

## Katrin Sharp

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**From:** Participate  
**Sent:** Thursday, February 4, 2021 12:07 PM  
**To:** Katrin Sharp  
**Cc:** Brittany Skelton; Maureen Puddicombe  
**Subject:** FW: Public Comment for The Ketchum Boutique Hotel

Katrin—these comments would go in the batch starting 2/2.

### SUZANNE FRICK | CITY OF KETCHUM

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**From:** HP Boyle  
**Sent:** Monday, February 01, 2021 4:56 PM  
**To:** Participate <[participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)>  
**Subject:** Public Comment for The Ketchum Boutique Hotel

After listening to the developer's presentation, I would like to add the following to my public comments on this project.

This is a beautiful hotel, especially for a Marriott. Maybe they should build it...in a resort city like Vail or Jackson Hole. This project is not compatible with the real town of Ketchum. It is the next step to put the City in the City of Ketchum

Look at their pictures in the project. Get a good look. Because you and every single person who lives and works and visits this town is going to be stuck looking at this for a long long time.

Council members. You are the last line of defense for the people of Ketchum. The developers have made it easy for you to rationalize approving this building. But you know that your electorate doesn't want something this big on that site. Thousands of signatures, and dozens of public comments.

The developers [present the data as if you have only one option. Their justification that any building will need some waivers means that they should get a whole slew of waivers is specious.

Hardship to justify the zoning waivers s a bit of a stretch. There is nothing that prohibits them from building a hotel on that site the conforms to the majority of the zoning regulations. Nothing. For example, look at how they meet the 30% open coverage—look at the plan. This is a rule beater project. No one is going onto the public path they tout—it will be right at the traffic choke point that this project will contribute to.

The choice isn't this hotel or no hotel. The choice is a Massive Marriott vs a reasonable sized actual boutique hotel. You can get all the good things from a hotel on this site without all of the bad things of this project.

We all know that the lot is too small for this project. I'm not saying don't build a hotel there. But don't build a hotel this massive.

Why can't they propose to build a hotel that meets most of the zoning constraints? Greed? We know you dont need a hotel to be this big to be economic.

They say they exceed parking requirements which is irrelevant. As she noted they will be taking away on street parking.

Employee housing—they meet the standard with dorm rooms! She said this is desirable? Look at these rooms. Would you want to live in them? And do you know what hotel worker turnover is? where WILL THESE PEOPLE LIVE WHEN THEY Quit or get FIRED? Is this what you think is the kind of housing that makes sense for a vibrant Ketchum?

These are going to be 100 low paying jobs; jobs that don't pay enough for the people to afford their own housing. What does that say about this project?

Do you know what Ketchum unemployment rate is? 2%. We don't need these low paying jobs. We don't need to be subsidizing the labor force that this hotel will need to bring in to our town who can't afford to live here. We dont need it.

A hotel on this site—sure. This massive Marriott? Please don't do it.