

Cyndy King

From: Rebecca Wargo <rhwargo@gmail.com>
Sent: Saturday, June 1, 2024 11:30 AM
To: Participate
Cc: Kyle Wright; Joe Smurdon; David Hughes; Bryan Wargo
Subject: Comment Letter for Planning & Zoning Committee re: Hotel Project at Warm Springs
Attachments: 105 Howard Drive - Aspenwood HOA Ltr.pdf; FLYAROUND (2).mov

Dear Members of the Ketchum Planning and Zoning Committee:

This letter is submitted in reference to the condo/hotel development proposed by Mr. Brian Barsotti at the base of Warm Springs.

My family and I own a unit at 105 Howard Drive. I am writing on behalf of myself and also of the owners of 105 Howard Drive Units B, C and D, known as Aspenwood Condos. It is our homes that will be most directly and adversely affected by this project which will completely engulf our homes on three sides.

Our townhouses are three stories tall (approximately 34 feet) and were built in 1986, long before the 2008 city ordinance that apparently allows for 6 story development along Picabo Street. Our units were built with almost all windows facing the mountain, which is where the living areas are located. Only two small windows on each unit face the street. Consequently, almost all of the light and sunshine currently present in our homes will be completely blocked by the proposed five-story development (approximately 77 feet). Further, this development wraps around the sides of our complex, so any light and sun afforded by our side windows will suffer the same fate as the rest. The flyover presented by Mr. Barsotti gives a good indication of the complete obstruction of our complex. (ATTACHED)

Clearly, approving this project will not only negatively affect the enjoyment of our homes with the loss of the view and light, but also greatly diminish the value of our properties. For any of us to recoup the light, sunshine and views that we would lose if this project is approved, we would have to add a fourth story to our townhouses. Adding a fourth story to almost 40 year old wood frame townhouses would be a complex and probably prohibitively expensive project, no doubt resulting in an uncomfortable, awkward layout. We find it hard to believe that the city would want us to be in that situation.

We ask that you take into consideration the negative impact this project will have on homeowners and not approve it.

Thank you for your time.

Sincerely,

Rebecca Wargo

Please note the original signed letter will be sent via mail. A copy is attached here.

Rebecca Wargo

- > President
- > Aspenwood HOA

June 1, 2024

Ketchum Planning and Zoning Committee
CITY HALL
P.O. Box 2315191 5th Street West
Ketchum, ID 83340

Dear Members of the Ketchum Planning and Zoning Committee:

This letter is submitted in reference to the condo/hotel development proposed by Mr. Brian Barsotti at the base of Warm Springs.

My family and I own a unit at 105 Howard Drive. I am writing on behalf of myself and also of the owners of 105 Howard Drive Units B, C and D, known as Aspenwood Condos. It is our homes that will be most directly and adversely affected by this project which will completely engulf our homes on three sides.

Our townhouses are three stories tall (approximately 34 feet) and were built in 1986, long before the 2008 city ordinance that apparently allows for 6 story development along Picabo Street. Our units were built with almost all windows facing the mountain, which is where the living areas are located. Only two small windows on each unit face the street. Consequently, almost all of the light and sunshine currently present in our homes will be completely blocked by the proposed five-story development (approximately 77 feet). Further, this development wraps around the sides of our complex, so any light and sun afforded by our side windows will suffer the same fate as the rest. The flyover presented by Mr. Barsotti gives a good indication of the complete obstruction of our complex. (SENT VIA EMAIL TO participate@ketchumidaho.org)

Clearly, approving this project will not only negatively affect the enjoyment of our homes with the loss of the view and light, but also greatly diminish the value of our properties. For any of us to recoup the light, sunshine and views that we would lose if this project is approved, we would have to add a fourth story to our townhouses. Adding a fourth story to almost 40 year old wood frame townhouses would be a complex and probably prohibitively expensive project, no doubt resulting in an uncomfortable, awkward layout. We find it hard to believe that the city would want us to be in that situation.

We ask that you take into consideration the negative impact this project will have on homeowners and not approve it.

Thank you for your time.

Sincerely,
Rebecca Wargo

105 Howard Drive, Unit A
Ketchum, ID 83340

(408) 836-7418
rhwargo@gmail.com

Cyndy King

From: LES BOUDWIN <lesboudwin@msn.com>
Sent: Tuesday, June 11, 2024 9:17 AM
To: Participate
Cc: LES BOUDWIN
Subject: Baldy Mountain House-proposed development

Members of the Ketchum Planning and Zoning Committee:

My name is Les Boudwin.

I am the President of the Springs III HOA and my wife and I own Springs III, Unit 3, at 113 Howard Drive, Ketchum, ID.

The Spring III HOA and owners object to the Baldy Mountain House proposed development.

Our project is immediately adjacent to the west of this proposed development.

Our Units are three stories tall and adjacent to the Edelweiss Condominiums which are also three stories tall, located to the south of us, out our backyard.

We currently get light and sunshine from the south, over Edelweiss all afternoon and into the early evening and from the east all morning.

The Baldy Mountain House, proposed five story development, will completely block all the light and sunshine we receive from the east.

Five stories is out of character with the many other three story houses and condominium developments in the area.

The Baldy Mountain House will negatively affect the enjoyment of our homes with the loss of the view and light and diminish the value of our properties.

We ask that you not approve this project.

Sincerely,

Les Boudwin
Springs III HOA President
113 Howard Drive, Unit 3
Ketchum, ID 83353

P.O. Box 2791
Sun Valley, ID 83340

From: [Participate](#)
To: [Planning and Building](#)
Subject: Fw: Baldy Mountain House Project
Date: Monday, June 10, 2024 11:44:31 AM

I've been having trouble with this email account. I thought I forwarded this last week but maybe it didn't get sent (like some others:)

From: Corey <coreyloving@gmail.com>
Sent: Sunday, June 9, 2024 10:45 AM
To: Participate <participate@ketchumidaho.org>
Cc: Brad Lovering <brad.loving@gmail.com>
Subject: Re: Baldy Mountain House Project

Resending as we have not heard anything back.

> On Jun 5, 2024, at 5:57 PM, Coco Lo. <coreyloving@gmail.com> wrote:
>
> We are the home owners directly across the street from the proposed project.
>
> I am disappointed/surprised that we have not been contacted regarding this project as we are one of the most potentially impacted properties.
>
> Could you please let me know how many feet high the current structure is so that we can judge the impact of the proposed structure?
>
> Thank you
>
> Corey & Bradford Lovering
> 300 Eagles wing drive
> Ketchum, ID 83340