

From: Alex Hughes <alexsunvalley@gmail.com>

Date: June 21, 2020 at 9:19:43 AM MDT

To: Suzanne Frick <sfrick@ketchumidaho.org>, Brittany Skelton <BSkelton@ketchumidaho.org>, Participate <participate@ketchumidaho.org>, Neil Bradshaw <NBradshaw@ketchumidaho.org>

Cc: Alex Hughes <alexsunvalley@gmail.com>, Baird Gourlay <baird.gourlay@facebook.com>, Mark Kern <markdkern@me.com>, Jamey Kern <jameykern@me.com>, Steven Hart <stevenhart@gmail.com>

Subject: 3020 Warm Springs - Planning and Zoning Commissioners - public comment

Hello All,

Please add the attached letter to public comments for Special Meeting, Monday June 22, 2020.

Please also add to comments for Commissioners: I have requested three meetings ago, as well as this past week during a meeting with Suzanne Frick and Brittany, to have the plans reflect the positions of the exhausts for boilers, hot water heaters, air conditioners, dryers and any other source of noise and/or fumes that will be exiting the subject building. We have asked that the air conditioners be placed at the roadside location, not on the back of the property. Four air conditioners, boilers, dryers, and hot water heaters may add up to unallowable decibels as mentioned over a month ago. As suggested initially, air conditioners can be mounted inside the building, preventing this issue of noise to the neighbors from that source. Also, exhausts can go through the roof, lowering the decibels reverberating off of neighboring buildings.

Thank you all,

Alex

Sun Valley, A Great Place to Wake UP!

Alexandria 'Alex' Hughes
Sun Valley Real Estate, LLC
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Waddell/Roush Duplex Design Review
3020 Warm Springs Road

June 20, 2020

Suzanne Frick, City Administrator, City of Ketchum
Brittany Shelton, Senior Planner, City of Ketchum
Abby Rivin, Associate Planner, City of Ketchum

Thank you, again, for listening to the neighbors regarding the application for approval of the existing architectural plans proposed for 3020 Warm Springs Road.

I certainly concur with my neighbors and abutters regarding the subject property plans in regard to the latest design presented, which clearly opposes the Design Review Chapter 17.96.00. in a number of places. Please refer to their letters submitted for review.

I refer to the City of Ketchum Codes:

1. **17.96.010: Applicability: C #5**

Please refer to this code: The Administrator may waive the requirement for preapplication review if the project is found to have no significant impact.

This project 'is a huge and significant impact' to the abutting neighbors and we were not provided the time to discuss this at an earlier date for review, considered preapplication period.

As you know, we were not noticed about this duplex until just before the architectural design review committee meeting on zoom in May. I have been reading and rereading the codes since that time.

2. **17.96.020: Purpose:**

The purpose of this chapter is to maintain and enhance appearance, character, beauty and function of the City, to ensure that 'new development' is complementary to the design of existing City neighborhoods and to protect and enhance the economic base of the City of Ketchum. (Ord. 1190 2018)

I would like to understand this 'protect and enhance the economic base of the City of Ketchum' line item. At the last meeting, one of the committee members referred to 'devaluing the neighboring properties as if it did not matter' – well that is happening to four abutting properties immediately and it does matter. Is this a code protecting the four abutting properties to this subject application? What is being referred to in the Purpose Code above? Would someone please explain?

Please note that three immediate abutters to this project have shown disappointment with the disregard of the appearance, character and beauty on three sides, E,W, and North facades of the proposed design. This 'new development' is clearly NOT complementary to the design of this Warm Spring neighborhood. Imagine the street lined with box structures that do not enhance the E, W, north side of any abutting properties along WS Road or any road in the City of Ketchum surrounding neighbors that may want to develop their property. This application is sitting 12 feet from the abutting property lines, 24 feet building to building, and up to 35 feet in elevation, with a flat wall 70' wide. To quote the code: **There is no neighborhood beauty or character from the side and back/north elevation of the building proposed. To pass this design will totally change the character and beauty of Ketchum neighborhoods. There are many neighborhoods that will have to face this block structure design if you go forward with allowing the developers to**

push this 'box' design through the city architectural review with no care or thought to the abutters or neighborhood by not abiding by the 'code as written'.

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- 3. 17.96.060: Improvements and Standards:**
 - E. Compatibility of Design:**
 - 1. The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.**
 - F. Architectural:**
 - 5. Building walls shall provide undulation and relief, thus reducing the appearance of bulk and flatness.**

We have been through this: While the roadside facade looks appealing to those driving and walking by, the three facades to the E, W and North, after changes to the design this past week, remain with a bulk and flatness which is appalling to the neighboring properties. Imagine 24 feet from your windows to the proposed subject, or any dwelling, with bulk and flatness creating a wall, 32+ feet high façade, corner to corner (less 12' setback) of the property and blocking sunlight to neighboring properties for most of the day and viewing a flat wall. This changes the beauty and character of Ketchum, which codes were written not to be allowed.

The townscape as we know it in Ketchum neighborhoods will disappear. This design is actively opposing the architectural code as written today.

This design, on the sides and back, is not complementary, it is not in character to the neighborhood and it is not beautiful. If you, as a committee, agree to allow this project to go forward, there is no turning back from passing these box structures throughout Ketchum in the immediate years ahead and with no thought to the neighbors, neighborhoods, townscapes, or beauty of what we all came here to enjoy. It appears to me that an attorney needs to read this code to decipher what the proper and legal guidelines of the code means. Has the City of Ketchum attorney translated the meaning of these codes to you?

This design is clearly not the soul of the Ketchum we all know and clearly not to Ketchum City Code as written.

Please submit as public comment.

Respectfully,

Alex

Sun Valley, A Great Place to Wake UP!

Alexandria 'Alex' Hughes
Associate Broker, Sun Valley Real Estate LLC

Alexsunvalley@gail.com

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Maureen Puddicombe

From: Suzanne Frick
Sent: Monday, June 22, 2020 9:25 AM
To: AllPZCommission
Cc: Abby Rivin; Brittany Skelton; Maureen Puddicombe
Subject: Fwd: 3020 Warm Springs - Planning and Zoning Commissioners - public comment

Please see public comment for today's meeting.

SUZANNE FRICK | CITY OF KETCHUM

City Administrator

P.O. Box 2315 | [480 East Ave. N. | Ketchum, ID 83340](#)

o: [208.727.5086](tel:208.727.5086) | m: [208.721.2765](tel:208.721.2765)

sfrick@ketchumidaho.org

Begin forwarded message:

From: Mark Kern <markdkern@me.com>
Date: June 22, 2020 at 8:08:27 AM MDT
To: Alex Hughes <alexsunvalley@gmail.com>, Suzanne Frick <sfrick@ketchumidaho.org>, Brittany Skelton <BSkelton@ketchumidaho.org>, Participate <participate@ketchumidaho.org>, Neil Bradshaw <NBradshaw@ketchumidaho.org>
Cc: Baird Gourlay <baird.gourlay@facebook.com>, Jamey Kern <jameykern@me.com>, Steven Hart <stevenhart@gmail.com>
Subject: Re: 3020 Warm Springs - Planning and Zoning Commissioners - public comment

To All,

We strongly agree with Alex Hughes after reading through the detail on all her comments in her attached word document pertaining to necessary remedy of structural design changes to the side and north project elevations. Additionally, we agree with request covered below in this email chain for installing AC units not only on the side, but pushed as far forward toward Warm Springs Road on the property as possible so road traffic masks AC noise and makes side yard neighbors' space less encumbered by AC sound.

Thank you,

Mark & Jamey Kern
401A Sage Road

On Jun 21, 2020, at 8:19 AM, Alex Hughes <alexsunvalley@gmail.com> wrote:

Hello All,

Please add the attached letter to public comments for Special Meeting, Monday June 22, 2020.

Please also add to comments for Commissioners: I have requested three meetings ago, as well as this past week during a meeting with Suzanne Frick and Brittany, to have the plans reflect the positions of the exhausts for boilers, hot water heaters, air conditioners, dryers and any other source of noise and/or fumes that will be exiting the subject building. We have asked that the air conditioners be placed at the roadside location, not on the back of the property. Four air conditioners, boilers, dryers, and hot water heaters may add up to unallowable decibels as mentioned over a month ago. As suggested initially, air conditioners can be mounted inside the building, preventing this issue of noise to the neighbors from that source. Also, exhausts can go through the roof, lowering the decibels reverberating off of neighboring buildings.

Thank you all,

Alex

<3020 WS RD 6:22:2020.docx>

Sun Valley, A Great Place to Wake UP!

Alexandria 'Alex' Hughes
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(208) 720 7444 cell
alexsunvalley@gmail.com

From: [Steven Hart](#)
To: [Abby Rivin](#)
Subject: 3020 WSR Development Letter
Date: Friday, June 19, 2020 12:37:13 PM

Greetings once again,

We appreciate the continued opportunity to provide input with regard to the development at 3020 Warm Springs Road. It's gratifying to know that there's a thoughtful process where residential development and neighborhood aesthetics can be openly discussed.

To that end, Mark Kern, our neighbor on Sage Road with whom we share an adjoining wall, submitted to you yesterday a list of specific, itemized remaining concerns with regard to the Waddell Property. We echo each of the points Mark made in his letter. While design materials and cosmetic changes to include additional windows are appreciated, they don't negate the fact that the north elevation remains essentially a singular, flat, three story, rectangular bulk wall.

Without so much as even a rear door in the back of the town home, it is evident from the project plans that everything on the north side of the Warm Springs property has been written off as dead space. It's therefore obvious that the property has been designed to minimize all expense and aesthetic on the north side. Unfortunately, it's that side of the property we'll be looking at once the project is complete.

While we continue to feel that the WSR design fails to meet the guidelines outlined in Ketchum City Code as discussed in Mark's submission, we'd simply like to add "Is the inclusion of this monolithic rear wall something that's in the best interest of Ketchum and it's residents?" Does the fact that code may possibly allow such a design mean that future builders should ignore it's general intent?

Mr. Waddell made the point that he, too, once lost a view due to a subsequent property development. While we regret the partial loss of our existing view, we understand that happens. What we're hoping to avoid is adding insult to injury through the approval of a property design which fails to thoughtfully consider it's impact on his immediate neighbors specifically, and the Warm Springs neighborhood in general.

Thanks as always for your time and consideration.

From: Baird Gourlay <bairdg7@gmail.com>

Date: June 19, 2020 at 7:57:50 AM MDT

To: Neil Morrow <nmorrow@ketchumidaho.org>, Matthew Mead <mmead@ketchumidaho.org>, Tim Carter <tcarter@ketchumidaho.org>, Jennifer Cosgrove <JCosgrove@ketchumidaho.org>, Kurt Eggers <keggers@ketchumidaho.org>

Cc: Suzanne Frick <sfrick@ketchumidaho.org>, Neil Bradshaw <NBradshaw@ketchumidaho.org>, Mark Kern <markdkern@me.com>

Subject: RE: 3020 WS rd

Just another quick comment on this project. I appreciate what Craig L. has done to improve the visual appearance of this project. However I would state that this is not what I think the code is meant to allow. I'm not sure that you can address the mass of this back wall in this project, but I would strongly advise you to look at this part of the code and consider the impact to all neighborhoods in Ketchum. I think when this code was written that the idea of flat roofs in a mountain town wasn't considered. If these were sloped roofs, even 4/12's, the impact would be much less.

Thanks for listening.

Baird Gourlay
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