

Participate

From: HP Boyle <boylehp@yahoo.com>
Sent: Wednesday, February 21, 2024 7:22 AM
To: Participate
Cc: Andrew Guckes
Subject: PUBLIC COMMENT re: Housing Update at 2/20 Council meeting

As I have previously commented, Lease for Locals has been a great bang for the buck, and I am supportive of Ms Connoelly's proposal to extend it to existing renters to local workers.

However, from the rest of the Housing Update, I urge the Council to be skeptical of the information being presented.

Yesterday, the City Attorney told the Council why the City cannot prioritize Ketchum employees for Ketchum taxpayer-subsidized housing. The answer provided was, to my understanding, misleading. Yes, the FHA can be a constraint on who can live in housing. However, there are significant classes of the workforce that are exempt from the FHA. That would include what the mayor has called the "lifeblood" of the community: the City can indeed prioritize teachers, first responders, health care workers, and city employees. You might want to consult with an attorney who is an expert in this area, as the WRHT has done. The fact that the City Attorney said that he was not asked that specific question is, in my analysis, evidence of how you are being "managed" by City staff.

Why is this important? Because the path we are on will not address our workforce shortage other than help to depress wages for the tourism industry. This path has not been successful at addressing the workforce housing shortage in any resort city.

The conflict of interest answer from the City Attorney also dodged an ethical conflict of interest. Even if it is technically "legal," as representatives of the people, I hope the Council does not condone its ethics. Ms. Connelly works for both the City and BCHA. On the last page of the HUD grant request, she said the money that would be received, despite being awarded to the City, would be transferred immediately to BCHA. The reason stated is to get it out of the oversight of the City Council. She works for you, yet, wearing her BCHA hat. she does not want you to tell her how to spend the money that HUD grants to the City. Is that not a breach of the checks and balances that both Mr. Hutchinson and Mr. Cordovano expounded to the school kids in the room and a pillar of good government? I urge the Council to retain the funds in a City account and to allocate the money in the best interests of Ketchum taxpayers.

Also, is the Council aware of how Ms. Connelly intends to deploy the \$5mm? Does the Council believe that the community is aware of this? It does not seem to live up to the standard of transparency that the Mayor cited in the first Council meeting of 2024.

Another example of incomplete information provided to the Council is the Drew condo. No one asked if the identified local buyer came from the BCHA waitlist for housing or any housing waitlist. BCHA engaged a Hailey real estate agent to market the unit. Why? Why would BCHA have the City of Ketchum purchase a unit of housing for which there was no demand on the BCHA housing waitlist? Should BCHA be creating demand for housing in Ketchum? Additionally, this particular unit was examined by a licensed housing inspector. His view is that \$40k is just the starting point of what this unit requires for rehabilitation. There are deficiencies with the siding that will need to be addressed and that have not been disclosed to potential buyers. It is, in my view, a good thing for housing to be preserved for the Ketchum workforce. However, it should be done with integrity and full transparency. At the very least, the Council should want City staff to be fully forthcoming with the Council on the facts of how Ketchum taxpayer monies are being spent. With that full disclosure, you may be still behind this transaction—but the disclosure should be there.

Finally, the external housing speaker series has been carefully managed to present only one side of the workforce housing issue. Ms. Connelly has only brought in speakers who agree with her positions. She has brought in no one who could highlight the problems with her approach to housing, and how and why many aspects of the Housing Action Plan have failed to address the workforce housing shortage in other resort communities. Handing this series over to BCHA likely means that we will hear no other viewpoints.

To my observation, the tail of the staff is wagging the dog of the Council. That is not checks and balances.

Thank you,

Perry Boyle
Ketchum ID

Participate

From: Neil Bradshaw
Sent: Sunday, February 25, 2024 8:18 AM
To: danhawley@icloud.com
Cc: Participate
Subject: Re: Project Main Street
Attachments: PastedGraphic-1.tiff

Thanks for your email Dan
I have placed in the public record for council and staff consideration
I am happy to meet up to discuss
Cheers
Neil

NEIL BRADSHAW | CITY OF KETCHUM

Mayor

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On Feb 25, 2024, at 7:39 AM, danhawley@icloud.com wrote:

Neil,

I have serious concerns about Project Main Street being pushed through without addressing major design flaws.

The stated principal goals of Project Main Street are to address the issue “of no left turns” in Ketchum and to improve travel efficiency during morning and evening rush hours.

Today the intersections of First and Main and Fifth and Main do not facilitate left hand turns for Main Street traffic which severely impedes traffic flow. This is completely ignored and unchanged in the proposed plan.

Furthermore creating signalized left hand turn lanes on First and Fifth streets will add another signal phase which will exacerbate the flow of traffic on Main.

Additionally this will reduce the parking on both streets which is not counted as project parking loss.

The proposed plan completely fails to meet the stated design goals and therefore is fundamentally flawed.

The realignment of Main at Sun Valley Road to create five lanes will make it nearly impossible for large trucks and busses to turn right off Main onto Sun Valley Road. I have raised this issue at multiple meetings and it has gone unanswered.

Increasing the complexity of an intersection by adding additional lanes is detrimental to pedestrian safety. Main and Sun Valley Road currently is the most difficult location to be a pedestrian in Ketchum.

The \$7 Million cost of the project should cause the City to evaluate whether the design goals of the project will be achieved. With the glaring failure to address the left turning issues on Main it is time to step back and do the job correctly.

While I appreciate the need to repair the deterioration of the pavement in a timely manner it is fiscally irresponsible to accept a flawed design.

I feel that your consultants are more concerned about streetscape design than addressing the fundamental flaws in this plan.

A three lane Main Street would address the left turn issue and improve traffic flow and would certainly improve the pedestrian experience on Main Street. The wider sidewalks would benefit all downtown businesses by encouraging more pedestrian usage.

There is a valuable free online planing tool called Street Plan.

Using this tool for 30 minutes provided the following image of a 3 lane Main Street which addresses the Main Street left turn issue.

80' right of way

one travel lane in each direction with a central left turn lane

parking on both sides of the street
sidewalks and gutter 16.5'
pedestrians only cross 32' of vehicle lanes which is far safer
improved radius allows trucks and busses to turn right onto Sun Valley road

I would be glad to speak with you at your convenience.

Sincerely.

Dan

Daniel Hawley
Box 49
Ketchum, ID 83340

208-726-4962



Participate

From: City of Ketchum Idaho <participate@ketchumidaho.org>
Sent: Monday, February 26, 2024 12:34 PM
To: Participate
Subject: Form submission from: Contact Us

Submitted on Monday, February 26, 2024 - 12:33pm

Submitted by anonymous user: 68.105.209.109

Submitted values are:

First Name Pat

Last Name Higgins

Email pathiggins@cox.net

Question/Comment

What happened to all the in lieu parking money go when previous business builders had to pay?
Reading the February 2022 results from parking survey , majority stated “if they had a magic wand to change anything in Ketchum , they wanted a parking garage” why isn’t the City Of Ketchum providing this?

I really feel that the current city leadership is not listening to the citizens and business owners of Ketchum. Every person I have had conversations with regarding the redo on Main Street are very upset that majority of parking is being taken away. I understand we need to have compromise, but where is the compromise of parking?

The Washington parking lot will be turned into Low income housing, the Lift tower lodge work force housing , the Memory Park lot Affordable housing.... The diagonal parking across from Kneadery removed among other locations ??? Why?

The results of this submission may be viewed at:

<https://www.ketchumidaho.org/node/7/submission/12003>