

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.

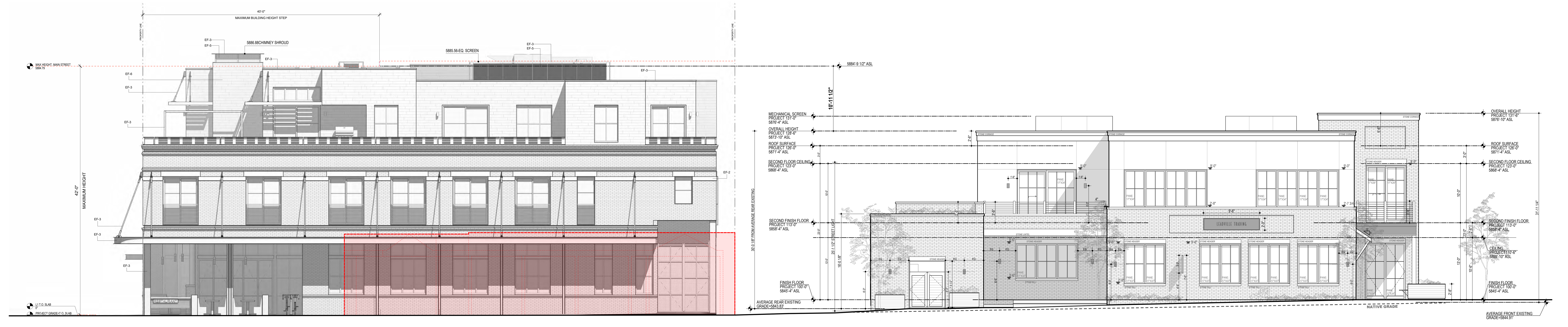
I question if the city's decision to allow additional FAR and the associated additional bulk for workhouse housing is the correct decision in the CC zone.

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

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.

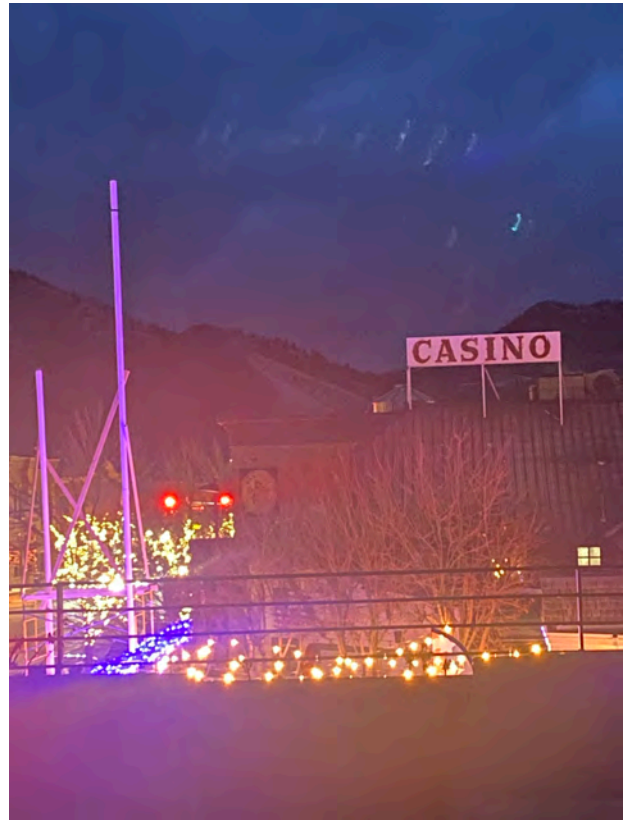
The height of existing buildings in this section of Main Street is 2 stories or under. This building is at least 3 stories or more. It DOES NOT blend into the smaller historic buildings around it. The owners and architect didn't take into account the privacy of its surrounding neighbors - especially 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



Voicemail Received on: Tuesday, December 12, 2023 9:13:12 AM.

Hi, my name is Karen Davies. I'm calling from 901 Rocking Horse Road in Ketchum. I've lived here 53 years. I know you have a couple of things coming up on planning and zoning tonight. I can't come to the meeting. I've got a family coming over to do some tree decorating and all that kind of stuff. But I just have a quick comment. The big building that's planned next to the Casino on Main Street. I oppose its height and its size. But I just don't think that the height should get to go higher than what is truly allowed. I know they need the money, but it's going to be such a nasty scene, both for the Casino, Chapter One, even the Culinary Institute, which is a newer building that was in the old days. I grew up in Idaho and I've, my folks have had land here for many, many years.

From: [Participate](#)
To: [Heather Nicolai](#)
Subject: FW: 200 N. Main St Proposed project
Date: Tuesday, December 12, 2023 11:42:01 AM

From: PATRICIA HIGGINS <pathiggins4085@gmail.com>
Sent: Monday, December 11, 2023 9:54 PM
To: Participate <participate@ketchumidaho.org>
Subject: 200 N. Main St Proposed project

75% 



★ **Pat Higgins**

9:48 PM

To: [participate@ketchumidaho](mailto:participate@ketchumidaho.org) >

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

Sent from my iPad

From: [Participate](#)
To: [Heather Nicolai](#)
Subject: FW: P&Z Application - Design Review for 200 N. Main - The "Better Choice"
Date: Tuesday, December 12, 2023 11:42:31 AM
Attachments: [North Main Selected Photos and Elevation.pdf](#)

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

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 Commissions 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

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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" SCALE

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

