

From: [Participate](#)
To: [Heather Nicolai](#)
Cc: [Morgan Landers](#)
Subject: FW: 260 1st Ave , Sawtooth Serenade project
Date: Monday, January 23, 2023 9:59:24 AM

ALY SWINDLEY | CITY OF KETCHUM

Management and Communications Analyst
P.O. Box 2315 | 191 5th Street West | Ketchum, ID 83340
o: 208.727.5081 | f: 208.726.7812
aswindley@ketchumidaho.org | www.ketchumidaho.org

From: Ali Warner <ali@sunvalleytitle.com>
Sent: Monday, January 23, 2023 9:51 AM
To: Participate <participate@ketchumidaho.org>
Subject: 260 1st Ave , Sawtooth Serenade project

Dear Members of P & Z, I am writing to share my positive support of the project planned for 260 1st Ave. I own a condo in Ketchum and I also work directly across the street from the proposed project-my office windows frame the lot. This building is a terrific design and has very minimal impact on it's neighbors. I especially like the 1st floor courtyard and commons design. The generous use of landscaping softens the exterior vertically as well as horizontally. Plus the staggered upper decks create a welcoming and very interesting view, a relief from some of the boxier designs in town. The inset bench right next to the bus stop as well as additional parking is also a huge plus. In closing, I very much like the building as designed and hope you will forward to final design review without changes or modifications. Thank you for your consideration, Ali Warner

Ali Warner

Escrow Officer
Sun Valley Title
Direct: 208-481-4804
Office: 208-726-9341
Fax: 866-344-1944
SunValleyTitle.com

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In our ongoing focus on your security, we have changed our encryption provider to Proofpoint encryption. This may require you to create a new account.

From: [Participate](#)
To: [Heather Nicolai](#)
Cc: [Morgan Landers](#)
Subject: FW: Re/Sawtooth Serenade File No P22-056
Date: Monday, January 23, 2023 10:03:28 AM

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From: Gordon Stephenson <gordon@rpaseattle.com>
Sent: Friday, January 20, 2023 11:57 AM
To: Participate <participate@ketchumidaho.org>
Subject: Re/Sawtooth Serenade File No P22-056

To whom it may concern:

I am the owner of six of the commercial condominium units in Copper Ridge, at 271 Washington Street, which is the property across the alley and due east of the subject site. Our tenants include The Apothecary, the State Liquor Store, and Guaranteed Rate.

Having reviewed the plans proposed by the owners of the "Sawtooth Serenade" project, I want to offer my whole hearted support for what they have designed. It will complement our building and the scale and design will fit in extremely well with the neighborhood. Congratulations to them and their team for coming up with a unique and attractive project.

Gordon Stephenson

cell/206.999.1982

gordon@rpare.com

From: [Participate](#)
To: [Heather Nicolai](#)
Cc: [Morgan Landers](#)
Subject: FW: Sawtooth Serenade - Please approve project as is
Date: Monday, January 23, 2023 9:59:57 AM

ALY SWINDLEY | CITY OF KETCHUM
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-----Original Message-----

From: Deana Nelson <deana_nelson@hotmail.com>
Sent: Monday, January 23, 2023 9:11 AM
To: Participate <participate@ketchumidaho.org>
Subject: Sawtooth Serenade - Please approve project as is

I am a Ketchum resident and I have reviewed the plans for Sawtooth Serenade. The plans are thoughtful and will be a wonderful improvement to our downtown.

Please approve project as-is.
Sawtooth Serenade (File No. P22-056)
260 N 1st Ave (Lot 5A, Block 38)

Deana Nelson
251 2nd Ave S Unit D
Ketchum, ID 83340

Sent from my iPhone

From: [Participate](#)
To: [Heather Nicolai](#)
Cc: [Morgan Landers](#)
Subject: FW: Sawtooth Serenade Project Comments
Date: Monday, January 23, 2023 10:00:24 AM

ALY SWINDLEY | CITY OF KETCHUM

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From: Pitzler, Dan <Dan.Pitzler@jacobs.com>
Sent: Monday, January 23, 2023 6:12 AM
To: Participate <participate@ketchumidaho.org>
Subject: Sawtooth Serenade Project Comments

Hello. My wife and I are residents at 131 Four Seasons Way, Unit 18. We have reviewed the project overview letter and drawings for the Sawtooth Serenade project and would like to express our support for this project. In particular, we like how the project is set back from the street, provides additional parking, would be nicely landscaped, and includes additional open space.

It appears that this project will meet all City requirements and has many nice features that will make this new development an asset to the community. We'd like to see this project approved with no substantive changes.

Thank you for listening.

Dan Pitzler
Jackie Pitzler

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From: [Participate](#)
To: [Heather Nicolai](#)
Cc: [Morgan Landers](#)
Subject: FW: Sawtooth Serenade
Date: Monday, January 23, 2023 10:10:22 AM

ALY SWINDLEY | CITY OF KETCHUM

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From: Rick Basnaw <rickb@sierraind.com>
Sent: Monday, January 23, 2023 10:08 AM
To: Participate <participate@ketchumidaho.org>
Subject: Sawtooth Serenade

P&Z Staff,

Commentary after reading the P&Z package prepared for tomorrow evening:

Attachment D - It seems inappropriate to have included this document within the package. These provisions do not apply to the development and inclusion of it would seem to serve no purpose but to potentially bias individuals commenting on the project. As such, it would seem that the commission should refrain from reviewing this during the DR meeting and limit public comment only to items that are relevant to zoning being considered.

Activation of Ground Floor - It would seem P&Z is mistaken in this analysis. This activation only applies to non-residential space. This building appears to be a 100 percent multifamily residential, including the first floor which appears to be residential space supporting the units above. There are multiple buildings within blocks of this proposed building that have only residential uses on the first floor. The Activation of GF was clearly not implemented on those projects.

2022 HAP - While we all acknowledge the need for housing in the community, I'm curious about the timing of when this application was deemed complete in comparison to execution of the HAP? Depending on that timing, it seems this section of P&Z response may not be applicable?

As an opinion - one of the most important criteria for the future development of new housing (and any project) is consistency in adherence to current regulations at time of development. It takes significant resources to development a project and inconsistent governance of

regulations will do nothing but erode willingness to invest in the community.

I look forward to the meeting and appreciate your consideration.

From: [Participate](#)
To: [Heather Nicolai](#)
Cc: [Morgan Landers](#)
Subject: FW: Sawtooth Serenade
Date: Monday, January 23, 2023 2:10:46 PM

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From: chipfisher1@gmail.com <chipfisher1@gmail.com>

Sent: Monday, January 23, 2023 1:04 PM

To: Participate <participate@ketchumidaho.org>

Subject: Sawtooth Serenade

As a property owner at the corner of Sun Valley Road and Washington Ave., I applaud the style and character of the proposed development on Lot A Block 38 known as Sawtooth Serenade.

Respectfully

Chip Fisher

From: [Participate](#)
To: [Heather Nicolai](#)
Cc: [Morgan Landers](#)
Subject: FW: Support for the Sawtooth Serenade Project, located at 260 North 1st Avenue, Lynch/Bernier
Date: Tuesday, January 24, 2023 9:29:53 AM

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From: Michael Heijer <michael@GRANCORP.COM>

Sent: Monday, January 23, 2023 2:38 PM

To: Participate <participate@ketchumidaho.org>

Subject: Support for the Sawtooth Serenade Project, located at 260 North 1st Avenue, Lynch/Bernier

Dear Planning and Zoning Committee Members;

We are homeowners in Ketchum and have been following the development proposed at 260 North 1st Avenue.

We have reviewed the design of the proposed building. We like the fact that it includes nice setbacks, and they are not maximizing the allowable building area ratio. Instead, they are keeping it at a very low density of 1.45 GFA which means a substantially reduced size building compared to what could have been built on the site. The exceptional landscaping will soften the look of the building, making it much more inviting compared to some other new sterile buildings around Ketchum.

The addition of 9 new parking stalls on the street level will be well received by locals visiting nearby retail stores and restaurants.

As neighbors and people interested in the future look of Ketchum, we ask that the Planning and Zoning Committee approve the current project without changes or modifications.

Best Regards,

Michael & Jill Heijer

Owner, GranCorp Holdings LLC

(206) 399-4170 | www.grancorp.com

Andy Akers
1523 Warm Springs Road
Ketchum, ID 83340

1/23/2023

Ketchum Planning and Zoning Commission
CITY HALL
P.O. Box 2315
191 5th Street West
Ketchum, ID 83340

RE – Sawtooth Serenade / 260 1st Ave Ketchum Idaho Pre-Application Design Review

To whom it may concern,

I have reviewed both the project overview and site plans for the above noted project. I would like to give my formal approval of this project. The reasons are numerous but would like to touch on several of the positive takeaways.

- 1) The design is outstanding and would be a great addition to 1st street
- 2) The material chosen for the project aligns with others throughout the city.
- 3) Adding additional parking spaces is a huge plus to downtown.
- 4) We need more smart growth like this project added to the core of the city.

This project helps create a walkable neighborhood, foster a distinctive, attractive community with a strong sense of place. It preserves open space by being a tiered structure rather than a big square box.

Please forward this project on to the final design review without changes or modifications!

Thank you!



Andy Akers