

Dawn Hofheimer

From: Daniel Hollis <daniel@hp-architects.com>
Sent: Monday, June 29, 2026 4:26 PM
To: Participate
Cc: Christian Thomas; Peter Seidner
Subject: The Bitterroot Project - Public comment
Attachments: 2026-05-12 St Thomas SV to HP.pdf; Letter of Support from Neighbor.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon,

Please see the two attached letters of support for the Bitterroot Design Review Application.

Please confirm receipt.
Thank you.

Daniel Hollis

Hollis Partners Architects, AIA, LEED AP BD+C

Office: 208.721.7160
220 River Street
Ketchum, Idaho 83340
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May 12, 2026
Via email

Daniel Hollis
Hollis Partners Architects
PO Box 1769
Sun Valley, Idaho 83353
daniel@hp-architects.com

Re: Bitterroot Square Project

Dear Mr. Hollis,

On Behalf of St. Thomas Episcopal Church, I would like to thank you for meeting with us on April 29 and sharing your latest designs for the Bitterroot Square Project. We are very pleased with the reduced mass of the project and especially with the thoughtful creation of the much larger landscape buffer between your project and our property. The sloped roofs and reducing the overall bulk have greatly enhanced the project and we feel that it will be an attractive addition to the neighborhood. We applaud the designers and owners for their restraint with this project.

Sincerely,

Jonah Kendall, Rector
St. Thomas Episcopal Church
P.O. Box 1070
Sun Valley, ID 83353
jkendall@stthomassv.org



ADDRESS

201 Sun Valley Road
PO Box 1070 • Sun Valley ID, 83353



WEBSITE

www.stthomassv.org



OFFICE PHONE

(208) 726-5349

200 N Spruce

From Sanborn, Reid <reid.sanborn@evrealestate.com>

Date Mon 6/15/2026 2:39 PM

To Daniel Hollis <daniel@hp-architects.com>; Peter Seidner <peterjseidner@gmail.com>; Riley Buck <riley@pcgidaho.com>; Christian Thomas <christian@christianthomasinc.com>

Note from Jed and Alex below.

Reid

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

From: **Jed Gray** <jed@svassociates.com>

Date: Mon, Jun 15, 2026 at 2:23 PM

Subject: RE: 200 N Spruce

To: Sanborn, Reid <reid.sanborn@evrealestate.com>, Alex Higgins <alex@svassociates.com>

Hello Reid, Alex and I want to thank you for the time you put in to bring us up to speed on your Bitterroot project. We both think it is a very attractive building and a pleasant change from a box type with seem to be the current trend in Ketchum. We appreciate that you have met with neighbors and adopted changes to try and accommodate their concerns. We will work with you as much as possible during the construction period and look forward to your completion of the project. Jed Gray

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Thank you,

Reid Sanborn, MBA

Associate Broker & Partner

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Dawn Hofheimer

From: Gary Wimmer <gary@fordlandco.com>
Sent: Tuesday, June 30, 2026 12:30 PM
To: Participate
Subject: 200 Spruce Ave.

To Whom It May Concern,

I reside at 600 East Second Street in downtown Ketchum, a luxury condominium development located approximately 300 feet from the proposed project at 200 Spruce. After reviewing the project plans in detail, I find the proposed development to be both architecturally appealing and thoughtfully sited.

In particular, the building materials and exterior finishes appear to be well suited to the character of the neighborhood and are highly responsive to the surrounding environment. While I cannot speak on behalf of my neighbors at 670 East Second Street (The Lodges), which is also a beautifully designed and architecturally distinguished property, I appreciate the quality and design of both my residence and The Lodges. Together, these developments have established a high standard for this area of Ketchum, and I believe the proposed 200 Spruce project complements that character exceptionally well.

Ketchum benefits from well-designed, high-quality developments, and I believe 200 Spruce represents an appropriate, environmentally responsible investment in our community. It will be a positive addition to the neighborhood and an enhancement to this part of town.

I respectfully support approval of the project as proposed.

Respectfully,

Gary W.

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

1. Harms

The Bitterroot will displace the small businesses that have been serving our community from the existing building. And it will eliminate the 20 or so parking spaces currently on the property.

The architect's image shows parking spaces in front of the Bitterroot on that side of Spruce Avenue. That would be impractical and unsafe. The street is barely wide enough as it is.

The location of the exit from the proposed underground garage is also unsafe right after (or before, depending on direction) the curve where Spruce Avenue turns into 2nd Street East. Many drivers take that curve faster than the speed limit, and a curved mirror won't be enough to stop collisions.

The new building is almost as tall as Les Saisons across Spruce Avenue, and the chimneys are even higher. The Bitterroot will block light and views of Sun Valley from Les Saisons and create a canyon on Spruce Avenue.

The chimneys are a terrible design feature. They stick up like middle fingers to the community from any angle, and they will intrude on Sun Valley Road drivers' view of the back of Dollar.

The building looks like they crammed a bunch of spaces together, and the density of the building is not compatible with the neighborhood.

The commercial space is unlikely to do well because the building is not inviting or welcoming to pedestrians and parking is limited. The location may legally be part of the core, but it feels more outside than in. One might think that space was included solely to meet the mixed-use requirement.

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

This is a topic that I know from my decades of advocacy to protect forests and implement climate solutions.

The City of Ketchum adopted the Blaine County Climate Action Plan" on September 16, 2024, known as "5B CAN". Therefore, the City should require compliance by developers who seek approval from the City.

The design submitted by Bitterroot calls for removal of 40 foot mature growth trees and replacing them with new trees. Removing mature growth trees is NOT in compliance

with 5B CAN, and replacing old growth trees with new trees defies 5B CAN's mission to store carbon and reduce emissions.

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 no cost to the City and no cost to taxpayers.

Removing mature trees accelerates climate change, and that 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 before much smaller trees can be planted that will take years to grow and form a new interconnected root system.

Suggesting that replacement trees will restore what's there now is disingenuous.

Preservation of existing old growth trees must include their roots on all sides for preservation of an ecosystem that provides habitat for wildlife.
The developers must change the design to preserve the old growth trees.

These trees 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, and geese—and the fish in Trail Creek and downstream.

When mature trees are removed above a creek or a river, rocks and soil erode into a stream, river, or creek below—in this case, Trail Creek. Also note that the machines removing the trees will add to the soil disturbance and exacerbate erosion.

And the City should also require the developers to amend the design so it no longer requires removal of the massive amount of soil needed to create space for an underground garage, which will also weaken the hillside.

See links below to studies in support.

The impact of the machines and 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—**and that 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 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 The Bitterroot.

Landscaping cannot “replace” an interconnected forest ecosystem that has provided stability for a multiplicity of species for decades.

To comply with 5B CAN and address other concerns listed above, developers must redesign their project to accommodate preservation of the existing mature trees.

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/>

I therefore recommend that the P&Z commissioners send the project back to the drawing board.

##

From: Duane Nelles <dnelles3@gmail.com>
Sent: Wednesday, July 1, 2026 11:36 AM
To: Participate
Subject: Bitterroot Development

Dear Commissioners,

Thank you for the opportunity to comment on the proposed Bitterroot development and for your diligence in evaluating both the application and input provided by members of the community.

To be clear, I am not opposed to development on this site. Further, I appreciate the investment and effort made by the applicant. However, I do have concerns that should be addressed to ensure the project meets not only the technical requirements of the City's zoning code, but also the broader health, safety, and welfare standards that former Commissioner Passovoy emphasized in her recent comments. Decisions made on this parcel will have precedent-setting implications for future development, including the likely future redevelopment of the Sun Valley Associates property located at Spruce and Sun Valley Road.

My primary concerns are as follows:

1. Massing, Height, and the Walling Effect Along Spruce Street and Adjacent Properties

The existing building sits at an angle to Spruce Street and reaches its maximum height well back from the street frontage. The proposed development shifts the mass forward to the edge of the property line and brings the building close to its maximum height almost immediately and across the entire width of the property. This creates a **walling effect** along Spruce Street and closest to our homes.

I respectfully request:

- **Additional front setbacks** - much of the front of the building sits on the property line
- **Greater architectural relief** - particularly on the roof / third floor to reduce perceived bulk
- **Consideration of sight lines**, including existing views of Dollar Mountain and **maintaining the open wildlife corridors** that currently exist

The applicant has recently moved the building footprint fully into Ketchum to avoid the need for Sun Valley annexation, but this shift places **more mass closer to Ketchum residents**, increasing the project's impact on neighborhood character.

2. Removal of Mature Trees and Loss of Natural Screening

The proposal removes numerous mature trees that currently provide natural habitat, privacy, and visual buffering—particularly along the shared boundary with The Lodges and as one drives east on Second

Street. These trees are being replaced by a **40-foot-tall building positioned as close as 3 feet 7 inches** from the property line.

This building and removal of large established trees represents a substantial change in neighborhood character, significantly reduces wildlife movement, visual openness, and privacy for existing neighbors.

3. Relocation and Enlargement of the Utility Box

The existing small utility box corner of Second Street is largely hidden by mature trees and sits adjacent to the Bitterroot property line. The new proposal enlarges this equipment and relocates it **closer to The Lodges property** and given large scale changes/removal of trees **will make this more visible** despite the proposed screening.

This move/enlargement creates a **negative impact** that should not be borne by the existing neighbors. I request that the utility equipment be:

- **Moved / combined elsewhere on the Bitterroot property**, and/or
- **Undergrounded**, if feasible, to minimize visual and other impacts.

4. Placement of Bicycle Racks

Any required bicycle racks should be placed on the Bitterroot property. They should be located **closest to the points of use / away from the Lodges properties**. Consolidating the racks in a single location on the Bitterroot parcel, such as the northwest entrance, which not only has adequate space due to the deeper setback but is likely the point of actual usage, would be more appropriate.

5. Precedent for Future Development Along Spruce Street

Approval of this project will inevitably set precedent. It is reasonable to assume that the Sun Valley Associates property will be redeveloped in the future and will seek similar treatment. The Commission must consider whether it is in the city's long-term **health, safety, and welfare** interest to allow the entire Spruce Street block to evolve into a **darkened, vertical corridor** that crowds out light, nature passage, and views.

Thank you again for your time and consideration. I appreciate the opportunity to participate in this process and respectfully request that these concerns be addressed as part of the Commission's review.

Sincerely,

Duane Nelles
670 Second Street Unit 1
Ketchum, Idaho