

Participate

From: James Hungelmann <jim.hungelmann@gmail.com>
Sent: Tuesday, December 5, 2023 12:49 PM
To: Neil Bradshaw; Jim Slanetz; Michael David; Amanda Breen; Courtney Hamilton; Participate
Subject: Fwd: No Amount of Evidence (will ever persuade an idiot) - Conspiracy Music Guru - YouTube

For the record of next City Council Meeting, General Public Comment:

I hope you understand.

<https://www.youtube.com/watch?v=PKYN3-GB7y0>

Participate

From: James Hungelmann <jim.hungelmann@gmail.com>
Sent: Tuesday, December 5, 2023 12:33 PM
To: Neil Bradshaw; Jim Slanetz; Michael David; Courtney Hamilton; Amanda Breen; Participate
Subject: Re: Anyone notice the churches don't ring their bells anymore before Sunday services ?

Legally preempted , eh?

<https://www.youtube.com/watch?v=PKYN3-GB7y0>

El mar, 5 dic 2023 a las 9:23, James Hungelmann (<jim.hungelmann@gmail.com>) escribió:

"Legally Preempted", are we? Eh?

----- Forwarded message -----

De: **ed flory** <coachflory@hotmail.com>

Date: mar, 5 dic 2023 a las 9:01

8.15.2023

Dear City of Ketchum and whom it may concern,

I am the owner of the property of 211 Leadville Avenue North. I saw an article in the Mountain Express about my neighbor to the West (200 North Main Street) submitting plans for development. I requested a copy of the plans, and have had a chance to review the documents dated 5/30/2023.

I am in strong opposition to the project as currently designed. The height and bulk are out of scale and enormous. The building dwarfs its neighbors, and obliterates the view of the historic 'Casino' sign as you drive into town. We should not sacrifice the character of Main Street and the town we all love. Please refer to attached ASK-006, you can see how huge this proposed development is, especially compared to the existing building located on the site.

It will also wipe out the Baldy view from my own development. Please reference ASK-009 showing the approximate bulk of the proposed development as visible from my second floor. The visual impact will be even greater for the public, as experienced from the sidewalk. I realize views are not protected, but if everyone builds to a similar standard, equity is maintained. During the design review of our project, we received very positive feedback on the scale of our building. Ketchum residents want to maintain a two-story scale near the historic one and two story buildings along Main Street.

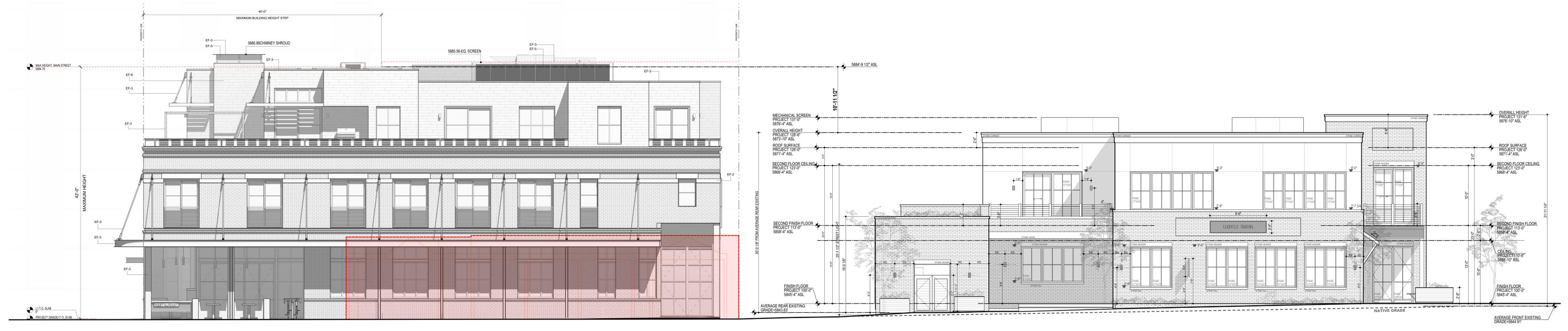
I question if the city's decision to allow additional FAR and the associated additional bulk for workhouse housing is the correct decision in the CC zone.

Having done many projects myself, I am in favor of good development. But in the current building boom that is expanding our small town, let's not lose sight of maintaining the character of Ketchum by allowing new developments to maximize their bulk. Particularly in the heart of downtown along Main Street.

Thank you,

Mark Dooley

NO.	DATE	DESCRIPTION



1 ELEVATION: PROPOSED NEIGHBOR COMPARISON
SCALE: 1/4" = 1'-0"

PROPOSED NEIGHBOR HEIGHT COMPARISON



DIAGRAM: THREE STORY BUILDING

Participate

From: City of Ketchum Idaho <participate@ketchumidaho.org>
Sent: Thursday, December 7, 2023 8:48 AM
To: Participate
Subject: Form submission from: Contact Us

Submitted on Thursday, December 7, 2023 - 8:47am

Submitted by anonymous user: 184.177.141.131

Submitted values are:

First Name Sherry
Last Name Aanestad
Email saanestad@yahoo.com
Question/Comment
Love the lights on the
Broadway bridge. Thanks for fixing them each year.

The results of this submission may be viewed at:

<https://www.ketchumidaho.org/node/7/submission/11887>

From: Harry Griffith <harry@sunvalleyeconomy.org>
Sent: Wednesday, December 6, 2023 5:07 PM
To: Participate
Cc: mike@mda-arc.com
Subject: SVED Support for 200 N Main Project

SVED supports the planned uses for the new building at 200 N Main St coming in front of P&Z on Dec 12th. This building has been designed with both a major new restaurant space and workforce housing, elements that are in short supply in the community and not easy to integrate into project design.

The smaller rental units with storage should be attractive to an income constrained individual due to a lower price point than is generally available in the downtown core due to their smaller size and limited amenities. The large restaurant has the potential to attract a major new player to our town due to its location, size and configuration.

I would urge you to find favorably for this project which focuses on elements that will improve the vibrancy of Ketchum need as opposed to maximizing developer profits.

Respectfully,

Harry Griffith
Executive Director, Sun Valley Economic Development
208-721-7847
www.SunValleyEconomy.org

December 7, 2023

To: City of Ketchum and Planning and Zoning Committee
From: Melinda Murtaugh, Ketchum Resident, 320 E. Second St (Main St)
Re: Proposed building on the 200 North Main Street lot

City of Ketchum,

I am a downtown resident of Ketchum. I bought and remodeled a condominium in 2017 which is located above Windermere on the corner of Main Street and Second Street. I did not increase the size of the existing building, just added extensive improvements.

On Monday, December 4, I noticed a pole going up on the lot across from me at 200 N. Main. I couldn't imagine what it was for? Christmas decoration? However, I learned that it is the proposed height of a new development on that lot!! I am in disbelief that our city would allow such a monstrosity in this section of Main Street. See attachments. This lot is surrounded by buildings that have been deemed "Historic" and therefore will never change. This proposed building puts these historic properties in its shadow. It overpowers all surrounding buildings. It completely hides the Casino and the Casino sign which has become an iconic piece of history in Ketchum.

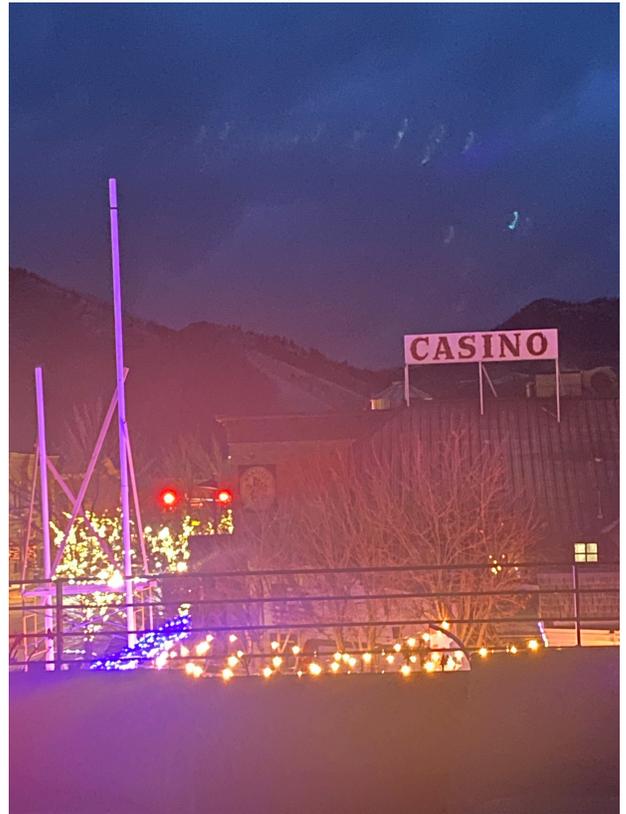
The height of existing buildings in this section of Main Street is 2 stories or under. This building is at least 3 stories or more. It DOES NOT blend into the smaller historic buildings around it. The owners and architect didn't take into account the privacy of its surrounding neighbors - especially my property - or how it devalues properties on all sides of it. And most of all it devalues the charm of our historic downtown and in particular this significant section of Main Street.

Im am completely opposed to this proposed project, with or without affordable housing units. Main Street should not be an affordable housing section of town. It costs millions to live on Main Street. Case in point, the 5th & Main project, condominiums are listed from \$5m-\$7m approximately with affordable housing. And this building is tastefully designed with appropriate height limit and blends in with its surroundings. It will only increase the value of Ketchum and the value of all properties on Main Street.

I do agree that a developer can build something beautiful on that lot. I content that the size is wrong for Main Street, Ketchum. Allowing this to be built will set a precedent for future development. When do we stop ourselves from looking like a fake, corporate ski town?

Please consider the long term ramifications of approving this development as it's currently submitted.

Sincerely,
Melinda Murtaugh



Participate

From: David Harris <bayside748@yahoo.com>
Sent: Thursday, December 7, 2023 12:28 PM
To: Participate
Subject: Workforce housing benefits businesses, community

To: Morgan Landers

This is my response to a letter to the editor posted on IME e-forum of the paper. I'm sending this to you at the request of a participant on this forum.

"Another point, the falsehood that" Workforce housing benefits businesses, community". What businesses? Look at the businesses that that have been replaced by condo's, Formula sports, the "big hole' at the entrance of Ketchum, which had at least 10 businesses and Perry's as examples. What's happening is that the new "big box condo's" are destroying businesses. Of course if you own a restaurant, which serve great and expensive food then every condo is more customers and that is driving the new exploitation. Ketchum has moved more towards a one dimensional community of food service people, who can't enjoy "its beauty and recreational opportunities", because restaurants pay notoriously low wages. To Keith, when you speak about "the soul of Ketchum", your eatery was part of this soul you refer to and you sold that bit of "soul", a community point of of gathering and connection. Condo's may pay big property taxes but are destroying businesses not benefiting them."

I hope this comment is useful to you in your future planning endeavors. David Harris

Participate

From: Ken Bellamy <bellamyk1@outlook.com>
Sent: Thursday, December 7, 2023 2:07 PM
To: Participate
Subject: The Grinch who stole Christmas at the Ketchum Post Office

Dear Mr. Mayor and City Council Members,

The holiday season has arrived, and we are once again subjected to the outdated and inadequate reality of our local post office. The lack of home delivery is inconvenient to many but their policy of returning to sender all packages addressed to community members who do not have a PO Box is not acceptable. The reality of online retail is not going away. A solution needs to happen and denial of the problem by the post office is not the answer.

My two most recent experiences with the Ketchum Post Office were a waste of all parties time and money and very frustrating. When I made the purchases, I was not advised that shipping would be with USPS and even if it had been shown as UPS or FEDEX, parcels are sometimes contracted out to USPS for final delivery to the local post office. In due course, I received emails that the packages had been received by the Ketchum Post Office for delivery. I contacted them within two hours of receiving those emails. For the first package, I gave them my name, street address and USPS tracking number and was told they would call me if they happened to find it. Surprise! I did not get a call back and the package was returned to sender. For the second package, I once again contacted them immediately upon receipt of the email and before I was able to give any information about the package was informed that it had been returned to sender at 3:00 AM that morning. BAH HUMBUG!

Has consideration been given to a central distribution center to provide home delivery to all the towns in the valley, or to again allow for customer mail pickup and the use an additional temporary facility during peak volume periods, or to providing free PO Boxes, or having the USPS refuse to accept mail for Ketchum that is not addressed to a PO Box. There are undoubtedly more solutions to this untenable situation, but denial of the problem is not one of them.

What can you do to help resolve this matter?

Thank you for your consideration and Merry Christmas.

Ken Bellamy

Sent from [Mail](#) for Windows

Participate

From: Gretchen Peter <gretchen@vpcompanies.com>
Sent: Monday, December 11, 2023 12:27 PM
To: Participate
Subject: 200 N. Main

Dear P&Z Commission,

As a Ketchum resident, I want to state for the record that I oppose the design of the building certainly proposed for 200 N. Main. The scale of the proposed building is entirely too large for that location specifically. We should work to maintain the integrity of downtown Ketchum, especially in this historic location.

Thank you.

Gretchen Peter
155 Exhibition Blvd.
Ketchum

Participate

From: David Hutchinson <david@vpcompanies.com>
Sent: Monday, December 11, 2023 12:13 PM
To: Participate
Subject: P&Z Application - Design Review for 200 N. Main

Dear P&Z Commission,

As a Ketchum downtown commercial property owner, longtime resident, and voter, I would like to voice my support for the P&Z/Design Review Board to deny the application for the proposed building at 200 N. Main. This application can be denied for a number of ordinance-based reasons but most primarily, it should be based on its sensitive location and its incompatibility with the scale of the immediate neighborhood and the entire block in which it sits. This is a Main Street, single, 5500 sq. ft. lot, that is prominent, flat, and on a highly visible corner surrounded by a number of historically designated structures and landmarks (The Casino building and landmark Casino sign to name just a few). In addition, the vast majority of other buildings in the immediate vicinity are assured to remain as they are today, based upon their lack of obsolescence and existing utility in the community.

This location is extremely unique and can be differentiated from almost anywhere else in the commercial core.

Therefore, and thankfully, the scale of this Main Street neighborhood will remain the same for the distant and foreseeable future. This proposal clearly dwarfs its surroundings with excessive bulk, lack of building undulation and overall unnecessary height. I am hopeful that each of you sees it as your responsibility, as an appointed Design Review official in Ketchum, to protect the character and scale of the community and that your deliberations result in a unanimous denial.

I trust the applicant and their architect can easily reduce the overall size, bulk and height in a subsequent application and come up with something that works for them and the community can support.

Sincerely,
David Hutchinson
220 Aspen Drive
Ketchum

Participate

From: Donna Shahbaz <shahbazdmp@gmail.com>
Sent: Monday, December 11, 2023 8:11 AM
To: Participate
Subject: Public Comment 200 North Main Design Review

Hi, thank you for providing this opportunity to comment. We should not allow developers to exceed the FAR every time they request it just because it can be allowed. This building site is the perfect example. This building is far too large and tall when built in context to the historic buildings that surround it and we should at least try to preserve that on Main Street and Sun Valley road. Our hands were tied when an increase to the FAR was our only option to increase workforce housing. With passage of the LOT, that is no longer the case and I urge all of you to now consider each building on an individual basis within the context of its location. Additionally, as we move forward updating our master plan, I think we should consider additional height and density limits on Main Street and Sun Valley Roads. We should also re-look allowing units less than 750 square feet to be built without parking unless those units are specifically deed restricted. Thank you, Donna Shahbaz.

Participate

From: Julie Stanek <jberry17@gmail.com>
Sent: Saturday, December 9, 2023 8:45 AM
To: Neil Morrow; Brenda Moczygamba; Tim Carter; Spencer Cordovano; Susan Passovoy; Participate
Subject: 260 N Main St Concerns

Ketchum P & Z Commissioners,

I am disheartened to see the plans for 260 N Main St. As a local homeowner and teacher raising two children with a born and raised local, I disapprove of the size, height and impact on the character of our Main Street. I believe the 2.25 floor area ratio is incompatible with our local history and culture and I propose 1.8 FAR and height below 35 feet if the building has to move forward. I also believe a setback to highlight, not dwarf, the significantly important historic building to the north would be in order.

I wrote my Masters Thesis on the history of Sun Valley and I know change is a part of our history. However I think the character of our Main Street has lost too much of its historical connection and thus charm. I have heard my Hemingway Middle School students express such concern and, if they can display that insight, I am hoping you all can too.

Thank you for the consideration and your time to read public comments.

Julie Stanek

Participate

From: Liz Talley <ltalley@windermere.com>
Sent: Friday, December 8, 2023 2:53 PM
To: Participate; Neil Morrow; Brenda Moczygamba; Tim Carter; Spencer Cordovano; Susan Passovoy
Cc: Liz Talley
Subject: Letter to City of Ketchum re: proposed exception to build at 200 N. Main Street

Thank you for reading my letter and hearing my concerns. I am a relatively new property owner in Ketchum, living by Trail Creek off Andora. The town of Ketchum is facing some challenges, and having lived in another small ski town, Whistler B.C., I am aware of the need for growth. In my opinion this need does not pair well with changing the look and design of the main part of Ketchum. In particular the proposal to build a three story building at 200 N. Main Street, right next to the Casino and among one and two story historic buildings, will dwarf all of the properties around it. The place for a new three story building with staff housing would be more appropriate either in the industrial part of town, on Lewis Street, or other areas that are not in the main retail core. Sadly once our retail core is ruined with large three story buildings, our town will lose its established presence and charm, affecting both tourism and the reason why many of us made Ketchum our favorite mountain town.

When you think of Ketchum and Sun Valley as a destination, much of that is tied to our pedestrian and bicycle-friendly streets and also tied to architecture with attractive one and two-story buildings along the highway and in the heart of Ketchum. Every time a larger building is built, such as the Limelight hotel, the pedestrian traffic is affected with shadows and a less-inviting environment. Ideally over time, I would like to see us grow as a town with a master use plan that has no additional three-story buildings in the retail core. It is the historic buildings that make this place so enchanting and as they are being torn down and replaced with large boxes, we are losing the look of the town that brought all of us here in the first place. Be careful of what you choose to replace. I say this as I miss the charming antique yard & store that was across from Maude's coffee shop, now being replaced with something quite large, three stories tall, and foreboding. Nothing about that new construction adds to the vibe of this town. Sadly that is water under the bridge, but I'm sure many tourists as well as locals are not too happy to see that 'up build' that once again removed one of the many places that made Ketchum unique. Right across the street the small one-story house that holds Consign Design is dwarfed with tall buildings sandwiching it, and probably both tourists and local shoppers are less likely to frequent it without the other small businesses around it that made it worthwhile to walk down that block. As we eliminate the pedestrian friendly vibe, please expect to see fewer pedestrians walking around enjoying our storefronts and art galleries. Is that really what we are all about?

As I understand it, there is an exception being requested for the plans to build at this site. (Design App. #P23-049 and Conditional Use Permit #P23-049A). I would strongly encourage that exception to be denied and for work to be done to try to keep Ketchum consistently at a one and two story height limit in the retail core and as you enter town. It is the little things such as architecture, art, visual sight lines and aesthetics that make this place so very attractive and I would hate to see that lost with tall and bigger buildings crowding out our very essence as one of the most charming towns around. We've recently seen new affordable housing going in along the Highway as you leave Hailey near the airport. I would guess there is little pushback for building there, but you will see a lot of pushback for changing the look of downtown Ketchum with the proposal for this site.

My request would be to deny the proposal at 200 N Main Street and if we absolutely must have three stories built here in Ketchum, I think the industrial part of town would provide the best win-win for everyone who lives here and also for our guests, the tourists who select Ketchum as their destination town to visit once or regularly. Let's keep our town "sunny & pedestrian-friendly" so it remains a sought-after destination for everyone. The first easy decision to make here, with that in mind, is to avoid filling in every available lot with big boxy buildings and to deny this exception to the building code.

Hopefully submitted,

Liz Talley
200A Centennial Lane
Ketchum, Idaho 83340
Ltalley@windermere.com
(206) 235-6271



★ **Pat Higgins**

9:48 PM

To: participate@ketchumidaho >

Proposed project 200 Main St.

Dear P &Z,

I think we have plenty of big boxy looking buildings in our city. How many more are we going to have? We are loosing the character of Ketchum. Please think long and hard before you pass this project.

Sincerely,

Pat Higgins

Sent from my iPad

Participate

From: Jesse Franklin IV <jof@soslaw.com>
Sent: Monday, December 11, 2023 6:18 PM
To: Participate
Cc: Jesse Franklin IV
Subject: P&Z Application - Design Review for 200 N. Main - The "Better Choice"
Attachments: North Main Selected Photos and Elevation.pdf

Dear P&Z Commission,

My wife and I recently purchased a condominium in Fairway Nine (June 2021). My law firm sublets space in the Coldwell Banker Building at Wood River Drive and S. Leadville St. My family, which consists of me, my wife, Katie, and our son, Jesse, and daughter, Bea, all invested in Lefty's Bar & Grill to help preserve the old time feel of Ketchum.

I am writing now to encourage the P&Z/Design Review Board to make the "Better Choice" and deny the application for the proposed building at 200 N. Main.

I have reviewed the entire Design Review Application and the P&Z Staff Report/Recommendation. Neither of which directly addresses, much less justifies, the sheer size of the building. The Architect's Memorandum dated September 25, 2023, does a wonderful job of justifying the project's compliance with the applicable municipal code provisions. However, code compliance is not the Commission's actual task in this instance.

The P&Z Commission is granted discretion to decide on behalf of all current and future Ketchum voters, and Ketchum's visitors, whether this project fits in with or, better yet, compliments and enhances the existing character of the community of Ketchum.

The project intentionally utilizes exterior finishes to support arguments that it fits into the history of Ketchum by stating:

"A brick facade with openings placed to mimic the structural limitations of a bygone era and period appropriate detailing has been utilized to bring historic context to the project site."

All true, except for the absence of an honest assessment of the project's size in relation to the referenced historical buildings and the fact the proposed building will potentially lead to a downtown "canyon" of buildings that block views of the surrounding beauty of Blaine County, Idaho. Limited and theoretical view corridors are not the same as views.

I will not belabor the point but if this project is approved, this current P&Z Commission will miss the rare opportunity to make the "Better Choice." It is easy to make 95% of the decisions given to a commission. I do not mean to suggest those decisions are made lightly or without effort or thought. The remaining 5%, however, are the ones that make a difference and the ones that give meaning to the grant of discretion to each of the Commissioners.

I am confident that the Architect can redesign the proposed building to a size and configuration that still meets the goals established by the applicable code provisions.

The creation of six residential units, two of which are deed restricted, is a good thing. This current proposal is not the sole way to achieve those goals.

The attached set of photos is intended to allow you to recall visually, and easily, the present and future views from the surrounding streets.

Best,
Jesse Franklin

Jesse O. Franklin IV | Attorney at Law

**SCHLEMLEIN
FICK & FRANKLIN**
ATTORNEYS AT LAW

66 S. Hanford St., Suite 300, Seattle, WA 98134

Phone: 206.448.8100 | Fax: 206.448.8514 | jof@soslaw.com | www.soslaw.com

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ADMITTED TO PRACTICE IN AK, CO, ID, MT, OR and WA



BUILDING HEIGHT - MAXIMUM - CALCULATION

MAXIMUM BUILDING HEIGHT AT WEST PROPERTY LINE

= WEST PROPERTY LINE AVERAGE GROUND ELEVATION + 42' 0"

= AVERAGE OF PROPERTY CORNER GROUND ELEVATIONS

SW CORNER GROUND ELEVATION = 5842.80

NW CORNER GROUND ELEVATION = 5842.77

$= 5842.80 + 5842.77 \div 2 = 5842.79$

WEST PROPERTY LINE MAXIMUM HEIGHT

$= 5842.79 + 42' = 5884.79$ or 5884' 9 1/2"

MAXIMUM BUILDING HEIGHT AT EAST PROPERTY LINE

= EAST PROPERTY LINE AVERAGE GROUND ELEVATION + 42' 0"

= AVERAGE OF PROPERTY CORNER GROUND ELEVATIONS

SE CORNER GROUND ELEVATION = 5843.40

NE CORNER GROUND ELEVATION = 5843.85

$= 5843.40 + 5843.85 \div 2 = 5843.63$

EAST PROPERTY LINE MAXIMUM HEIGHT

$= 5843.63 + 42' = 5885.63$ or 5885' 7 3/4"

PROPOSED BUILDING ELEVATIONS - WEST

REV. 21-4 2024 1/2" = 1'-0" 1/2" = 1'-0"

200 NORTH MAIN

200 N. MAIN ST.
KETCHUM, ID 83340

DESIGN REVIEW
10/19/2023





PROPOSED WEST PERSPECTIVE

200 NORTH MAIN

200 N. MAIN ST.
KETCHUM, ID 83340

DESIGN REVIEW
10/19/2023





EXISTING NORTH PERSPECTIVE

200 NORTH MAIN

200 N. MAIN ST.
KETCHUM, ID 83340

DESIGN REVIEW
10/19/2023





PROPOSED NORTH PERSPECTIVE

200 NORTH MAIN

200 N. MAIN ST.
KETCHUM, ID 83340

DESIGN REVIEW
10/19/2023





EXISTING EAST PERSPECTIVE

200 NORTH MAIN

200 N. MAIN ST.
KETCHUM, ID 83340

DESIGN REVIEW
10/19/2023





PROPOSED EAST PERSPECTIVE

200 NORTH MAIN

200 N. MAIN ST.
KETCHUM, ID 83340

DESIGN REVIEW
10/19/2023



Participate

From: peter tynberg <peterlhtynberg@gmail.com>
Sent: Tuesday, December 5, 2023 6:53 AM
To: Participate
Subject: Please place the comments below in the Public Comment portion of the City Council Meeting of 12/18/2023

To the citizens of West Ketchum:

In the past 60 years the drainage plan in West Ketchum has utilized the wetlands on 450 Wood River Drive, 490 Wood River Drive and 500 Wood River Drive as a conduit to get unwanted rain water, snow melt water, and spring running off (aquifer water) into the Wood River. Lots 490 and 450 Wood River drive are being developed, and this development will drastically reduce the area that is needed to absorb this unwanted water.

Proper handling of this unwanted water will require a new drainage system that will process this unwanted water and place it directly into the Big Wood River. West Ketchum residents should be involved in the decision on how the cost of this new drainage system should be handled. It appears that the choice is either an assessment district in West Ketchum or that the funds come as a condition of approval for the developments at 450 and 490 Wood River Drive.

Peter Tynberg, M.D.
500 Wood River Drive.

The letter below was sent to the City manger on 12/5/2023:

Mr. Riley,

Dealing with the unwanted water from rain, snow, and spring run off (aquifer) is important to the well being of our property at 500 Wood River Drive. The development of the project at 490 Wood River Drive will leave less land to absorb this unwanted water after the home, garage, and roadway is constructed. In addition other structures to protect the home are to be built, and all occupy more space that previously was vacant and could handle the unwanted water. You stated that the City may study the drainage problem for this area over the next year. You stated that the cost of the study would be \$50,000, and the cost of a new drainage plan would be \$1,000,000.

However if an assessment district is suggested, it is unlikely to be passed in a vote by other properties that are getting protection without having that expense.

Presidio Vista Properties will make several million dollars on the home at 490 Wood River Drive and another several million on the home that they will construct at 450 Wood River Drive. (They were very successful on the home they recently built on Bear Lane.) It seems reasonable that the funds for the new drainage system should be a condition of those two projects.

Now is the time to consider this issue.

Respectfully,
Peter Tynberg, M.D.