would be more acceptable. It seems an idea such as modular/prefab four-plex housing at a larger location would be a cost saving and reasonable alternative to the high price of housing in the core where the construction would be more upscale to fit in and preserve the town's character. Perhaps lower priced construction could be financed in a way that will truly benefit our Ketchum and Wood River Valley workforce.

Thank you for taking time to read my suggestions and thoughts for alternative options. I hope you and the city will review and take these suggestions in the positive manner they are meant. I know our Ketchum citizens would like to know our government is part of the solution, rather than part of the problem.

Best regards,

Bruce and Donna Morse
President of Leadville Terrace Condominium Association
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