

Dawn Hofheimer

From: Deke Hunter <Deke@hunterproperties.com>
Sent: Monday, September 8, 2025 5:56 PM
To: Abby Rivin
Cc: Participate
Subject: Lots 3&4, Block 91, Walnut Ave, Ketchum ID

Follow Up Flag: Follow up
Flag Status: Completed

Arivin- I live at 751 Walnut, just north of the application. I have reviewed the application, and record from the previous hearings. I was hopeful that the applicant would be more mindful of the PC concerns and the current ordinances, specifically the mountain overlay restriction. In 2023 the property owner pursued a smaller house which received positive support. It seems this applicant is taking advantage of the zoning in deference to the MO precautions and possibly the misconceptions from the earlier application.

I realize the applicant enjoys a positive reputation within the community and relationship with Town staff. Notwithstanding its earned status, an application that is insensitive, and one that disregards tested ordinances is a recipe for neighborly friction.

I hope the PC & staff will seize this opportunity to find compromise and avoid a protracted disagreement.

Thank you,
Deke Hunter
751 Walnut Ave
Ketchum ID.