

From: [Molly! G Goodyear](#)
To: [Participate](#)
Subject: Public comment re: Right of way snow melt systems
Date: Monday, April 3, 2023 5:49:02 PM

Hi -

I am writing to encourage you to prioritize your clean energy and environmental commitments as you consider how to address snow melt systems. Considering the amount of CO2 emissions from snow melt systems vs. other methods of snow removal, I believe addressing this issue in a proactive, climate-forward way will make a big impact on the city's effort to be 100% clean energy community by 2045.

Thank you,
Molly G Goodyear

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From: [HP Boyle](#)
To: [Participate](#)
Subject: For Councillor Hamilton
Date: Monday, April 3, 2023 6:05:06 PM

You mentioned in the 4/3/23 meeting that it is often wondered what employers need, want or think are key issues, and the lack of means to gather that information.

For some time, I have advocated that Ketchum do an annual survey of employers to ask those questions. It would not be that difficult to do. If the City feels it lacks the staff capacity/capability to do that, perhaps you could commission SVED to do it.

Making critical decisions without critical information is not good governance. It is a relatively easy fix.

Good luck,

Perry Boyle
Ketchum

From: [H Boyle](#)
To: [Participate](#)
Cc: editorialboard@mtexpress.com; [Andrew Guckes](#)
Subject: Public comment on Lease to Locals program presentation to the Council 4/3/23
Date: Monday, April 3, 2023 6:52:58 PM

This program seems to be having initial success. 10 units is a good start, and the cost is a fraction of any other City housing initiative.

However, as the presentation indicated, the program is being gamed by some employers (indirectly) and by some tenants (directly), and I urge the Council to close the loopholes.

The Mayor's comment that Bluebird is also a benefit to employers who underpay their workers was a good point. His point that a worker for a for-profit company contributes as much to the community as a non-profit worker is consistent with his promotion of taxpayer subsidization of companies that take money out of Ketchum.

Kudos to Mr. Slanetz for calling out the City's corporate welfare. Why are Ketchum taxpayers subsidizing the housing of a Sun Valley Co employee? Is SVC aware of this? Perhaps they should be reimbursing the Ketchum taxpayers?

Same for Coldwell Banker, as Councillor Slanetz noted in the Council meeting. He made an excellent point that perhaps taxpayer subsidized programs should be limited to people who work at non-profits or City of Ketchum jobs.

Why is Ketchum providing subsidy payments to Sun Valley property owners? This is particularly disturbing given SV has the resources yet doesn't contribute to the program, and generally free rides off of Ketchum. If we are going out of Ketchum, perhaps Bellevue or Hailey would make more sense. We had applicants from Hailey but did not consider them, yet we did it for SV.

According to the vendor, four tenants housed in this program make more than the program guideline income limit and don't work in Ketchum. You can't do that with BCHA housing. This is a loophole that people are gaming. This is the kind of thing that de-legitimizes City programs in the eyes of the public.

Why are the administration costs of the program almost as much as the grant amount from the program? Will this come down over time?

Only one STR was converted. This is what the City Administrator and the lobbyist for the Sun Valley Realtor Board predicted. This indicates that once a property goes to STR it almost never converts back. A local worker can almost never win against a tourist for a housing unit. The Council should take this into account as you consider ADUs—once new ADUs go into the STR pool, they will stick there and make things worse in Ketchum. We don't need more STRs.

Given the number of properties that were offered in Sun Valley, has that information been shared with the Sun Valley City Council to encourage them to pursue their own program? Same with Hailey and Blaine County?

Additionally, it's good to see the Housing Strategist to propose an increase in the work

requirement to qualify for housing benefits. Hopefully, the next revision will return “workforce” to its traditional definition and no longer include people who have chosen not to work.

Finally, how does taxpayer subsidies to house seasonal employees benefit the quality of life of the people of Ketchum? Seasonal employees are not the pool of people that the Mayor says contribute to the community, and, outside of BCRD seasonal employees (who do benefit the community), they tend to work for Sun Valley Co and other large companies.

If the Mayor and Council are going to continue to promote corporate welfare, not just in the form of the housing subsidy, but also via the LOT tax on locals to promote tourism and free land to for-profit developers, perhaps we should have a referendum to see if that’s what the community wants. Or at least have this dialog as part of the Comprehensive Plan review.

Thank you,

Perry Boyle
Ketchum

From: [H Boyle](#)
To: [Participate](#)
Cc: editorialboard@mtexpress.com; [Andrew Guckes](#)
Subject: Public Comment for next City Council Meeting
Date: Wednesday, April 5, 2023 10:08:48 AM

We have the smoking gun. The Mayor and Council lied to the people of Ketchum.

In my opinion, Bluebird will go down as one of Ketchum's biggest mistakes. Literally—just look how big it is—four stories looming over the commercial district. Sold to us by the Mayor as housing for our teachers, first responders and health care workers; we now have confirmation that it is nothing of the kind. The Mayor called people “prejudiced” when they questioned whether his pet project (he named it) was appropriate for Ketchum. Bluebird is, in my analysis, the worst kind of taxpayer subsidized housing.

The Ketchum taxpayers have forked over subsidies that may end up totaling over \$15mm in free land, foregone property taxes and direct cash payments to GMD, a for-profit, out-of-state developer to build this for-profit, low-income housing project in the commercial district of Ketchum. And then there is the parking impact at Atkinson's.

And for what? As Mr Slanetz's comments confirm, Bluebird will not necessarily address the Ketchum workforce shortage, as it will not require tenants to work in Ketchum—or even to work at all. How do the people who supported Bluebird feel about being duped?

And even if some Ketchum workers do live in it, Bluebird is, in my analysis, corporate welfare and anti-worker. It incents employers to depress wages so that their workers can be housed at taxpayer expense. Like maybe the employees of the 6-story, 95 room Marriott to be owned by an out of state company to which the Mayor and Council have also provided subsidies in the form of zoning waivers? The Mayor said this week he is fine with this kind of corporate welfare. He said the lease to locals housing now being provided to employees of big companies like Sun Valley Co and Coldwell Banker is fully consistent with what that program is designed to do.

While the Mayor's family buys residential property in Hailey, the residents of Ketchum are stuck with this blue elephant—for 75 years. That's how long the project gets free land from us.

But wait, there's more! The Mayor and Council plan to build at least two more Bluebird-type projects in the commercial core. Not in the industrial park, or on the acres of land the city owns at the southern end of town, but two more lower-income housing projects smack dab in the middle of the Ketchum commercial core. At the same time they plan to reduce parking. And are planning to loosen the ADU rules that will make it easier to create more short-term rentals in Ketchum. And are personally promoting more taxpayer subsidies for corporate welfare and tourism promotion in the May referendum.

Aspen, here we come.

Perry Boyle
Ketchum

<https://www.mtexpress.com/news/ketchum/ketchum-leaders-define-local-qualifications-for-bluebird-village/>

From: [City of Ketchum Idaho](#)
To: [Participate](#)
Subject: Form submission from: Contact Us
Date: Thursday, April 6, 2023 11:01:12 AM

Submitted on Thursday, April 6, 2023 - 11:01am

Submitted by anonymous user: 72.214.132.238

Submitted values are:

First Name Edward
Last Name Buchwalter
Email ed.buchwalter@gmail.com
Question/Comment
Hello City of Ketchum,

As someone that does not like the "Dark Sky" policy pushed by the City of Ketchum, I would for city officials to read the following article regarding light in public spaces:

<https://www.archdaily.com/998418/the-safety-of-light-a-short-history-of-light-in-public-spaces>

We have a residence in Warm Springs and I DO NOT feel safe walking my dog at night IN THE DARK!
If somebody needs to be constantly "star gazing" perhaps they could drive out of town....

Best Regards,
Ed Buchwalter

The results of this submission may be viewed at:

<https://www.ketchumidaho.org/node/7/submission/11265>