

Cyndy King

From: Amanda Breen
Sent: Friday, July 26, 2024 10:08 AM
To: Cyndy King
Cc: Daniel Hansen
Subject: Fw: First & Washington

Public comment.

From: Kerry Sharp <kerry@niobraragroup.onmicrosoft.com>
Sent: Friday, July 26, 2024 9:58 AM
To: Amanda Breen <ABreen@ketchumidaho.org>
Subject: First & Washington

Stop this project, now!

From Idaho Mountain Express 26 July

Ketchum leaders, workforce-housing critics spar at open house

Crowd comes out largely against First and Washington project

KERRY SHARP
West Ketchum

Cyndy King

From: Amy Weyler <amy.weyler@gmail.com>
Sent: Monday, July 29, 2024 6:26 PM
To: Participate; Participate
Subject: Pause Washington Street Lot Development in Ketchum, Idaho

Follow Up Flag: Follow up
Flag Status: Flagged

Hello team, I won't be able to attend the meeting on August 13th, so I'm sending my comments ahead of time.

PLEASE LISTEN TO US!!!! Us, the people who live here in Ketchum! Having attended the meetings, seen the 1,200+ names (550+ from Ketchum!) on the petition, reviewed the site plans, and discussed with my friends and neighbors, I can confidently say there is a prevailing disappointment about this project. You and we are all saying that parking and housing are NOT exclusive. Please pause and revisit the subterranean parking, and DO NOT add more retail that will sit vacant. This proposal does NOT meet the needs of the community today. Please PAUSE, revisit old/new options, and do not take more parking from our businesses, which are teetering on survival!

Thank you,
Amy Weyler

Cyndy King

From: Harry Griffith <harry@sunvalleyeconomy.org>
Sent: Monday, August 5, 2024 9:59 AM
To: Participate
Subject: SVED Observation on LOT 2% from Lodging Proposal

For your meeting on LOT today, please consider the following:

1. Putting some of the planned new LOT receipts from lodging towards a combination of housing **and** parking/infrastructure.
 - a.
2. Targeting any housing LOT increment towards a specific housing project rather than an undifferentiated pool of housing projects. The proposed deed restriction program might be a good target.
3. Splitting the LOT percentage increase between lodging and retail sales. Say perhaps 75% on lodging and 25% on retail. That could generate some much more significant funding for a variety of housing/parking/infrastructure projects.

SVED suggests discussing these alternatives before reaching a final decision.

Respectfully

Harry Griffith

Executive Director, Sun Valley Economic Development

www.SunValleyEconomy.org

Cyndy King

From: Sawtooth Club <sawtoothclubketchum@gmail.com>
Sent: Sunday, August 4, 2024 12:41 PM
To: Participate; Amanda Breen; Courtney Hamilton; Spencer Cordovano; Tripp Hutchinson
Subject: Public Comment for August 5th City Council Meeting
Attachments: City Council Public Comment 8-5-24.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

Attached please find public comment from the Ketchum Business Advisory Council for the August 5th City Council meeting.

Thank you,
Bronwyn Nickel

--

The Ketchum Business Advisory Coalition (KBAC) has heard from our lodging members, and by a wide majority they are opposed to the 2% LOT increase on lodging and short term rentals, that would be completely dedicated to housing. One of the big concerns is that this proposed tax would make Ketchum the most expensive ski resort in the West. Ketchum/Sun Valley already has a reputation for being inaccessible and expensive, and this increased LOT would further that perception, possibly creating barriers to marketing the area. It is unclear why the City is only asking the lodging community to carry the burden of this proposed tax, particularly given that the entire community would benefit from any affordable housing programs. In July 2023, the City began to receive .5% of the current LOT to be used for affordable housing. One year later, the City is back, asking voters for an additional 2%. In addition, the City received a \$2,500,000 housing grant in June 2024. The community needs to have an opportunity to see the results of this funding, before agreeing to provide yet even *more* funding. KBAC suggests pausing the 2% LOT increased tax initiative to give the City an opportunity to learn how this tax increase will impact businesses that have already taken a tremendous hit over the last 4 months (and will continue to do so well into 2025) with the excessive amount of development in town and renovation to Main Street and Highway 75. And finally, with any housing comes the need for parking and updated or new infrastructure. The City has made it clear that there is a shortfall in funding for infrastructure, including creation of parking and sidewalks, road repair, and upkeep of Town Square, Forest Service Park, etc. Any requests for funding for housing need to include a plan for the creation of new, or at least additions, to existing parking & infrastructure so as to best accommodate residents and visitors.

Thank you,
KBAC Board of Directors
Bronwyn Nickel
Holly Mora
Pete Prekeges
Scott Curtis
Julie Johnson
Roger Roland
Tom Nickel
Jed Gray
Duffy Witmer
Trevor Thomas
Cindy Forgeon

Cyndy King

From: cfabian0202@aol.com
Sent: Sunday, August 4, 2024 2:32 PM
To: Participate
Subject: Regarding First and Washington

Follow Up Flag: Follow up
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I would like to see time run out and the KURA funding go back to the entities. This is the wrong place for a building this size. There is not enough parking the the building tenants or for parking for the nearby businesses. The surrounding businesses are totally against as are the customers. The loss of parking places on Main is bad enough! Please listen to us!!
Cindy Fabian

Cyndy King

From: Cindy Forgeon <cforg@cox.net>
Sent: Monday, August 5, 2024 12:26 PM
To: Participate; Amanda Breen; Courtney Hamilton; Spencer Cordovano; Tripp Hutchinson; bwpkentwoodlodge@gmail.com
Subject: Please include this public comment to todays Aug5th City Council Meeting,Thank you!

To our City Council and Mayor,

Please accept our expressed concern and Opposition to the City's proposed 2% LOT Increase dedicated Totally to Housing . This increase is targeted at the Lodging community only.

It is unclear as to why the City is only asking the Ketchum Lodging community to carry the burden of this proposed tax particularly given that the entire community and county would benefit from any of the affordable housing programs.

In the 3 meetings the city put on and that I attended... most of the Lodging properties expressed their opposition to it this proposal.

Why has it not looked at others and the Retail community as well?

With the housing funds now the city had not mentioned the \$2.5 million Federal grant it received, In the budget there is \$450,000.00 funding the Blaine County Housing Authority with the County only contributing \$150,000.00, Then there is the \$500,000.00 credit out of the General Fund to subsidize the Silver Creek Living rents in Hailey, this is also a Valley issue.

In the Presentation given the City noted short falls for Capital Improvements and they would include replacing parking, Town Square and Forrest Service park maintenance, sidewalks and lighting for those who will now need to walk blocks to work at restaurants, retail, lodging and more who all take care for everyone in the Valley and tourists. These are infrastructures that would be able to be taken care of by the LOT tax.

There is a short fall created in the Budget for Visit Sun Valley Marketing. Properties are concerned that this Fall is pacing at 33% down from last year. The Lodging community has asked for help and the answer given is we dont have any funds to do so.

With the 2% raise in taxes we would be the highest in the west, resorts that are listed on the power point such as Aspen at 11.5%, Jackson at 8% Sun Valley at 12% . What will this do to our competition now? The American Hotel and Lodging Association did a study that said if you raise the tax 2% our occupancy may go down 3-5%. So Marketing would be critical to stay strong.

Why is the City trying to solve a Valley/County issue by taxing a few?

With the increase in dollars our credit card fees will also be added...with a proposed \$750,000.00 gain with this proposed tax, that would be up to mayb \$30,000.00 additional fees that we will be burdened with let alone the admin fees to do so too.

This is being crammed in during the busiest month of the year for our businesses, and we all work long hours during it.

There are other options so the burden base is broader for all that would benefit. There needs to be a pause so this can be looked at as a whole. To be able to have focus groups actually be able to focus and for cities to join together for this housing need.

Thank you for your consideration!

Cindy Forgeon

Local Owner and GM of the Best Western Plus Kentwood Lodge

Cyndy King

From: susancneaman@gmail.com
Sent: Thursday, August 1, 2024 8:16 AM
To: Participate
Subject: Potential ballot measures focus groups

Yes on both !
Susan Neaman
Sent from my iPhone

Cyndy King

From: Terry Ring <terry.ring@silver-creek.com>
Sent: Monday, July 29, 2024 4:05 PM
To: Participate
Subject: Potential ballot measures focus groups

Follow Up Flag: Follow up
Flag Status: Flagged

We are in support of the consolidation of the fire departments to improve service and save taxpayer money. With a severe labor shortage and high cost-of-living here, we will be able to attract more, and better emergency service works to a larger, more efficient entity.

We support the increase in LOT Tax on hotel rooms. An additional 2% will not affect the demand. Our customers are accustomed to paying much higher taxes on hotel rooms around the world. A tax increase on liquor sales has no impact on demand. That said, any tax increase on retail sales does impact demand.

Please let us know if you have any questions or would like any additional information.

Sincerely,

Terry Ring | [Silver Creek Outfitters](#)
s 208 726 5282
500 N Main Street, PO Box 418
Ketchum, ID 83340
terry.ring@silver-creek.com
www.silver-creek.com



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Cyndy King

From: Leslie Knutson <dr.leslieknutson@gmail.com>
Sent: Monday, July 29, 2024 3:07 PM
To: Participate
Subject: Potential ballot measures focus groups

Follow Up Flag: Follow up
Flag Status: Flagged

Hello.

I would like to support the fire consolidation. I do not want to support an additional 2% LOT motion.

Kind regards,

No spell check
Dr. Leslie Knutson

Cyndy King

From: Amy Weyler <amy.weyler@gmail.com>
Sent: Monday, July 29, 2024 6:26 PM
To: Participate; Participate
Subject: Pause Washington Street Lot Development in Ketchum, Idaho

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Thank you,
Amy Weyler

Cyndy King

From: Tripp Hutchinson
Sent: Monday, August 5, 2024 2:15 PM
To: Participate; Dawn Hofheimer
Subject: FW: Comment for tonight's meeting 8/5/2024

TRIPP HUTCHINSON | CITY OF KETCHUM

City Councilor

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

208.726.3841

thutchinson@ketchumidaho.org | www.ketchumidaho.org

From: Tom Bowman <tombowman011@gmail.com>
Date: Monday, August 5, 2024 at 1:39 PM
To: Neil Bradshaw <NBradshaw@ketchumidaho.org>, Courtney Hamilton <hamilton.courtney1@gmail.com>, Amanda Breen <ABreen@ketchumidaho.org>, Tripp Hutchinson <thutchinson@ketchumidaho.org>, Spencer Cordovano <SCordovano@ketchumidaho.org>
Cc: Jade Riley <jriley@ketchumidaho.org>
Subject: Comment for tonight's meeting 8/5/2024

Please submit this into public comment. Thanks:

Mr. Mayor and Ketchum City Council:

I am submitting this public comment for tonight's consideration of whether to put on the November ballot a measure that would allow the voters of the City of Ketchum to weigh in on whether to form a new government taxing district, a fire district that is the exact same as the City of Ketchum's boundaries and fire department. I have listed my experience in public service at the end of this if you care to put my comments in context. I am unable to attend in person because of other plans made months ago.

I do not think the City is ready to present the question to the voters. The pretext is that forming a new fire district is the easiest way to consolidate with the Wood River Fire and Rescue fire district, headquartered in Hailey and not even contiguous with Ketchum. On paper, that sounds great, but when you scratch the surface, it is clearly a bad deal for the people of Ketchum. And there has been very little informed public input. A work group made up mostly of fire department personnel does not count.

Around 2006 when I was county commissioner, we put a lot of time researching the Idaho Code for fire department consolidation. Idaho taxing structure was and still is the chief impediment for an equitable share of the expense of a consolidated district of this sort.

Due to significant disparities in property valuations, combining Ketchum and the existing WRFR district into a new fire district will create an unfair financial burden for Ketchum taxpayers. For every dollar WRFR taxpayers contribute to shared services, Ketchum residents will be required to pay almost three. This will drastically increase property taxes in Ketchum while significantly decreasing them for WRFR. State law offers no recourse in levy differentials to address this inequality. To compound the issue, Ketchum recently built a new \$12 million fire station, while WRFR's facility is in desperate need of replacement. If consolidation is successful, Ketchum taxpayers will also fund a new fire station for WRFR.

It makes much more sense for adjacent north county fire departments to consolidate because property values are more on par. Same goes for south county fire departments. Ketchum should not consolidate just for the sake of consolidation as if a box needs to be checked off. It must make financial sense to do so. Gaining half of the time of a new training officer (and losing half the time of a fire chief) is not a good enough reason.

Currently \$1,000,000 of the City's fire department budget is funded by local option tax as it was intended to do and \$600,000 is from property taxes. If this passes, the lost funding from LOT will unfairly shift to new property taxes collected from residents and businesses.

It is incorrect to assume that the fire districts can consolidate quickly after the election. Because of quirks in state code, (IC 31-1423) consolidation cannot be started until a levy rate is set and approved by the county which will be no sooner than September of 2025. Another vote may be required to actually consolidate but we won't know until then. If so, that vote would not be until May 2026 at the earliest.

As a lifetime volunteer member, I am a big fan of the Ketchum Fire Department and I don't want to see it diminished by this consolidation attempt. For the sake of brevity, I will not list the other important issues I have, but will be happy to share them later. Once you look carefully into the long term implications for Ketchum residents, visitors and taxpayers I think you will have to say no too.

Sincerely,

Tom Bowman
Ketchum Resident

Tom Bowman brief CV

1982 - 1999 Business owner in Ketchum

1983 - 2001 volunteer member of Ketchum Fire Department, squad leader. Also served as the first president of the Ketchum/Sun Valley Volunteer Assoc.

1991 - 2001 Member of Blaine County Planning and Zoning Commission, four years as chairman

1996 - 2001 Ketchum Rural Fire District Commissioner (replaced Don Atkinson)

2001 - 2003 Family sabbatical

2003 - 2005 Volunteer member of Ketchum Fire Department

2005 - 2013 Blaine County Commissioner, Ambulance District Commissioner and Friedman Memorial Airport Authority Commissioner

2013 - 2019 Back to private sector in Ketchum

2013 - 2019 Volunteer member of Ketchum Fire Department

March 2019 - September 2019 - Interim Ketchum Fire Chief

2019 - present Retired.

Other

City of Ketchum taxable valuation: **\$6,155,950,928 73% of total**

WRFR Taxable valuation: **\$2,283,937,523 27% of total**

(The following numbers do not include funds from the Ambulance District and should be verified:)

CoK Fire Department approximate fire budget: **\$1,600,000**

WRFR Approximate fire budget: **\$1,300,647**

For comparison:

North Blaine County Fire District budget: **\$502,000**

Cyndy King

From: Mary Pullin <tyroleanlodqegm@outlook.com>
Sent: Monday, August 5, 2024 1:30 PM
To: Participate
Subject: PUBLIC HEARING responding to the Tax increase

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

My name is Mary Pullin, I am the General Manager of the Best Western Tyrolean Lodge here in Ketchum.

I wanted to drop a quick line and let you know that we are opposed to the increase in tax as a 13% tax is equal to Aspen, But Ketchum is not Aspen, if there is an increase the expense should go to all businesses in the area as they all prosper from the tourism industry, not just some to cover all!

Thank You,

Mary Pullin
General Manager

Best Western Tyrolean Lodge
(P) 208-726-5336 ext. 0
(F) 208-726-2081
tyroleanlodqegm@outlook.com

