

Cyndy King

From: Pat Higgins <pathiggins@cox.net>
Sent: Monday, August 5, 2024 9:56 PM
To: Participate
Subject: Fwd: Public Comment : THE FIRST AND WASHINGTON PROJECT

Sent from my iPad

Begin forwarded message:

From: Pat Higgins <pathiggins@cox.net>
Date: August 5, 2024 at 9:54:34 PM MDT
To: City Ketchum <participate@ketchumidaho.org>
Subject: **Public Comment : THE FIRST AND WASHINGTON PROJECT**

Dear members of the Ketchum City Council, P & Z and KURA,

It seems to me after digging into the extensive 136 Page Dixon Resources Parking Data Report on the KURA website from July 27, 2021 I wonder , could it be outdated in just a few short years?

After reading the 9 page Parking Options Report from the KURA , I understand why the 'downtown business' do not support your affordable housing project unless there is adequate parking for the public. The business' are very much for affordable housing , but not at a loss of parking for customers and employees. People will not stop in Ketchum to shop, local stores and restaurants will have to cut back and will close . Your plan will kill this town. The "Beautification of Main Street" Project we have experienced since April , has clearly shown us why business is down by at least 30%. Local residents have been avoiding going downtown this summer. More road construction next year.....who will be in business then ?

Many Ketchum residents and business owners are shell shocked. The city has issued far too many building permits without thinking what the consequences would be for local businesses , residents and visitors during a very busy summer. The July 24th KURA presentation was met with minimal support for the project unless there is a plan for public parking.

The KURA report confirms parking is a problem in the downtown core , especially adjacent to Argyos, Limelight Hotel and the Forest Service Park. Was the removal of 25 plus parking spaces on main street even included in their report before their recommendations? How can you expect any small businesses to survive without having any kind of parking ? How can a Performing Arts Center survive , without any parking? Included in my letter are a few excerpts in KURAs own verbiage from the 9 page report (bottom of page 1 and top of page 2) KURA March 13 , 2023.

Titled RECOMMENDATION TO PROVIDE DIRECTION ON FUNDING PUBLIC PARKING IN THE FIRST AND WASHINGTON PROJECT

Introduction/History

This report provides the following information to assist the Board in the decision to include and fund public parking at the First and Washington site:

Report Summary

The following summarizes the information in this report:

- To promote and facilitate a vibrant and year-round downtown, in 2017 private parking requirements were reduced for priority uses. This shifted parking demand from private responsibility to public responsibility. The city accepted the responsibility and implemented parking management strategies and added additional public parking in the downtown.

- Demand for public parking is at capacity in some areas of the downtown during peak periods. However, overall, there is a sufficient supply of short-term public parking throughout the downtown located within a 5–10-minute walk.

- Demand for long-term employee and resident parking will continue to increase, especially in the winter, creating the need for additional long-term parking spaces. The First and Washington site provides the opportunity for long-term parking to meet future demand.

- The area around First and Washington is transforming into a destination location with two new hotels, the Argyros Theater, the Farmers Market and other events at Forest Service Park and surrounding new mixed use commercial and residential projects. Short and long-term parking demand will increase in this area. Ketchum is the only resort city of similar size that does not have public parking structure to handle long term demand.

- Two parking options meet the KURA goals for the project. The options provide 54 or 93 public parking spaces. The cost estimate for these options is \$9.4 million and \$13.5 million respectively.

- KURA has the capacity to fund \$8-\$9m million for parking. This consists of a borrowing capacity of \$4.5-\$5.0 million and cash consisting of \$4.0 million.

- Depending on the configuration of the parking, either all shared parking for the public and residential tenants or a combination of dedicated residential parking and separate public parking , the development could share in the parking costs. This would need to be negotiated and could impact the rental rates of the units.

I understand the KURA funds expire in 2030, passing this very important project before the Comprehensive plan is revised is not a good move .

Please put a pause on this project till all the road construction is done and the new Comprehensive Plan is updated. Please

listen to the business owners , without them we don't have
much of a town.

Pat Higgins

Ketchum

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
Flag Status: Flagged

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: Robert & Kathryn <rkgardner@svskylan.net>
Sent: Sunday, August 11, 2024 10:42 AM
To: Participate
Subject: Housing project

We are business owners in downtown Ketchum. We feel that all of the new housing that has been built in downtown with minimal parking has created a terrible parking problem. People are constantly parking in our private parking areas and going to other destinations. This causes enforcement problems and bad feelings from those involved. We are totally against developing the city parking lot into more housing. We feel that this property should be developed into a multi story parking garage which would help solve the lack of parking issue that now exists in downtown Ketchum. Thank you for your consideration.
Robert and Kathryn Gardner
Sent from my iPad

Ketchum Business Advisory Coalition Public Comment
to Ketchum Planning and Zoning Commission

The Ketchum Business Advisory Coalition (KBAC) began a petition on June 14th, 2024, asking KURA to put a “pause” on any development currently proposed for the Washington Street parking lot until the new comprehensive plan and new zoning ordinances, which are currently in process, are completed and approved by Planning & Zoning and Ketchum City Council. This petition is available online at <https://www.change.org/p/pause-washington-street-lot-development-in-ketchum-idaho>, and paper copies have been available at Ketchum businesses. KBAC plans to continue collecting signatures over the coming weeks, but as of August 10th, 2024 we have the following data to share with Ketchum Planning and Zoning Commission:

Total Signatures: 1,424
Total for Idaho: 1,063/75%
Wood River Valley (Sun Valley/Ketchum/Hailey/Bellevue) 1,014/71%
Ketchum: 675/47%
Sun Valley 158/11%
Hailey 166/12%
Bellevue 15/1%
No City Listed 109/8%

This information as shared with KURA on August 4th, 2024.

KBAC supports affordable housing efforts, but is concerned that the plan for the Washington St. lot does not provide adequate parking for residents, and that the City does not have a plan to replace the nearly 100 spots that have been lost in the three blocks surrounding Washington St with the removal of parking on Main Street, the lot next to Vintage Restaurant, loss of street parking with widening sidewalks, and the potential loss of parking at the Washington St. lot. The business community is asking for the creation of a realistic downtown parking management plan before the loss of additional parking spots at the Washington St. lot, which we are confident can be addressed with the new comprehensive planning and zoning ordinances.

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

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Scott Curtis Cindy Forgeon
Julie Johnson
Duffy Witmer
Trevor Thomas

Cyndy King

From: Connie Price <connieprice@mac.com>
Sent: Saturday, August 10, 2024 7:27 AM
To: Participate
Cc: Tony [REDACTED] Price
Subject: Washington Street Lot

Follow Up Flag: Follow up
Flag Status: Completed

Please consider a public parking structure at Washington and First. Collecting parking in one central location would allow development in other parts of the city core. Parking is essential for the Argyros, Limelight , Farmers Market and Ketchum Alive and the growing number of restaurants and stores. We need a vibrant downtown that brings people together from all parts of Blaine County. Building community through shared events helps to lessen the divisions we have experienced since Covid. We need to support our local businesses and they cannot thrive if people cannot park. Thank you for your consideration. We love doing all our business locally and attending local events. Please help everyone who is car dependent to continue to enjoy Ketchum.

*Connie
Better Together*

Connie Cox Price
415-722-4464

Sent from my iPad

Cyndy King

From: Full Suspension <FullSuspension@protonmail.com>
Sent: Monday, August 12, 2024 11:09 AM
To: Participate
Subject: More high rises?

City of Ketchum,

I own a house in Sun Valley and I am also from California so maybe my vote doesn't count but, no, I do not want any more high-rises approved starting now including the one you have planned for the parking lot behind the Thunder Paws pet store.

Also, I don't want any more low income, housing on prime downtown Ketchum real estate.

Thank you.
Jim Huyck

Cyndy King

From: Fagerholm <vectorfins@gmail.com>
Sent: Monday, August 12, 2024 11:26 AM
To: Participate
Subject: Parking

Elected officials of the People

Please- As you have heard, the people who you work for have voiced their opinion on the destruction of one of the last remaining parking areas in ketchum.

I add my voice in saying no to this bad idea. Leave it standing as parking.

50 year resident

Jeff Fagerholm



Virus-free. www.avast.com

Cyndy King

From: Warren Benjamin <thebenj4@gmail.com>
Sent: Monday, August 12, 2024 12:02 PM
To: Participate
Cc: Julie Johnson
Subject: Public Comment-Re-Development Washington Street Parking

Please forgive my not attending in person the upcoming P&Z meeting. I would however like to comment on the above subject.

Since February, 2024, many of us in the community and local businesses have voiced our concern over the potential loss of parking at Washington Street & 1st Avenue.

Since that time, the community has rallied in support of a PAUSE & to re-think this decision by city officials:

1. A local petition has gathered over 1,600 signatures (1/2 the local population) to pause any decisions at this location
2. The local business community has spoken in asking city officials to reconsider its decision
3. A newly formed and effective Ketchum Business Advisory Board has been formed to represent the local business community on this issue. They are now recognized as the voice of the businesses in town having spoken at meetings to city council and KURA.

To date, these actions have caused KURA to hold a public workshop to solicit further comments on this issue. KURA has stated that "if the community does not want to lose this valuable parking lot," perhaps we should reconsider.

Further, members of the City Council have listened to these objections and await further action by other city organizations.

Finally, P&Z has an important and valuable decision to demonstrate to city officials that they are opposed to the development of affordable housing at this location.

The community recognizes the importance of affordable housing as our community continues to grow. However, the community also depends on the financial strengths of our local businesses to provide valuable products and services. The Washington Street lot represents a key location for locals, visitors, second home owners and employees to park as there are no other viable alternatives in the downtown corridor.

Your decision is bigger than the design or architectural renderings submitted for this project. It involves your desire to keep Ketchum financially thriving for our local businesses.

Here's hoping you send a message that there must be a better alternative to this issue than the loss of the Washington St lot.

Thanks

Warren Benjamin

We'd like to lend our support to the first and Washington project. This project is critical in our effort to help supply adequate work force housing for our community. We like the fact that in addition to creating a large number of units, it focuses on a different segment of our workforce than other projects. It will focus on a range of incomes from 80-155% of AMI (Area Median Income) who work for local businesses.

We have many people in our community who might be well-educated young professionals, but still can't afford to live here. These shop workers, teachers, firemen, nurses and others, make too much to live in federally subsidized housing, but not enough to afford the limited number of market rate rentals. These workers are critical to our community. This project will put a dent in that need.

Much has been made of the need for parking, but this not an either-or situation. The need for both can be true. We have so few properties that have the size and location to make housing projects financially feasible. In this case, with the Ketchum URAs property on First & Washington, the highest and best use is workforce housing. This project is only possible because of the hard work of the Wood River Community Housing Trust, an Idaho nonprofit, working in cooperation with KURA, mission minded donors, and the City of Ketchum.

As long-time small business owners, we hope that everyone can look at this project with an open mind and support what is best for our employees and our community.

Keith and Paula Perry
Annette Frehling, Sister
Jacob & Tara McFarlane, Maude's

Cyndy King

From: Elise Lufkin <e.lufkin@gmail.com>
Sent: Monday, August 12, 2024 12:56 PM
To: Participate
Subject: Washington Street lot proposed development

I strongly oppose development of the Washington St. lot until the new P&Z Codes and Comprehensive Plan has been passed by Planning and Zone and Ketchum City Council. This badly conceived plan will create havoc in the middle of town. Of course we need more affordable housing, but this is not the place for it.

Elise Lufkin

101 Greenhorn Loop

Hailey, ID, 83333

Sent from my iPhone

Cyndy King

From: Jack Kueneman <jkueneman@gmail.com>
Sent: Monday, August 12, 2024 1:12 PM
To: Participate
Subject: Pause

P&Z and City Council -

Please pause the development of the First and Washington public parking lot. Unfortunately, prior city administrations allowed the ARG to be built without considering long term parking. I believe you are proposing just too much of a parking reduction between a)Main Street, b)the current lot itself and c)only 2/3 space per unit at proposed development.

At least pause to re-analyze parking after Bluebird and Main Street reductions.

Jack Kueneman

Cyndy King

From: John Melin <johntmelin@gmail.com>
Sent: Monday, August 12, 2024 1:47 PM
To: Participate
Subject: Washington Street Project

To Anyone Who Listens at the City of Ketchum,

As the owner of two businesses and one residence in the City of Ketchum, I am adamantly opposed to this project. The project is a terrible use of City assets and the elimination of parking is an abuse to the downtown business community.

John Melin

Cyndy King

From: Timothy Mott <tim@mottventures.com>
Sent: Monday, August 12, 2024 2:43 PM
To: Neil Morrow; Susan Passovoy; Matthew McGraw; Tim Carter; Brenda Moczygemba
Cc: Timothy Mott; Participate; Suzanne Frick; Jade Riley; Neil Bradshaw; Tim Wolff; Steve Shafran; Mary DeWitt Wilson
Subject: 1st & Washington, P&Z Pre-Application Design Review, August 13th 2024

Follow Up Flag: Follow up
Flag Status: Flagged

To: The City of Ketchum P&Z Commissioners
Re: August 13th 2024, Agenda Item 3. Pre-Application Design Review for the 1st and Washington Community Housing Development

Good day Commissioners.

Typically, I think, P&Z meetings have focussed mostly on code and architectural considerations.

I believe however there is a broader mandate; see (A) below for excerpts from the City Code 17.96.

Regarding the responsibility for ensuring general *Conformity* to the *Comprehensive Plan*, see (B) below for the first three Goals of that plan and for an excerpt from the Mobility policy. We need convenient parking for the customers and patrons of our downtown businesses if the town is to remain *Vibrant and Economically Viable*.

Additionally, please consider that *Safety* is compromised anytime citizens are required to navigate sidewalks in disrepair or in the road itself, and the lack of parking in this envisioned development will indeed require more such navigation.

Utilizing the 1st & Washington lots in the way envisioned will impact possible *Future Development* of adequate parking as there is no other real estate like this available for convenient downtown parking.

With respect to the 1st & Washington development itself, see (C) below for excerpts from the KURA report on parking.

Lastly, (D) below is a summary and status of the "Pause" Petition sponsored by the Ketchum Business Advisory Coalition.

Please consider these points when providing feedback on the 1st & Washington development under review as we clearly need parking for the customers and patrons of our downtown businesses, as well as housing for their employees.

Thank-you.

Attachments

(A) CITY OF KETCHUM CODE, TITLE 17.96, DESIGN REVIEW

17.96.020 - Purpose.

The purpose of this chapter is to maintain and enhance appearance, character, beauty and function of the City, to ensure that new development is complementary to the design of existing City neighborhoods and to protect and enhance the economic base of the City of Ketchum.

17.96.050 - Criteria, conditions and security.

modified

Criteria. The Commission shall determine the following before approval is given for design review: A.

The project does not jeopardize the health, safety or welfare of the public. 1.

The project generally conforms with the goals, policies, and objectives of the adopted comprehensive plan. 2.

The project conforms to all applicable standards and criteria as set forth in this chapter, this title, and any other standards as adopted or amended by the City of Ketchum from time to time. 3.

Conditions. The Commission may impose any condition deemed necessary to ensure the health, safety, or welfare of the public is not jeopardized. The Commission may also condition approval of a project with subsequent review and/or approval by the administrator or planning staff. All conditions of approval must cite the appropriate standard for imposing such condition. Conditions which may be attached include, but are not limited to, those which will: B.

Ensure compliance with applicable standards. 1.

Require conformity to approved plans and specifications. 2.

Require security for compliance with the terms of the approval. 3.

4.

Minimize adverse impact on other development.

5.

Control the sequence, timing and duration of development and ongoing maintenance.

6.

Require more restrictive standards than those generally found in this Code.

(B) COMPREHENSIVE PLAN 2014

SECTION 1, CHAPTER 1, CORE COMMUNITY VALUES - Page 8

1. A Strong and Diverse Economy

Ketchum sees itself with a stable and diverse economy melding the benefits of our traditional tourism economy with businesses that serve the year-round population. Our town promotes its friendly and safe small-town character, including our excellent schools and openness to entrepreneurship. We value a thriving year-round population of people who can work, live and engage in a dynamic Ketchum community. We value and support local businesses that contribute to our uniqueness and vibrancy. We welcome new companies. We have excellent infrastructure, including state-of-the-art broadband, to support a wide range of businesses. We also realize that the changing and competitive tourism industry requires us to strive to be an exciting place and aggressively broaden our marketing efforts to reach new potential visitors.

2. Vibrant Downtown

Our downtown core is critical to the economic health and well-being of Ketchum. It functions as both an economic engine and the symbolic "heart and soul" of the City. We will preserve this vibrant commercial area as a place where local businesses can thrive and where people can congregate. Downtown must be a place that people can reach easily by foot, bike, and transit. We will continue to reinforce the downtown as the City's primary business district, retail core, and key gathering place for residents and visitors for shopping, dining, and entertainment. Enhancements and efforts to support events, the arts, and Ketchum's history and culture will make downtown an even greater community asset.

3. Community Character

You know when you have entered Ketchum; this is a place centered on the "town" and identifiable from the "country" by distinct edges. Residents and visitors desire this clear division that has been lost in so many American cities through strip commercial development and sprawling residential subdivisions. Protecting and enhancing the visual character of our

community gateways, the undeveloped hillsides, and night skies is a priority. Geographically, downtown is a focal point and plays a key role in how our community looks and feels to locals and visitors. People value the opportunity to come together in the city's well-defined community spaces.

SECTION 2, CHAPTER 7, MOBILITY - Page 40

Downtown Parking Availability

The adequacy of downtown parking continues to be a source of debate. While analysis has shown the overall number of parking spaces to be sufficient to meet present needs, some high-demand areas are substantially more congested at certain times of the year. In some high-congestion areas, business owners have said that lack of parking has hurt their businesses.

Based on population and employment forecasts and present transportation modes, future downtown parking demand could increase dramatically. The actual level of increase will depend on many factors, including development patterns, the mix of land uses, and opportunities for alternative travel modes.

(C) KURA STAFF REPORT, MARCH 13 2023

REPORT SUMMARY, Pages 1-2 AND CONCLUSIONS Page 8

- Demand for public parking will continue to increase downtown. Some areas downtown are at capacity during peak periods.
- Demand for long-term employee and resident parking will continue to increase, especially in the winter, creating the need for additional long-term parking spaces. The First and Washington site provides the opportunity for long-term parking to meet future demand.
- The area around First and Washington is transforming into a destination location with two new hotels, the Argyros Theater, the Farmers Market and other events at Forest Service Park and surrounding new mixed use commercial and residential projects. Short and long-term parking demand will increase in this area. Ketchum is the only resort city of similar size that does not have a public parking structure to handle long term demand.

Parking Demand and Utilization in the Downtown Page 3

Over time, the private parking reductions directly impact the supply and demand of public parking downtown creating an increased demand for public parking. The availability of parking is critical to the success and continued vibrancy of the downtown. Since the parking reductions occurred, the city has

(D) KETCHUM BUSINESS ADVISORY COALITION "PAUSE" PETITION

Over 1,400 Signatures in 60 Days (cf. only 1500 Votes cast in the last Ketchum Election Cycle)

The undersigned are requesting that the KURA put a “pause” on any development currently proposed for the Washington Street parking lot until the new comprehensive plan and new zoning ordinances, which are currently in process, are completed and approved by Planning & Zoning and Ketchum City Council.

This petition was created by the Ketchum Business Advisory Coalition, a group of Ketchum business owners with the goal of creating positive, collaborative partnership with the City of Ketchum, and to advise the City on needs and support of Ketchum's small business community.

Cyndy King

From: Mary Fauth <mary@blainecf.org>
Sent: Monday, August 12, 2024 5:31 PM
To: Participate
Subject: Public Comment for 8/13/2024

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning and Zoning Commissioners,

I'd like to submit my support of the project being proposed at 1st & Washington.

PRIORITIZE PEOPLE OVER PARKING PLEASE!

I went to the open house for the 1st & Washington project. Nothing about that crowd represented who this project would positively affect. In fact the night of the meeting we spoke to staff at the Limelight Hotel and they knew nothing about it. As usually does happen with these public processes, it brings out the most negative voices. I'd like to help represent the workers and the families that this project would house.

33% of Ketchum households can't survive month to month. While they can't afford a simple emergency, most of them have income that would disqualify them from projects like Bluebird. In the more southern areas in the county, the percentage is 42-48% of each of the cities. Having housing they could afford closer to their jobs would reduce costs to commute and increase time with their families in the community where they work. This also increases their ability to address an emergency and lessen the need for services such as our Emergency Financial Assistance. Not to mention being more healthy and able to plan for the future.

I understand that businesses have taken a hit during the main street redevelopment and their fatigue is real, but I can't help but wonder what they'll be saying when more people are strolling the wide beautiful sidewalks outside their business doors, when potentially hundreds of people will be shopping and eating with them year-round because they live so close to the core, or when they get to hire from this pool of workers. These results all come as hard decisions at times like this.

A few nights after the open house I was at a residence a block away from this future project... there were dozens and dozens of unutilized parking spots. It was dead silent on these streets just a couple blocks off main. We are not utilizing what we have.

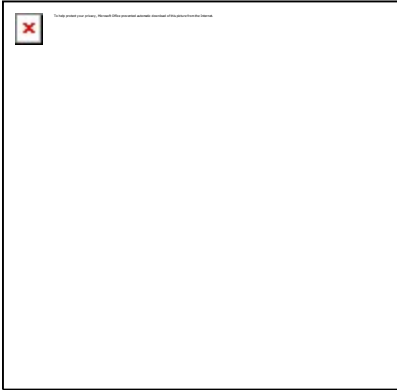
This is one of many much-needed projects. With its focus on the middle-income workforce, the number of jobs it will represent is the vision of Ketchum we need. It's been in the making for many years, and this lot is designated to provide housing. The parking structure conversation has happened and it's been determined to come at too great a cost, especially at this site.

You could hit pause and require a greater investment in parking here. It would derail housing we need NOW and potentially create the inability to find the right developer to execute a different version of this project many many years from now. It took over a decade to get Bluebird, and I believe a number of failed versions before that. Now that there is investment (studies/plans/time/etc), a developer with the

right mission and vision, a housing department with skill to execute the plan, and a will of our leaders to see this through... I just hope convenience doesn't win out over people.

--

Mary Fauth (she/her)
Executive Director



Blaine County Charitable Fund
111 N. 1st Ave Suite 2J / PO Box 265
Hailey, ID 83333
Office: (208) 244-5205 ext. 700
www.blainecf.org

Cyndy King

From: Abigail Lufkin <ablufkin@gmail.com>
Sent: Tuesday, August 13, 2024 6:52 AM
To: Participate
Subject: Oppose Washington lot building project

I am a Ketchum resident (511 N Canyon Run) and would like to register my strong opposition to the planned destruction of the town's public parking and the construction of the housing project on the Washington Lot. At the very least this project should be delayed while the citizen's concerns are addressed. Thank you for your time in reviewing this.

Sincerely, Abigail

Abigail Lufkin LCSW
Individual and Couple Psychotherapy
Sport Psychology Consultant

Cyndy King

From: Robert & Kathryn <rkgardner@svskylan.net>
Sent: Sunday, August 11, 2024 10:42 AM
To: Participate
Subject: Housing project

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Robert and Kathryn Gardner
Sent from my iPad

Cyndy King

From: Mark <markefosburg@yahoo.com>
Sent: Tuesday, August 13, 2024 11:08 AM
To: Participate
Subject: PAUSE PLEASE Washington St lot

Please pause proceeding with the Washington Street lot development until a comprehensive plan is approved and in place. Doing the wrong thing fast will harm our community.

Mark Fosburg

Sent from my iPhone

Cyndy King

From: Aneta Fosburg <nanetka27@hotmail.com>
Sent: Tuesday, August 13, 2024 11:40 AM
To: Participate
Subject: Pause please

Please, pause the Washington street development.
Aneta Fosburg

Cyndy King

From: sally onetto <onettosally@gmail.com>
Sent: Tuesday, August 13, 2024 11:47 AM
To: Participate
Subject: P & Z Meeting for Washington Lot August 13th

To whom it may concern

I wish to comment on the proposed development of the Washington Lot in Ketchum

As a full time resident of Ketchum, watching these new developments appear in our mountain town, I am horrified by the industrial heavy design of the proposed building.

Yes, we need affordable housing especially for our teachers, hospital workers, and fire and police employees but after Bluebird which is almost uniformly unavailable to them because of income ceilings, is this the best we can offer? Not enough parking, too far from our elementary school to walk in the winter and no-where for kids to play. Is it designed exclusively for uncoupled workers?

We can and have to do better than this. Who wants an apartment with no windows in the bedroom area?

The City is removing parking spaces in Main Street, and the only solution is to park on the Washington Lot. This services the shops, the Argyros, the weekly Farmers Market and any event that takes place in the Park and the Limelight Hotel. It is often full even though there is no signage off the Main Street to the parking area.

Please either redesign and include double the parking or rethink the development of this lot. There isn't much point in putting an affordable living building in the core of Ketchum if shops close due to lack of customers.

We already have empty store fronts and this year, stores on Main Street have suffered enormously due to lack of traffic, both foot and vehicle. I wonder what would happen if the City properly signaled available parking in the core as the tourists have no idea where to park except on the streets. Plus no one is going to walk several blocks in the winter. We have already lost spaces on Main Street, why take away the only place left to safely park in town?

Respectfully submitted

Sally Onetto
160 Spur Lane, Ketchum

Cyndy King

From: Annie DeAngelo <aedeangelo@gmail.com>
Sent: Tuesday, August 13, 2024 11:55 AM
To: Participate
Subject: Full support 1st and Washington

Hello,

I'm writing to express my full support for the housing development on 1st and Washington. We desperately need more affordable housing in our community and this location seems like a great spot for more. It's next to a really large structure so I feel like it will look small comparatively. And while it does take away some parking spaces we are losing the forest for the trees if we focus on that. Ketchum is an amazing community because of the people in it. We need folks that aren't ultra wealthy to be part of it. This project seems like a great opportunity to me!

Thanks so much,
Annie DeAngelo

Cyndy King

From: Sarah Seppa <seppas@slhs.org>
Sent: Tuesday, August 13, 2024 11:58 AM
To: Participate
Subject: For consideration before tonight's meeting
Attachments: Letter to P+Z.docx

Thank you! Sorry for the last minute!



**Sarah Seppa MS, RD,
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(she, her, hers)

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8/13/24

To Ketchum P+Z for consideration on the 1st and Washington Development:

I moved to Ketchum in 2002 and worked in the service and retail industry for about 6 years before getting my master's degree and getting a job at St. Luke's in 2013. I have worked for St. Luke's as a clinical dietitian, diabetes educator, and now I run the Center for Community Health in the Hailey clinic. I am also on the board of the Blaine County Housing Authority.

When I moved here with another friend after college, we slept on the floor of a friend's condo for 2 nights before we found an affordable condo to rent in Ketchum. 2-3 nights of waiting tables at a popular restaurant and I could pay my rent for the month. Nowadays this type of situation is not possible and if it had not been possible then I would have chosen another place to call home and served that community for the last 22 years in service, public service, and healthcare.

We have a housing crisis here in Blaine County. We have 0 affordable rentals for young people, seniors, and our workforce. People working in service jobs, people working for our community's beloved nonprofits, people working in healthcare, have nowhere to live. In my job as community health manager for St. Luke's we perform a Community Health Needs Assessment every three years which outlines the highest priority health needs our community is facing. For the last 2 cycles housing has popped as the highest need. Having close parking to downtown has never even been mentioned in all the interviews, focus groups, and surveys that we have done. We have come to a point where we as a community must prioritize housing. We need to seize this opportunity and trust that people will figure out solutions to parking, like riding the bus, or a bike, or walking 4-5 blocks. In fact, a city's walkability adds to its character and vitality and is better for our physical health.

Commuting from Twin Falls, Shoshone, Fairfield, or even Bellevue is not the solution. Traffic has become unbearable for many, affecting the mental and physical health of this community. There is also evidence to show that long commutes are associated with:

- High blood pressure
- Musculoskeletal disorders
- Increased anger and resentment at work
- Absenteeism
- Lateness
- Inability to concentrate and perform to the same standards as those who live in much closer proximity to the workplace
- Increased risk of heart attacks, flu, depression etc.
- Poor quality of life, including an increase in the level of stress, anxiety, fatigue, fast food consumption, low quality of sleep, decrease in physical activity, and personal and social bonding.

- Lower well-being in certain areas of life, including tiredness, lower productivity, and lower job satisfaction.

I also think that it would be important to learn from our neighbors in Jackson Hole, who depended on a workforce housed in neighboring Victor. When there was a complete road failure on the only connecting road between the two cities, Jackson was without a reliable workforce. This could very easily happen here with a big snowstorm or a fire, with only one way into Ketchum from the towns in the south.

In my 2+ years running the Center for Community Health, housing has been one of the biggest needs we have seen in our clients, and we have very little solutions to assist people with this need. We are seeing the negative effects of unstable housing on our clients every day. The 2023 Blaine County Housing Authority Survey found that we need a minimum of 4,700 new, converted, or preserved community homes by 2023. All the cities in our county must act now to help provide solutions by seizing development opportunities for workforce housing. To that note, I would request that the Ketchum P+Z committee approve the 1st and Washington development for the health, wellbeing and vitality of our community.

Many thanks,

Sarah Seppa