

Dawn Hofheimer

From: Walt Coiner <wcoiner@sunvalley.com>
Sent: Wednesday, February 18, 2026 8:35 AM
To: Participate
Subject: Comments by Walt Coiner to be added to agenda for Planning and Zoning meeting February 18, 2026
Attachments: 310 Staff and application review 2-14-26.docx
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Comments by Walt Coiner to be added to agenda for Planning and Zoning meeting February 18, 2026

Thank you,

Walt Coiner

participate@ketchumidaho.org

City of Ketchum Planning and Zoning Commission

Comments submitted by Walt Coiner for meeting scheduled for February 18, 2026.

1. Overall, the proposed structure is out of place with community character. Large box structures.
2. Is the planned 3 car garage big enough for three cars? Application notes both 2 and 3 car garage?
3. Occupants need to drive over landscape and dry wells to access garages squarely.
4. No front doors in design.
5. Snow removal and storage over dry wells?
6. Existing and proposed grade not noted in congress with retaining walls within setback on three sides of building. Building seems to be just floating in space.
7. The drawings on applications show two types of stone veneer for same applications. Mossy Montana and Oakley stone. Which will be installed? Do actual setbacks noted in application include measurement of veneer siding, plaster and or all siding attached to building construction structure?
8. No landscaping plan for rear of lot. No trees are included in existing landscape design. Plants (Russian Sage) included in plan are not firewise. Existing trees located east of project are failing due to excavation of proposed project. No trees are included in existing landscape design
9. Where are the downspouts associated with roof drains? Are they external or internal. How do they tie into drywell system, or do they pour out onto the ground?
10. There is no additional overnight parking for residents and guests onsite.
11. Studio apartments to be rented? No separate entrances noted.
12. What is the construction activity plan? Where will the lay down yard be located? Hazard to Georgia Road residents due to hill leading to project. Georgia Road is a dead-end street Delivery trucks have no ability to turn around.

Thank you for your consideration and service to the community.

Walt Coiner