



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF SEPTEMBER 9, 2025

PROJECT: The Bitterroot

FILE NUMBER: P25-020

APPLICATION: Pre-Application Design Review

PROPERTY OWNER: Sundance R3 Devco LLC

ARCHITECT: Daniel Hollis, Hollis Partners Architects

REQUEST: Pre-Application Design Review for a new three-story mixed-use building

LOCATION: 200 N Spruce Ave (Existing: Bitterroot Square Condominiums)
RPK07280000010

ZONING: Mixed-Use Subdistrict of the Community Core (CC-2 Zone)

OVERLAY: None

REVIEWER: Abby Rivin, AICP – Senior Planner

NOTICE: A courtesy notice for the public meeting on the project was mailed to all property owners within 300 feet of the project site on August 20, 2025. The notice was published in the Idaho Mountain Express on August 20, 2025 and published on the city's website on August 19, 2025. The notice was posted on the subject property on September 2, 2025. Public comment is included as Attachment C.

EXECUTIVE SUMMARY

The applicant has submitted a Pre-Application Design Review for the proposed redevelopment of the property located at 200 N Spruce Avenue (the "subject property", see Figure 1) within the Mixed-Use Subdistrict of the Community Core (CC-2 Zone). As shown in Figure 1, a portion of the subject property is located within the City of Sun Valley. This portion of the subject property will need to be annexed into the City of Ketchum. The subject property is 16,801 square feet in size and is developed with an existing three-story commercial building called the Bitterroot Square Condominiums, which was originally constructed in 1970. The existing Bitterroot Square building is proposed to be demolished to accommodate the development of a new mixed-use building called

The Bitterroot (the “project”). The Pre-Application drawings are included as Attachment A and supporting documents are included as Attachment B.



Figure 1: Subject Property Aerial Map

The project is 16,080 gross square feet, has a Floor Area Ratio (FAR) of 0.96, and is 40'-2" in height. The proposed mixed-use building includes one 1,000-square-foot commercial space along Spruce Avenue and four market-rate, multi-family dwelling units. Vehicular access to the project is provided through a curb cut along Spruce Avenue that ramps down to an underground parking garage. The underground parking level includes four private garages for each of the residences containing two parking spaces each as well as one ADA parking space. Access to the residential units is provided from a common elevator and stairwell in the underground parking garage. In addition, access to a residential lobby area is provided on the ground floor along Spruce Avenue. Each of the four residential units contains its own elevator and stairwell to access the upper levels of the units. The four luxury residential units range in size between 3,158 to 3,826 square feet.

The project is subject to Pre-Application Design Review pursuant to KMC §17.96.010.D.1 as the property is greater than 11,000 square feet. Pre-Application Design Review is an opportunity for the Planning and Zoning Commission (the “Commission”) to give the applicant feedback on the proposed project. This preliminary review allows the Commission to ask questions, identify code compliance issues or design concerns, and provide recommendations to the applicant. As this is a Pre-Application meeting, there is no formal staff recommendation and no motion or action for the Commission to take at this time.

BACKGROUND

Process to Date

The Planning and Building Department received Pre-Application Design Review on May 2, 2025. The submittal was reviewed by all city departments and comments were provided to the applicant for review on June 21, 2025. Revisions in response to staff comments are not required for the Pre-Application process. The applicant chose to respond by revising the project plans to address certain staff comments and submitted the updated drawings on August 8, 2025. All city department comments and feedback provided by the Commission will be addressed by the applicant upon

submittal of the final Design Review application. Pursuant to KMC §17.96.010.D5, the applicant must file a complete Design Review application and pay all required fees within 180 calendars of the last Pre-Application Design Review meeting with the Commission, otherwise the Pre-Application will become null and void.

ANALYSIS

Pursuant to KMC §17.96.050.A, the Commission shall determine the following before granting Design Review approval:

1. The project does not jeopardize the health, safety or welfare of the public.
2. The project generally conforms with the goals, policies, and objectives of the adopted comprehensive plan.
3. The project conforms to all applicable standards and criteria as set forth in this chapter, this title, and any other standards as adopted or amended by the City of Ketchum from time to time.

Criteria 1 & Criteria 2: Public Health, Safety, and Welfare & Comprehensive Plan Conformance Future Land Use

The subject property is designated as Retail Core on the future land map of the 2104 Comprehensive Plan ("2014 Plan"). The Retail Core is described as the city's key gathering place for residents and visitors for shopping, dining, and entertainment. The future land use plan states:

The community's primary shopping district is the Retail Core. The Retail Core provides a variety of mixed-use buildings that have ground-floor storefronts. Specialty shops, restaurants, and outdoor seating areas line the sidewalks, creating an active pedestrian-friendly environment. Convenient shopping and dining is served by sidewalks, parking, and bike access. Upper floors include a mix of residential uses and offices (page 69).

While designated as Retail Core on the 2014 Plan's future land use map, the subject property is within the CC-2 Zone. The draft 2025 Comprehensive Plan proposes to designate the subject property as Community Mixed-Use to align with existing zoning downtown.

The 2014 Plan supports redevelopment, the intensification of land uses, and a mixture of uses downtown. Goal LU-1 promotes, "a functional, compact, and mixed-use pattern that integrates and balances residential and non-residential land uses." Goal LU-2 supports, "infill and redevelopment in the downtown, major activity areas and specific areas that can take advantage of proximity to services and transportation" (page 71). As noted in the 2014 Plan, redevelopment, "means the more intensive use of existing or underused buildings and sites or the replacement of buildings with larger buildings" (page 71). Policy LU-2.1 supports the intensification of land uses on appropriate redevelopment sites downtown (page 71).

In addition to encouraging an intensification and mixture of uses, the 2014 Plan promotes housing density downtown. Policy H-1.4 states, "Housing should be integrated into the downtown core and light industrial areas, and close to the ski bases" (page 20). Policy M-1.3 encourages housing density downtown to, "increase opportunities for walking, bicycling, and transit ridership and reduce vehicle trips" (page 42). While residential density downtown is encouraged, the 2014 Plan emphasizes that downtown as a vibrant commercial area. The 2014 Plan states, "We will continue to reinforce the downtown as the City's primary business district, retail core, and key gathering place for residents and visitors for shopping, dining, and entertainment" (page 8).

The 2014 Plan emphasizes that local businesses are critical not only to the city's economic sustainability but also to Ketchum's unique small-town character and vibrancy. Goal E-1 states, "Ketchum will work to retain and help expand existing independent small local businesses and corporations" (page 16). The 2014 Plan provides the following policies to support this goal:

- *Policy E-1(a) Support for Local, Independent Businesses:* Our community will foster a business climate that helps to retain our existing businesses and to attract and support new independent local businesses. This will reduce economic leakages to other communities and provide residents with essential goods and services. We also will work to encourage a greater local purchasing culture and identify voids in businesses or services that are contributing to the leakage.
- *Policy E-1(b) Downtown as a Major Community Asset and Tourism Attraction:* The community will strive to maintain a single concentrate commercial and retail core. The City will reinforce the downtown core's role as a major asset and visitor attraction by encouraging businesses that fit the downtown character and by developing policies, programs, investment strategies, and organizations that help retain downtown businesses.

The existing Bitterroot Square building provides 12,799 square feet of affordable commercial space to local businesses in downtown Ketchum. As shown in Figure 2, the existing Bitterroot Square building is home to many different types of local businesses ranging from contractor-related business offices to personal service uses like acupuncture and hair salons.



Figure 2: Existing Bitterroot Square Directory

The Bitterroot project proposes to construct only one 1,000-square-foot commercial space on the ground floor along Spruce Avenue. The redevelopment project will result in a loss of 11,799 square feet of affordable commercial space downtown. With only 1,000 square feet of commercial space along Spruce Avenue, the project significantly decreases the intensity of the existing commercial use on the subject property. The project introduces 13,721 square feet of new luxury residential use with the four multi-family dwelling units that are proposed to be constructed. As shown in Table 1, the proposed residential density is only two dwelling units per acre.

Table 1: Adjacent Mixed-Use Developments Commercial Area & Residential Density

Mixed-Use Development	Address	Commercial Area (square feet)	# Dwelling Units	Lot Area (square feet)	Density (DU/acre)
Les Saisons	680 E Sun Valley Rd	10,153	12	21,572	6
The Christiania	675 E Sun Valley Rd	27,793	5	39,532	5
The Colonnade	615 & 645 E Sun Valley Rd	14,781	9	33,078	7
<i>The Bitterroot</i>	<i>200 N Spruce Ave</i>	<i>1,000</i>	<i>4</i>	<i>16,801</i>	<i>2</i>

The proposed residential density is significantly lower than adjacent mixed-use developments. In addition, the project provides significantly less commercial space than adjacent mixed-use developments. Staff does not believe the project achieves the appropriate balance of commercial and residential uses.

Compatible Infill & High-Quality Design

Goal CD-1 of the 2014 Plan states, “Our community will preserve its small-town character and the distinct image of neighborhoods and districts” (page 26). The following policies are intended to support this goal:

- *Policy CD-1.3 Compatible Infill and Redevelopment Projects:* “Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style” (page 26).
- *Policy CD-1.4 High-Quality Site Planning and Building and Landscape Design:* “Each new project should be well-designed and attractive, and should complement surrounding land uses and existing neighborhood character”(page 26).

Staff has concerns about the design of the front elevation along Spruce Avenue and north side wall visible along Sun Valley Road. These concerns as well as staff’s recommendations are detailed in the Design Review analysis section below.

Criteria 3: Zoning and Design Review Standards

Zoning and Dimensional Standards Analysis

Staff reviewed the project plans for applicable zoning and dimensional standards, including setbacks, building height, and FAR. Staff was unable to verify compliance with the dimensional standards required in the CC-2 Zone due to the level of detail in the Pre-Application drawing set. All zoning and dimensional standards will be reviewed again at the final Design Review stage to ensure the project complies with all requirements in the CC-2 Zone.

Design Review Analysis

Staff reviewed the project for conformance with Design Review standards and required improvements specified in KMC §17.96.060 and requirements for developments within the Community Core specified in KMC §17.96.070. Certain standards were unable to be verified by staff based on the level of information provided in the Pre-Application submittal (see Attachments A & B). All Design Review standards will be reviewed by city departments again at the final Design Review stage to ensure the project complies with all requirements. The following analysis highlights key issues that staff has identified for the Commission’s review and consideration. Staff recommends the Commission consider the following design issues and recommendations and provide feedback to the applicant.

Architectural Standards

Pursuant to KMC §17.96.060.F.5, building walls shall provide undulation and relief to reduce the appearance of bulk and flatness. While the subject property, does not have street frontage along Sun Valley Road, this elevation is exposed as the adjacent properties include a single-story building and surface parking lot. As shown in Figure 3, portions of the building wall visible from Sun Valley Road appear monotonous and flat. In addition Staff believes the vertical standing seam roof, vertical wood siding, and vertical window lentils exacerbate the building's height and mass at this elevation. Staff recommends the applicant consider design changes that provide visual interest and help animate the side façade that is visible from Sun Valley Road.

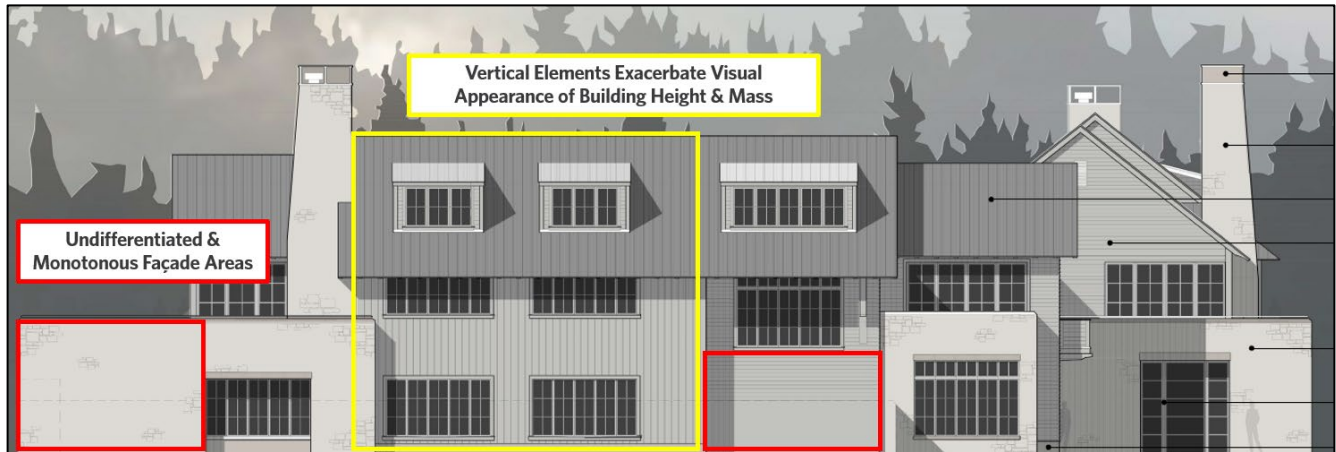


Figure 3: Side Facade Visible from Sun Valley Rd Concerns

KMC §17.96.060.F1 requires that, "Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined." As shown in the massing model on page 14 of the drawings (see Figure 4), entrances to the residential lobby and commercial space are frame the outdoor plaza area along Spruce Avenue. The entrance to the residential lobby is covered by a cantilevered deck that extends from the second floor above. The commercial space includes the same fenestration design as the residential space but the windows are larger and taller. The commercial space is clad in stone, which helps differentiate the commercial space from the residential use that is clad in wood siding. While the stone helps define the commercial space, staff recommends the applicant consider design treatments to further distinguish the commercial space and make its entrance more prominent along Spruce Avenue.



Figure 4: Residential & Commercial Entrances

The proposed outdoor plaza will help create a pedestrian-friendly streetscape along Spruce Avenue. Staff believes the design of the outdoor plaza could be enhanced to further activate this public

gathering space. In addition to making the commercial entrance more prominent, staff recommends the applicant consider lowering the exterior plaza to be level with the sidewalk along Spruce Avenue. Public gathering spaces on private property are more welcoming when they are level with the sidewalk. Staff also recommends the applicant consider adding more pedestrian amenities like outdoor seating/benches.

Exterior Materials & Colors

Pursuant to KMC §17.96.060.E1, “The project’s materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods, and adjoining structures.” The proposed exterior material and color palette is provided on page 6 of the drawing set (see Attachment A and Figure 5). The proposed exterior materials include Hayden Limestone, rough sawn ThermoWood Spruce wood siding, a zinc standing seam roof, and blackened steel fenestration frames, window lintels, and chimney shrouds. Inspired by the winter and fall seasons, the proposed exterior material palate is comprised of cooler color tones. Staff is concerned that the proposed colors may appear cold and stark. Staff is also concerned that the similar color tones of the primary stone and wood materials will make the building walls appear more monotonous and flat.

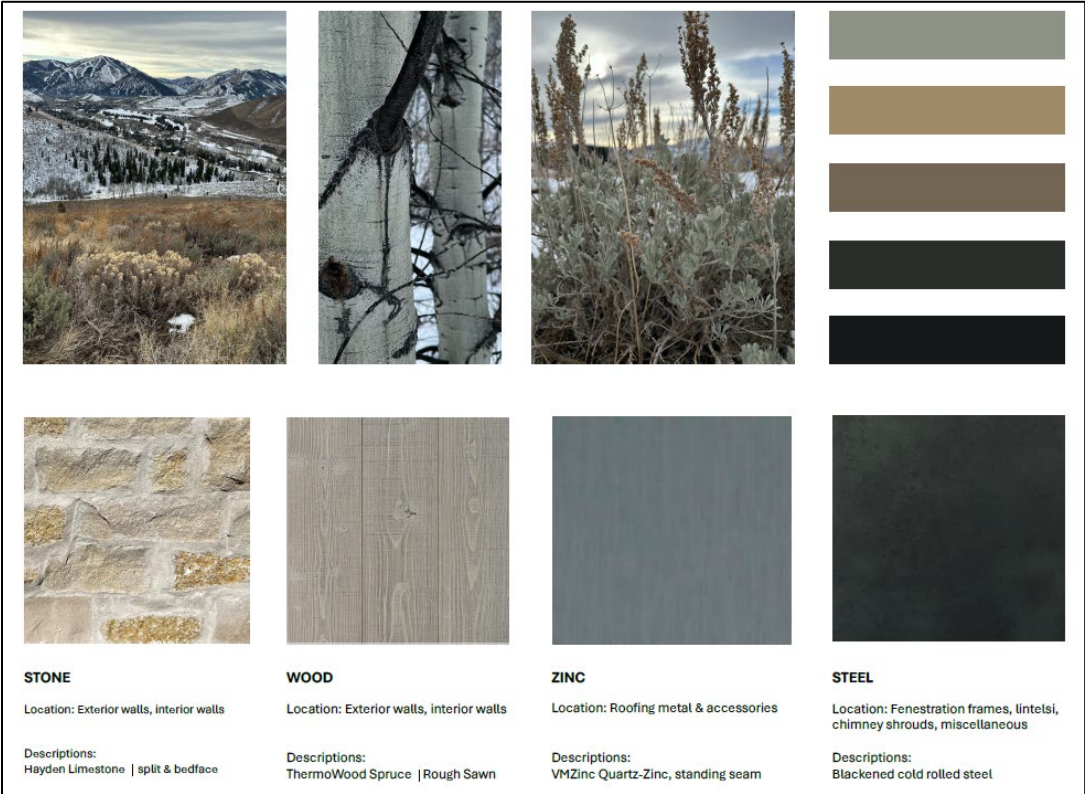


Figure 5: Exterior Material & Color Palette

During city department review, staff recommend the applicant consider the following design changes: (1) add warmer color tones into the exterior material palette, (2) incorporate more obvious changes in exterior materials, colors, and architectural details to add visual interest, and (3) include exterior materials with detailing, depth, and patterns to animate the facades. The applicant did not propose any changes or revisions in response to staff’s recommendations stating that:

The design team has worked hard to identify a color palette and exterior material scheme that aims to both blend with the area of the town and also honor the natural context given its proximity to

Trail Creek. The color palette has been modeled after some fall and winter colors observed from the trees and shrubs around the property.

STAFF RECOMMENDATION

As this is a Pre-Application meeting, there is no recommendation from staff and no action by the Commission. Staff requests the Commission provide feedback to the applicant on the design, the issues identified in the staff report, and any other items the Commission deems relevant to the proposed project.

ATTACHMENTS:

- A. Pre-Application Drawings
- B. Pre-Application Form & Supporting Documents
- C. Public Comment

Attachment A

Pre-Application Drawings



The Bitterroot

A Sundance R3 Development Property

Architect:
Christian Thomas Studio
142 Beacon Lane
Jupiter, Florida 33469

P: 561. 339-0573
christian@christianthomasinc.co

Local Architect of Record:
Hollis Partners Architects, AIA
PO Box 17769
Sun Valley, ID 83353

P: 208. 721-7160
daniel@hp-architects.com

Developer:
Sundance R3 Development LLC
PO Box 5023
Ketchum, ID 83340

General Contractor:
Pioneer Cabin Company
105 Lewis Street
Ketchum, ID 83340

P: 208. 720-3760
riley@pioneercabincompany.co

Landscape Architect:
NS Consulting, PLLC
380 E. Highway 26
Shoshone, ID 83352

P: 208. 320-2911
nathanwschutte@gmail.com

PROJECT DIRECTORY

DEVELOPER

SUNDANCE RS DEVCO LLC
PO BOX 5023
KETCHUM, ID 83340
CONTACT ARCHITECT FOR
ALL CLIENT COMMUNICATION

ARCHITECT

CHRISTIAN THOMAS STUDIO
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P: 561.339.0573
E: christian@christianthomasinc.com

LOCAL ARCHITECT OF RECORD

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PC BOX 17769 (POST)
SUN VALLEY, ID 83353
220 RIVER ST. E. (COURIER)
KETCHUM , ID 83340
P: 208.721.7160
E: Daniel@hp-architects.com & jj&@hp-architect.com

CONTRACTOR

PIONEER CABIN COMPANY
105 LEWIS STREET
KETCHUM, ID 83340
P: 208.720.7930
E: riley@pioneercabincompany.

LAND SURVEYOR

PHILLIPS LAND SURVEYING, PLLC
941 CHERRY CREEK DR
Hailey, ID 83333
P: 208-720-3760
E: pls16670.id@gmail.com

STRUCTURAL ENGINEER

DC ENGINEERING @ DESIGN
440 E CORPORATE DR (COURIER)
MERIDIAN, ID 83642
P: 208.493.0088
E: rewing@dcengineering.net

GEOTECHNICAL ENGINEER

BUTLER ASSOCIATES, INC
BOX 1034,
KETCHUM, ID 83340
P: 208.720.6432
E: svgeotech@gmail.com

CIVIL ENGINEER

OPAL ENGINEERING, PLLC
P.O Box 2530
HAILEY, ID 83333
P: 208.720.9608
E: sam@opal-engineering.com

CODE COMPLIANCE

SHUMS CODA ASSOCIATES
4610 SOUTH ULSTER ST, SUITE 150
DENVER CO 80236
P: 303.400.6584
E: bill.clayton@shumscoda.com

MECHANICAL ELECTRICAL & PLUMBING ENGINEERS

DC ENGINEERING @ DESIGN
440 E CORPORATE DR (COURIER)
MERIDIAN, ID 83642
P: 208.493.0088
E: rewing@dcengineering.net

LANDSCAPE ARCHITECT

NS CONSULTING, PLLC
380 E. HIGHWAY 26
SHOSHONE, ID 83352
P: 208.320.2911
E: nathanwschutte@gmail.com

PROJECT DATA

LEGAL OWNER SUNDANCE R3 DEVCO LLC

OWNER'S ADDRESS 200 SPRUCE STREET

KETCHUM, ID, 83340

RPK07280000010

SITE INFORMATION

LEGAL DESCRIPTION:
BITTERROOT SQUARE CONDOS UNIT 1-9 PARCEL

CODE: 2018

ZONING: CC-2 COMMUNITY CORE- MIXED USE

CURRENT USE: COM. TENANT BLDG

PROPOSED USE: MIXED USE

SETBACKS REQUIRED: FRONT: 5'-0" AVE (5'-0" PROPOSED)
NORTH SIDE: 0'-0" (7'-0" PROPOSED)
SOUTH SIDE: 0'-0" (5'-0" PROPOSED)
REAR: 0'-0" (6'-6" PROPOSED)

HT LIMITATION 42' (PROPOSED 38'-0")

USE OCCUPANCY: RESIDENTAL: GROUP R-2
BUISSNESS: GROUP B
PARKING: GROUP U / S-2

CONST. TYPE TYPE II-B (SPRINKLERED)

FLOOR LIVE LOAD: 100 PSF, 40 PSF RESIDENTAL

ROOF LIVE LOAD: 100 PSF (SNOW LOAD)

SEISMIC ZONE: D1

WIND LOADS: 115 MPH 3 SECOND GUST (ULT)

CATEGORY II

IMPORTANCE FACTOR = 1

CODE COMPLIANCE: IBC 2018
IRC 2018
IECC 2018
CMEC 2018
IPMC 2018
IFC 2018

PROVIDE REQUIRED UNDER FLOOR VENTING/
RADON MITIGATION AS REQUIRED.

PROVIDE REQUIRED UNDER FLOOR VENTING
MOLD MITIGATION AS REQUIRED

PROVIDE UNDER FLOOR (CRAWL SPACE)
VENTILATION OF 1 CFM PER 150 SF OF FLOOR
AREA

BUILDING PROGRAM

PROPOSED SF (GROSS):		PROPOSED PROGRAM SF BREAKDOWN:	
PROPOSED HABITABLE AREA FAR 0.957 (1.0)		UNIT 1	= 3,826 SF
BASEMENT LEVEL = 10,025 SF		UNIT 2	= 3,213 SF
GROUND LEVEL = 7,461 SF		UNIT 3	= 3,158 SF
SECOND LEVEL = 6,468 SF		UNIT 4	= 3,524 SF
THIRD LEVEL = 2,151 SF		COMMERCIAL SPACE	= 1,000 SF
TOTAL ABOVE GRADE = 16,080 SF		COMMON AREA/MECH	= 1,127 SF
LOT COVERAGE	= 46.3%		

SHEET INDEX

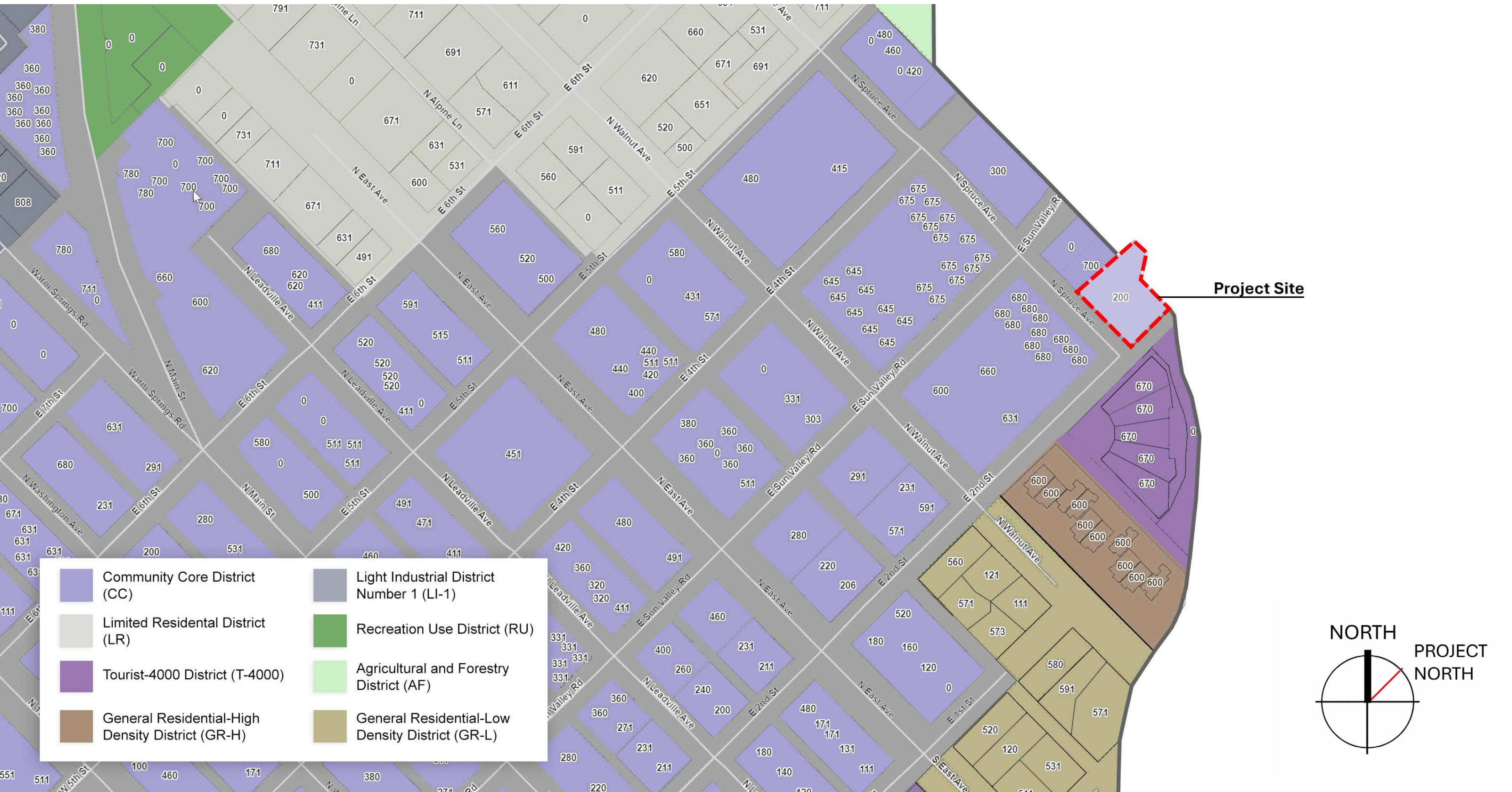
- GENERAL
- PROJECT DATA / GENERAL NOTES / INDEX
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 - EXISTING CONTEXT - BIRD EYE VIEW
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 - PROPOSED SITE PLAN & ZONING REQUIREMENTS
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 - PROPOSED SITE CONTEXT - SUN VALLEY ROAD ELEVATION
 - PROPOSED SITE CONTEXT - PERSPECTIVE
 - PROPOSED VIEW - FROM SUN VALLEY ROAD & SPRUCE STREET
 - PROPOSED VIEW - FROM SPRUCE STREET
 - PROPOSED VIEW - FROM 2ND STREET
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 - PROPOSED FIRST FLOOR PLAN
 - PROPOSED SECOND FLOOR PLAN
 - PROPOSED THIRD FLOOR PLAN

SITE VICINITY

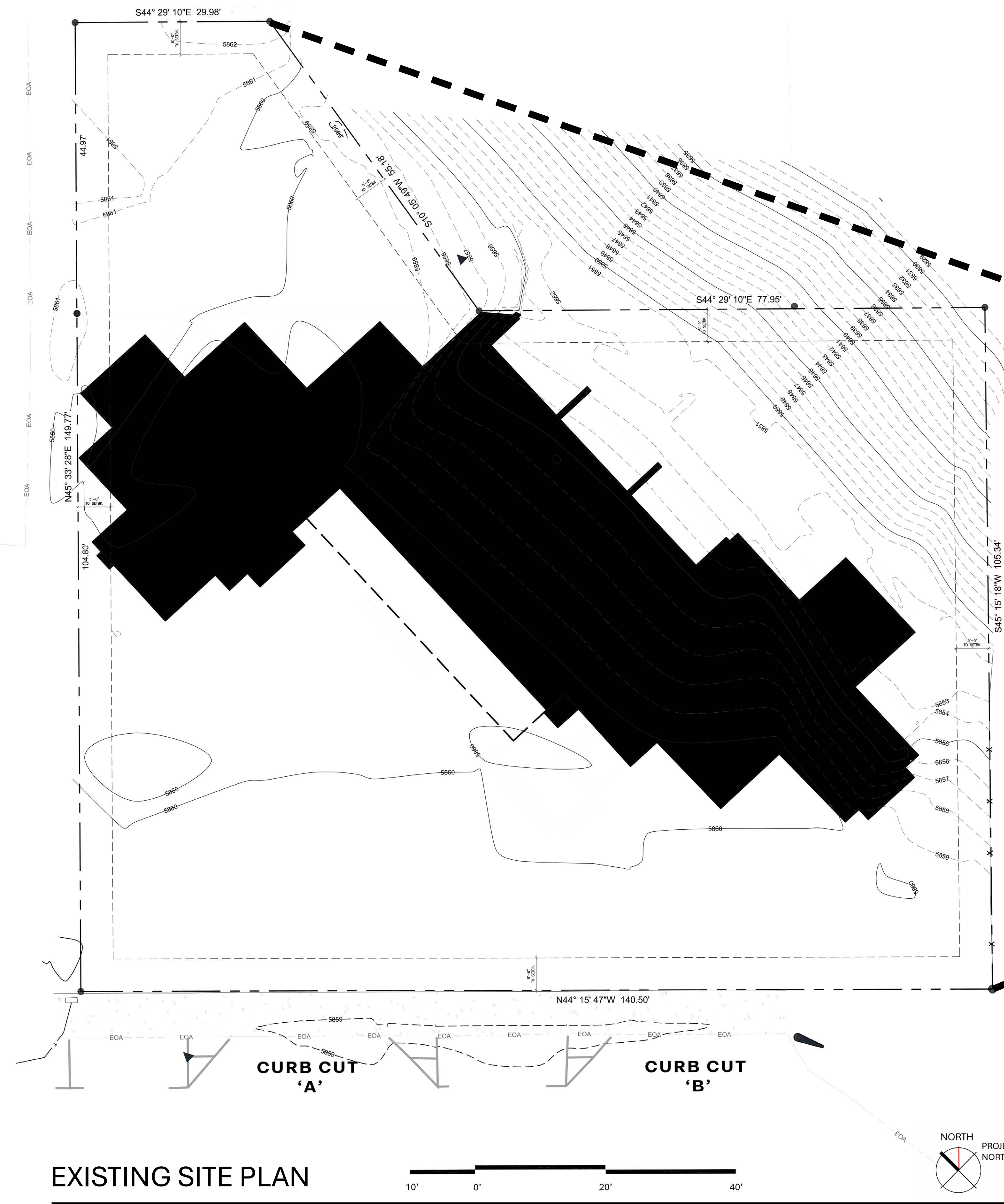
BITTERROOT SQUARE CONDOS UNIT 1-9, 200N SPRUCE ST, KETCHUM, ID



SITE VICINITY ZONING



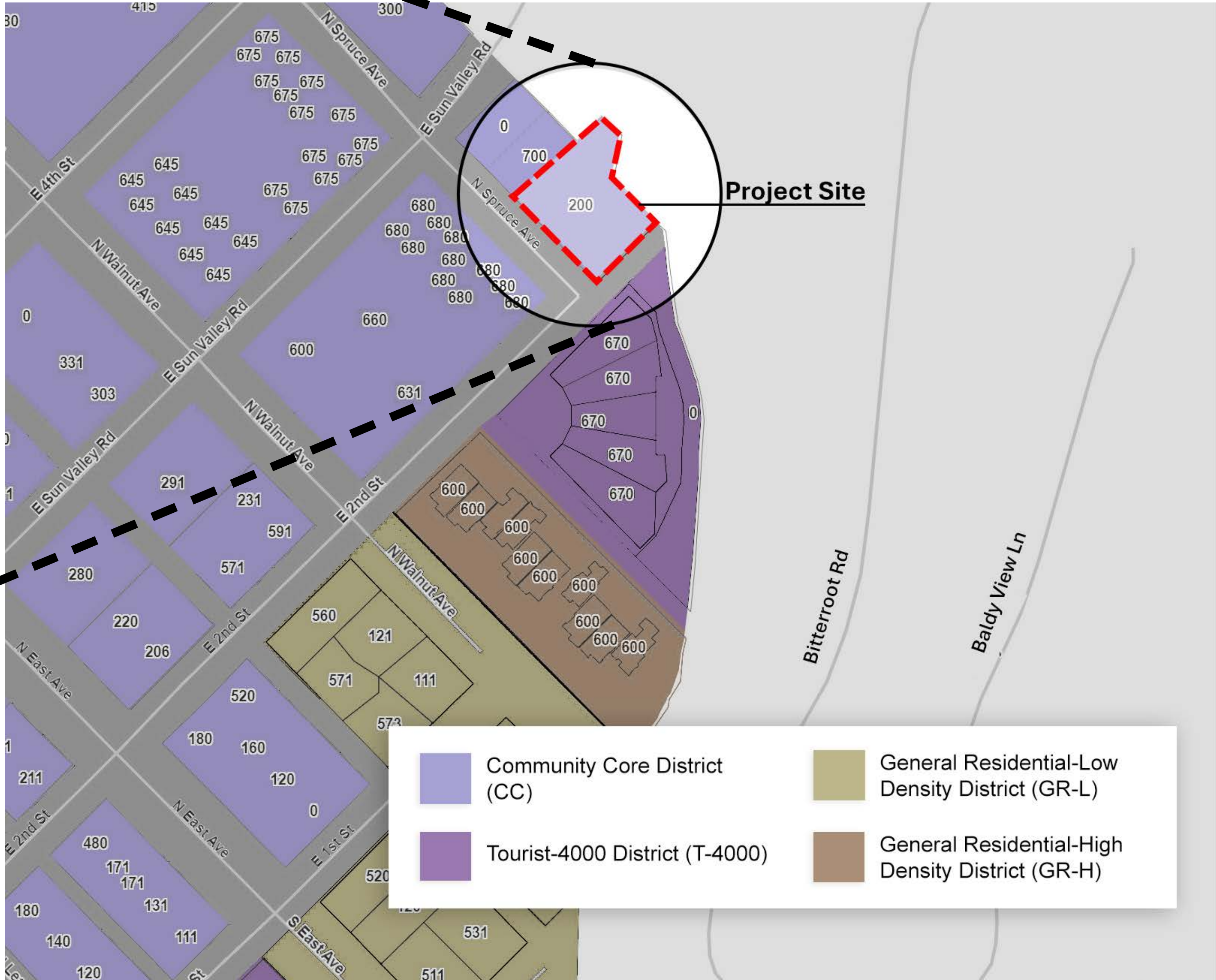
EXISTING SITE PLAN & ZONING INFORMATION



EXISTING SITE PLAN

LEGAL DESCRIPTION:
Bitterroot Square Condos Unit 1-9 Parcel

Lot Size:	16,801 sf
Code:	2018
Zoning:	CC-2 Community Core - Mixed Use
Current Use:	Commercial Tenant Building
Proposed Use:	Mixed - Use (Commercial - Residential)



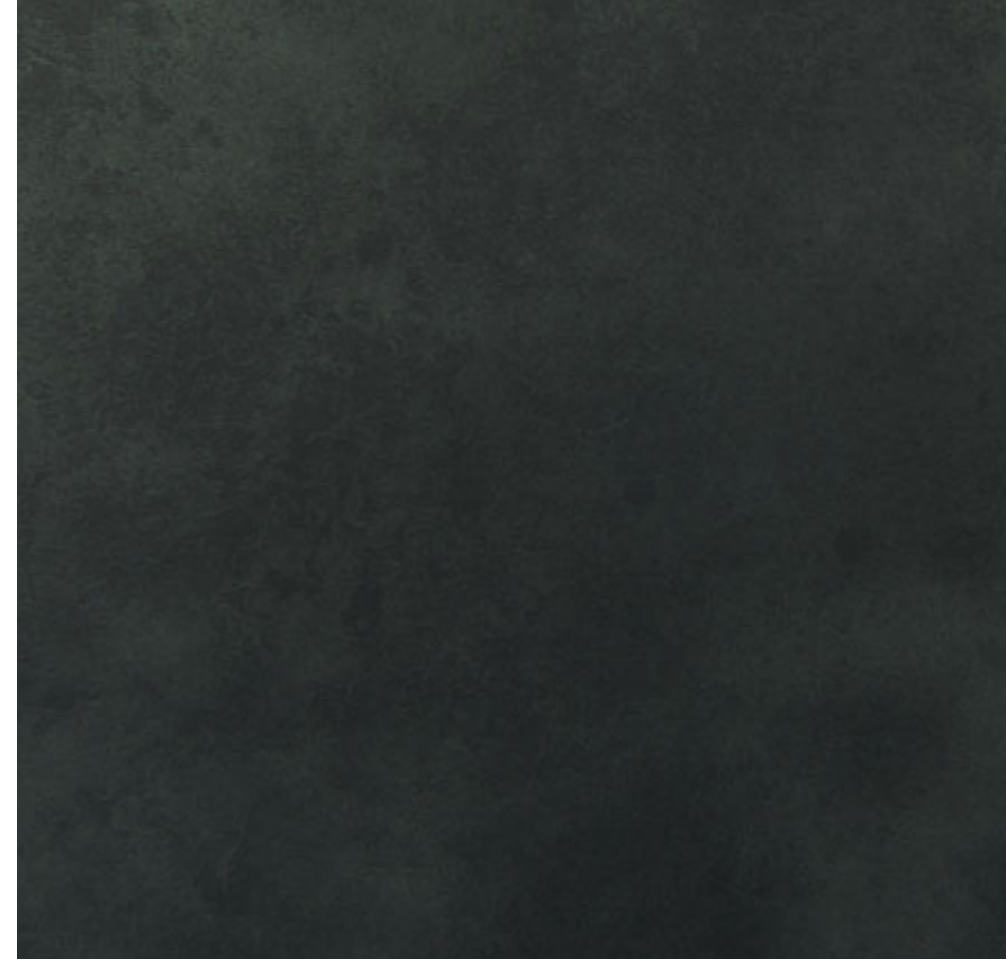
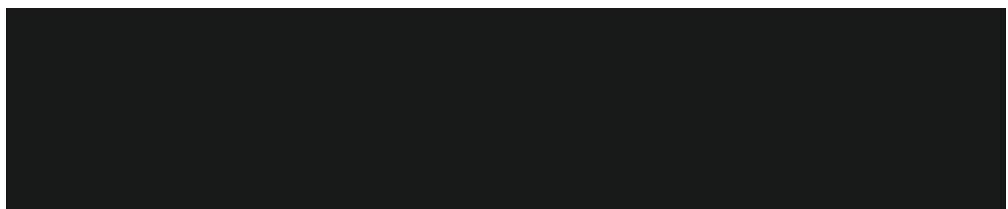
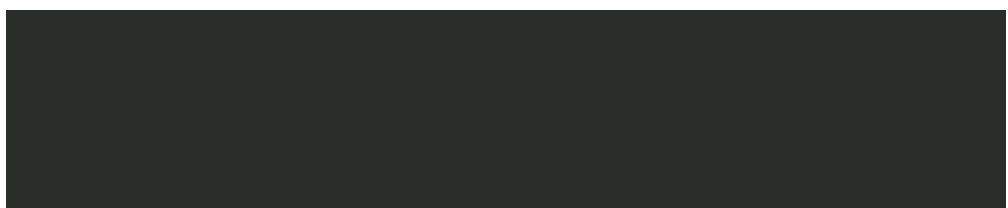
EXISTING CONTEXT



HISTORIC PRECEDENTS



PROPOSED COLOUR & MATERIAL PALETTE



STONE

Location: Exterior walls, interior walls

Descriptions:
Hayden Limestone | split & bedface

WOOD

Location: Exterior walls, interior walls

Descriptions:
ThermoWood Spruce | Rough Sawn

ZINC

Location: Roofing metal & accessories

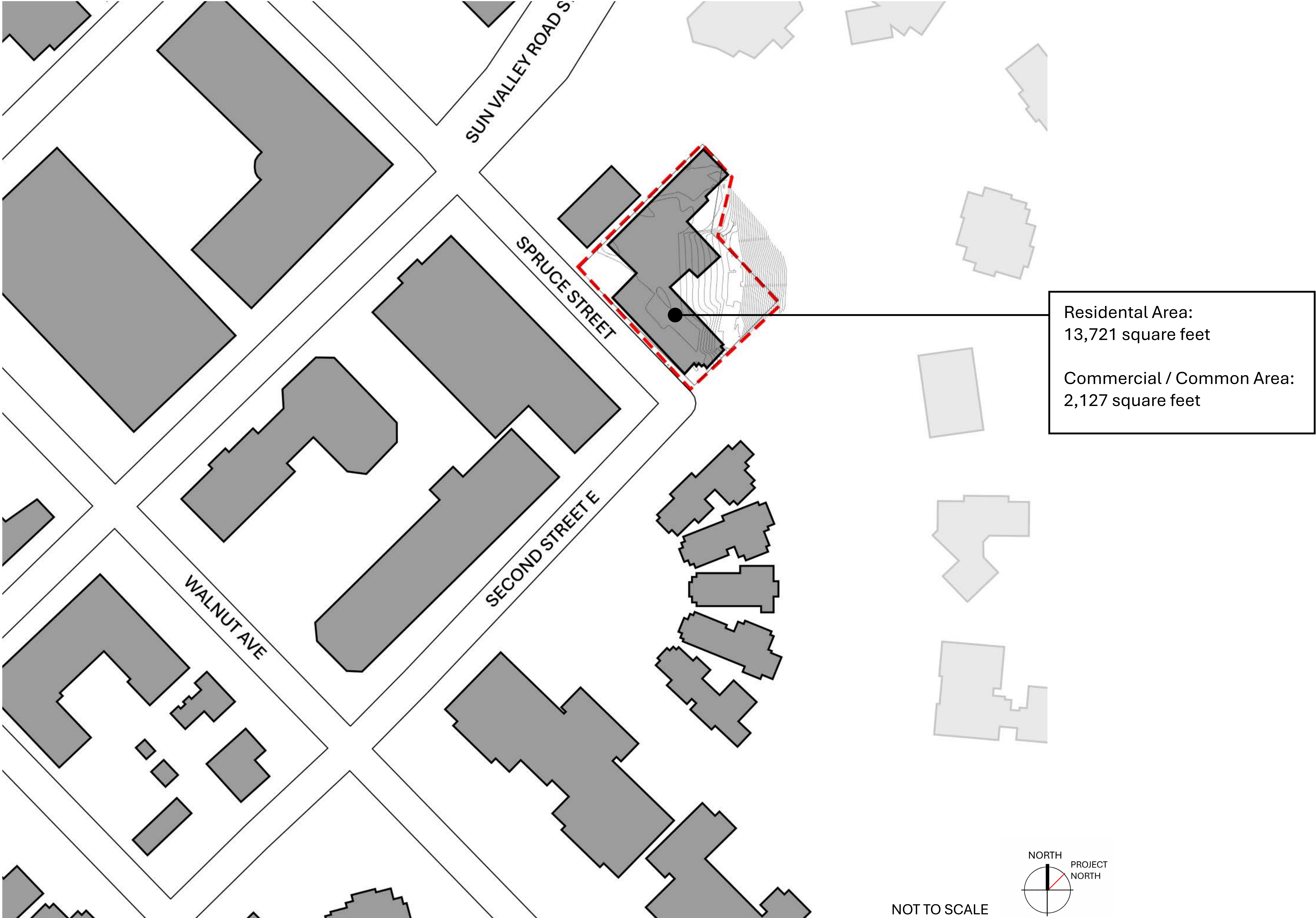
Descriptions:
VMZinc Quartz-Zinc, standing seam

STEEL

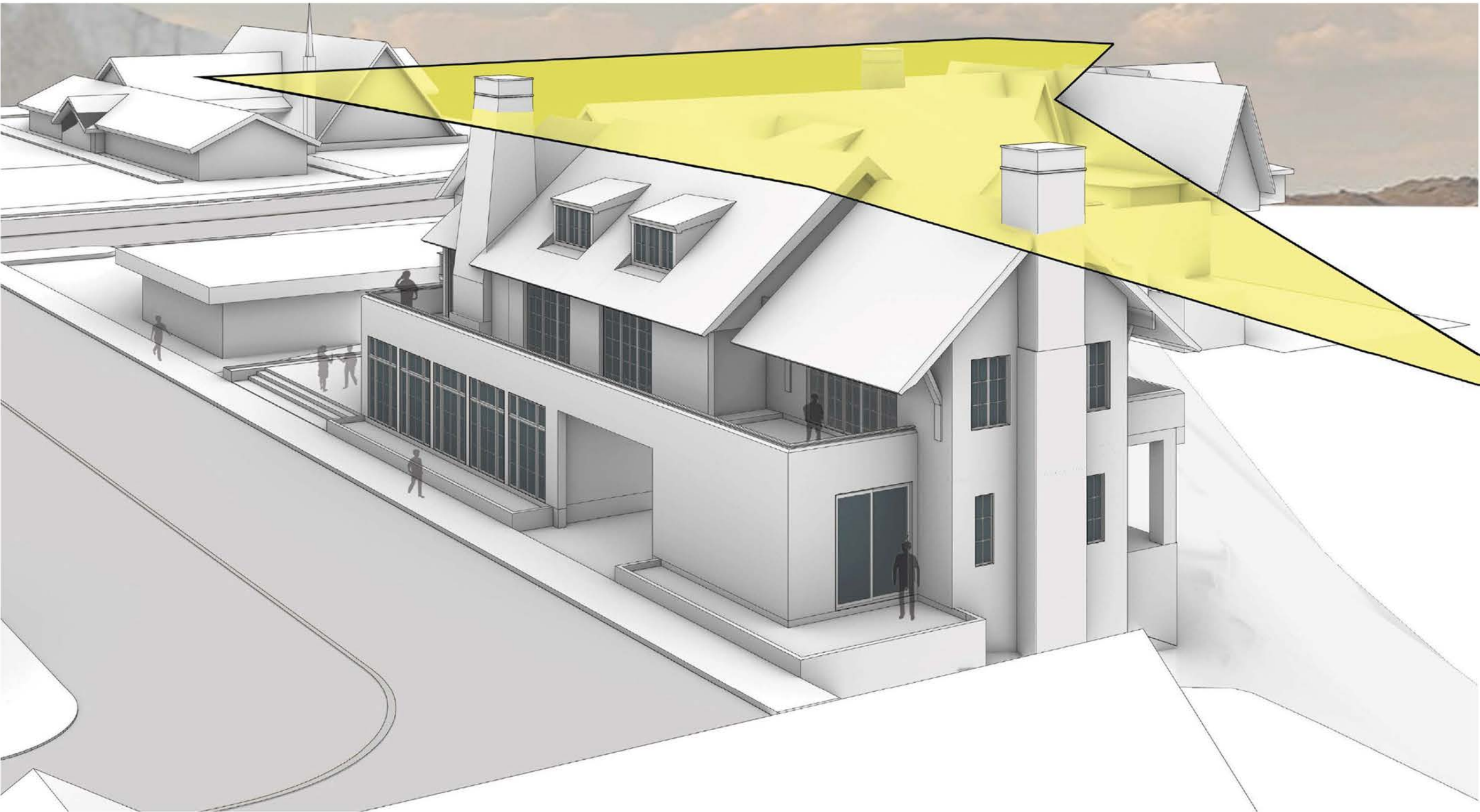
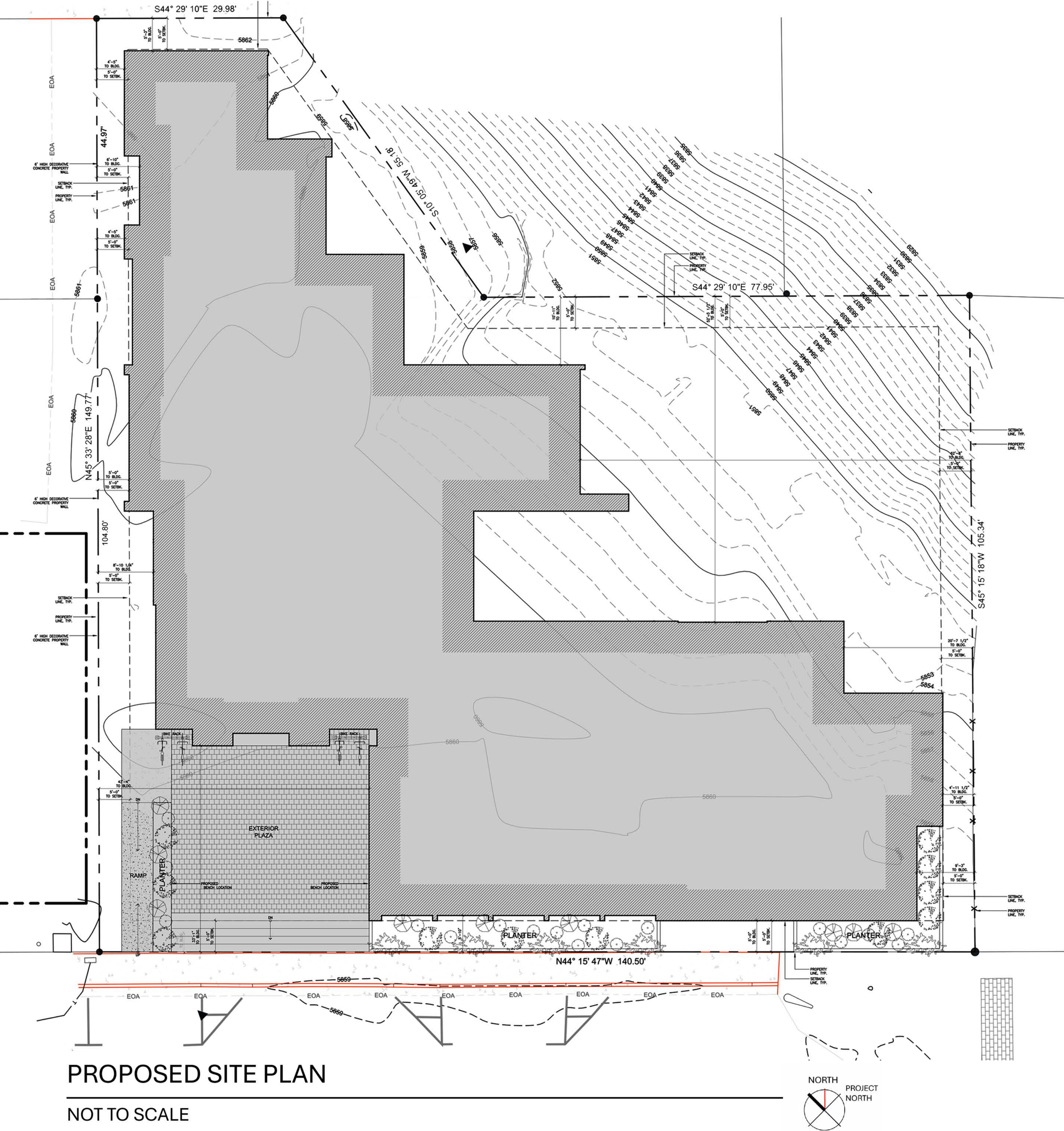
Location: Fenestration frames, lintels,
chimney shrouds, miscellaneous

Descriptions:
Blackened cold rolled steel

PROPOSED DEVELOPMENT



PROPOSED SITE PLAN & ZONING REQUIREMENTS



BUILDING HEIGHT LIMITATION

Zoning Parameters	Requirements	Proposed
Building Height Limitation:	42' - 0" max (show in yellow)	40' - 1 3/4"
Allowable FAR:	1.0	0.949
Use Occupancy:	Res Group R-1 Buisness: Group B Low Hazard Storage Group S-2	
Setbacks:		
Front (Spruce Street)	Average of 5'-0"	5'-0" plus plaza depht
Side Setback	0'-0"	6'-6" on both side setback
Rear Setback	0'-0"	0'-0"

ELEVATIONS

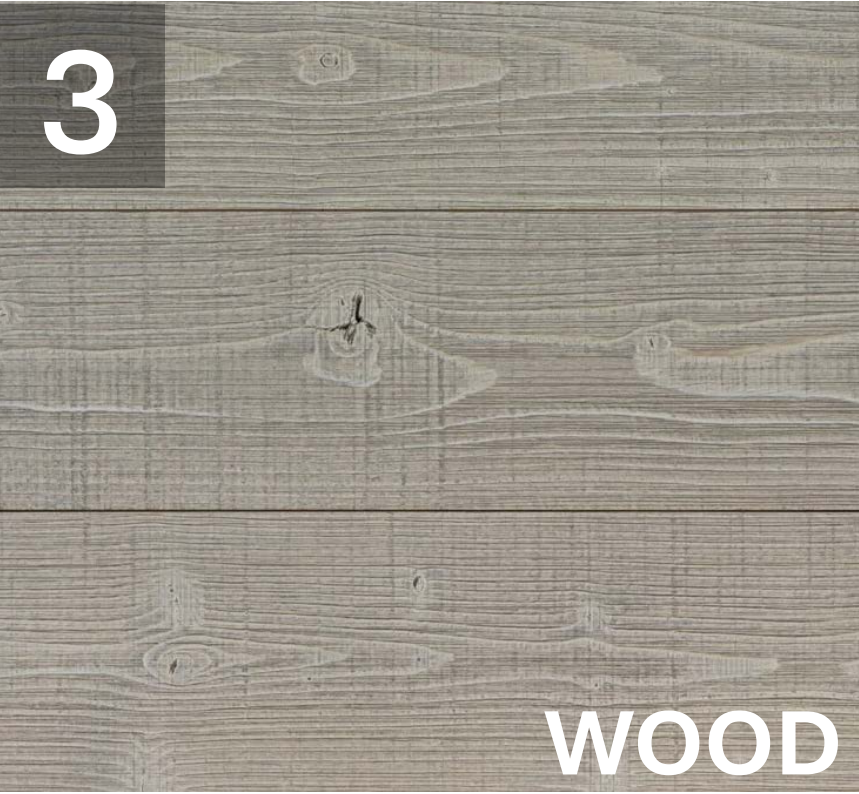


PROPOSED ELEVATION - SPRUCE STREET



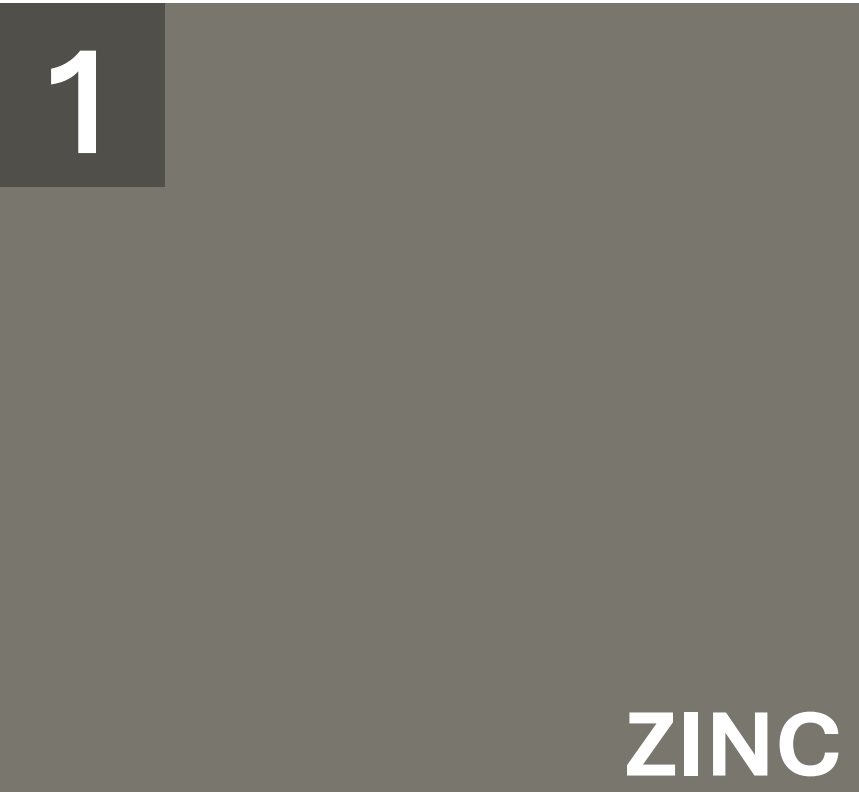
PROPOSED ELEVATION - SUN VALLEY ROAD

SPRUCE STREET ELEVATION



PROPOSED ELEVATION - SPRUCE STREET

SUN VALLEY ROAD ELEVATION



PROPOSED ELEVATION - SUN VALLEY ROAD

PROPOSED CONTEXT PERSPECTIVE



PROPOSED VIEW FROM SUN VALLEY ROAD & SPRUCE STREET



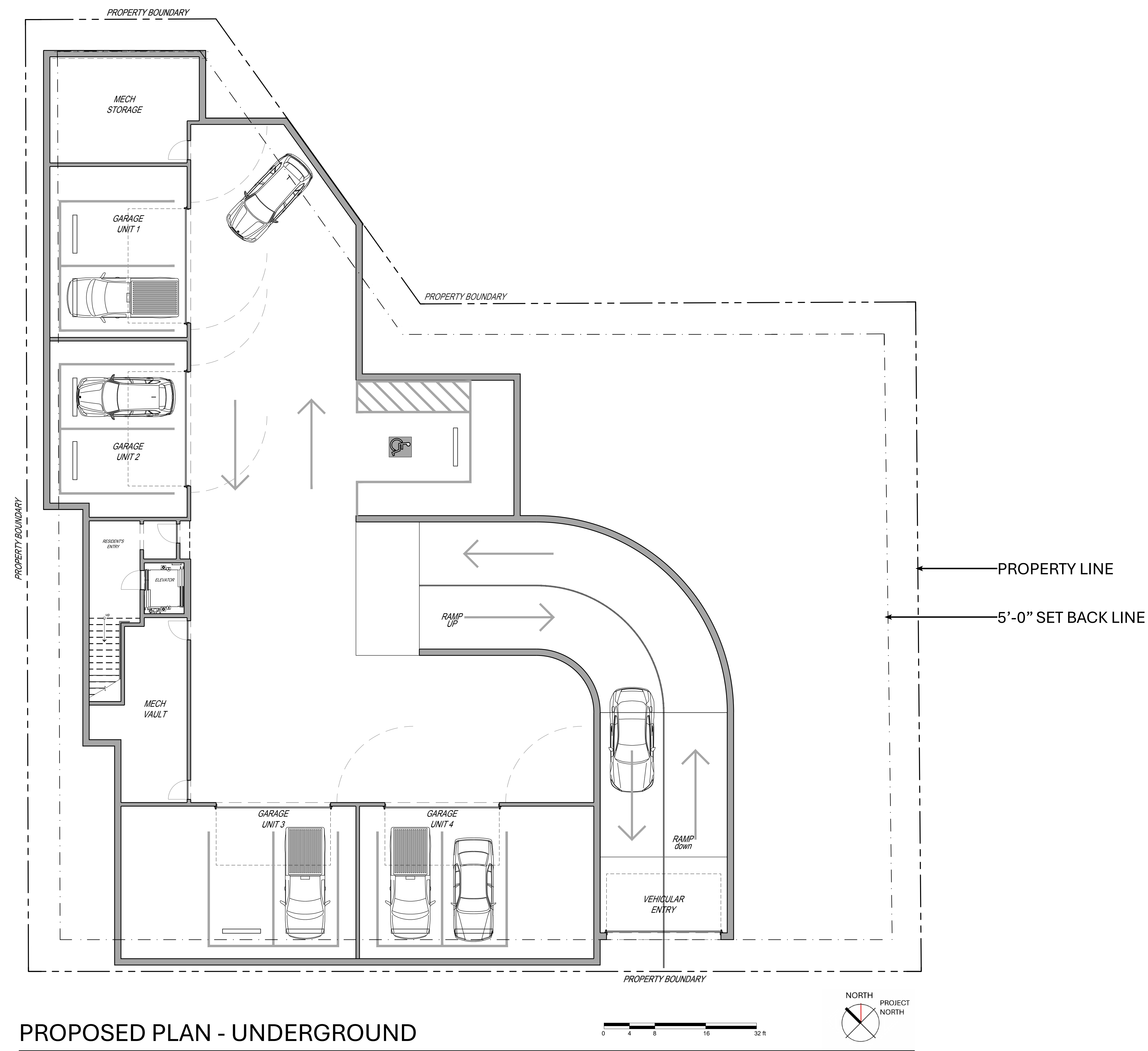
PROPOSED VIEW FROM SPRUCE STREET



PROPOSED VIEW FROM 2ND STREET

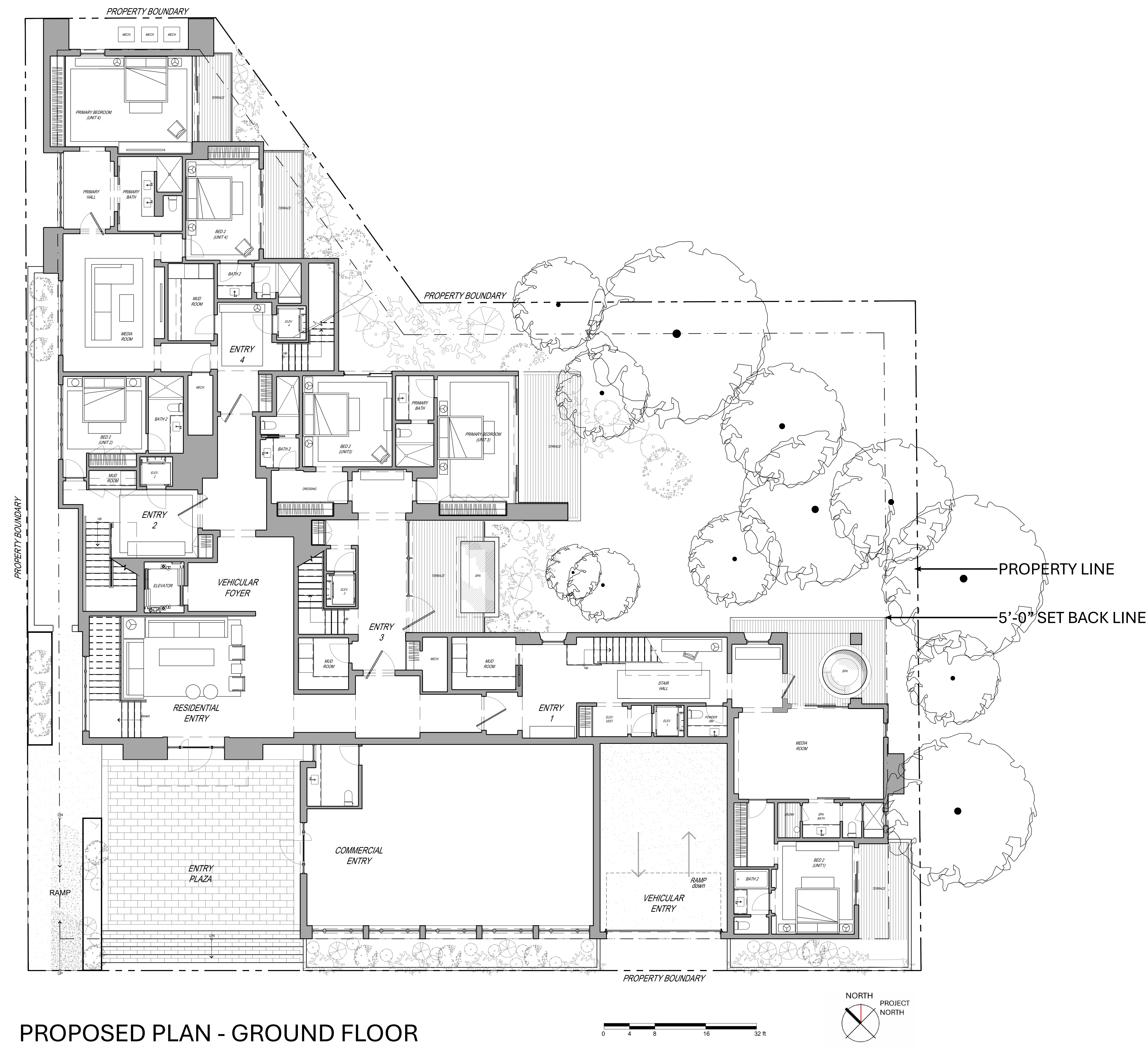


UNDERGROUND GARAGE FLOOR PLAN



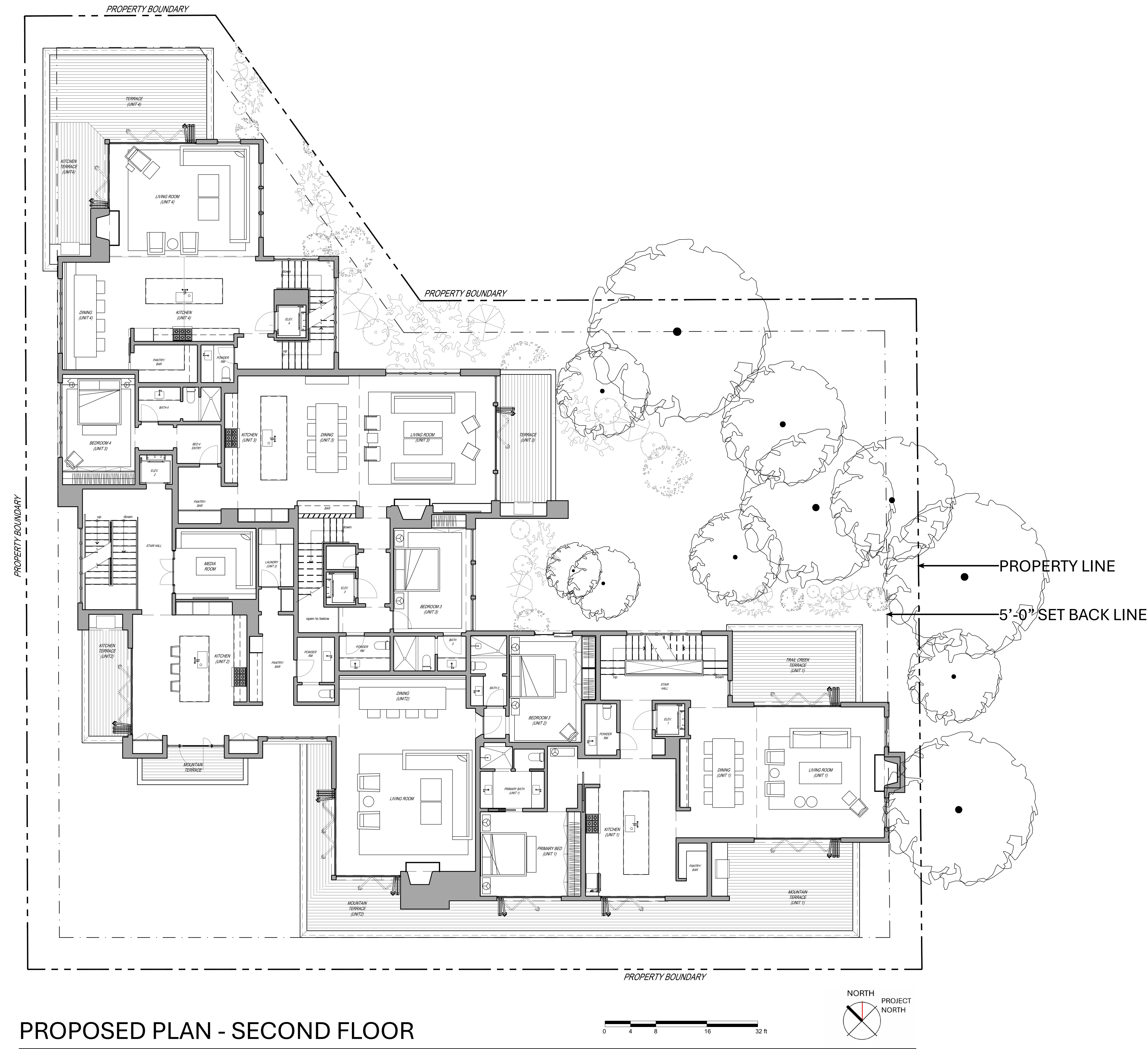
PROPOSED PLAN - UNDERGROUND

GROUND FLOOR PLAN

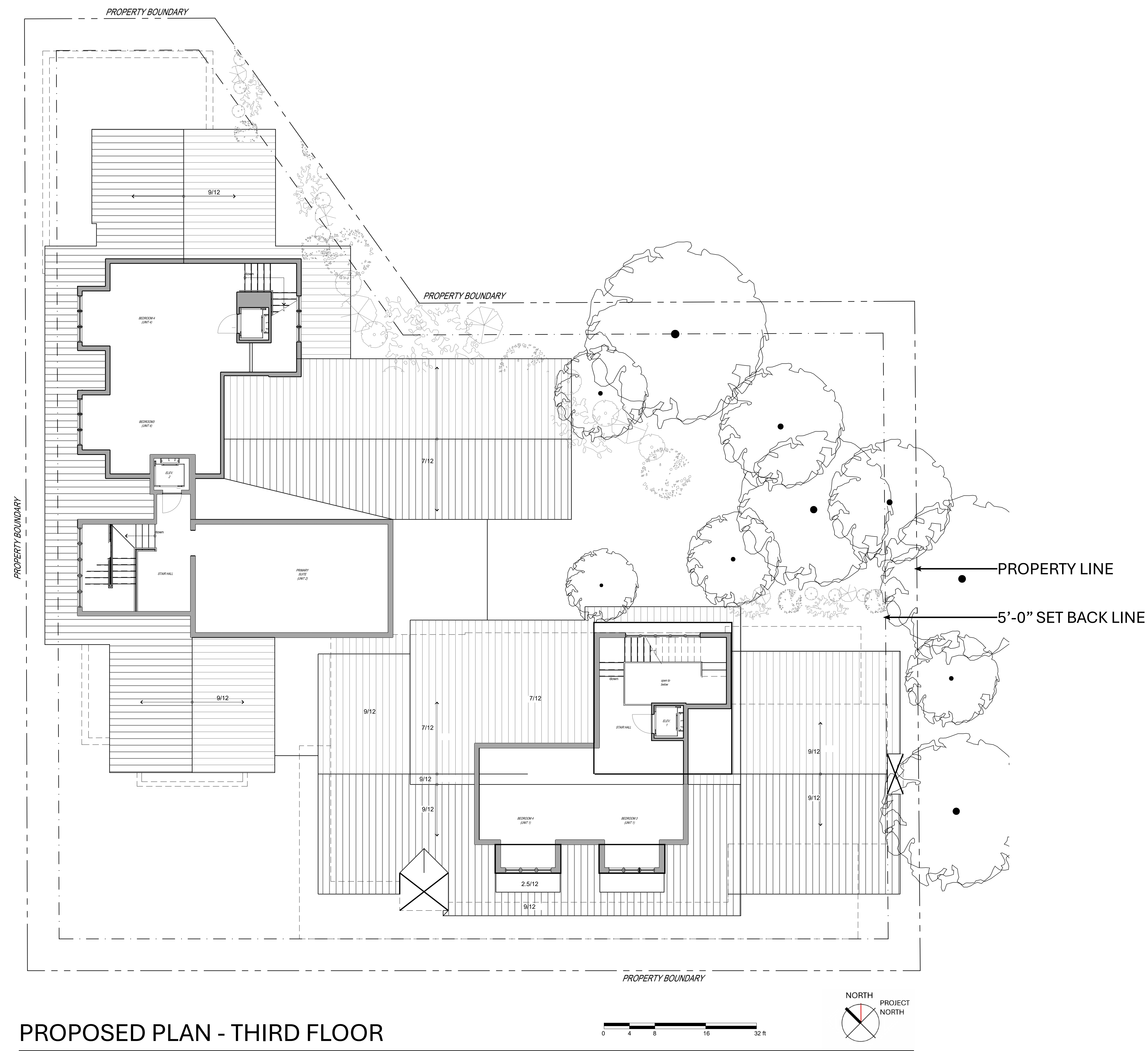


PROPOSED PLAN - GROUND FLOOR

SECOND FLOOR PLAN



THIRD FLOOR PLAN



PROPOSED PLAN - THIRD FLOOR



Attachment B

Pre-Application Form

&

Supporting Documents



City of Ketchum
Planning & Building

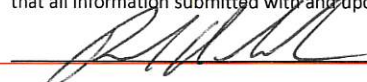
Pre-Application Design Review

OFFICIAL USE ONLY
File Number: P25-020
Date Received: 5/2/25
By: GB
Pre-Application Fee Paid \$4300
Design Review Fee Paid:
By:

Submit completed application and documentation to planningandbuilding@ketchumidaho.org. If you have questions, please contact the Planning and Building Department at (208) 726-7801. Design Review criteria, zoning regulations, and development standards are specified in Title 17 of Ketchum Municipal Code, which may be viewed by clicking the link [here](#). You will be contacted and invoiced once your application package is complete.

APPLICANT INFORMATION			
Project Name: The Residences on Trail Creek		Phone: 208.720.8244	
Owner: Sundance R3 DEVCO LLC		Mailing Address:	
Email: reid.sanborn@evrealestate.com		PO Box 5023 Ketchum, ID 83340	
Architect/Representative: Hollis Partners Architects AIA		Phone: 208.721.7160	
Email: daniel@hp-architects.com		Mailing Address:	
Architect License Number: AR985372		PO Box 1769, Sun Valley ID 83353	
Engineer of Record: DC Engineering & Design		Phone: 208.493.0088	
Email: rewing@dcengineering.net		Mailing Address:	
Engineer License Number: NA		440 E. Corporate Dr, Meridan, ID 83642	
Primary Contact Name and Phone Number: Daniel Hollis (208) 721 7160			
PROJECT INFORMATION			
Legal Land Description: Bitterroot Square Condo's Unit 1-9		Street Address: 200 Spruce Street, Ketchum	
Lot Area (Square Feet): 16,802 sf	Zoning District: CC-2	RPK #: 07280000010	
Overlay District:	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Avalanche	<input type="checkbox"/> Mountain <input checked="" type="checkbox"/> None
Type of Construction:	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Addition	<input type="checkbox"/> Remodel <input type="checkbox"/> Other
Anticipated Use: Residential / Commercial		Number of Residential Units: 4 Residential units plus 1 commercial space	
GROSS FLOOR AREA			
	Proposed	Existing Existing building to be demolished	
Basements	10,023 Sq. Ft.	Sq. Ft.	
1 st Floor	7,634 Sq. Ft.	4,237 Sq. Ft.	
2 nd Floor	6,396 Sq. Ft.	4,278 Sq. Ft.	
3 rd Floor	1,915 Sq. Ft.	4,284 Sq. Ft.	
Mezzanine	Sq. Ft.	Sq. Ft.	
Total	15,945 SF above grade Sq. Ft.	12,799 Sq. Ft.	
FLOOR AREA RATIO			
Community Core: 1.0 Prop: 0.949	Tourist:	General Residential-High:	
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage: 45.3%			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 5'-0" Ave. Prop: 5'-0 - 33'-0"	Side: 0'-0" Prop: 7'-0"	Side: 0'-0" Prop: 5'-0"	Rear: 0'-0" Prop: 6'-6"
Building Height: 38'-0"			
OFF STREET PARKING			
Parking Spaces Provided: 8 + 1 ADA	Curb Cut: 20'-0" EXIST Sq. Ft.	% 14.2%	

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.


Signature of Owner/Representative

4/29/25
Date



PO Box 1769 [post]
Sun Valley, ID 83353
220 E. River Street [courier]
Ketchum, ID 83340
v 208.721.7160

April 30th 2025

City of Ketchum – Planners
P.O Box 2315
480 East Ave. N.
Ketchum, ID 83340

Dear City of Ketchum Planners/commissioners,

This application is for the property located at 200 N Spruce Ave. The proposed Bitterroot development project is an exciting mixed-use building on the edge of downtown. The proposed design is centered around a communal plaza that aims to activate this area of Spruce Ave. The plaza is intended to welcome pedestrian traffic down Spruce Ave as well as create a connection point for the commercial and residential spaces. The existing commercial building is three stories with a total of 12,799s f. The lot size is 16,801sf. The proposed mixed-use design is three stories with a total of 15,945 sf, maintaining a below 1.0 FAR (0.949 FAR). To create a more animated ground level, we have placed the garage below grade in the basement. There are two parking spaces for each of the 4 residences as well as an ADA parking space. The ground floor is designed with the commercial and the public plaza occupying the majority of the street frontage along Spruce. The intention behind the design is to break up the massing and step back the 2nd and 3rd floors from the plaza. The ground floor occupies the largest footprint and the 2nd and 3rd floors are substantially smaller in square footage in order to maintain an inviting street level scale. The exterior material palette draws on local color tones as its reference point. There will be a local natural stone anchoring the ground level with natural wood carried onto the 2nd and 3rd floors.



View from Spruce Street towards project

Please see the responses below describing how the project design meets the City of Ketchum's design guidelines.

Design Review Evaluation Standards

17.96.060: Improvements and Standards

A. Streets:

1. The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development. *HPA Response; we are aware of this standard and the details will be provided at the time of formal design review application. Scope of work to be completed by a licensed Civil Engineer (Opal Engineering)*
2. All street designs shall be approved by the City Engineer. *HPA Response; we are aware of this standard and the details will be provided at the time of formal design review application. Scope of work to be completed by a licensed Civil Engineer (Opal Engineering)*

B. Sidewalks:

1. All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks as required by the Public Works Department. *HPA Response; Confirmed.*
2. Sidewalk width shall conform to the city's right of way standards; however, the city engineer may reduce or increase the sidewalk width and design standard requirements at their discretion. *HPA Response; Confirmed.*
3. Sidewalks may be waived if one of the following criteria is met:
 - i. The project comprises an addition of less than two hundred fifty (250) square feet of conditioned space. *HPA Response; NA*
 - ii. The city engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public. *HPA Response; NA*
4. The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street. *HPA Response; confirmed, the proposed sidewalk to be designed by the civil engineer (Opal) will be the length of the Spruce Street property extremity.*
5. New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building. *HPA Response; Confirmed. The sidewalks for this project will be designed to meet city codes along Spruce Ave.*
6. The city may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the city and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the city engineer. Any approved in lieu contribution shall be paid before the city issues a certificate of occupancy. *HPA Response; NA*

C. Drainage:

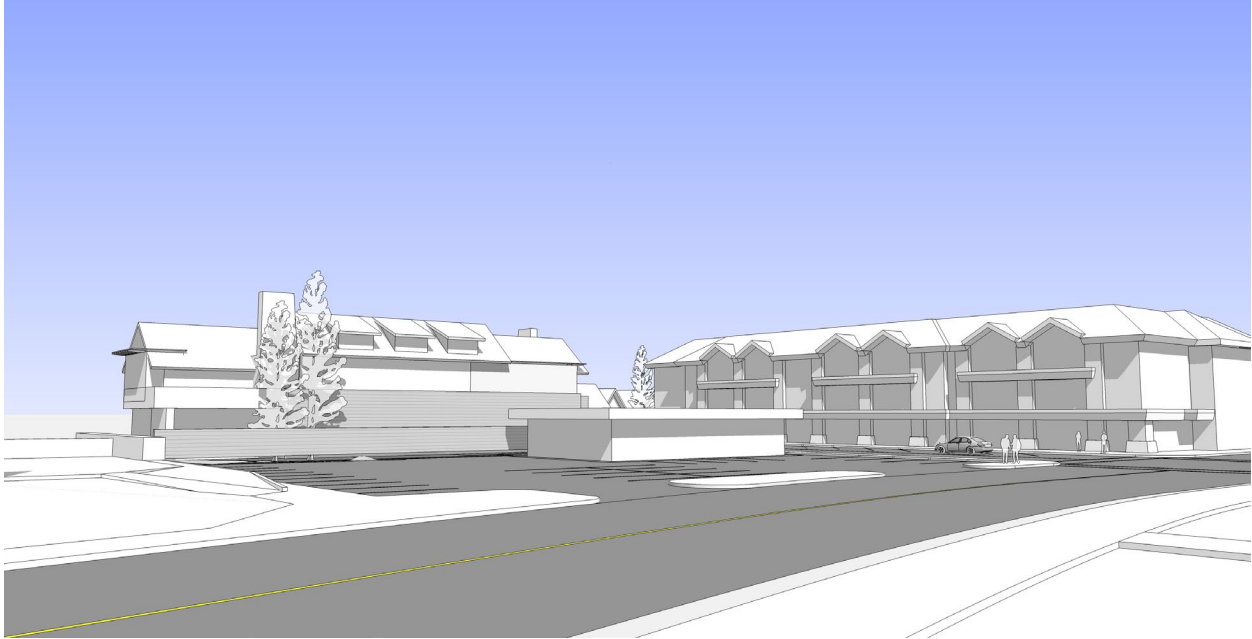
1. All storm water shall be retained on site. *HPA Response; Confirmed. Detailed information to be submitted at the time of final Design review documentation (Opal engineering)*
2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street. *HPA Response; Confirmed. Detailed information to be submitted at the time of final Design review documentation (Opal engineering)*
3. The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site. *HPA Response; Confirmed. Detailed information to be submitted at the time of final Design review documentation (Opal engineering)*
4. Drainage facilities shall be constructed per city standards. *HPA Response; Confirmed. Civil Engineer (Opal) will design drainage needed onsite to meet the city standards.*

D. Utilities:

1. All utilities necessary for the development shall be improved and installed at the sole expense of the applicant. *HPA Response; Confirmed, developer will cover the costs of the utility upgrades.*

2. Utilities shall be located underground and above grade utility, power and communication equipment within the development site shall be concealed from public view. *HPA Response: Confirmed. Utilities will be screened from public view.*

3. When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer. *HPA Response: Confirmed. This will be handled by the electrical engineer at the time of permitting.*



View from Sun Valley Road towards project on left and Les Saisons building on the right.

E. Compatibility of Design:

1. The project's materials, colors and signing shall be complementary to the townscape, surrounding neighborhoods and adjoining structures. *HPA Response: The exterior palette we are proposing will be very complimentary not only to the surrounding built context but also the natural background of the hills and river front. The palette uses a combination of natural stone and wood.*

2. Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community. *HPA Response: No significant landmarks exist on this property that we or the owners know about.*

3. Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to. *HPA Response: Confirmed. The existing building materials will be either donated to the BCHA or demolished.*

F. Architectural:

1. Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined. *HPA Response: As previously mentioned at the time we introduced this project to city planners, we are incorporating a public plaza on the NW corner of the project. This will be a major throughfare to and from the site by pedestrians (owners, guests and business users).*

2. The building character shall be clearly defined by use of architectural features. *HPA Response: Confirmed.*

3. There shall be continuity of materials, colors and signing within the project. *HPA Response: We propose using natural materials and colors through the project to keep consistent.*

4. Accessory structures, fences, walls, and landscape features within the project shall match or complement the principal building. *HPA Response: Confirmed. Fence along North and East property line will match the wood material used in the accents of the proposed exterior elevations.*

5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness. *HPA Response: Confirmed. Currently the design on the ground floor level has undulation to highlight the main access points for pedestrian into the project. On the upper floors the plan undulates through the use of eroded decks along the major street facades. The topography along the East diagonal of the site makes the building footprint undulate to meet the topography.*
6. Building(s) shall orient towards their primary street frontage. *HPA Response: Confirmed. The current design orients the main building towards each of the street frontage. Seeing the longest building dimension is along Spruce Street, this is where the two major building entrances (Pedestrian and vehicular) are located with a secondary access point located on the SW corner of the project.*
7. Garbage storage areas and satellite receivers shall be screened from public view and located off alleys. *HPA Response: We will work with Clear Creek Disposal to get their "Will Serve" letter on the below grade garbage storage area. Proposed to have bi-weekly pickups. Where the property managers move the garbage receptacles to the sidewalk. There is no alleyway on this site.*
8. Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties. *HPA Response: All upper roofs to have snow retention bars to eliminate sliding snow. The upper roof along Spruce Street is stepped back, if snow were to slide over the snow retention, this would fall onto the 2nd floor decks below. The gable direction at the main entry point into the project is sloped in a way not to dump sliding snow onto the plaza area.*

G. Circulation Design:

1. Pedestrian, equestrian, and bicycle access shall be located to connect with existing and anticipated easements and pathways. *HPA Response: Confirmed. There is an existing concrete sidewalk on the Spruce Street aspect of the project but will probably need upgrading if the developers decide to do a radiant / snowmelt system. This will be decided by the Final Design review submittal.*
2. Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.
3. Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian, and equestrian use. Consideration shall be given to adequate sight distances and proper signage. *HPA Response: Confirmed. Currently no awnings along the Spruce Street façade are proposed.*
4. Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements. *HPA Response: Confirmed. All vehicle access to the site will be from Spruce Street, as there is no alleyway adjacent to this site. Currently we are proposing to use the South existing curb cut that is currently being used on the site. This is 30'-6" from the SW property corner. Refer to traffic study images that show the sighting coming into the site and leaving.*
5. Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project. *HPA Response: Confirmed.*

H. Snow Storage:

1. Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas. *HPA Response: Confirmed. See below #4 response.*
2. Snow storage areas shall be provided on-site. *HPA Response: Confirmed. See below #4 response.*
3. A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet. *HPA Response: Confirmed. See below #4 response.*
4. In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed. *HPA Response: Confirmed. The applicant is considering snowmelt/radiant system for the hard*

surfaces at the ground level that are exposed. Final decision will be made before the final design review submittal.

I. Landscaping:

1. Landscaping is required for all projects. *HPA Response: Confirmed. At this early stage of the project, we are proposing to have a series of landscape and planter beds along Spruce Street. As well planters around the public plaza. More detail to follow at the time of the final design review submittal in the form of the landscape plan completed by a licensed landscape architect.*
2. Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape. *HPA Response: Confirmed. At this early stage of the project, we are proposing to have a series of landscape and planter beds along Spruce Street. As well planters around the public plaza. More detail to follow at the time of the final design review submittal in the form of the landscape plan completed by a licensed landscape architect.*
3. All plant species shall be drought tolerant. Native species are recommended but not required. *HPA Response: Confirmed. Plant species will be listed in the final design review submittal.*
4. Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged. *HPA Response: Confirmed. At this early stage of the project, we are proposing to have a series of landscape and planter beds along Spruce Street. As well planters around the public plaza. More detail to follow at the time of the final design review submittal in the form of the landscape plan completed by a licensed landscape architect.*

J. Public Amenities:

1. Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall be approved by the Public Works Director prior to design review approval from the Commission. *HPA Response: Confirmed. We are proposing a bench along Spruce Street set into one of the planters in front of the commercial space. Several benches proposed in the plaza area as well.*

17.96.070: COMMUNITY CORE (CC) PROJECTS

In addition to the requirements of section 17.96.060, unless otherwise specified, the below standards apply to projects in the Community Core district.

A. Streets:

1. Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department. *HPA Response: Confirmed.*
2. Street trees with a minimum caliper size of three inches (3"), shall be placed in tree grates. *HPA Response: NA No trees in the city ROW at this point of the design.*
3. Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.

B. Architectural:

1. Facades facing a street or alley or located more than five (5') feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials and colors as the front façade. *HPA Response: Confirmed*
2. For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways. *HPA Response: Confirmed*
3. For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows. *HPA Response: Confirmed*
4. Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited. *HPA Response: Confirmed. At this time of the design we are going to be utilizing a flat roof to use as roof top decks.*

5. All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters and downspouts. *HPA Response; Confirmed. If we change direction from the flat roof design element, all pitched roof will have snow retention bars, as well gutters and integrated downspouts.*
6. Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Director. *HPA Response; No Overhangs are proposed into the city ROW.*
7. Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials. *HPA Response; Proposed design at this time does not enclose the listed above areas.*

C. Service Areas and Mechanical/Electrical Equipment:

1. Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right of way and shall be screened from public views. *HPA Response; Confirmed. We will work with Clear Creek Disposal to get their "Will Serve" letter on the below grade garbage storage area. Proposed to have bi-weekly pickups. Where the property managers move the garbage receptacles to the sidewalk. There is no alleyway on this site, so Spruce Street will be primary pickup points for trash.*
2. Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design. *HPA Response; Confirmed. We are proposing a 3'-0" perforated metal screening around the major mechanical areas at the ground and roof levels.*

D. Landscaping:

1. When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site. *HPA Response; Confirmed. We are proposing on removing a (#?) number of mature growth trees onsite to make way for the new project. We will propose replace trees offsite where the city advises to do so and tree species. We will be maintaining a majority of the mature growth on the sloped section of the site down to trail creek.*
2. Trees that are placed within a courtyard, plaza or pedestrian walkway shall be placed within tree wells that are covered by tree grates. *HPA Response; NA, planter boxes are proposed in the plaza area with low growing plant material.*
3. The city arborist shall approve all parking lot and replacement trees. *HPA Response; Confirmed. We will wait on that report from the city arborist for final replacement numbers, species types and location.*

E. Surface Parking Lots:

1. Surface parking lots shall be accessed from off the alley and shall be fully screened from the street. *HPA Response; Confirmed. No surface parking is proposed in this design. Below grade parking only.*
2. Surface parking lots shall incorporate at least one (1) tree and one (1) additional tree per ten (10) onsite parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public. *HPA Response; Confirmed. No surface parking is proposed in this design.*
3. Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways. *HPA Response; Confirmed. At this early stage of the project, we are proposing to have a series of landscape and planter beds along the Spruce Street façade. More detail to follow at the time of the final design review submittal in the form of the landscape plan completed by a licensed landscape architect.*

F. Bicycle Parking:

1. One (1) bicycle rack, able to accommodate at least two (2) bicycles, shall be provided for every four (4) parking spaces as required by the proposed use. At a minimum, one (1) bicycle rack shall be required per development on private property. Bike racks shall not be located in the public right-of-way. *HPA Response; Confirmed. We are proposing a bike rack at each of the main*

entrances along Spruce Street, within the plaza area. In our earlier design conversations, the city said they would be open to having bike racks in the city ROW – please confirm??

2. When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half (1/2) shall be adjusted to the next highest whole number. *HPA Response; Confirmed. As above, 8 parking spaces required, two bike racks proposed.*

3. Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. *HPA Response; Confirmed. We are proposing a bike rack at each of the main entrances along Spruce Street, with the plaza area which serves as the main entry into the residential component of the project and commercial access.*

We hope this answers any questions you have about the concept design and how we have used the City design guidelines to influence the proposed project. Please let us know if you have additional questions and we can answer them during the design review meeting.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Hollis', with a stylized, flowing script.

Daniel Hollis, Principal

Attachment C

Public Comment

My name is Carole King Klein. I'm a year-round Ketchum resident and voter.

I urge the City of Ketchum ("the City") to protect its interest after having adopted the Blaine County Climate Action Plan ("5B CAN") on September 16, 2024, and require compliance with 5B CAN by developers who seek approval from the City.

The City also has an interest in protecting local businesses from harm caused by the project.

1. Old growth trees, the hillside, Trail Creek, and the climate.

From the "The Residences on Trail Creek" project ("200 SAP") proposal's Landscape paragraph:

We are proposing on removing a (#?) [sic] number of mature growth trees onsite to make way for the new project. We will propose replace trees offsite where the city advises to do so and tree species. We will be maintaining a majority of the mature growth on the sloped section of the site down to trail creek.

Removing mature growth trees is NOT in compliance with 5B CAN. Replacing the old growth trees with new trees defies common sense—as IF putting in new trees will make the ecosystem as functional and beneficial as it was before removal of the old ones.

Mature trees are a free, existing carbon storage mechanism that pulls carbon from the atmosphere and stores it in the trees and the soil below at 0 cost to the City and 0 cost to taxpayers.

Removing mature trees *accelerates* climate change, which is non-compliant with 5B CAN.

The developers gloss over the time lag between removing trees and waiting two or more years for the construction to be over, then waiting for smaller trees to be planted, take hold, grow, and form a new interconnected root system.

Suggesting that replacement trees will restore the environment to what it is now is disingenuous. If the City approves this project as presented, they'll reinforce the disenchantment of young people who believe their elders and elected officials don't care about their concerns about climate change.

Preservation of existing old growth trees should include their roots on all sides. If preservation of existing carbon storage that also provides habitat for wildlife necessitates changing the design and/or the location of a new building on the property, preservation must have priority.

In addition to trees' function as a carbon storage mechanism, the old growth trees at 200 SAP are a vital part of an interconnected ecosystem that includes thousands of species ranging from insects and flora to wildlife such as deer, elk, moose, birds, ducks, mountain lions, geese, and so many more—including fish.

Fish?

Yes. When mature trees are removed above a creek or a river—and typically mature trees are not removed in isolation but along with smaller trees and bushes, creating a clearcut—rocks and sediment erode into a stream, river, or creek below—in this case, Trail Creek. See links below to studies in support.

Note that the developers are using the name Trail Creek in the name of their project. Will Ketchum's planners insist that they protect Trail Creek?
Also note that the machines removing the trees will add to the soil disturbance and exacerbate erosion.

Those machines and the removal of old growth trees will compromise the health of the ecosystem in and above Trail Creek, which will compromise the health of fish and other species in Trail Creek, Wood River, and potentially beyond.

Erosion can also change the course of a stream, a creek, a river—our local waters—**which will potentially cause harm to the owners of hundreds of millions of dollars' worth of property downstream of Spruce Avenue.**

Harm to fish will adversely affect our local businesses that serve anglers.

Removal of old growth trees is known to increase the risk of wildfire spreading more rapidly; reduce water supply; and cause desertification. Those problems will affect a much larger area than the land and water just below 200 SAP.

The suggestion in 200 SAP's Landscape paragraph that the developer will remove and "replace" the existing trees [after two or three years of construction—don't worry, the landscape will be just as it was before—] is absurd. One cannot "replace" an interconnected forest ecosystem that has provided stability for a multiplicity of species for decades.

As developers seek to integrate their project into our community, the City must require them to integrate preservation of the ecosystem on their property with the interconnected ecosystem around it. The developers must redesign their project to accommodate such preservation.

Here are some photos and videos of some of the existing old growth trees and interconnected smaller trees and plants in and around the 200 SAP property:

<https://share.icloud.com/photos/027ywOjluSMIM-MRozqePpXyQ>

The City must require 200 SAP to change their design to preserve not just the existing trees but the **roots**, and to do whatever else is necessary to comply with the goals of 5B CAN and prevent erosion.

The City should also require 200 SAP to amend the design so it no longer requires removal of the massive amount of soil needed to create space for the underground garage.

Here are some studies that support preservation of the old growth trees and the hillside they stabilize. Note that some of these studies have been successful in winning court rulings to stop or modify projects.

<https://fwp.mt.gov/binaries/content/assets/fwp/montana-outdoors/2018/bulltrout.pdf>

https://www.fs.usda.gov/rm/pubs_rm/rm_gtr120/rm_gtr120_315_319.pdf

<https://library.weconservepa.org/guides/110-impacts-of-natural-land-loss-on-water-quality#:~:text=Forests%2C%20riparian%20buffers%2C%20wetlands%20and,periods%20of%20low%20stream%20flows>.

https://www.srs.fs.usda.gov/pubs/gtr/gtr_srs092/gtr_srs092-092-summer.pdf

<https://bluemountainsbiodiversityproject.org/2361-2/>

2. The size and setback of the structure

The proposed height and proximity to Spruce Avenue of 200 SAP along with Les Saisons across the street, of similar height and proximity, will create an urban canyon on Spruce Avenue. Add a narrow sidewalk and a minuscule setback from the street, and visitors will be unlikely to find it inviting to walk **to**, let alone **into**, the proposed commercial area.

3. Conclusion:

Given 200 SAP's current design's non-compliance with 5B CAN, with established science and common sense supporting preservation of ecosystems, and with the economic risks to businesses and property owners downstream of harm caused by erosion, I am asking the Planning and Zoning Department to require that the architect and developers of 200 SAP revise their design to meet the concerns listed above.

I've also heard a variation of the following sentiment from many of my neighbors and other Ketchum residents and property owners who remember when we could drive into

town from the south and be greeted by Ketchum's magnificent mountains on both sides of the highway with no 5-story hotels obstructing the view.

Just because developers *can* build a structure that takes up nearly every square inch on, above, and below a property they own doesn't mean that they *should*.

And now, let's hear from two thoughtful non-residents.

*"Don't it always seem to go that you don't know what you've got till it's gone,
They paved paradise, put up a parking lot."*
-Joni Mitchell, "Big Yellow Taxi"

*"Unless someone like you cares a whole awful lot,
nothing is going to get better."*
-the Once-ler in Dr. Seuss's *The Lorax*

##