

**From:** [HP Boyle](#)  
**To:** [Participate](#); [Carissa Connelly](#)  
**Cc:** [editorialboard@mtexpress.com](mailto:editorialboard@mtexpress.com); [Andrew Guckes](#)  
**Subject:** PUBLIC Comment for next Council Meeting--Housing staff working outside of Ketchum  
**Date:** Tuesday, June 13, 2023 11:56:54 AM

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I listened to the Housing Action Plan Presentation at the 6/12 Council Meeting.

I was struck by the substantial "mission creep" by the Housing Staff.

The City of Ketchum seems to have taken over BCHA. There is no more staff at BCHA; the City now provides that. Yet The City has no policy on allocating costs between BCHA and Ketchum taxpayers, particularly given the amount of time Ketchum staff spends on non-Ketchum issues.

Of course, housing is a regional issue. But that does not give City staff the purview to take on the entire problem without transparency and accountability.

This is bad government, and may not be legal. Based on the comments of the City Administrator, BCHA does not pay for itself. The Housing Strategist cited her work for another non-profit with no accountability or transparency to the Ketchum taxpayer, BCCF. Her activities for BCCF may not benefit the people who pay her compensation.

I urge the Council to mandate that the Housing department operates with full transparency and accountability for Ketchum taxpayer funds.

Continuing on the current path is another reason voters do not trust City Hall.

I also urge the Council to direct staff to focus their efforts on promoting housing that addresses the worker shortage. The workforce shortage is the primary reason behind the Housing Action Plan. Yet, a single focus group has been the only action to work with employers on addressing this. The Housing Strategist admitted at the meeting that she has spent little time working with employers. Who employs workers? Employers do. It is axiomatic that they should be part of the solution set. Why are they not systematically included in an ongoing working group? Is it that they don't want to work with the Housing Strategist or the Administration?

This lack of focus on workforce issues can lead to building the wrong type of housing in the wrong locations (if the goal is workforce housing). For example, the City has done no work on identifying what the workforce deficit is or what the makeup of that is. Is it single seasonal workers? Families? People where one person works in Ketchum and another somewhere else? Each of these would warrant a different kind of housing solution. Yet the only solution the City is pushing is one and 2BR apartments. But maybe co-living housing on Lewis St makes more sense than family housing there? How will we know if we don't do any work on it?

More disturbing is that the single biggest housing investment the City is making is not in workforce housing at all. The Council has committed almost the entire in-lieu-of-fund to housing that cannot require a tenant to work. In other mountain towns, this housing becomes retiree housing over time. The recently adopted housing priority policy for that location now gives retirees a preference. Closer to home, Northwood Pl is a good example. Do we have a retiree crisis?

The discussion on Forest Service Park was informative about the lack of focus on the workforce. It is an excellent location for up to 13 workforce housing units while preserving historic buildings. But the dialog was about providing housing for visiting artists and concerns that tenants would be bothered by the entertainment programming in the park. What is more important—housing for City and non-profit employees or parties for tourists? What about the residents who already live around the park? The Council has consistently demonstrated more concern about people who don't yet live in Ketchum than they do for the people who do live in Ketchum. Did we vote for 0.5% for housing to house visiting artists? Where is that in the HAP?

This entire process would be better informed with the virtual city model proposed by P&Z Commission Carter (and others). How does the Council keep making critical decisions without considering how they will impact the

community? The Council's actions are consistent with an all-development all the time as long as it promotes the tourism agenda, regardless of the impact on the people who live in Ketchum.

One Councilman complained about traffic—does the Council not understand that increasing tourism density in Ketchum will increase traffic? The traffic study you paid for with taxpayer money says so. The Master Transportation Plan you paid for says so—to the point of multiple intersection failures.

It is high time for the City to do a genuinely inclusive comprehensive planning process, not the mere “audit” it plans to jam through with limited community involvement.

Perry Boyle  
Ketchum

**From:** [HP Boyle](#)  
**To:** [Participate](#)  
**Cc:** [editorialboard@mtexpress.com](mailto:editorialboard@mtexpress.com); [Andrew Guckes](#)  
**Subject:** Public Comment: Planning Dept cost recovery  
**Date:** Tuesday, June 13, 2023 12:03:59 PM

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I urge the Council to move to 100% cost recovery for the Planning Department.

The staff pushed only 75% cost recovery for planning when it could be 100%. So Ketchum taxpayers will be subsidizing Marriotts in yet another way. Councilman Slanetz was the only member to point this out.

The staff arguments for the continuation of taxpayer subsidizing developers were lame. Is it that the staff doesn't want to deal with the pushback from developers? Who does the staff work for, if not the residents?

The Mayor's argument that these fees could be perceived as not independent is ludicrous. It is cost recovery, not a profitable business. His argument that we should do the 75% now and revisit later is typical can-kicking. Who does he represent? Developers or his constituents? Ms. Hamilton pushing for the reduced fee is an apparent conflict of interest given how she makes her living—likewise, Ms. Breen, whose family benefits from development.

Perry Boyle  
Ketchum

**From:** [Lisa Enourato](#)  
**To:** [Participate](#)  
**Subject:** FW: hotel  
**Date:** Tuesday, June 13, 2023 4:27:50 PM

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## LISA ENOURATO | CITY OF KETCHUM

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**From:** Amanda Breen <[ABreen@ketchumidaho.org](mailto:ABreen@ketchumidaho.org)>  
**Sent:** Tuesday, June 13, 2023 1:48 PM  
**To:** Lisa Enourato <[LEnourato@ketchumidaho.org](mailto:LEnourato@ketchumidaho.org)>; Trent Donat <[TDonat@ketchumidaho.org](mailto:TDonat@ketchumidaho.org)>  
**Subject:** Fw: hotel

Public comment.

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**From:** Steve Kearns <[steve@kmbuilders.com](mailto:steve@kmbuilders.com)>  
**Sent:** Monday, June 12, 2023 9:11 PM  
**To:** Amanda Breen <[ABreen@ketchumidaho.org](mailto:ABreen@ketchumidaho.org)>  
**Subject:** hotel

Amada,

What is the status of the Bariteau bomb crater at the entry to Ketchum? I see they have put up new screening on the jersey barrier fence. Does that mean they planning to start this summer? What is the city's agreement with them, and do you have any enforcement power?

It is such a shame to have that eyesore as the first thing people see arriving in town, and it has been like that for a long, long time. It is time to build the hotel or fill in the hole.

Thanks for your service.

Steve Kearns

**From:** [Libby](#)  
**To:** [Participate](#)  
**Subject:** Washington parking lot  
**Date:** Tuesday, June 20, 2023 10:02:45 AM

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Good morning, and thank you for having a public meeting to discuss the Washington parking lot plans.

My family are homeowners here, but only part-time, and have seen Ketchum change profoundly over the last 20 years, just like you have too. Although I do agree that workforce housing is a critical need here, I think the choice of using Washington parking lot is not the best. Having just attended the Transportation meeting last week about the resurfacing of Highway 75 over the next two years, and the strong possibility that parking spots might be removed from hwy 75, there is an absolute critical need for parking. I saw the research you said about parking in the city rarely hits 85%. Well, I can tell you since I've been here for one month, I have struggled to find parking in town. And this is before the tourist onslaught. Please look at common sense. Washington street is ideally situated to access most restaurants/stores for those of us who visit town in our cars.

I think workforce housing should be located on the fringes of town, like 2 miles away, where there other housing projects.

Just my two cents.

Thank you for taking the time to read my concerns.

Best,

Libby Huyck  
6 Dogwood Lane  
Sun Valley

P.S. Very happy to see the road projects are on the calendar. Although it will be chaos for two years, I think the end result will be a great improvement.

**From:** [H Boyle](#)  
**To:** [Participate](#)  
**Subject:** Where do the trees go?  
**Date:** Tuesday, June 20, 2023 3:00:37 PM

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As part of its entitlements, Bluebird was required to replace the trees it cut down with new trees in Ketchum.

What is the status of the fulfillment of that requirement? Where did the trees go?

Thank you,

Perry Boyle  
Ketchum

**From:** [H Boyle](#)  
**To:** [Participate](#)  
**Subject:** For KURA and Council: Starbucks building  
**Date:** Tuesday, June 20, 2023 3:18:16 PM

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This building was discussed at 6/20 KURA meeting as part of the Town Square redevelopment. Why does the City own the building at all? Why not sell it?

KURA seemed resentful of the Starbucks in that building. VSV has plenty of money to lease a visitor center somewhere else.

The site could be redeveloped for higher mixed use, including workforce housing, that would contribute to the vibrancy of SV Rd.

The City could recoup the \$2.5mm it spent on it, forego having to spend several hundred thousand dollars on long deferred maintenance, receive property taxes from the high value site, and use that money for other purposes.

Perry Boyle  
Ketchum