

FW: Planning Commission/Design Review/Appellation Hotel Project

Participate <participate@ketchumidaho.org>

Tue 12/13/2022 12:25 PM

To: Morgan Landers <MLanders@ketchumidaho.org>; Heather Nicolai <HNicolai@ketchumidaho.org>

Public comment.

LISA ENOURATO | CITY OF KETCHUM**Public Affairs & Administrative Services Manager**

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340

o: 208.726.7803 | f: 208.726.7812

lenourato@ketchumidaho.org | www.ketchumidaho.org**From:** Brad Deck <braddeck250@gmail.com>**Sent:** Tuesday, December 13, 2022 8:34 AM**To:** Participate <participate@ketchumidaho.org>**Subject:** Planning Commission/Design Review/Appellation Hotel Project

Dear Members of the Planning Commission

My name is Brad Deck. I reside at 250 Spur Lane in Ketchum. I am writing to urge the Commission to approve the applicant's request for an amendment to Design Review approval 08-007 and amendment to the Amended and Restated Development Agreement without further delay. Consistent with the Settlement Agreement that the City Council approved in June of 2022, the project entitlements have been reinstated and except for minor changes that are requested in the application to amend Design Review the Appellation Hotel, the project should be granted full approval to proceed to construction.

In June of 2016 the project was granted a building permit after having received entitlements and full Design Review approval. The Settlement Agreement reinstates all the previously granted permits. The amendments simply request architectural modifications, enhancements to the overall building architecture.

The project will be a very welcome addition to the City of Ketchum and will provide substantial additional revenue to the City. It is time for the project to proceed.

Respectfully submitted,

Brad Deckbraddeck250@gmail.com

Cell (949) 433-3332

FW: Appellation/Sun Valley Hotel Support

Participate <participate@ketchumidaho.org>

Tue 12/13/2022 12:24 PM

To: Morgan Landers <MLanders@ketchumidaho.org>; Heather Nicolai <HNicolai@ketchumidaho.org>

Public comment.

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lenourato@ketchumidaho.org | www.ketchumidaho.org

From: Carson Palmer <carson@silentwater.com>**Sent:** Tuesday, December 13, 2022 11:26 AM**To:** Participate <participate@ketchumidaho.org>**Subject:** Appellation/Sun Valley Hotel Support

Dear city of Ketchum,

We write this letter in support of the Appellation Hotel. This project brings much needed residential, restaurant, hotel and work for housing units to the valley. The beautifully designed restaurant space with "take away" bakery and food item to-go is exciting to see coming to our downtown. The exterior facade seems to fit in well with our mountain town. It would be great to see something happen on this site finally, and now is the time.

Best, Carson Palmer and Broderick Smith.

FW: Appellation Design Review Meeting 4:30 Tuesday 13 December 2022

Participate <participate@ketchumidaho.org>

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To: Morgan Landers <MLanders@ketchumidaho.org>; Heather Nicolai <HNicolai@ketchumidaho.org>

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lenourato@ketchumidaho.org | www.ketchumidaho.org**From:** Derek Ryan <dgrarchitect@gmail.com>**Sent:** Tuesday, December 13, 2022 9:22 AM**To:** Participate <participate@ketchumidaho.org>**Subject:** Appellation Design Review Meeting 4:30 Tuesday 13 December 2022

TO PLANNING & ZONING COMMISSION:

Regarding your Design Review meeting this afternoon, I'm sorry I am unable to attend in-person to give my full whole-hearted support for the new proposed Appellation Sun Valley hotel. I urge The Commission to resolve all remaining issues that are deemed necessary to keep this project on a path to reality. Appellation will be a great asset to our city! Thanks you – Derek Ryan

Derek Ryan AIA

PO Box 6966

491 North Main Street # 202

Ketchum ID 83340

208.720.4153

dgrArchitect@gmail.com

FW: Harriman Hotel

Participate <participate@ketchumidaho.org>

Tue 12/13/2022 12:26 PM

To: Morgan Landers <MLanders@ketchumidaho.org>; Heather Nicolai <HNicolai@ketchumidaho.org>

Public comment.

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lenourato@ketchumidaho.org | www.ketchumidaho.org

From: Geoff Isles <islesglass@aol.com>**Sent:** Monday, December 12, 2022 6:43 PM**To:** Participate <participate@ketchumidaho.org>**Subject:** Harriman Hotel

To Whom It May Concern:

As I will be unable to attend the upcoming P&Z meeting this Wednesday December 13th, I am writing to give full support to the Harriman Hotel project, and ask that the Commission accept the plans in it's entirety. As this building will be a prominent structure as one drives into Ketchum, it is important that it be not only beautiful, but sophisticated as well, and the owners, architects, and designers have done a wonderful job making the design something that Ketchum will be proud of way into the future. Further, the hotel will be yet another place that residents and visitors to the Wood River Valley can take complete use of. We need this hotel and its residences to succeed, and the Ketchum government can help this to fruition by not placing additional roadblocks into what has already been a long process.

As such, I endorse the P&Z Commission's full approval so construction can start immediately, without any additional constraints.

Geoff Isles

Geoff Isles

235 Spur Lane #103Ketchum, ID 83340

Geoff Isles

islesglass@aol.com

917-626-1134

FW: Bariteau Hotel Project

Participate <participate@ketchumidaho.org>

Tue 12/13/2022 12:27 PM

To: Morgan Landers <MLanders@ketchumidaho.org>; Heather Nicolai <HNicolai@ketchumidaho.org>

Public comment.

LISA ENOURATO | CITY OF KETCHUM**Public Affairs & Administrative Services Manager**

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lenourato@ketchumidaho.org | www.ketchumidaho.org

From: Graydon Burnett <grady@sunvalleyidahoproperties.com>**Sent:** Monday, December 12, 2022 4:14 PM**To:** Participate <participate@ketchumidaho.org>**Cc:** Neil Bradshaw <NBradshaw@ketchumidaho.org>; Amanda Breen <ABreen@ketchumidaho.org>; Courtney Hamilton <CHamilton@ketchumidaho.org>; Jim Slanetz <jslanetz@ketchumidaho.org>; Michael David <mdavid@ketchumidaho.org>; Heather Burnett <heather@sunvalleyidahoproperties.com>**Subject:** Bariteau Hotel Project

Good afternoon Mayor and Council Members,

First off, let us say thank you for all your continued efforts in running our cherished city of Ketchum. There are many issues facing the city and we appreciate all the time and consideration you show when determining its future. Public service is no easy job and we recognize the dedication and commitment you have all made on behalf of the citizens. Thank you.

We are writing today to express our support of Jack Bariteau and Jerry Blank's hotel development in the city. After many years, and many unforeseeable events that continued to stall the project, the time is now. Jack's record for developing some of the highest quality and well received commercial and residential properties in the Ketchum area speaks for itself. There is no doubt that with this development, construction, hotel and restaurant management team assembled, the new hotel will be a world class, five-star accommodation for our community. You have heard all the positive economic benefits that the city will gain, and there are many. We are all also aware of what could happen if this project does not move forward, and that outcome is certainly not in the cities best interest.

As business owners and long standing community members we are in full support of this project and ask that you approve the project. Let Jack and the Blank family build this hotel that the entire community will enjoy and be proud of.

Thank you.

Grady and Heather Burnett

Graydon Burnett

Associate Broker / Partner

Burnett Properties**Sun Valley LUXE Homes****Keller Williams Sun Valley Southern Idaho**

333 South Main Street

Ketchum, ID 83340

208-622-7722 office

208-720-0906 cell

www.sunvalleyidahoproperties.com

My business is based on referrals from friends and clients like you. If you know someone who could benefit from my services, I would welcome the introduction. Your referrals are greatly appreciated!



FW: P&Z Meeting Regarding Harriman Hotel

Participate <participate@ketchumidaho.org>

Mon 12/12/2022 11:19 AM

To: Heather Nicolai <HNicolai@ketchumidaho.org>;Morgan Landers <MLanders@ketchumidaho.org>

Public comment.

LISA ENOURATO | CITY OF KETCHUM**Public Affairs & Administrative Services Manager**

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lenourato@ketchumidaho.org | www.ketchumidaho.org**From:** John Melin <johntmelin@gmail.com>**Sent:** Monday, December 12, 2022 6:04 AM**To:** Participate <participate@ketchumidaho.org>**Subject:** P&Z Meeting Regarding Harriman Hotel

December 11, 2022

Planning & Zoning Commission
City of Ketchum

Re: Appellation Sun Valley / Harriman Hotel and Residences

Dear Commissioners:

I am writing to enthusiastically support the Appellation Sun Valley / Harriman Hotel and Residences Design Review Application that is on your December 13th agenda. As we all know, this project has encountered many obstacles since its inception and original approval in 2008. It is a strong testament to Jack Bariteau's integrity and dedication that he has continued to invest considerable time and capital to create a beautiful addition to the gateway to Ketchum.

I have known Jack Bariteau since his days as a highly respected developer of many well-designed, successful projects in California. He brought the same quality and excellent design taste to what are today considered key landmark and high quality buildings in downtown Ketchum, including the Colonnade, the adjacent Christiania Building, and the extraordinary townhouse project located at 600 Second Street East. Jack is a student of timeless architecture and takes great pride in the design of his projects. Because of this, he always works with top-flight architects.

Jack's long-term investment ownership perspective is reflected in his 20 plus years of ownership of the retail and office portions of Colonnade and Christiania properties. It is his attention to design, details, and quality of construction that sets these properties apart and should give you the utmost confidence that the Harriman Hotel will be another landmark for Ketchum.

The renderings of the proposed hotel are exciting and will create a beautiful addition to the entry of Ketchum. The Appellation / Harriman hotel and the Limelight will be complementary to, but different from, each other. In reading the Staff Report and recommendations to your Commission,

I am mystified by the view that the beautiful wood timber butterfly-shaped roofs are not appropriate in our urban setting. In my opinion, the natural wood roof understructure, combined with the large windows, is the highlight of the architecture and consistent with contemporary mountain architecture. The fact that the interior has a warm and premium wood emphasis adds a lot of local "mountain" feeling to the project.

This project with its high-caliber design and premium quality will be a great addition to Ketchum and Main Street. I know that Mr. Blank and Jack Bariteau are in this project together for the long term. Let's let them work their magic and continue to elevate and add to the fabric of our unique and authentic community.

Respectfully,

John Melin

30 Year Ketchum Resident
Owner, Elephant's Perch
Owner, Ketchum Kitchens

FW: Harriman Hotel, Ketchum

Participate <participate@ketchumidaho.org>

Tue 12/13/2022 12:26 PM

To: Morgan Landers <MLanders@ketchumidaho.org>; Heather Nicolai <HNicolai@ketchumidaho.org>

Public comment.

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lenourato@ketchumidaho.org | www.ketchumidaho.org**From:** Preston Sargent <psargent@bailard.com>**Sent:** Monday, December 12, 2022 5:52 PM**To:** Participate <participate@ketchumidaho.org>**Subject:** Harriman Hotel, Ketchum

To whom it may concern,

My wife and I have been homeowners in Ketchum since 2006 and full-time residents for the past 10 and ½ years.

I am writing to voice my support for the to-be-built Harriman Hotel in Ketchum.

Unfortunately, neither my wife nor I are able to attend the public Design Review Meeting tomorrow afternoon to show our support in person.

I have had an opportunity to study the updated design and plans... and it is beautifully and thoughtfully designed and will be a wonderful addition to Ketchum's hospitality and residential offerings.

It will also be an architecturally stunning and inviting and attractive "statement" at the entrance to our little town.

As I mentioned in an earlier letter of support, I've been in the real estate investment business for 39 years and know that it is always difficult to get financing (equity and debt) for a hotel.

This is especially so in a seasonal tourist-oriented mountain town in the northern Rockies.

It goes without saying that the financial crisis in the late 2000's followed by a deep recession, a hesitant recovery, and then a global pandemic followed by a recession and another recovery didn't make the job any easier!

Interestingly, and fortuitously for the Harriman, Ketchum has become a bit less "seasonal" over the past several years than it has historically been.

With the changes to Ketchum and the Wood River Valley brought on by the pandemic, I think that the Harriman will be even more easily "digested" by Ketchum than it may have been 12, 8, or even 4 years ago.

I have always been supportive of the Hotel... and remain so.

No one expected it to take this long to get the Harriman capitalized... but we are where we are and Jack Bariteau has secured the debt and equity capital he needs to get the project built and up and running from a committed and financially strong source.

It would be a tragedy and a travesty to deny and/or delay him from moving forward with the Harriman at this time.

Kind regards,

Preston

Preston R. Sargent

T: 650 655 5877

M: [206 999 8295](tel:2069998295)

FW: New Harriman Hotel

Participate <participate@ketchumidaho.org>

Mon 12/12/2022 11:16 AM

To: Heather Nicolai <HNicolai@ketchumidaho.org>;Morgan Landers <MLanders@ketchumidaho.org>

Public comment.

LISA ENOURATO | CITY OF KETCHUM

Public Affairs & Administrative Services Manager

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lenourato@ketchumidaho.org | www.ketchumidaho.org

-----Original Message-----

From: Steve Myers <smyers4fun@gmail.com>

Sent: Sunday, December 11, 2022 8:28 PM

To: Participate <participate@ketchumidaho.org>

Subject: New Harriman Hotel

Dear P & Z Commission,

For the betterment of our city of Ketchum, please approve the building of a wonderful hotel, that we've been waiting way to long to be built. The majority of citizen's in the greater Ketchum, Sun Valley & Hailey areas want to see this wonderful hotel built & built without further delay. You have delayed this project way beyond an acceptable time frame & it is time now for final approval.

Sincerely, Steve Myers

Sent from my iPad

FW: SVED Support for Harriman Hotel with P&Z

Participate <participate@ketchumidaho.org>

Tue 12/13/2022 12:25 PM

To: Morgan Landers <MLanders@ketchumidaho.org>; Heather Nicolai <HNicolai@ketchumidaho.org>

Public comment.

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lenourato@ketchumidaho.org | www.ketchumidaho.org**From:** Harry Griffith <harry@sunvalleyeconomy.org>**Sent:** Tuesday, December 13, 2022 10:23 AM**To:** Participate <participate@ketchumidaho.org>**Subject:** SVED Support for Harriman Hotel with P&Z

SVED supports the proposed Harriman Hotel project. Our main rationale for supporting this project are the positive economic impacts on our community in terms of:

Incremental investment

Needed hotel product

Job creation

Increased tax base

Downtown district improvement

The staff report focuses on design parameters which have a bearing on the economic viability of the project. Every proposed change, no matter how small takes time, has knock on effect and ultimately costs the developer money.

In our view, the concerns about upper levels and elevator & staircase overruns are not at all meaningful given the height and setbacks and lack of visibility from street and nearly all other observation points across town. Landscaping changes needed as a result of subsequent Hwy 75 plan changes by ITD are a best-efforts attempt by the developer to respond to new circumstances outside their control. Staff comments about the facade seem, I am sorry to say, very nit-picky. Buildings like this cannot be re-designed by committee. The Harriman architects have spent years on this project thinking through community impacts and value engineering. For staff to raise comments like this is OK; for the project to be delayed further on the minutia of the changes is not.

We strongly disagree with the Staff recommendation that this review be continued to another meeting. Enough is enough. Lets get this project out of planning and (all the way) into the ground.

Harry Griffith

Executive Director, Sun Valley Economic Development

www.SunValleyEconomy.org

FW: Appellation Hotel Design Review

Planning and Zoning <planningandzoning@ketchumidaho.org>

Tue 12/13/2022 11:26 AM

To: Morgan Landers <MLanders@ketchumidaho.org>; Suzanne Frick <sfrick@ketchumidaho.org>

Public Comment

From: Tom Drougas <tdrougas@gmail.com>**Sent:** Tuesday, December 13, 2022 10:48 AM**To:** Planning and Zoning <planningandzoning@ketchumidaho.org>**Subject:** Appellation Hotel Design Review

Morgan et al:

Upon review of the Staff report, following are my comments for consideration by the Commission in its review and deliberation of the Design Review Application:

1. This is a unique application in view of the Settlement Agreement and the prior history of 2008 Design Review Approval, issuance of building permit, off-site infrastructure investment, workforce housing investment, and most significantly the level of scrutiny due the location, scale, and duration of the project. Based upon these factors alone the review and deliberations of the Commission should be expedient.

2. Staff comments comparing the approved 2008 design and the pending design are rigorous and granular in detail. While I appreciate the thoughtful content of Staff comments, my comparison of the visual changes from the perspective of a typical viewer of the project, whether a local resident or a visitor, concludes the changes are not substantive. Rather, the changes indicate an evolution of the architectural detail over 14 years to a more compatible contextual aesthetic with the town as it has matured, refinement of materials driven by sustainability, and financial modeling according to market demand. This application is the product of talented and competent architects, and a developer who have proven project precedent, and most significantly a capital resource in the Blank family with true roots and love for our community.

My professional experience prior to serving on the Ketchum P&Z was in commercial investment real estate, and have since had the privilege of working with design professionals on a variety of resort development projects. I've experienced personally as a developer the financial outcome is fraught with the risk of unforeseen events, as was the case with this project, but the long term benefits to the community of a well designed project are a lasting reward. The multiple benefits of this project have been clearly stated in the application.

I strongly support approval of the project with only minor changes agreed upon with the applicant, with the most weight placed upon the comments of Commissioner Moczgamba based upon her qualifications as an architect. Time to get this done and fill the hole with life!

Respectfully,

Tom Drougas

Tom Drougas/ Owner/Broker
Sun Valley Real Estate LLC
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