

# **Public Comment**

## Cyndy King

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**From:** Chris Lawrence <chris.lawrence@gmail.com>  
**Sent:** Monday, February 24, 2025 9:44 AM  
**To:** Participate  
**Subject:** SFR in Commercial zones

To whom it may concern,

Please do not allow Residential units to be built in the commercial zone in the heart of the city center. This will increase light pollution and give no value add to the community.

Thank you,

Chris Lawrence

714-865-4907

210 Bitterroot

## Cyndy King

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**From:** Lisa Eckley <lisaeckley113@gmail.com>  
**Sent:** Monday, February 24, 2025 9:39 AM  
**To:** Participate  
**Subject:** Sawtooth Serenade

Absolutely ridiculous to not have ANY commercial space in the community core! As a small business owner located in a deemed doomed building with no available retail space in the picture, I find this project to be a blow to small business in Ketchum.

## Cyndy King

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**From:** Mark Maykranz <mmaykranz@hotmail.com>  
**Sent:** Monday, February 24, 2025 9:32 AM  
**To:** Participate  
**Subject:** Sawtooth Serenade

Very ugly building in my opinion. Too large, too tall, doesn't fit in Ketchum. Looks like Atlanta architecture to me. Too much glass, does not merit size increase for Bradshaw's tall and massive housing program to "attract families" to Ketchum. The use of this building does not belong in the Core of Ketchum. P and Z needs to get a spine and reject this. P and Z represents the people of Ketchum, not the development community.

Thank you.  
Mark Maykranz, Ketchum  
Sent from my iPhone

## Cyndy King

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**From:** Cindi Anderson <cindi@cindi-anderson.com>  
**Sent:** Monday, February 24, 2025 10:47 AM  
**To:** Participate  
**Subject:** Sawtooth Serenade P&Z

OMG... NO!!!!

And please fix the zoning laws that allow this to even be consid. Less than a \$600k in lieu of fee (chump change on a project that is certainly over \$20m) allows this monstrosity to house only 2 families?

Cindi Anderson

## Cyndy King

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**From:** Kim Maykranz <stoefflerdesigns@hotmail.com>  
**Sent:** Monday, February 24, 2025 10:39 AM  
**To:** Participate  
**Subject:** Sawtooth Serenade next to Maude's coffee shop

What are you doing to this town and who's in your best interest on this project? This certainly isn't what the greater community has in mind. This building is way out of scale and doesn't fit in the the character of this charming historic ski town in any way shape or form. It doesn't belong here. It is in a zone which requires retail or commercial on the ground level. Why would you put a full residential use there? We only have so many commercial options...

You should also go back to the original allowed 1.0 f.a.r. Planning and zoning needs to reject approval of this proposed Development on this property. Don't ruin our town that we all love so much. This is not why we are here.

Kim Maykranz

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## Cyndy King

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**From:** Jakub Galczynski <jakubgalczynski@gmail.com>  
**Sent:** Monday, February 24, 2025 4:43 PM  
**To:** Participate  
**Subject:** Sawtooth Serenade Comment

Planning & Zoning,

I appreciate your time and dedication to the Ketchum community. I attended the February 11th P&Z Meeting regarding the Sawtooth Serenade presentation and have reviewed a significant portion of Ketchum's Comprehensive Plan.

Regardless of the proposed timeline, the Sawtooth Serenade does not align with the principles of a Community Core zoning district. For the benefit of the community, I strongly urge P&Z to discourage this type of development, as it risks setting an unfavorable precedent for the future. No amount of design articulation can transform this project into a true community asset. Furthermore, the Sawtooth Serenade fails to adequately address vibrancy or valuable residential density needed. The project program provides minimal incentive for pedestrian engagement along its extensive footprint. There is great potential here and I'm afraid Sawtooth Serenade is not a solution.

Best of luck.

JAKUB GALCZYNSKI  
phone | 208.727.7622

## Cyndy King

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**From:** Nadja Hirner <nadja.hirner@gmail.com>  
**Sent:** Wednesday, February 19, 2025 7:37 PM  
**To:** Participate  
**Subject:** Stanek Residence - Application Final Design Review

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Members of Ketchum City Council,

I am writing to express my support for the variance request related to the remodel of the Stanek's residence being constructed at 260 W 2nd Street. As a neighbor and board member of the West Ketchum Condominiums next to the Stanek's property, I believe this project aligns with the goals of enhancing our community, and I kindly ask that you approve the variance to allow for the continued construction.

I understand that the request for a variance comes with concerns about encroachment. However, I believe that the encroachment is non-existent or minimal at most thus being a reasonable request, especially considering the proximity to the city center. The location of the property already reflects a higher density area where such considerations have typically been more flexible. The new house will not detract from the character of the neighborhood and will contribute to the overall improvement of the area.

Moreover, it is important to note that the previous home on the property existed within the same general space, and this new structure is not an expansion but rather a reconstruction of a home that was already in place as there is no proposal to enlarge any structure within the setback than previously existed for years. The city's prior approval for the demolition and reconstruction signifies a recognition that redevelopment was approved and that such projects are integral to the growth and revitalization of our city. As the house is not being enlarged beyond its original footprint, the project should be viewed as a return to the neighborhood's standard while still providing modern improvements.

Given these factors, I believe that granting the variance is fair and will support both the individual property owner's rights and the broader goals of the community. I urge you to approve the variance and allow the new home to continue its development as planned. Thank you for your time and consideration. I trust that you will make a thoughtful decision that supports both the integrity of our neighborhood and the responsible growth of our city.

Sincerely,  
Nadja Hirner