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## My feelings on ketchums future

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**From** Carol Stevens <cfstevens@cox.net>

**Date** Wed 3/25/2026 2:36 PM

**To** Participate <participate@ketchumidaho.org>

1. End the in-lieu fee: it puts the City in the position of being a housing developer. We have excellent non-profit housing developers we should be working with, not competing with.
2. Until we have a fully informed decision on the impact of FAR exceedence, end FAR exceedence. Stick to our primary zoning. If a developer has a plan they think is good for the City that requires FAR exceedence, let them propose it to the Council.
3. Require one parking spot per bedroom, not per unit. End the no-parking allowance for small condos.
4. No lot consolidation—that's how we get monstrosities
5. No fourth floors
6. Require a commercial use on the first floor.
7. Permit snow melt on public access (sideways)
8. Enforce the existing policy on tree removal and replacement (no longer let developers replace mature trees with shrubs).
9. Create incentives for historic preservation. Work with a non-profit like the Land Trust for a similar approach. Moving buildings to Hailey is not historic preservation. Building on top of a historic structure is not historic preservation.
10. Require developments in the tourist zone (e.g., hotels) to provide 100% workforce housing. We don't need more hotels, especially if they won't house their workers.
11. No more chain stores like Faherty and Johnny Was
12. New developments should bury power lines.
13. No further reduction in parking. Easily accessible parking is part of Ketchum's character.

Sent from my iPhone

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## For Public Comment on Downtown Zoning

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From HP Boyle <boylehp@yahoo.com>

Date Wed 3/25/2026 12:11 PM

To Participate <participate@ketchumidaho.org>

Council:

This is our opportunity to change course. While respecting property rights, we can revise our zoning code to discourage development that is inconsistent with Ketchum's values. To maintain the character of Ketchum's downtown, I suggest the following:

1. End the in-lieu fee: it puts the City in the position of being a housing developer. We should be working with excellent non-profit housing developers, not competing with them.
2. Until we have a fully informed decision on the impact of FAR exceedance, end FAR exceedance. Stick to our primary zoning. If a developer has a plan they believe is good for the City that requires FAR exceedance, let them present it to the Council.
3. Require one parking spot per bedroom, not per unit. End the no-parking allowance for small condos.
4. No lot consolidation—that's how we get monstrosities
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9. Create incentives for historic preservation. Work with a nonprofit like the Land Trust to adopt a similar approach. Moving buildings to Hailey is not historic preservation. Building on top of a historic structure is not historic preservation.
10. Require developments in the tourist zone (e.g., hotels) to provide 100% workforce housing. We don't need more hotels, especially if they won't house their workers.
11. No more chain stores like Faherty and Johnny Was
12. New developments should bury power lines.

No further reduction in parking. Easily accessible parking is part of Ketchum's character.

Thank you for keeping Ketchum Ketchum!

Perry Boyle

Ketchum

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**Fwd: Open Letter Submitted for Public Record: Idaho Economic Conditions and Quality of Life**

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**From** James Hungelmann <jim.hungelmann@gmail.com>

**Date** Fri 4/3/2026 1:23 PM

**To** James Hungelmann <jimhungelmann@gmail.com>

 1 attachment (78 KB)

Enduring Idaho April 2026 .pdf;

----- Forwarded message -----

**De:** **James Hungelmann** <[jim.hungelmann@gmail.com](mailto:jim.hungelmann@gmail.com)>

Date: vie, 3 abr 2026 a las 13:14

Subject: Open Letter Submitted for Public Record: Idaho Economic Conditions and Quality of Life

To: <[Governor@gov.idaho.gov](mailto:Governor@gov.idaho.gov)>, <[info@gov.idaho.gov](mailto:info@gov.idaho.gov)>

April 3, 2026

Governor Little and Idaho Public Officials,

Please find attached (and included below) an open letter titled:

**“Idaho’s ‘Economic Success’ Is Leaving Its Own People Behind.”**

This letter is being shared with the Office of the Governor, members of the Idaho Legislature, city and county governments across Idaho, and media outlets statewide, and is **respectfully submitted for inclusion in the official public record of each.**

It addresses the divergence between top-line economic indicators and the lived experience of Idaho residents, including housing affordability, cost burden, and the erosion of core quality-of-life conditions, and urges a return to a historic commitment to fiscal conservatism, long-term stewardship, and the preservation of the quality of life that has long defined Idaho.

Thank you for your time and attention.

Respectfully,

James Hungelmann  
Ketchum, Idaho

**April 3, 2026**

## **Idaho's "Economic Success" Is Leaving Its Own People Behind**

### **For inclusion in the public record.**

This submission challenges the prevailing public economic narrative advanced by Brad Little and examines its impact on the lived experience of Idaho residents.

Governor Little continues to promote Idaho as one of the nation's great economic success stories, most recently through his "Enduring Idaho" plan. On paper, the case sounds compelling: rapid top-line growth, low unemployment, and balanced budgets. But for many Idahoans, the more relevant question is not how the economy looks in aggregate—it is how life actually feels on the ground.

By that measure, the story is far less flattering—and for many Idahoans, it has been a major step backward.

The "Enduring Idaho" narrative is presented as a clear and durable economic vision. But for many residents, what has endured is not prosperity, but significant pressure—on housing, on affordability, and on the spectacular quality of life that once defined the state. The question is not whether Idaho is enduring, but what, exactly, is enduring. If "enduring" means continued growth, rising valuations, and expanding population, then the label may fit. But if it means preserving affordability, access, and the quality of life that has defined Idaho for generations, then those are the very conditions now under serious strain.

The central problem is simple and measurable: costs have risen far faster than incomes. Over the past several years, home prices increased roughly 60–80%, while median household incomes rose only about 25–30%. That gap is not theoretical—it defines whether a family can afford to live where they work.

The standard affordability benchmark—home price relative to income—tells the story even more clearly. Historically, housing costs were more closely aligned with local incomes, often closer to two to three times annual earnings. Even by modern standards, markets begin to strain above four times income. Idaho now stands at six to eight times income statewide, and significantly higher in many communities—placing it well beyond levels considered sustainable.

Nowhere is this divergence more extreme than in Blaine County, where housing costs commonly exceed 10 times local household income, placing homeownership far beyond the reach of ordinary working residents and making clear that the problem is not theoretical, but structural.

This is the reality behind the headlines. A growing number of working Idahoans find themselves priced out of homeownership, squeezed in the rental market, or forced to make increasingly difficult trade-offs simply to remain in their communities. For the many Idaho residents living on fixed incomes—retirees, long-time homeowners, and working families alike—the pressure is

especially acute, as rising property values translate directly into higher taxes and associated costs.

At the same time, the state's fiscal "success" must be understood in context. Idaho, like every state, benefited from extraordinary federal support during the pandemic through programs such as the CARES Act and the American Rescue Plan Act. In total, government-directed funds to Idaho exceeded \$3 billion—roughly half of a full year of the state's general fund budget, with total inflows to the state economy reaching into the \$8–10 billion range.

But these were not "free" funds. They were part of a nationwide fiscal expansion financed through borrowing and taxation—costs that will ultimately be borne by taxpayers, including Idahoans, through future taxes, inflation, or debt. Idaho's apparent fiscal strength during this period was therefore not purely the result of state policy but was materially supported by temporary and externally generated resources. Any honest assessment must acknowledge that reality.

Perhaps the clearest sign of imbalance is the growing reliance on government-driven "affordable housing" initiatives—and the growing sense that such reliance is now necessary. For most of its history, Idaho did not require widespread, government-centered housing programs. Affordability challenges existed, but they were limited and localized. Today, they are central to public policy. That shift is not a sign of economic strength. It is an admission that the underlying housing market has been tremendously and rapidly destabilized. While such programs may provide limited relief, they are often fraught with bureaucratic complexity and can become counterproductive—aggravating the underlying distortion rather than addressing it.

In a stable economic environment, ordinary working households should be able to afford ordinary housing without government intervention. When that is no longer the case, the problem is not a lack of programs—it is a breakdown in the relationship between wages, costs, and growth.

Moreover, Idaho's quality of life has never been defined solely by income or employment statistics. It is defined by clean air, quiet surroundings, open space, and unimpeded access to the outdoors. Yet each of these has come under increasing pressure. Traffic, construction, and population density have eroded the quiet that once characterized daily life. Open space is increasingly fragmented by development, and access to recreation is more crowded and constrained. Even the deep blue skies that once defined Idaho's identity—long taken for granted—are receding. These changes may not appear in economic summaries, but they are central to the lived experience of Idaho residents—and they are moving in the wrong direction.

Idahoans are not here for marginal economic expansion at any cost. They are here for a way of life. When that way of life is steadily eroded, no amount of top-line economic growth can compensate for the loss.

Enduring prosperity should first secure the stability and quality of life of those who over the generations have lived here and contributed to Idaho's foundation—not simply prioritize new growth that comes at their expense.

Economic policy should be judged not by how many people it attracts, but by how well it sustains the people already here. By that standard, the results are increasingly difficult to defend. Idaho's economy has expanded, but it has not done so evenly. The benefits have accrued disproportionately to asset holders and new entrants, while many long-time residents face rising costs, reduced access, and growing instability.

What is presented as prosperity at the state level has, for many households, translated into considerable loss of ground.

Idaho remains a remarkable place. But if its economic success comes at the cost of affordability, stability, and quality of life for its own residents, then it demands that we ask whether the current trajectory represents progress—or something closer to its opposite. For many, the answer is already clear: what is being described as an economic boost has felt, in practice, like a sustained erosion of the very conditions that made Idaho worth living in at all.

I urge Idaho's political leadership to return to a historic commitment to fiscal conservatism and long-term stewardship, and the preservation of the quality of life that has long defined this state—without pushing aside the many generations who built it.

Submitted for the public record and statewide consideration.

James Hungelmann

Ketchum, Idaho

**To Ballis or Not to Ballis**

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**From** Pam Johnsen <johnsenpjl@gmail.com>

**Date** Fri 4/3/2026 11:55 AM

**To** Participate <participate@ketchumidaho.org>

Sheriff Ballis should be responsible for a smaller jurisdiction that is commensurate with his lack of experience.

Additionally, in Idaho, county sheriffs like Ballis are independently elected officials and do not report to a higher supervisor or boss in the traditional chain-of-command sense. For the same reason stated above, it is reasonable to believe continuing responsibility for Ketchum is inappropriate.

Thank you for providing residents of Ketchum an easy and efficient email address to participate in the process.

Pam Johnsen 703.909.2346

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**Public comment for the City Council/Mayor**

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**From** Amanda Breen <amandabreensv@gmail.com>

**Date** Fri 4/3/2026 10:27 AM

**To** Participate <participate@ketchumidaho.org>

Councilmember Tripp Hutchinson has pled guilty to the crime of theft, a crime he committed while serving on the Ketchum City Council. The court has sentenced him for his crime. He should resign from the Ketchum City Council and from the Ketchum Urban Renewal Agency. Ketchum residents can no longer trust him to make sound and lawful decisions on our behalf, nor to steward millions of dollars of our taxpayer money. Moreover, Ketchum taxpayers should not be obligated to pay Councilmember Hutchinson's salary, health insurance, and pension for almost two more years.

Mayor Prekeges and Councilmembers Cordovano, Hall, and McGraw – you need to show us that you do not condone the commission of crimes by elected officials. When Ketchum voters elected all of you to represent us and to make important decisions on our behalf, we expected you to hold yourselves and each other to the highest standards of conduct. I urge you to immediately discuss your options with the Ketchum City Attorney, and to publicly show us on the record that you do not tolerate the commission of crimes while holding public office. I also direct you to Idaho Code § 50-2006(2)(b), which provides the procedure for removal of an urban renewal agency commissioner for misconduct in office.

Representative government only works when voters can trust the people they elect. Councilmember Hutchinson has broken that trust. It is time for him to step aside — and time for the rest of you as elected officeholders to demonstrate, firmly and publicly, that you take our trust seriously.

Amanda Breen  
Ketchum, Idaho

## Quiet Pickle Balls Exist

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**From** John and Janet Crews <jjcrews@me.com>  
**Date** Thu 4/2/2026 12:05 PM  
**To** Participate <participate@ketchumidaho.org>

Hi Mayor Pete,

A couple weeks ago I saw the article about Bellevue enhancing the Memorial Park and adding Pickle Ball, but were concerned and willing to maybe pay \$50,000! for noise reduction. I wrote a letter to the editor (see below) but he never printed it. This could be a simple, easy answer to keep the Pickleball players out there playing and not have the neighbors go crazy with the noise. Easy solution just make it a rule for the public courts "Quiet Pickle Balls Only".

Just a thought..

Janet Crews 

Quiet Pickle Balls Exist!

I was reading Bellevue's dilemma about wanting to provide pickleball in Memorial Park and talking of spending \$50,000 for noise reduction. I did a Google search of "Quiet Pickle Balls". There were plenty of choices! I don't know why communities don't embrace them instead of creating friction when none needs to exist. It is my understanding that the PPA (Professional Pickleball Association) are the ones refusing to accept them . Unless you are a pro event player, like an FIS skier; you have no obligation to have to use Noisy pickleballs. It is like tennis players refusing to give up their wood rackets when light weight, higher quality composites came out. Maybe our community can be an example for others: encouraging this great sport that anyone can enjoy, and finding a quiet solution that doesn't drive our neighbors crazy (and create needless law suits). Google "quiet pickleballs) .

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**wake up Ketchum**

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**From** Juanita Young <mysunvalleyhome@gmail.com>

**Date** Wed 4/1/2026 2:34 PM

**To** Participate <participate@ketchumidaho.org>

LEVY FATIGUE IS REAL. Bellevue officials are already signaling they'll keep pushing tax increases even after voters rejected their Local Option Tax last fall. Ketchum is now discussing another LOT for November. Meanwhile, voters will soon face a library district levy, an ambulance district levy, and possibly yet another recreation district levy.

The explosion of taxing districts in Blaine County is making this valley increasingly unaffordable for working families.

Enough is enough. Local governments need to learn how to live within their means instead of treating taxpayers like an endless ATM. LEVY FATIGUE IS REAL. Bellevue officials are already signaling they'll keep pushing tax increases even after voters rejected their Local Option Tax last fall. Ketchum is now discussing another LOT for November. Meanwhile, voters will soon face a library district levy, an ambulance district levy, and possibly yet another recreation district levy.

The explosion of taxing districts in Blaine County is making this valley increasingly unaffordable for working families.

Enough is enough. Local governments need to learn how to live within their means instead of treating taxpayers like an endless ATM.

## 121 Badger Lane

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**From** Tom Campion <tbcampionjr@gmail.com>  
**Date** Tue 3/31/2026 8:45 AM  
**To** Participate <participate@ketchumidaho.org>

Dear Ketchum City Council,

I protest your approval of the gigantic spec house now being built at 121 Badger Lane in west Ketchum.

This eyesore dwarfs all the houses in this neighborhood. Our once quiet street now echoes to the rumble of huge

dump trucks and heavy equipment. Construction will last until the summer of 2027.

What were you thinking ? You've allowed a monstrous white elephant in the heart of the floodplain.

You've ruined a peaceful, quiet neighborhood. I urge you to come down and see the mess you've made. You

should be ashamed of yourselves.

We never got any notice of any of the hearings on this project. Why not ?

Sincerely,

Thomas Campion

109 Badger Lane

**Pete the Greek**

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**From** Mark Maykranz <mmaykranz@hotmail.com>

**Date** Fri 3/27/2026 4:16 PM

**To** Participate <participate@ketchumidaho.org>

The previous mayor was proud that he never used profanity while he was destroying Ketchum wholesale. After careful deliberation, I have come to the conclusion that if Pete the Greek needs to use a little profanity ( or even a bunch of profanity) while he SAVES Ketchum, I am fine with that. Thank you Pete for your integrity!

Thoughtfully,  
Mark Maykranz

Sent from my iPhone



Outlook

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## additional zoning comments

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**From** Beth Chiodo <bajabethy@gmail.com>

**Date** Fri 3/27/2026 3:28 PM

**To** Participate <participate@ketchumidaho.org>

Dear City council

Please don't build any more bluebirds!

Thank you

Beth Chiodo