

From: [Jeanne Cassell](#)
To: [Planning and Zoning](#)
Subject: Re: Public Comment for PZ Commission Meeting
Date: Monday, December 11, 2023 11:38:01 AM

As a long-time resident of Ketchum, I am opposed to the proposed huge development where Rico's Pizza, and more recently Serva Restaurants were. Since they were open-air restaurants, we had a chance to see the mountains from there, and some open space. The proposed 3 story building ruins the view, and fills up any feel for open space. Since it is proposed right to the curb, no landscaping or trees????

It would be a terrible entrance to our village...more of a down-town urban place.... PLEASE CUT IT BACK, - AND DOWN!!! !

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 Moczygemba; 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 loosing 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
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