



Outlook

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## Sawtooth Serenade Application

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**From** Dan Pitzler <fzsbetter@gmail.com>

**Date** Thu 2/6/2025 3:31 PM

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

Hi. This is Dan Pitzler, 131 Four Seasons Way, Unit 18. I have reviewed the letter and renderings of the proposed Sawtooth Serenade project. I think this building will look nice and be a great addition to our community. I like how it will have less "mass" than many other recent projects. I support this application.

Dan Pitzler



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**Thielsen Architecture - Lynch / Bernier project**

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**From** jackie pitzler <jpitzler@comcast.net>  
**Date** Thu 2/6/2025 4:53 PM  
**To** Participate <participate@ketchumidaho.org>

As a resident of Ketchum, I'd to give my feedback to the proposed project.

- Not maximizing the overall square footage of city lot to square foot area of proposed residence provides for a spacious and consistent street appeal.
- Stepping the building levels back away from the street/pavement/sidewalk allows or more sunlight and open feeling to street below
- Building is consistent in aesthetic to other buildings in the general area.
- Wider and heated sidewalks add to community friendly and safe sidewalks...

Last, though they are private residences their property will allow for more parking ccess to community members and businesses nearby...

The parties involved are Ketchum residents and seem to be very interested in the quality of the local residential and business communities.

Respectfully,  
Jackie & Dan Pitzler  
Ketchum residents  
425.761.4848  
jpitzler@comcast.net



Outlook

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**RE: 260 1st Ave // Planning and Zoning Meeting 2/11**

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**From** Gordon Stephenson <gordon@rpaseattle.com>

**Date** Fri 2/7/2025 2:56 PM

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

**Cc** Scott Lynch <scott@lynchclan.com>; yahnbernier@valvesoftware.com <yahnbernier@valvesoftware.com>

To whom it may concern:

I wrote you about this proposal back in January, 2023, and here we are two years later and still, the lot behind Copper Ridge is vacant! I'm am the owner of several of the commercial condos in Copper Ridge (271 Washington) directly across the alley from the subject property, including the Apothecary and the Liquor Store, and also serve as the president of our building's HOA.

I have reviewed the revised the plans proposed by the owners of the "Sawtooth Serenade" project at 260 1<sup>st</sup> Ave, and I want to offer my wholehearted support for what they have designed. It will complement our building, and the scale and design will fit in extremely well with the neighborhood. We are the property which will be most affected, and I can't envision a better way to complement our property than what has been put forward to the City of Ketchum.

**I encourage Ketchum P & Z to approve the current design without delay or modification.**

Best regards,

Gordon Stephenson  
206.999.1982

## Cyndy King

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**From:** Michael Oneil <mioneil@aol.com>  
**Sent:** Sunday, February 9, 2025 8:55 PM  
**To:** Participate  
**Subject:** P&Z meeting Sawtooth Serenade

Dear Commissioners,

I have lived in Copper Ridge building located behind the proposed Sawtooth Serenade for 18 years. I have seen most of the proposed buildings on the lot at 1st Avenue and Sun Valley Road and none are as well done as this project. This is a wonderful design. It is a refreshing departure from the big boxes with the multiple sidings that are spring up all over Ketchum. This is design that will enhance my neighborhood and make the intersection along with Dave Wilson's 83340 building very appealing.

I strongly support this project.  
I appreciate your consideration  
Sincerely,  
Michael O'Neil  
221 Washington Avenue unit 1

Sent from my iPad

## Cyndy King

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**From:** Jim Laski <jrl@lawsonlaski.com>  
**Sent:** Monday, February 10, 2025 11:40 AM  
**To:** Participate  
**Cc:** Jim Laski  
**Subject:** RE: SAWTOOTH SERENADE (File # P24-027)

TO: P&Z Commissioners:

On behalf of the Applicants in the above referenced Final Design Review Application, I hereby submit the following comments related to the Staff Report for the February 11, 2025 Meeting:

As an initial matter, Idaho Code §67-6535, requires that approval or denial of an application must be based on the express standards and criteria as “set forth in the express terms in land use ordinances in order that permit applicants, interested residents and decision makers alike know the express standards that must be met in order to obtain a requested permit or approval.” Further, Idaho Code § 67-6511(a) requires that all standards established within a zoning district be uniform for each class or kind of building within the district.

Under KMC 17.96.050.A., **Criteria 1 states:** “[The] **Project does not jeopardize the Health Safety and Welfare of the public.**” Staff responds to this with an analysis of the project’s conformance with the comprehensive plan. While conformance with the comprehensive plan is a criterion in Ketchum’s recently adopted design review code, it is not a criterion in the design review code under which this project is being reviewed.

Moreover, conformance with the 2014 Comprehensive Plan, which clearly highlights the importance of providing “a varied supply of housing choices,” has little to do with public health safety and welfare through building design. Indeed, staff’s perceived “underutilization” of a property being developed in accordance with applicable zoning criteria in no way implicates any “jeopardy” to public health safety and welfare.

Finally with respect to the Comprehensive Plan, the Idaho Supreme Court has been clear in holding that “while requirements of applicable ordinances are binding on a body rendering a zoning or permit decision, a comprehensive plan is not. *Urrutia v. Blaine Cnty.*, 134 Idaho 353, 357–58, 2 P.3d 738, 742–43 (2000). A comprehensive plan reflects the ‘desirable goals and objectives, or desirable future situations’ of the use of land. I.C. § 67–6508. ‘[A] comprehensive plan does not operate as legally controlling zoning law, but rather serves to guide and advise the governmental agencies responsible for making zoning decisions.’” *Krempasky v. Nez Perce County*, 150 Idaho 231, 237; 245 P.3d 983, 990 (2010).

Next, as it relates to Staff analysis of **Criteria 2. Projects Conformance with applicable design review standards:**

KMC sections 17.96.070.B.2 & 3, which staff describes as “activation of ground floor,” expressly relate to only **nonresidential portions of buildings**. The pending application is an R-3 occupancy, as permitted in the zone under the ordinance in effect at the time of vesting. R-3 does not have any subcategories of occupancies and is, by definition, entirely residential. As such, the staff analysis of these provisions is inapplicable because the proposed building is entirely residential – consisting of two residential dwelling units – with no “nonresidential portions.”

We appreciate your time and attention with respect to the Project.



**JAMES R. LASKI**

Lawson Laski Clark, PLLC  
675 Sun Valley Road, Suite A  
PO Box 3310  
Ketchum, ID 83340  
208-725-0055 Phone  
208-725-0076 Fax

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Public Comment From Ketchum Business Advisory Coalition  
to P&Z on Sawtooth Serenade Development  
February 11<sup>th</sup>, 2025

The Ketchum Business Advisory Coalition (KBAC), representing over 120 local businesses and community members, has several concerns about the Sawtooth Serenade development plans and the potential impact it will have on access to local businesses during and after construction.

1. The City's requirement that new developments must widen sidewalks to 8 feet will likely eliminate several on-street parking spaces. The number of parking spaces that would be removed due to Sawtooth Serenade are not detailed in the design application, but architectural drawings on page 32, 33, and 37 show removal of parking on the east side of 1<sup>st</sup> street. How many parking spaces will be eliminated on 1<sup>st</sup> Ave with this development, and how will these parking spaces be replaced? 1<sup>st</sup> Ave is particularly important as a public parking area for business employees and customers because as the city eliminates parking spaces in town, City officials refer to there being "*Plenty of all day parking on 1<sup>st</sup> Street*". How many of these spaces will be lost due to this development?
2. The application does not include details on construction staging or parking. The construction that took place on 1<sup>st</sup> Avenue between Sun Valley Road and 4<sup>th</sup> Ave in 2023 and 2024 nearly bankrupted existing local businesses due to the lack of access for customers, employees, deliveries and services. The City's current construction parking plan is reactive and ineffective, as it requires the public to call-in issues and wait for a response from the City. But by the time enforcement occurs, business revenue has already been lost. Local businesses are looking to the city to provide proactive solutions to construction staging and parking that will ensure access to customers, employees, deliveries, and services throughout this entire project, beginning to end.
3. Construction on Main Street from 4<sup>th</sup>-10<sup>th</sup> is scheduled to take place in Summer 2025. The city has not yet provided a traffic plan for this project, but it's reasonable to think that some traffic could be diverted down Sun Valley Road and/or onto 1<sup>st</sup> Avenue. No start date is given for Sawtooth Serenade, but if this project is set to begin in 2025, how will traffic re-routing be impacted by a large construction project in the path of traffic diversion?
4. In recent years, many new building developments have not been required to provide adequate parking for the number of vehicles that may need access to the building. How many new, off-street parking spaces will this building be required to provide?
5. There is a Mountain Rides bus stop on the corner of 1<sup>st</sup> Avenue and Sun Valley Road. How will this bus stop be impacted during and after construction?

It is important that the City of Ketchum does not continue to allow development projects to interrupt access to local businesses. The local business community is looking for the city to provide specific details on:

- Precisely how many parking spaces will be eliminated due to this project?
- How and where will these parking spaces be replaced?
- How many new, off-street parking spaces will be provided for residents and visitors to this building?
- Will these residences be placed in either the long or short-term rental markets?
- Where will construction staging and parking be located?
- How will the Mountain Rides bus stop be impacted?

- What is the traffic flow plan for Summer 2025 during Main St. re-construction and how will the Sawtooth Serenade project impact that plan?

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



## Cyndy King

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**From:** Morgan Landers  
**Sent:** Tuesday, February 11, 2025 8:19 AM  
**To:** Bronwyn Patterson; Participate; Cyndy King; Daniel Hansen  
**Subject:** RE: KBAC Public Comment for Feb. 11th P&Z Meeting

Thank you, Bronwyn. I have received the comments and they will be forwarded to the Commission today.

Couple of answers to your questions and I am happy to answer others at the meeting on Thursday (feel free to forward):

- There are only two residential units in this building so a total of 4 parking spaces are required. The project includes underground parking accessed off the alley with 5 parking spaces.
- The Mountain Rides bus stop will remain in its location and available for the duration of construction and post construction
- The widening of the sidewalks for this development does not result in any loss of parking spaces. There are currently 14 parking diagonal parking spaces on this block. Once the development is complete, there will be a total of 16. This is because the width and angle of the current parking is not designed to maximize the amount of possible parking
- It is staff's understanding based on the memo that this will be a second home for the two residents. They may rent it through the short term market, but it will not likely go into the long-term rental market.
- Construction staging and management is handled at the building permit stage of the project. This application is still in design review. We are working on adjustments to our construction management program to address concerns expressed by business owners prior to the 2025 construction season.
- Main Street – I will ask Daniel to address the Main Street traffic flow as I am not sure what the current plan for that is based on timing and location of construction

Thanks much!

### **MORGAN LANDERS, AICP | CITY OF KETCHUM**

DIRECTOR OF PLANNING AND BUILDING

o: 208.727.5085

**\*\*Please sign up for the NEW Planning and Building quarterly newsletter. Click [HERE](#) and select "Planning and Development"**

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**From:** Bronwyn Patterson <bbpatters@yahoo.com>  
**Sent:** Tuesday, February 11, 2025 6:22 AM  
**To:** Participate <participate@ketchumidaho.org>; Cyndy King <cking@ketchumidaho.org>; Daniel Hansen <DHansen@ketchumidaho.org>; Morgan Landers <MLanders@ketchumidaho.org>  
**Subject:** KBAC Public Comment for Feb. 11th P&Z Meeting

Good Morning!

Attached please find public comment from KBAC ahead of today's P&Z meeting with a design application review of the Sawtooth Serenade development.

(Please just include the attachment as the public comment and not the body of this email)

Thank you!  
Bronwyn Nickel

## Cyndy King

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**From:** Jacob Frehling <jacobfrehl@gmail.com>  
**Sent:** Tuesday, February 11, 2025 10:25 AM  
**To:** Participate  
**Subject:** In regards to the 260 n 1st Ave.

I have few words to express my dislike for the gross misuse of downtown real estate that is proposed to be built in the empty lot at 260 n 1st. I can't find a single community enhancing component to this project. Giant private residences do not belong in the downtown corp, and will do nothing to increase the vibrancy of our community. Instead they serve as an eye sore to those who already work and live here. Please do not allow this go forward without some community enhancing stipulations. Ground level retail at the very least. Since viewing the plan, I have shown it to many of my customers, none of whom thought it was a nice idea. I hope some of them have reached out as well.

Thanks for your time,  
Jacob Frehling (Maude's coffee and clothes)

## Cyndy King

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**From:** Ian Doyle <ian@scoutsunvalley.com>  
**Sent:** Tuesday, February 11, 2025 10:38 AM  
**To:** Participate  
**Subject:** Sawtooth Serenade (260 N 1st Ave)

Hello all,

It has been brought to my attention that the plan to go ahead with "sawtooth serenade" has no contrarian views...until now.

I'd like to bring to the forefront a few key points, against the current building layout. and the moral obligation, our city has, to returning town to a place for the people who occupy this area more than 6 months out of the year.

First off this upon viewing the applications, put forth by the Lynch, and McCaw/Bernier families, ones initial thought is that this is a gluttonous and offbase project. The sheer lack of many key factors leads me to believe this is a lazy attempt to conform to the city's heritage, and need to use contextual materials.

-The plan's lack of Greenspace (a single bench) is an outright joke.

-The plan's misuse of "ketchum Character" brings me to believe that if erected in its current form, would bring a moderation of disrespect to the future builds architectural neighbours, in physical and business form. This may be due to the lack of local fabric on the project.

-What does (1989) mean when contextualizing how long the members of these households have been connected to the wood river valley? Did grandpa own a home here? Was a long lost relative a ski bum for a winter? has the Lynch and McCaw/Bernier family owned mulitple homes in the valley for generations and continuously occupied their living spaces year round? Why should this matter? Does this give the families an edge in manipulating the board's thoughts?

-The misuse of space inside the current projects form, is laughable. Do you really need a pickleball court inside your home? 37 ski racks? 14 bike racks? Where's the infinity pool? We are not Aspen, we have been able to keep hold of our heritage and this goes against the very meaning to call ourselves, locals in this very special town. stop overzealous, rich fools from ruining this town.

-The facade, a lazy attempt at neo brutalism meets early 2000s California sprawl, is not the answer. A complete scrap is the only real answer.

-Community housing, are we really still doing this? 700k to escape helping our community flourish. Too often has this board allowed people to take advantage of loopholes, ruining any chance we have at creating community spaces, etc.

-Reviews in the form of "approval" --in short, where do the approval letters in favour of this project come from? If I had to guess most are family, friends or connections rather than any real bipartisan viewpoints. IMO, this should not be allowed, and should be reviewed henceforth.

We as the current town members have an obligation to uphold the history of this great place, by utilizing the past and informing the future. This building goes against pillars of what this community was built on and is an obvious reason we are going into a new stage where every building matters. I do not approve of the current mock up, which if I am honest, is a rehash of a 1999 Danville California strip mall.

I urge the Lynch and McCaw families to take a long hard look at what they value, because quality architecture and positive impact is definitely not it.

Sincerely,

A concerned citizen

Ian Doyle  
(435)-729-0460  
[ian@scoutsunvalley.com](mailto:ian@scoutsunvalley.com)  
Buyer & Events

## Cyndy King

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**From:** Daniel Hansen  
**Sent:** Tuesday, February 11, 2025 11:09 AM  
**To:** Morgan Landers; Bronwyn Patterson; Participate; Cyndy King  
**Subject:** RE: KBAC Public Comment for Feb. 11th P&Z Meeting  
**Attachments:** Traffic detours - 4th-6th st work.pdf

Chiming in on the Main Street construction detours. I've attached a map of the proposed detour for the 4<sup>th</sup> through 6<sup>th</sup> Street work to this email. This work is scheduled for April through July 1. Detours will be minimal. Most of the grid will be accessible. If vehicles are passing through town, they'd detour on Sun Valley Road to 1<sup>st</sup> Avenue; then 9<sup>th</sup> Avenue to Warm Springs; and finally, 10<sup>th</sup> Avenue to Highway 75. We're not sure yet if work will take place this year between 6<sup>th</sup> and 10<sup>th</sup> Street. It depends on if ITD has the funding to do it. If it does take place, it would be after Labor Day through October.

We've already met with all businesses that would be impacted by this construction to go over the detours and closures.





Best,

Daniel



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**From:** Morgan Landers <MLanders@ketchumidaho.org>

**Sent:** Tuesday, February 11, 2025 8:19 AM

**To:** Bronwyn Patterson <bbpatters@yahoo.com>; Participate <participate@ketchumidaho.org>; Cyndy King <cking@ketchumidaho.org>; Daniel Hansen <DHansen@ketchumidaho.org>

**Subject:** RE: KBAC Public Comment for Feb. 11th P&Z Meeting

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**MORGAN LANDERS, AICP | CITY OF KETCHUM**

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**Sent:** Tuesday, February 11, 2025 6:22 AM

**To:** Participate <[participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)>; Cyndy King <[cking@ketchumidaho.org](mailto:cking@ketchumidaho.org)>; Daniel Hansen <[DHansen@ketchumidaho.org](mailto:DHansen@ketchumidaho.org)>; Morgan Landers <[MLanders@ketchumidaho.org](mailto:MLanders@ketchumidaho.org)>

**Subject:** KBAC Public Comment for Feb. 11th P&Z Meeting

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(Please just include the attachment as the public comment and not the body of this email)

Thank you!

Bronwyn Nickel

**Cyndy King**

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**From:** Rio Pedersen <rio.pedersen@gmail.com>  
**Sent:** Tuesday, February 11, 2025 12:12 PM  
**To:** Participate  
**Subject:** Against Sawtooth Serenade

Hello,

I am against the proposed construction project Sawtooth Serenade (260 N 1st Ave) as it is a terrible use of an already overcrowded town space, if they want to protect their view they should just make it a park in perpetuity.

Best,  
Rio Pedersen  
Ketchum Resident



## Cyndy King

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**From:** griff.rowell@gmail.com  
**Sent:** Tuesday, February 11, 2025 10:46 AM  
**To:** Participate  
**Subject:** 260 1st Ave. N - Sawtooth Serenade

Dear Commissioners,

Regarding the proposed project at 260 1<sup>st</sup> Ave. N – Sawtooth Serenade.

I find it unfortunate, since the pre-design submittal made it in before the adoption of ordinance 1234 that the homeowners have decided to build an almost 25,000 ft<sup>2</sup> private multi-family residence in the town's core. Every building comparison they highlight in their submittal as recently approved by the P&Z is a mixed-use structure. In my opinion, if the homeowners want to "further strengthen their long-standing community ties" it will not be through this project as proposed.

Although I find parts of the Southwest facing 1<sup>st</sup> Ave. side to be engaging the Northwest Sun Valey Rd. side of the structure does very little to activate that street. Further, I don't feel that a mix of vertical and horizontal stained Cedar siding does enough to add variety to the exterior finish.

Thank you for your time and consideration,

Griffin Rowell