

Cyndy King

From: Gina P <ginapoole10@gmail.com>
Sent: Monday, April 21, 2025 5:51 PM
To: Participate
Cc: Bob Poole
Subject: PEG/Marriott Hotel

Dear Commissioners,

Please do not grant a 12-month extension of the design review and floodplain development permits for the PEG Ketchum Hotel, aka Marriott.

This project is unpopular and received too many waivers allowing it to be a massive eyesore at the gateway to our beautiful mountain town.

Thank you for your time and consideration.

Sincerely,

Gina & Bob Poole

Ketchum

Cyndy King

From: Annie Nelson <nemson@gmail.com>
Sent: Monday, April 21, 2025 11:16 PM
To: Neil Morrow; Brenda Moczygamba; Tim Carter; Matthew McGraw; Susan Passovoy; Participate; letters@mtexpress.com; slurie@5bgazette.com; Neil Bradshaw; Spencer Cordovano; Tripp Hutchinson; Courtney Hamilton; Amanda Breen
Subject: Plea - no hotel in entrance to town

Members of P&Z and City Council,

This is a **urgent plea** to not allow PEG or any other big box developer come in and ruin Ketchum with yet another hideous oversized corporating-hotel and **unwanted structure**. **Please** tune in to your constituents and listen to the loud and clear multitudes of people who are disgusted/exhausted/sickened with the trajectory of all the building. Instead, consider purchasing that lot and putting something **community-oriented** in that spot. An actual PARK with trees and greenery would be a good start.

Thank you-
Annie Nelson

Cyndy King

From: Cindy Forgeon <cforg@cox.net>
Sent: Monday, April 21, 2025 11:55 PM
To: Participate
Subject: I oppose this 2nd request for an Extension that the PEG Hotel group is requesting at the PnZ meeting 4/22/25

I oppose this 2nd request for an Extension that the PEG Hotel group is requesting.

They have already had 1 extension that the community didnt' hear much about and now at least this 2nd request has been brought out in the open for a hearing.

There was an overwhelming opposition to this project during City Council meetings and NOT much support from residents. There was a petition of over 3,000 signatures against this overly huge project on a very small parcel that the Mayor and Council seemed to disregard.

The Major had back door meetings with this company before it even started its development process. I remember the Council members saying they will do what they want in the meetings after hearing all the opposition at the community meetings.

Now that PEG is asking for an extension, the city should definitely not grant one. PEG's development agreement was very specific including details on funding which they are saying its not available to them at this time. This property has been on the market for over a year and they want to sell...so we're going to just give them more time to sell out the community? for a project that has been opposed to and does not fit.

During the process This family company whined and dined saying that they loved Ketchum,they want to live here and be here in business...but its a sell out...no longer are they saying this...as it was before it is still all about the money.. an outside company come into town do what they want and then be a sell out. Just like the company who sold out the Limelight to the Aspen Ski company.

This coupled with the overwhelming opposition to this project as outlined from the start should make your decision easy. Are you going to continue to sell out town and the people who live and work here and make it a liveable community? or do the right choice? Once again, I oppose the 2nd request for an extension.

Thank you for your consideration,
Cindy Forgeon

Cyndy King

From: Alf Seccombe <seccombe@gmail.com>
Sent: Tuesday, April 22, 2025 8:51 AM
To: Brenda Moczygemba; Tim Carter; Matthew McGraw; Susan Passovoy; Participate; Neil Bradshaw; Spencer Cordovano; Tripp Hutchinson; Courtney Hamilton; Amanda Breen
Subject: Another Hotel? The tourism bubble is already a BUST

P & Z and City Council:

The situation in Ketchum is spiraling out of control. More hotels and tourists are not sustainable.

It's time to shift priorities—away from allowing mega-mansions that sit empty all year and building yet more hotels, toward attracting businesses with high paying jobs, conservation, better schools and overall livability for locals.

Ketchum needs to be a town that supports year-round living, not just a two-night stay for outsiders. Local families and businesses deserve a place that is functional, liveable, and balanced. The current path is completely out of sync with the reality on the ground. Climate change brings a boom and bust ski season economy and continuing to bet on short-term development projects is short-sighted and irresponsible.

Another hotel is not just unnecessary—it's a bad investment. There isn't enough demand now, and there won't be in the future.

Please start listening to the people who actually live here.

Sincerely,

Alf Seccombe

Cyndy King

From: Ben Worst <ben@benworstlaw.com>
Sent: Monday, April 21, 2025 11:57 AM
To: Participate; Neil Morrow; Brenda Moczygemba; Tim Carter; Matthew McGraw; Susan Passovoy
Cc: Bob Korb; Ben Worst
Subject: Letter in Opposition to PEG Hotel Ketchum permit extensions
Attachments: P&Z 4-22-2025.pdf

Dear Commissioners,

Please consider the attached correspondence in opposition to the PEG Hotel Ketchum request for permit extensions and include it in your official record of tomorrow's meeting.

Thank you.

Ben Worst

BENJAMIN W. WORST, P.C.
P.O. Box 6962
Ketchum, Idaho 83340
Tel. (208) 720-8417

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April 21, 2025

Ketchum Planning and Zoning Commission
City of Ketchum
P.O. Box 2315
Ketchum, Idaho 83340

SENT VIA EMAIL TO: *participate@ketchumidaho.org*

RE: PEG Hotel Ketchum, LLC
Design Review and Floodplain Development Permit Extension
File No. P25-008

Dear Commissioners,

220 East River Street, LLC has retained this law firm to represent it in opposition to the above-referenced request to extend the applicant's Design Review and Floodplain Development Permits for another 12 months. My client owns 220 East River Street in Ketchum, the only neighbor with property contiguous to the subject property and the owner who will be most negatively impacted by the proposed new hotel. Please include this correspondence in the official record of the public hearing on April 22, 2025.

This massive project has been problematic from the start – 6 stories, 72 feet tall, 130,000 square feet on approximately one acre of land, massive impacts on parking, traffic and affordable housing, waivers for all the elements otherwise prohibited by the Ketchum Code and most importantly, massive public opposition. Hearings on the application began in 2019. Six years later, the applicants have not applied for a building permit which might indicate they are simply attempting to keep the entitlement alive while they market it to potential builders. If granted the requested extensions, will they obtain their building permit and excavate in order to drag out the approval while they continue attempting to sell the entitlement? Will this be our new “Welcome to Ketchum” pit?

KMC §17.96.090.B states that if any of the following conditions are found to exist, the extension shall not be granted:

a. Whether there have been significant amendments to ordinances which will apply to the subject design review approval;

The Comp Plan renewal process has been underway for months now. In the course of that process, three clear themes have emerged. Ketchum's residents do not want significant density increases, they do not want more height and they do not like the waivers that in years past would have required approval as variances. It is doubtful that this particular project would

have ever been granted any variances under the extreme standards applicable to variances. In fact, it is doubtful that the City would approve the waivers were this project to apply today given the overwhelming public opposition to the staggering height and density. Given the new Comp Plan and the opposition to massive buildings, the Commission should deny the requested extension.

b. Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project;

Staff feels this standard is irrelevant. I disagree. At the time this project was approved, few people believed the pit across Main Street would ever be developed. The owners were threatening litigation, the City was threatening to take the owners' bond and the project languished. What was nothing more than development potential is now a steel and concrete reality looming over the entrance to Ketchum. If the PEG Hotel Ketchum is built, one will enter the City by way of a hotel canyon. Two hotels, both well over 100,000 square feet each, facing off more than 40 feet high when measured from River Street, but much, much higher when viewed from the bridge across Trail Creek.

Multiple massive hotels were never the City's intent. When the Code was overhauled in 2006, the Council wanted to incentivize a hotel. As they said, "We are open for business." The intent was to grant height and density waivers, get one hotel built, then re-evaluate. Ketchum approved both the Limelight and the Appellation (then Auberge), but it failed to revisit the impacts. Now the Limelight is a reality and the Appellation soon will be. As part of the Code revisions in 2006, the City Commissioned a massing study as part of the master plan. The study found that the PEG Hotel Ketchum Lot is an acceptable location for a hotel; however, it recommended that only a small, boutique hotel be built. Moreover, the study recommended that any hotel built on the site be built to appear as multiple separate building in order to reduce the visual impact. That study and recommendation appear to have been forgotten.

The construction of the Appellation Hotel constitutes a significant land use change in the vicinity which will adversely impact and be adversely impacted by the PEG Hotel Ketchum. The entry to Ketchum will be out of scale and out of context with the City, additional traffic from both hotels will complicate an already congested exit from Ketchum and the number of staff from both hotels who are not accommodated by the two hotels will further aggravate our affordable housing crisis.

d. Whether community facilities and services required for the project are now inadequate.

Staff feels this standard is also irrelevant. Again, I disagree. Traffic circulation, parking and affordable housing are all community facilities and services. Such facilities and services were never adequate for this project to begin with, but in the time that has passed since 2019, these services and facilities are now stretched beyond their capacity. How many employees will the new hotel require? 85? 100? More than 100? They all need to live somewhere; however, this project includes housing for only 16. The employees that this hotel fails to house on site will be forced to compete for severely limited housing, further aggravating the housing crisis. Regarding parking and traffic, more information is needed. Traffic near the intersection of River Street and Main Street appears to be worse than when this project was approved. Is there still adequate capacity? Same with parking. In short, Ketchum has grown dramatically since this project was first approved. Community facilities and services for this project have not kept up.

The City previously granted one 12-month extension. In that time, nothing appears to

have happened, no building permit was applied for. The applicant states that, **“market conditions have prevented us from proceeding with construction at this time, including elevated construction costs, high interest rates, and inflation.”** Such market conditions have recently gone from “not bad” to “terrible.” By all indications, construction costs are poised to go through the roof, so there is little hope that this project will be built even if the requested extension is granted. You might simply be granting the applicant more time to shop the entitlement to prospective buyers who in turn might need to beg or threaten the City for more time.

I ask you to thoroughly evaluate the conditions and apply the standards. The construction of the Appellation Hotel constitutes a radical land use change in the vicinity of the project that will be adversely affected by the PEG Hotel Ketchum and in turn adversely affect the PEG Hotel Ketchum primarily in the form of visual impact upon entering Ketchum, parking, traffic and affordable housing. Community facilities and services are inadequate to offset those impacts. Now is the time for you to say no to the applicants and deny this request.

Thank you.

Sincerely yours,

BENJAMIN W. WORST, P.C.
Attorney At Law

By: /S/ Benjamin W. Worst
Benjamin W. Worst

Cc: Client