

Ketchum Business Advisory Coalition Public Comment to P&Z on
Sawtooth Serenade Development
September 23rd, 2025

Note: KBAC submitted similar public comment regarding this project in February 2025. We did receive answers from Planning and Building regarding several of the concerns below, and we're appreciative of that response. We remain concerned about the impact this construction will have on the surrounding area, specifically access to local businesses.

The Ketchum Business Advisory Coalition (KBAC), representing over 160 local businesses and community members, has several concerns about the Sawtooth Serenade development plans and the potential impact it will have on access to local businesses during and after construction.

- The City's requirement that new developments must widen sidewalks to 8 feet will likely eliminate several on-street parking spaces. The number of parking spaces that would be removed due to Sawtooth Serenade are not detailed in the design application, but architectural drawings on page 32, 33, and 37 show removal of parking on the east side of 1st street. How many parking spaces will be eliminated on 1st Ave with this development, and how will these parking spaces be replaced? 1st Ave is particularly important as a public parking area for business employees and customers because as the city eliminates parking spaces in town, City officials refer to there being "Plenty of all day parking on 1st Street". How many of these spaces will be lost due to this development?
- The application (as of February 2025) does not include details on construction staging or parking. The construction that took place on 1st Avenue between Sun Valley Road and 4th Ave in 2023 and 2024 nearly bankrupted existing local businesses due to the lack of access for customers, employees, deliveries and services. The City's current construction parking plan is reactive and ineffective, as it requires the public to call-in issues and wait for a response from the City. But by the time enforcement occurs, business revenue has already been lost. Local businesses are looking to the city to provide proactive solutions to construction staging and parking that will ensure access to customers, employees, deliveries, and services throughout this entire project, beginning to end.

- In recent years, many new building developments have not been required to provide adequate parking for the number of vehicles that may need access to the building. How many new, off-street parking spaces will this building be required to provide?
- There is a Mountain Rides bus stop on the corner of 1st Avenue and Sun Valley Road. How will this bus stop be impacted during and after construction?

It is important that the City of Ketchum does not continue to allow development projects to interrupt access to local businesses. The local business community is looking for the city to provide specific details on:

- Precisely how many parking spaces will be eliminated due to this project?
- How and where will these parking spaces be replaced?
- How many new, off-street parking spaces will be provided for residents and visitors to this building?
- Where will construction staging and parking be located?
- How will the Mountain Rides bus stop be impacted?

Thank you,
KBAC Board of Directors

Dawn Hofheimer

From: Stuart Campbell <1stuartcampbell@gmail.com>
Sent: Monday, September 22, 2025 9:12 AM
To: Participate
Subject: September 23, 2025 Agenda Item - 260 N. 1st Avenue - Sawtooth Serenade

Follow Up Flag: Follow up
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Hello,

After reviewing the submitted materials with respect to this agenda item/project, I urge the P&Z Commission to approve the Design Review Application for this project. I drive by and park on 1st Avenue adjacent to this empty lot several times a week and this project looks like a great improvement to this long-vacant block and part of town.

Thank you.

Stuart Campbell

PO Box 6992

Ketchum ID 83340

Dawn Hofheimer

From: Pitzler, Dan <Dan.Pitzler@jacobs.com>
Sent: Sunday, September 21, 2025 7:43 AM
To: Participate
Subject: Support for Sawtooth Serenade Project

Hello. I'd like to confirm that I have reviewed the most recent design changes and remain supportive of the Sawtooth Serenade project. To me, it fits well with the look and feel of our downtown community.

Regards.

Dan Pitzler, 131 Four Seasons Way, Ketchum, ID.

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Dawn Hofheimer

From: Kelly Feldman <kfeldman@durance.com>
Sent: Monday, September 22, 2025 12:05 PM
To: Participate
Subject: Please deny the application for Sawtooth Serenade

Dear Ketchum Planning and Zoning,

We are writing to oppose the application of the proposed Sawtooth Serenade project. Along with the concerns of the impact on local businesses(including ours at 200 1st Ave and 131 2nd St) due to construction, we firmly believe the design as a part time residence for only two couples is inappropriate for the location. With the current focus on the lack of affordable housing, creating a 23,867 square foot building in the community core without it is unacceptable. The developers have made no significant adjustments from their original application in February, which was denied. There is no reason for P&Z to alter that decision.

Thank you for your attention.

Kimberly and Richard Feldman