

## Cyndy King

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**From:** Warren Benjamin <benjmarketing4@gmail.com>  
**Sent:** Tuesday, September 17, 2024 8:02 AM  
**To:** Julie Johnson  
**Cc:** tomnick@cox.net; Participate  
**Subject:** Re: Proposed Closure of Main Street & Washington St Lot for 5B Fest

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

All of the efforts seem like they are starting to pay off

From the initial world Cup meeting where Brandon completely shut me down on moving the restaurant row to his new plan, we might be making progress!  
Kudos to all!

Letters to council next

Warren

On Sep 16, 2024, at 9:57 PM, Julie Johnson <jjnourishme@gmail.com> wrote:

We can fight them. Not done with this conversation...

Write to Spencer and Trip.

Amanda was ridiculous. Her comment that existing businesses should pitch a tent is utterly ridiculous.

Courtney had her finger up her nose.

I did talk to Branden outside of City Hall. He had a better grasp about what we were saying - putting the food tents on Fourth street.

He seemed amenable to looking into that.

We actually don't mind the closure of Main Street for three days, that could be fun and in the spirit of the event.

But Branden is in deep with Harry Griffeth. Excuse me but Harry doesn't know what the businesses know about economics in this town.

Harry is paid by the KURA and the City Council, very incestuous.

Poor Branden is over his head.

Branden will be at the meeting this Thursday with his maps and charts. I am hoping more restaurant owners will be at this meeting.

On a different note the Council is revisiting pushing the road construction back so that traffic can go both ways into Ketchum during the World Cup.

Phew

J

On Mon, Sep 16, 2024 at 4:19 PM Warren Benjamin <[benjmarketing4@gmail.com](mailto:benjmarketing4@gmail.com)> wrote:

Agree

Our points are heard but not taken into account.

If city council makes the decision, we lose. They are all in again putting local biz at risk.

If we can't fight them, let's come up with solutions on capitalizing on the event

On Sep 16, 2024, at 4:04 PM, [tomnick@cox.net](mailto:tomnick@cox.net) wrote:

Today was discouraging.

They seem to be willing to do whatever is needed so the event promoter can be successful.

But seem to care nothing about existing businesses being successful.

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**From:** Warren Benjamin <[benjmarketing4@gmail.com](mailto:benjmarketing4@gmail.com)>

**Sent:** Monday, September 16, 2024 3:09 PM

**To:** [info@ketchumura.org](mailto:info@ketchumura.org)

**Cc:** Tom Nickel <[tomnick@cox.net](mailto:tomnick@cox.net)>; Julie Johnson <[jjnourishme@gmail.com](mailto:jjnourishme@gmail.com)>

**Subject:** Re: Proposed Closure of Main Street & Washington St Lot for 5B Fest

Sorry about my connection at today's meeting. I'll do better!!!

For the record,

My limited knowledge of what KURA's responsibilities are vs. city council should be made in the context of KURA approving the use of the lot for housing. If that was made with public interest, businesses etc. why is this different?

Gary, the issue is bigger than just a fee and insurance policies.

It's the effect on the restaurants in the downtown corridor. In rural towns with limited restaurants to choose from (we have perhaps 10-12 and on Main Street even less) having 12 food trucks in close proximity to Main St will impact our businesses.

The weekends provide the best opportunities to be profitable for our businesses and now you're closing our Main Street and limiting circulation while guests can grab something from food trucks and watch/party outside.

Make it win win, utilize other areas for Restaurant Row and the 12 vendors and allow our restaurants to survive.

Warren Benjamin

On Mon, Sep 16, 2024 at 9:39 AM Warren Benjamin  
<[benjmarketing4@gmail.com](mailto:benjmarketing4@gmail.com)> wrote:

Thank you (again) for the opportunity to voice my concerns regarding the above subject.

I speak not as an owner of a business establishment in Ketchum but as an employee of a restaurant on Main Street and a concerned citizen. Many of my fellow employees are concerned about the location of the 5B Fest for over 10 days and the impact on our business community.

I ask KURA to consider these points in making this decision:

1. The impact of the Main Street construction and the loss of 25 parking spaces on Main Street has crippled local business. Where I work, business is off approximately 30 percent since April, wages and tips are dramatically down

2. We still have no idea about the impact of the Bluebird construction on the downtown corridor but again, not enough parking was given for the allotted residence
3. The Washington Street parking lot, if approved, will reduce parking with the loss of 66 parking spaces

And now, if approved, the closure of Main Street once again and the use of the Washington Street lot for the 5B Fest will have a dramatic impact on local businesses,

The efforts being put forth by 5B Fest are positive; a festival to celebrate the upcoming World Cup should continue with concerts, bands, parties, food and retail events etc. The economic impact will be substantial.

In lieu of another closure of Main Street and Washington Street, KURA should consider the following;

1. Consider another location other than Washington Street and the closure of Main Street for a critical 10 day period. It's a time when local businesses make substantial profit and employees benefit from our guests. If this is a ski event, why not consider River Run and Warm Springs base as appropriate locations or locations close to Main Street (Festival Field, Atkinson's Park) with Mountain Rides providing shuttle service?
2. As proposed, Restaurant Row in the Washington Street lot will have a direct impact on local businesses. Rural towns like ours that only offer 10-12 restaurants will feel the impact of 12 food truck restaurants within a one block proximity to Main Street. Moving the event festivities to another location other than Washington Street lot will benefit all guests, local businesses and the festival itself.
3. I've heard the argument that our local businesses have been asked about this and are in favor of this location. I also would like to know if the employees of these establishments are in favor, and what about the local community? How do we feel about another Main Street closure and its impact on congestion, parking and access to Main Street?
4. And of course, where are the 5-10K people coming to his event going to park? If allowed to happen, the Washington Street lot will once again lose its parking and our community will be overwhelmed with congestion

I'm curious on where the newly formed Ketchum Business Advisory Coalition stands on this issue? Whether in agreement or not, the other side of this equation is the employees and local population that will endure a 10

day period of road closures and a festival that can be accommodated not in the downtown corridor.

I've heard the argument that the 5B Fest organizers want to "enhance the character of Ketchum." A lot of that character has been lost since the Main Street construction and we still don't know whether these retail stores that enhance the character of our town will still be here by March 2025.

The closure of Main Street and the impact of using the Washington Street lot will have an adverse effect, once again, on our local businesses. With other location options available, I ask KURA to consider these options in your decision. Let's make this a great event and a win-win for all.

Thanks

Warren Benjamin

Ketchum

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Nourishme & Julie Foods

Julie Johnson NTP  
151 north main st.  
Ketchum, ID 83340  
208 928 7604 /fax 928 7605

## Cyndy King

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**From:** City of Ketchum Idaho <participate@ketchumidaho.org>  
**Sent:** Wednesday, September 18, 2024 4:24 PM  
**To:** Participate  
**Subject:** Form submission from: Contact Us

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Submitted on Wednesday, September 18, 2024 - 4:23pm

Submitted by anonymous user: 67.44.160.18

Submitted values are:

First Name Jeff

Last Name smull

Email smullre@gmail.com

Question/Comment

Does the city of Ketchum have any plans to minimize traffic congestion and parking in Warm Spring during the World Cup?

The results of this submission may be viewed at:

<https://www.ketchumidaho.org/node/7/submission/12409>

## Wake up city council



Cheryl Concannon, M.A. <sunvalleyliving@topmail.com>

9/22/2024 10:19 AM

To: Neil Bradshaw Cc: Amanda Breen; Courtney Hamilton; Tripp Hutchinson; Spencer Cordovano

Fwd:

This Mexican woman was photographed outside of Despos today with an armful of mail in ballots.....after meeting inside with numerous other "illegals" before leaving.



I realize that this is short of a smoking gun but it should raise concerns that there are organized groups gathering ballots that may need to be disqualified.

The million dollar question is: WILL THEY?

Election integrity is the keystone of our country. Are there people in elected or appointed positions that are complacent on this subject?

I hope this will be taken seriously. Don't think any county in Idaho is immune. I want my vote to count.

Please respond. What extra steps are being taken to prevent voter fraud?

Homeowner.

PS. Despos is a restaurant in Ketchum, Blaine Co.

## Cyndy King

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**From:** Warren Benjamin <thebenj4@gmail.com>  
**Sent:** Monday, September 23, 2024 6:53 PM  
**To:** Participate  
**Cc:** Julie Johnson; Tom Nickel  
**Subject:** Public Comments

Thank you for the chance to comment on the comp plan for the town of Ketchum

There's a lot of information to get through so let me get to My comments

I don't see any mention of the parking problem we all face now and in the future. The fate of our only parking lot is still up in the air, we don't know how Bluebird will affect the downtown corridor etc

I would suggest city administrators think about a future parking area or structure that is much needed long term

I agree with your assessment that the Light industrial can serve more of a purpose going forward. In terms of housing, parking, even retail. The area needs to be used more often for different purposes

### Housing

Utilize other part of the valley for affordable housing, get it out of the downtown corridor

### Local Business

When you talk character, the subject of our local businesses must be considered. Care should be taken to provide for them the best opportunities and their priorities ie World Cup closure of Main Street and food trucks

Thanks again

Warren Benjamin



Joint Council/Planning and Zoning Meeting 9.24.24 .  
Spencer Cordovano Feedback for Staff/ Public Comment

SINGLE-FAMILY DETACHED HOUSING (LOCATIONS)

RECOMMENDATION: Limit the creation of new single-family detached homes in Medium- and High Density Residential areas

***9/10 Support – Without overly limiting existing Single Family Zoning, I support not allowing this use where zoned for more units, that is a move in the right direction, and further lot consolidation should not be allowed. This is not a work force housing solution but important for upper middle class earners. Duplex's and 4-plex's still provide more options for average current income, of new residents. We can maintain single-family neighborhoods where existing and applicable.***

HOUSING UNIT SIZES RECOMMENDATIONS: • Establish minimum/maximum unit sizes to encourage the creation of smaller homes • Consider establishing fee-in-lieu contribution to the community housing fund for homes that exceed a certain size

***10/10 Support- Needing a maximum unit size is looming, since applications getting more and more extraordinary and usually maxed out if there are any restrictions. The ratio of time spent uninhabited versus traffic added valley wide annually to maintain and build is getting out of hand. In lieu fees for this exceedance would help balance the availability of the workforce they require. We need to find a balanced carry capacity. We do not need every contractor/landscaper from 100 miles employed in the valley to have a great economy.***

LIGHT INDUSTRIAL AREA (QUALIFYING GROUND FLOOR):

RECOMMENDATION: • Maintain ground floor industrial/commercial use requirements • Expand the types of commercial uses permitted on the ground floor • Provide flexibility on definition of qualifying ground floor and total amount of industrial use

***7/10 Support – Ground floor height could be less restrictive to provide undulation and variety of uses. A portion of bottom floor qualifying is enough to provide a mix of commercial and industrial use.***

LIGHT INDUSTRIAL AREA (COMMUNITY HOUSING)

RECOMMENDATIONS: • Streamline review/approval process for Community Housing units (CUPs and Design Review) • Allow for the sale of individual Community Housing units • Remove requirement for ground floor commercial/industrial for 100% community housing developments

***8/10 Support –While a few commercial industrial units could be beneficial on the bottom floor, if it really makes the financing the building much more encumbered, then do not require it. We need to address higher income categories ownership and rentals, than allowed by state and federal grants. I am also fine with podium parked and garage first floor in this***

**zoning district. Lots of light industrial units are selling that could be work live just to store fancy cars, we could incorporate garages for a high value to offset restricted costs of living.**

**BUILDING HEIGHT/FAR INCENTIVES (HOTELS) RECOMMENDATIONS:** • Reduce height and FAR incentives for hotels in Downtown • Maintain (and potentially recalibrate) height and FAR incentives for hotels in Mixed-Use Activity Centers

***10/10 Support – The community character of downtown is not tall buildings. The hotels are fun and integrated to locals for drinks and dinner although I feel like some of them are just an excuse for 10 penthouses sky high in Ketchum with room service.***

**BUILDING HEIGHT/FAR INCENTIVES (COMMUNITY HOUSING)**

**RECOMMENDATION:** • Reduce height and FAR incentives in Retail Core (all developments) • Maintain existing height and FAR incentives for 100% Community Housing outside of the Retail Core • Maintain existing height and FAR incentives for exceedance developments but recalibrate community housing element of equation

***5/10 Support – Its clear the community wants smaller buildings everywhere in downtown.***

***Massive housing in the CC cannot be our only focus, while maybe necessary to certain extent, it is just as well suited in the industrial. Anywhere in the Ketchum city limits should be acceptable to the conversation of traffic and infrastructure costs increasing outside the core. We need to be looking at any parcel that could be developed into a condo complex or apartment. I feel like we are applying too much of an urban view to a rural county. If we match the existing community character of the neighborhoods, housing will be better supported by philanthropy which will result in less need to max it out.***

***Recalibrate the FAR exceedance program to provide higher income limits than allowed at present and by the federal and state grants.***

***We need to view Ketchum as a town not a city, it's a place to go to work and get groceries and dine. Vibrancy has been misinterpreted to mean people only live downtown. Vibrancy is events and functioning local business downtown with parking. Since business is a restricted use we need to make sure we have room for it in 50 years. Residential in the form of workforce, affordable and market are overtaking our only business district.***

**RESIDENTIAL PARKING EXEMPTIONS**

**RECOMMENDATIONS:** • Maintain parking exemption for Community Housing in the Downtown • Maintain parking exemption for market rate units under 750 sf in the Downtown

***5/10 Support – The community housing units built from FAR are very important, they are adequately dispersed and integrated, built by experienced developers. We will have trouble***

meeting higher income categories without parking, but the developer can solve that when possible.

Parking exemption for units under 750 sf needs to be capped per development, a few is life, all is not.

RETAIL CORE BOUNDARY

RECOMMENDATION: Maintain the boundary of the Retail Core (rather than expanding to align with the Permanent Ordinance)

***8/10 Support - We need to facilitate commercial uses equally to retail. Retail mostly caters to tourism, which is an important facet of our economy, but services need to be adequately served.***

What We've Heard...HOUSING FOCUS

- Allow for smaller lot sizes to support recommended density ranges and housing types
- Expand allowances for ADUs (with off-street parking)
- Maintain existing employee housing requirements for hotels
- Facilitate the creation of employer-sponsored housing
- Allow work/live units by-right in LI if unit is rented to a local worker

**ADU's should be allowed even if not deed restricted. Deed restriction takes some choice of tenant out of the equation and is too close to home for the owner. Above garage apartments and ADUs will have some effect on workforce housing as many property owners are friends with their favorite businesses. Having someone around to watch the pets or water the plants can be beneficial!**

What We've Heard...CHARACTER FOCUS

Strengthen design review criteria (in conjunction with design guidelines/standards)

- Expand historic preservation focus and programs to encourage rehabilitation/adaptive reuse of historic structures
- Reduce height and FAR allowances in the Retail Core to limit the scale and intensity of new developments
- Eliminate height incentive for hotels
- Strengthen hillside development regulations

***We have seen the criteria of historic demo's have a negative effect and need to establish a pathway to evaluate each project in its entirety at the council level. Historic is important and should be protected. Ketchum's difference between our ski town is our history in the form of mining and skiing.***

What We've Heard...CHARACTER FOCUS

- Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types
- Eliminate or minimize design review requirements in LI
- Establish a legacy business program to showcase longtime Ketchum businesses
- Expand designation of historic buildings in residential areas

#### What We've Heard ECONOMY FOCUS

- Maintain flexibility in the design and scale of new development in mixed -use districts
- Establish a commercial/industrial preservation program for local businesses
- Enable the creation of Business Improvement District(s)
- Establish regulatory incentives for commercial/industrial development (or spaces within mixed -use developments) that are deed restricted to prevent redevelopment into non - employment uses
- Expand the Retail Core

***We need a commercial deed restriction on business. Too many local businesses are being displaced and terminated. Integrating them by mandate will help the vibrancy of new buildings. We should evaluate some form of no net loss of units on commercial/retail. Little shops for small-scale business define our character and make room for entrepreneurship.***

## Cyndy King

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**From:** Cathie Caccia <cathiecaccia@gmail.com>  
**Sent:** Tuesday, September 24, 2024 1:36 PM  
**To:** Participate  
**Subject:** PAUSE build on Washington St parking lot

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello City Council

I am writing again to urge you to PAUSE any development of the property at Washington Ave between 1st and 2nd.

I believe development of this lot will be damaging to **local** business and quality of life.

As a community we need to **experience** the impact of the Bluebird development across from Atkinsons' before committing to another similar project.

We need to determine if that project indeed fulfills the purpose for which it was approved and if more of the same truly benefits the whole community.

Thank you,

Cathie Caccia

## Cyndy King

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**From:** Lauren McCoy <lauren.gingerich@gmail.com>  
**Sent:** Wednesday, September 25, 2024 11:28 AM  
**To:** Participate  
**Cc:** Alexander McCoy  
**Subject:** Mountain Rides and Ketchum City Council

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi,

We have two daughters at Pioneer Montessori and one at Community School. Since school started this year, our three daughters have been taking the Mountain Rides bus, which has been fantastic - they feel a great deal of independence, they have learned about maps and bus schedules, they have been able to demonstrate responsibility, and this has significantly simplified logistics for our family.

Recently, the Blue Line bus stop which was stopping right across from Pioneer Montessori at Sun Valley Road and 2nd Avenue (on Sun Valley Road) was eliminated and my daughters now have to go up to the southeast side of the Sun Valley Road and 1st Avenue intersection, which means that they need to cross a much (much) wider street with limited visibility due to the parking in the middle of the street. When you are just over 4 feet tall, this is suddenly much scarier given the size of vehicles and number of tourists in our community.

We would like to ask for support from the Ketchum City Council and Mountain Rides to reinstate the Blue Line stop on Sun Valley and 2nd Avenue, which was much safer for students leaving Pioneer Montessori and enabled them to easily get into town or to Elkhorn.

We would be happy to meet with anyone who has questions about our ask or provide any other details as helpful.

Our best,  
Lauren and Alexander McCoy  
206-468-0253

## Cyndy King

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**From:** Neil Bradshaw  
**Sent:** Wednesday, September 25, 2024 6:04 PM  
**To:** Esther Ochsman  
**Cc:** Participate  
**Subject:** Re: Please stop Washington workforce housing

Thanks for your email Esther  
This will be put in the public record for council deliberation  
Neil

### **NEIL BRADSHAW | CITY OF KETCHUM**

#### **Mayor**

P.O. Box 2315 | 191 5th Street,W | Ketchum, ID 83340

o: 208.727.5087 | m: 208.721.2162

[nbradshaw@ketchumidaho.org](mailto:nbradshaw@ketchumidaho.org) | [www.ketchumidaho.org](http://www.ketchumidaho.org)

On Sep 25, 2024, at 1:14 PM, Esther Ochsman <echozman@gmail.com> wrote:

Dear Neil,

I am a resident and voter in Ketchum. I am in favor of workforce housing but not the Washington St. proposal for three reasons:

1. It is too massive
2. It does not include enough parking for the residences
3. It takes away the vital parking lot that is currently there.

I urge you and the council to stop this project at it's current location.

Esther Ochsman  
660 E. 6th St.  
Ketchum, Idaho 83340

## Cyndy King

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**From:** Amanda Breen  
**Sent:** Thursday, September 26, 2024 8:14 AM  
**To:** Cyndy King  
**Cc:** Daniel Hansen  
**Subject:** Fw: Joint session with P and Z- Comprehensive Plan

Public comment.

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**From:** Mark Maykranz <mmaykranz@hotmail.com>  
**Sent:** Wednesday, September 25, 2024 7:27 PM  
**To:** Neil Bradshaw <NBradshaw@ketchumidaho.org>; Amanda Breen <ABreen@ketchumidaho.org>; Spencer Cordovano <SCordovano@ketchumidaho.org>; Tripp Hutchinson <thutchinson@ketchumidaho.org>  
**Subject:** Joint session with P and Z- Comprehensive Plan

Dear Mayor and Town Councilors:

Thanks everyone for working hard at the joint session. There were a few green shoots of hope, but just a few.

Tripp distinguished himself by suggesting that there has been some intellectual dishonesty in the way the Town has comported itself on issues. He seemed to be making a call to raise the bar. Good job Tripp. We are not a bunch of fools in the peanut gallery, and there really is very little trust in Town Government right now. The slanting in the public forums was conspicuous.,

Tripp also acquitted himself nicely by suggesting that the Comp Plan is so important that the Town should consider a moratorium until the Comp Plan is adopted. Good job Tripp! Great integrity! I am not surprised to know you are a firefighter.

Courtney seemed to intuitively question what the skyline would look like if we shift some height west. Your intuition is correct Courtney, raising the skyline in the west is an abomination of Ketchum's prevailing three-story architectural vernacular. Ketchum is 140 year's old, and it has survived all this time without geniuses raising its skyline. It will do just fine for the next 140 years. After all, we are not Idaho Springs.

Mathew called into question the importance of tall hotels with their top floor penthouses. Good job Mathew. That is just what I was thinking.

I sensed a small positive shift away from the Bradshaw/Breen narrative of using massive hotels as the Town's economic engine. This was Jackson Hole's approach (under the auspices of Mayor Mark Barron), and it unleashed a torrent of low-paid workers (on special Visas) living together 5 to a unit, consuming and displacing the local workforce. At Christmas, some of the suites were getting 5k a night and paying their help 10 dollars an hour. That's quite a spread. At one point, Jackson allowed locals to live in designated forest areas (not even campgrounds, and in some cases without portable toilets). It was quite a business model! I was living and building in Jackson when this was going on.



Let me be clear:

Both Aspen and Telluride have prospering economies, and they do not allow 4 and 5 story buildings of any kind. Their three-story hotels are wildly successful despite great costs to build and update because room rental rates have skyrocketed at nice resorts. Their hotels are hotels, not penthouses disguised as hotels. Neither town would allow the penthouse disguise method. Both communities have a large supply of locals' housing of all varieties (mostly deed restricted so locals can get a piece of the rock) and geographically dispersed, including housing out of town limits in cooperation with their respective counties. None of the housing is of the institutional size and none of it is in the commercial core because Mick Ireland was passionate about "real housing for real people." These communities house locals with a track record using a lottery. I lived and built in both of these communities, and my daughters went to Aspen and Telluride schools.

#### Going Forwardt

I will be running additional ads focusing on the 4 and 5 story issue. I am building a nice database of like-minded locals. It is very clear: The Ketchum community does not want 4 and 5 story buildings. Sadly, I have received comments from some locals who said they would like to speak out but are afraid of reprisals should they seek affordable housing in Ketchum at some point in the future. Is that community trust?

I am generally in favor of taxes for locals' housing. My idea of locals generally is: people who live and work in Ketchum and/or who have recently been displaced from Ketchum and/or people who were born in Ketchum and/or essential workers serving Ketchum (nurses, teachers, first responders, etc.). The wage category for Bluebird excludes these very important members of the workforce, preferring instead a wage category more consistent with the hospitality industry.

If the affordable housing in Ketchum is going to be provided in tall, massive boxes, I am no longer willing to support taxes for community housing, and I will actively lobby the community to vote against any and all housing taxes, LOT or otherwise, until we have retained community leaders who understand that Ketchum's architectural integrity is sacrosanct. With sensitive leadership, I will get right back on the tax-for-housing band wagon.

I predict that there will be significant political fallout if there isn't a sea change with respect to the topics shared in this letter. My rule of thumb, based on living and building in the great ski resorts in the west (and ocean communities on both coasts), is when many people are showing up for public forums, it's because people are pissed, not generally because they would otherwise participate. After all, we live in resorts because we like recreation.

Best,  
Mark

## Cyndy King

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**From:** Amanda Breen  
**Sent:** Wednesday, September 25, 2024 1:42 PM  
**To:** Cyndy King  
**Cc:** Daniel Hansen  
**Subject:** Fw: Please stop Workforce Housing Washington St. Project

Public comment.

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**From:** Esther Ochsman <eochsman@gmail.com>  
**Sent:** Wednesday, September 25, 2024 1:15 PM  
**To:** Amanda Breen <ABreen@ketchumidaho.org>  
**Subject:** Please stop Workforce Housing Washington St. Project

Dear Amanda,

I am a resident and voter in Ketchum. I am in favor of workforce housing but not the Washington St. proposal for three reasons:

1. It is too massive
2. It does not include enough parking for the residences
3. It takes away the vital parking lot that is currently there.

I urge you and the council to stop this project at it's current location.

Esther Ochsman  
660 E. 6th St.  
Ketchum, Idaho 83340

## Cyndy King

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**From:** James Hungelmann <jim.hungelmann@gmail.com>  
**Sent:** Sunday, September 29, 2024 11:45 PM  
**To:** Neil Bradshaw; Amanda Breen; Courtney Hamilton; Spencer Cordovano; Tripp Hutchinson; Participate  
**Subject:** General Public Comment KCC Meeting Oct 7 2024 / ARTICLES OF IMPEACHMENT AND RECALL  
**Attachments:** KCC Impeach Recall September 2024.pdf

### **Ketchum City Council Meeting of October 7, 2024**

#### **General Public Comment**

Subject:

### ***ARTICLES OF IMPEACHMENT AND RECALL***

#### **Officials for Recall:**

Mayor Neil Bradshaw  
Councilor Amanda Breen  
Councilor Courtney Hamilton

#### **Article I -**

#### ***Grave Constitutional Deprivations of Inalienable Civil Rights without Due Process of Law***

The many restrictive measures implemented by the Ketchum City Council in the “era of covid” (with the vote of councilors Breen, Hamilton, and David) constituted the most serious and sustained deprivations of constitutionally guaranteed civil liberties in the history of Idaho, imposed without a shred of due process, that have wreaked immense devastation to the health and well-being of everyone living in or passing through Ketchum.

The Constitution of the USA, and the constitution of every state in the Union, are clear:

“No one shall be deprived of life, liberty, or property, without due process of law”.

The following are “rights” or “liberties” of an inviolable, inalienable nature, which were brutally violated by Recalled Officials’ illegal covid Measures:

- Right to breathe without obstruction, without deprivation of oxygen, and without poisoning of any kind
- Right of parents to protect free and unobstructed breathing of children
- Right to enter and leave one’s house whenever one desires

- Right to work where and when one wants
- Right to travel anywhere/anytime
- Right to speak freely and to engage in face-to-face discourse and debate without obstruction by any face covering that impairs speaking and hearing and the ability to see facial expressions
- Right to gather with others in small or large groups, planned or spontaneously, and to choose to embrace others or to maintain whatever distance from others that one personally deems comfortable and appropriate
- Right to freely exercise religious worship alone or with others, without government monitoring or interference of any kind
- Right to invest in and operate lawful business
- Right to recreate and play sports unmasked and unimpeded by government
- Right to be free of any government coerced “medical” interventions or drug injections

What was the process used to establish in the public mind the “reality” of “covid” that Recalled Officials bought into? A President barking and wheezing “China flu!”; freakish Fauci on the idiot box, all channels; tireless pronouncements from CDC and World Health Organization lackeys in sync with Big Pharma vaccine producers; sketchy east coast organizations with highfalutin names like Harvard Global Health Institute and Bloomberg Public Health Security who have absolutely no authority in Idaho but who could assure us, despite never having been here, that “covid conditions” in Ketchum were always ‘deteriorating badly’, requiring severely punishing protective measures - ‘dire orange, retreat back to your quarters and choke yourself off until further notice!’ sort of pure and unadulterated malarky.

Shockingly, some people argue that during ‘emergency conditions,’ the Constitution shouldn't be brought up, treating it as an irrelevant technicality when it comes to safeguarding the public from the story of invisible toxicity swirling in from Wuhan, “Don’t get in any of it on you!”. When in fact the constitutional document that is at the foundation of our country assures that nobody gets Life, Liberty or Property deprived unless the government first makes the overwhelming case by hard evidence, one building block at a time – in a neutral court, by the Rules, subject to challenge by all sought to be deprived. This was never done in the covid era by anyone in government, such that every piece of the covid Narrative must be assumed by a sane public to be absolutely false, a total fraud.

The victimization of the fascist boot of the perpetrating officials was immense, and many believe from the ludicrousness of the “evidence”, directly intended, against all youth, against those in need of care, against those in need of interaction, against us all. Every single Measure imposed by Recalled Officials and pumped by a piously pimpled local press was viciously toxic, as many members of the public insisted on the official record of this City Council from the very start of “covid” which is increasingly being recognized as nothing other than pure and unadulterated covidScam.

But the far greater victimization was the crazed, suicidal acceptance by the public of the notion that a government can call the shots and loosen and tighten restrictions on Inalienable Rights as it sees fit. That’s brutally Nazi Germany, that’s venomously red China, that’s cold war Russia gone gulag. As it turns out, the Constitution and specifically the Due Process Clause is the only defense to a false narrative that would lock us down, if and when need be as determined solely by the Deprivers.

At that most important juncture in our lives, impeached officials had the opportunity to get it right. As sworn public servants, it was their first responsibility to abide by the Constitution and laws protecting the freedoms of their constituents. They chose instead to flaunt the Constitution and turn against us. Every day that passed under Recalled Officials' wrongful deprivation of rights was another High Crime battering the health, safety, freedom, and sanity of every person forced to endure their phony orders.

Is it a dedicated public servant or fouled predator who would slap masks on bus drivers of school children or any bus driver for that matter, choking out and poisoning breathing and clear thinking? And what about construction workers on scaffolds? And then go around town pressuring businesses to insist on masking and vaccination as conditions of continued employment and the public's right to enter the premises, even though these measures are blatantly illegal and seriously punishing conditions of employment and denial of public accommodation. And then, inducing the public to succumb to the Injections, warp-speed, even though these Recalled Councilors had no reason to trust them to be "safe and effective".

At every step of the covid era, Officials were advised of the rampant illegalities and inevitably disastrous consequences for the health and well-being of Ketchum residents. At every such step, Officials thumbed their noses and rejected any dialogue, but instead retreated and retrenched, tightening the masks and striking out against those who would challenge authoritarian orders on Constitutional grounds, all while insisting that "boosting up" was the right and responsible thing to do.

Even though he wasn't signatory to the covid Orders passed by a 3-1 City Council vote, the mayor is included in this Impeachment and Recall because he had a duty to vocally oppose these illegal covid Measures and to urge the people of Ketchum to disregard them entirely. Significantly, Mr. Bradshaw grew up in Rhodesia, a nation infamous for its violent oppression of the black majority and promotion of white supremacy. The white minority was taught the "necessity" of harsh actions under the guise of "emergency conditions" like "terrorist uprisings" and also, the importance of ignoring the civil rights and the suffering of the oppressed. After the authoritarian regime collapsed and the nation of Zimbabwe was born, Mr. Bradshaw, like many other whites, left the country. With this unique background, his failure to speak out forcefully against the covid Measures was inexcusable. He should have alerted the people of Ketchum—even going door to door, if necessary—about the fascist and unlawful nature of those Measures, which were unconstitutional and, as a matter of law "null and void" from the start, as wildly violative of our nation's most important Constitutional safeguards.

In short, Recalled Officials could have stood up and protected the public, modeling for all the vital importance of doing so. But they chose instead to impose the tyranny of covid aka covidScam and the human rights butchery of its Measures, from choking out and poisoning every breath throughout two years of masking, to pressuring repeated State ("vaccine") Injections.

Every governor in America and their minion mayors and council members who cowered to the marching boots of "homeland health security" and signed off on the takedown-lockdown covid Orders must be removed from office, never to be trusted with public authority again in any capacity.

## **Article II -**

### ***Reckless Endangerment and Infliction of Severe Physical and Mental Distress in Children***

Today there is deep societal concern for what is being called a marked and dangerous deterioration in youth mental health. Not being disclosed, however, is the connection of this phenomenon with the repressive and crazed covid Measures ordered by Recalled Officials. Those Measures amounted to brutal subjugation in the form of choking out and poisoning the body, mind, and spirit of all children. Measures like isolation, social distancing, and masking crush interpersonal interaction that is essential for healthy functioning, with the inevitable result being disastrously increased sickness, disease, and depression.

From the start, Mayor and Council Officials were advised by many professional and lay members of the community of the catastrophic consequences that inevitably would impact all youth subjected to such extreme Measures. But despicably, Recalled Councilors chose to pretend otherwise. And to this day that is their position, that it was “no big deal” for kids to be choked out and poisoned, “suck it up, chicos” - two years of youth ravaged. No one knows, but everyone should fear what the impairment will be long-term, or even if there will be a long-term for them.

How is it possible that very few children in Ketchum know anything about US constitutional protections of civil liberties that would cause them to question any mandates and messaging of masking and alleged “vaccinations”? What we must be insisting as the most Essential learning for all children is never to blindly accept and adapt to any narrative coming from any governmental entity or person. They must grow to understand clearly that Due Process of Law is the most treasured inheritance from Mother England, of Magna Carta magnificence, the distinguishing cornerstone of individual liberties and democracy of the United States of America, and the one mechanism that protects us from dictatorship. They also must understand that due process is also the protection of sanity: It is the vehicle by which an entire people assures that they are never going to be captivated by or subjugated to a false narrative that involves them losing their liberties or life without justification. In the USA, surely there is no more important learning for children. The “advent of covid” was when Recalled Officials should have modeled this for all youth, by rejecting any and all calls “from above” for imposition of Measures denying young and old alike our fundamental constitutional liberties without any due process of law.

Moreover, the essence of the human spirit deeply rooted in the instincts of all children is to blossom freely based on truthful reality. For children to be compelled in some fashion to adapt to depictions of reality that are blatantly contrary to truth so runs against human grain, contravening instinct, common sense, and logic, as to create subconsciously a poisonous discord and resentment that eats at body, mind, psyche, and soul. In their depths the discord dwells, largely misunderstood and perhaps denied, but it works on children, tearing and twisting them apart, and breaking down physical and mental health. Children locked into a prison of deception are thwarted from becoming, stripped of their pursuit of the human potential tied to truth. The natural spontaneity and joy of youthful exploration are choked out and overtaken by a rotting and ruination of body, mind and spirit. The more children get ratcheted to such Irreality, and the more massive the deceptions become, the more poisoned and twisted apart they and the entire society become, accepting the confinement of the human soul to deception, coverup, and no questions asked.

Ketchum city officials’ annual proclamations of sensitivity to youth mental health are an insult and aggravation – who could be less worthy of trust than the perpetrators of the twisted and unchallengeable narrative that would choke them out and inject them?

Most parents of children subjected to sustained masking and covid vaccine and boosters have grown to be deeply concerned. If we had to do it over again, few in the Ketchum public would ever again blindly trust the insistence of Officials pressuring the Injections and the other punishing covid Measures.

Importantly also, the City of Ketchum and its officials face potential liability amounting to billions for tort and constitutional violations against children harmed by the covid Measures. Parental "consent" does not serve as a defense or shield against these claims. For each affected child, the statute of limitations on filing a lawsuit is legally suspended until they turn 18, meaning this significant liability will loom over the city for many years to come.

All of this could have been avoided, and children's health protected and hugely enhanced, had Officials done the right thing, i.e., modeled for children the importance of Just Saying No to compliance with any seriously "life and liberty" depriving, government-imposed measures that are not supported by Due Process of Law.

### **Article III -**

#### ***Classist, Racist Subjugation of Workers and Minorities***

The brunt of the impact of the covid Deprivations on adults fell on the working class. Our Ketchum workforce, from grocery stores to construction sites, is disproportionately Hispanic in its makeup. The daily contributions of Hispanics to our Ketchum community is significant. Incredibly and unjustifiably, in covid Times, Hispanics found themselves within the crosshairs of city officials, badly betrayed and virtually defenseless and with no economic leverage to understand the sketchy nature of the covid "Story" (*una gran mistificación*) or to resist the crazed and punishing Measures wrongfully imposed on them by Recalled Officials.

Annually, this Mayor and City Council proclaim sensitivity to and appreciation for Hispanic heritage, but the truth is that their "mad covid" Measures were a low blow to our largest ethnic minority. Every aspect of what it means to be Hispanic was under savage attack by the Council's covid Measures. Hispanic heritage is all about children, families, togetherness, embracing, working hard, and treasuring the guaranteed freedom and opportunity for all in our country. Isolation, distancing, masking, and injections for "health" are exceptionally onerous to the Hispanic psyche and are seen by many as a vile form of not-so-veiled racism and ethnic oppression and cleansing of cultural attributes that are core to their culture and essential to their health and well-being.

Recalled Officials' covid Measures were especially pernicious considering also that Hispanics by nature are cooperative and trusting of American authority figures, striving to integrate well with the majority white community. In the case of covid: Blind trust, so readily betrayed.

### **Article IV -**

#### ***Sabotage of Constitutionally Mandated Democratic Processes in Municipal Governance***

##### **A) Blocking access to City Council meetings**

Under Idaho's Open Meeting Law, the public is entitled to attend all city council meetings in person and provide comments on any issues of concern, whether or not those issues are included on the Council's official agenda.

During covid, Recalled Officials imposed severe restrictions on in-person attendance. Masking was required for all in attendance and certain councilors chose to attend only remotely. Unnoticed by many, Recalled Officials also eliminated the public's right to appear and address matters of their own concern independent of the Council's meeting agenda. This restriction has continued "post-covid": Concerns of the public will be allowed to be expressed in person at council meetings only if the council, in its sole and arbitrary discretion, decides in advance of the meeting to include them in the meeting agenda.

Recalled Officials’ refusal to re-open the meetings fully to in-person participation and free comment in compliance with Idaho Constitutional and statutory mandates is consistent with their cowardly and tyrannical approach to every matter of importance coming before them and demands their immediate removal.

### **B) Lack of transparency and disregard for bona fide concerns of the public**

For many years, serious concern has been raised by the public about the lack of transparency in council deliberations and priorities. The development of downtown has been especially controversial in many ways. Input from the public and especially the business community has been largely disregarded, especially with respect to construction of government-provided “affordable housing” in prime downtown locations and drastic reduction of public parking.

The Ketchum public can tolerate no more of such high-handed and incompetent shenanigans.

### **C) Illegal operation of KURA**

As exhaustively detailed on the record of this Council on many occasions, and consistently ignored by Recalled Officials, there has never been a legal basis for establishing or operating an urban renewal agency (KURA) in Ketchum. Despite the claims made in the standard-form Resolutions that established KURA in 2006 and expanded it in 2010, the fact remains indisputable: from KURA’s inception in 2007 to the present, no conditions have existed in the City of Ketchum that remotely meet the criteria of posing a dire danger, menace, or threat to public health, safety, morals, or welfare—conditions that are legally required before a municipality can create an urban renewal agency in Idaho.

As a result, urban renewal cannot lawfully be used in Ketchum. The Idaho Constitution mandates that cities can only pursue capital projects involving long-term debt if they first secure a two-thirds vote of qualified electors and establish a tax sufficient to cover the debt’s principal and interest. The unchecked development of the city by a small group of appointed KURA commissioners is exactly what this constitutional provision was designed to prevent.

Importantly, acts that blatantly violate the law and the Constitution are legally considered *void ab initio* (invalid from the start). Such acts remain inherently unlawful, and no amount of inaction or passive acceptance by the public over time can make them valid. The Idaho Constitution makes this clear: “Any indebtedness or liability incurred contrary to this provision shall be void.” (Article VIII, Section 3).

Therefore, it is critical to shut down KURA and immediately unwind its flawed legal entanglements—and to recall the Officials who refused to comply with the law. Alarming, the two councilors primarily responsible for undermining the law and Constitution and enforcing the draconian covid Measures—Recalled Councilors Breen and Hamilton—are also serving as “Commissioners” on KURA, an ongoing violation from which they will not step back unless forcibly removed. They seek to shape Ketchum's future according to their own vision and that of a few crony allies, but that will not be allowed.

The time to end the KURA Violation, and to run the Violators, is now.

### **Article V -**

#### ***Failing to Attend to Serious Public Health and Safety Threats***



The mayor and city council are primarily responsible for addressing threats to public health and safety, certainly to include concerns raised by members of the Ketchum public. However, Recalled Officials' have consistently blocked, ridiculed, and even condemned professional investigation into several items of grave concern to health and environment brought to their attention by the Ketchum public:

### **A) 5G wireless radiation**

In early 2020, responsible members of the Ketchum community were organizing a public symposium with experts to address health concerns related to wireless technologies, including the pulsed radiation of 5G which telecom companies were planning to install throughout Blaine County. Despite public requests, the mayor and city council took no steps to support or facilitate the event -this, and then came the covid Orders, beginning in March 2020. Recalled Officials shut down most businesses and locked people inside homes due to the "covid threat", but at same time gave carte blanche preferential treatment to the telecom companies, classifying their planned expanded installations to be "Essential" business activities. Major installations were subsequently completed by them without any public disclosure of what they consist of, what threats they represent, and what measures might be taken to protect public health and safety.

Recalled Officials have consistently ignored the public's ongoing request that they responsibly address what independent health professionals consider to be exceptionally dangerous EMF toxicity.

### **B) Chemtrails/ sprayed aerial toxicity**

Recalled Officials have also consistently refused to acknowledge let alone address grave concerns of the public as to the toxic nature of aerial spraying in cloud seeding and other weather modification activities that have been going on in the skies above our valley and across Idaho for many years.

Many complaints from the public have been registered in recent years about our snow exhibiting very bizarre characteristics include snow being extremely compacted and slick, making it exceptionally dangerous for walking and driving; people who work or play in it experiencing disorientation, dizziness, and nausea, as well as difficulty breathing; snow sliding off the tops of cars and roofs in sheets, crashing with a metallic sound and heavy impact; snow charring rather than melting when exposed to flame and emitting a strange chemical odor; snow coming down in amorphous globs rather than naturally formed, hexagonal shaped flakes; snow rapidly compacting and being exceptionally difficult to push around and remove; snow shrinking and sublimating directly to gas, bypassing the liquid state, and often leaving little trace of melted water behind; and desiccating and weakening forests making them much more susceptible to disease and "wildfire". At the same time, our sunny, deep blue skies that used to prevail in the Wood River Valley and that have been at the heart of our health, happiness, and economic viability are more and more a thing of the past, increasingly being replaced by gloomy, silvery skies.

At the request of the mayor, the public provided a draft letter for him and the city council to send to Governor Little requesting information about these programs, but even that modest step proved too much for our city leaders. Their approach to these matters echoes their response to "covid": Deny the existence of blatantly visible toxicities and cower in fear over the invisible, horse-laughably lame "Swirl from Wuhan".

### **C) Vaccine injuries**

By now it is clear that the casualties of covid vaccines in Idaho and across America are skyrocketing and are being hidden by active collusion between the makers, certain “authorities”, and a cowardly complicit press. Few are willing to confront the reality that the public has been wrongfully coerced into receiving dangerous injections through false claims of safety and efficacy, under the guise of legal authority imposed by incompetent and deceptive local officials.

Knowing that the most vulnerable to these vaccines would be those without the resources to detect deception or grasp the full threat to their health and lives, Recalled Councilors ignored and suppressed the many warnings about the potentially crippling and deadly consequences of the covid "vaccination" program. Moreover, Recalled Officials have rejected all requests from the public for investigation into the true nature of the vaccine ingredients and the illnesses being suffered and to come to the aid of the injured.

A critically important lesson learned from covidScam is never again to rely exclusively on medical-pharma solutions to any health problem. The fundamentals of sound nutrition, sleep, movement, and breathing must always be of primary importance. The Ketchum public understands that our health, aspirations, and future are tied to the great outdoors, the wrap of mother nature around us, the fresh air, the open spaces, the friendly people, the sports and recreation, and free dialogue, discourse and debate. In the assessment of illness and remedies in this era of covidScam, Recalled Officials shamefully completely ignored the natural approach to health. Never again.

...

The above are critical public health and safety concerns brought to city officials by dedicated members of the community with significant education, experience, and expertise—resources that should be embraced by city leadership whenever major issues arise.

Especially in this era where the deterioration of mental health is a major crisis, it is legally and morally imperative for city officials to model, especially for our youth, the importance of addressing complicated and controversial matters head-on. There must never again be any role in Ketchum city government for anyone who hides and denies in fear of any responsible engagement with the public on important matters of public health and safety.

Respectfully submitted,

## Cyndy King

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**From:** Neil Bradshaw  
**Sent:** Friday, September 27, 2024 7:28 PM  
**To:** Participate  
**Cc:** Amanda Breen; scordovano@ketchum.org; Tripp Hutchinson; Courtney Hamilton; Jade Riley; Morgan Landers  
**Subject:** Re: Thanks for your efforts at addressing Ketchum's needs

For public record

### **NEIL BRADSHAW | CITY OF KETCHUM**

#### **Mayor**

P.O. Box 2315 | 191 5th Street,W | Ketchum, ID 83340

o: 208.727.5087 | m: 208.721.2162

[nbradshaw@ketchumidaho.org](mailto:nbradshaw@ketchumidaho.org) | [www.ketchumidaho.org](http://www.ketchumidaho.org)

On Sep 27, 2024, at 6:15 PM, mitch long <m.long.boise@gmail.com> wrote:

I noted the recent ad in the Mountain Express where Mark Maykranz expressed concern that Ketchum “could be ruined” by recent developments. Though I agree that care must be taken to ensure that the character of the town is not changed, I strongly disagree that the current developments are doing that. I applaud your efforts to create workforce housing, preserve historic buildings, move towards 100% clean energy, and in making the town more bike and pedestrian friendly. I live in Ketchum full-time, and though we have challenges, I think the town is a wonderful place to live, and is progressively getting better.

Thank you for your work in helping to make this a great place to live.

Mitch Long  
420 Sage Rd  
Ketchum

Ketchum Business Advisor Coalition (KBAC)  
Public Comment on Lease on Washington Street Lot

Recently the KBAC Board Of Directors has learned that the lease & user agreement for the Washington Street parking lot that is currently in place between KURA and the City of Ketchum ends on October 1, 2024. With this knowledge in mind, KBAC asks that in the event KURA chooses to not continue the user agreement with the City after October 1st, that KURA allows the lot to continue to be made available for free public parking throughout the proposed development process. Employees, customers, service providers, visitors, and area residents have a need to access the downtown area, and this lot provides that access. To our knowledge, as of today, the City has not provided an alternative parking-management plan should these approximately 65 spaces be lost. We hope that KBAC can be helpful to KURA and the City going forward as our community seeks solutions to the issues of workforce housing and parking management.

Thank you,  
KBAB Board of Directors  
October 1<sup>st</sup>, 2024