

## Dawn Hofheimer

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**From:** heather@openroomfurniture.com  
**Sent:** Monday, November 10, 2025 3:53 PM  
**To:** Participate  
**Subject:** 140 & 180 N Leadville

On Paper this sounds like an amazing plan, however....could the architect honor the historic home in any way? Add some interesting roof lines...even facades to mimic the house? Because clearly, there has been no thought to integrate the new design with the old.

It seriously looks like they are slamming the cheapest, most unoriginal, uninspiring buildings to get the most sqft possible...I get that.

You can ask for so much better in this design. These structures are awful.



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Ketchum Business Advisory Coalition (KBAC) Public Comment To  
Ketchum Planning & Zoning Commission Regarding ARCH Housing Project  
November 20<sup>th</sup>, 2025

Thank you to City of Ketchum Planning & Zoning Commission for the opportunity to comment on the proposed ARCH Housing Project.

High among the Ketchum Business Advisory Coalition's (KBAC) top priorities is working with community partners to explore and support site locations for Workforce/Affordable Housing, addressing infrastructure challenges, and discussing what real-world affordability could look like, not only in Ketchum, but in the wider Wood River Valley community.

The ARCH Housing Project at 140 & 180 N Leadville Ave is an exciting project, and we enthusiastically support ARCH in their hard work, vision, and commitment to the creation of workforce housing that is vital for our community. KBAC is supportive of ARCH's efforts in creating workforce housing and believes the project proposed for 140 and 180 N Leadville meets housing needs of the community by creating housing for those earning up to 140% of annual median income (AMI), and by creating adequate car and bike parking for residents.

**We recommend that the city work closely with surrounding businesses to proactively mitigate access and visibility concerns to during the construction phase.**

We encourage P&Z to approve this project, and we look forward to supporting ARCH throughout the creation of workforce housing at 140 and 180 Leadville.

Thank you,  
KBAC Board of Directors  
Bronwyn Nickel  
Holly Mora  
Julie Johnson  
Scott Curtis  
Jed Gray  
Cindy Forgeon  
Duffy Witmer  
Tom Nickel  
Amy Weyler  
Dillon Witmer  
Jim McLaughlin

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**From:** Sandra Flattery <ssflattery@aol.com>  
**Sent:** Friday, November 21, 2025 10:27 AM  
**To:** Daniel Hansen; Participate; Cyndy King; KBAC Board  
**Cc:** John Flattery♥; Michelle Griffith  
**Subject:** Re: KBAC Public Comment for Nov. 25th P&Z Meeting  
**Attachments:** KBAC Public Commen to P&Z on ARCH Housing 11-20-25.pdf

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

We thank you for very supportive letter to the P&Z for the new housing project at Leadvile and 2nd Avenues.

It is very exciting to both preserve the existing structure (now housing a community worker) and build new units to help house our much needed local workers.

Thank you!

Sandra & John

*Sandra Flattery*  
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[sandraflattery.com](http://sandraflattery.com)

On Thursday, November 20, 2025 at 07:21:15 PM MST, KBAC Board <info@ketchumbusiness.org> wrote:

Hello!

Attached please find public comment from KBAC for the Nov. 25th P&Z meeting.

Thank you!  
Bronwyn

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Thank you!  
Ketchum Business Advisory Coalition  
(KBAC)  
[www.ketchumbusiness.org](http://www.ketchumbusiness.org)  
[info@ketchumbusiness.org](mailto:info@ketchumbusiness.org)