

Dawn Hofheimer

From: Jolyon Sawrey <jolyon@vitalinkarchitecture.com>
Sent: Tuesday, September 9, 2025 11:48 AM
To: Abby Rivin; Morgan Landers; Participate
Cc: Ed McDermott
Subject: KNOW HILL MOD RESIDENCE- LETTER TO SUBMIT FO RTHE RECORD FOR TONIGHTS MEEITNG
Attachments: KNOB HILL RESIDENCE MOD COMMENTS 09SEP25.pdf

All,

I have attached a letter that I would like part of the record for tonights meeting due to my not being able to attend. I share this with Ed such that in the event it may be necessary he could read my comments at the meeting?? Better to meet the 12:00 deadline and get it in the commissioners packet.

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09 September, 2025

City of Ketchum
Planning & Zoning Commission & P&Z Staff
Ketchum, Idaho

RE: Knob Hill Residence MOD P&Z Meeting 09 September, 2025- A few Comments/Questions

All,

I have attended a few of the recent MOD/Design Review meetings for this new Knob Hill Residence project. I am representing adjacent neighbors the McDermott Family and the Stevenson Family as well as sharing some of my own additional personal views on the application. My past meeting comments focused on:

PAST MEETING COMMENTS

1. The height of the proposed home overall
2. The location of the new residence on the site relative to front yard setback- getting more westward/lower on the site
3. The height of the wall on the south side of the home, relative to the adjacent McDermott property relative to being in a rather single plan and lacking 3-d undulation/ lateral relief
4. The nicely designed east to west layering of the home

IMPROVEMENTS

In the updated package from the applicant for today's P&Z meeting; I comment on the following:

1. The height of the overall residence being reduced is good
2. The location of the residence on the site is good
3. The newly added undulation to the south facing taller wall is much improved

LAST MEETING NEW THOUGHT

1. The overall square footage of the home was discussed, and the perceived 6,000 sf range of the home is actually in excess of 8,000 sf. This size/volume/mass of the overall home was realized when looking at a front elevation showing the relationship to the adjacent McDermott house.

The concern is overall sf /volume/mass of a home in the MOD. The past MOD approved home for this parcel was in the 6,000 sf range. Also, when one looks at this application and the study of the two lots compared to the combined one larger parcel study included, the applicants sf. estimate for two single homes would be less than 7,000 sf. In this two-parcel scenario the "mass/volume" of two homes might be perceived as less due to open space between the two buildings as compared to one central building, especially with the even larger total sf. as being

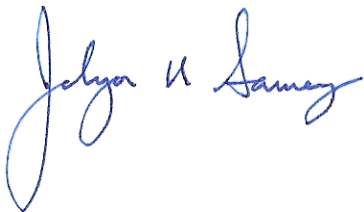
proposed. I realize that some sf. is underground, but with the footprint of the home with stories above stacking on top, this design is creating the overall wider mass which is also being promoted by the flat roof design- feeling wider.

I think the sf/ mass/volume topic as discussed at the last meeting by the commission is worth further discussion this evening.

2. Story Poles: Because of the “volume/mass” topic and the wall facing southwards to the McDermotts’, I believe there was brief mention to story poles at the last meeting and that having them installed for further study would be prudent. I do think that individual single story pole(s) may not be able to well describe the size/ shape of the home. I have done story poles on projects not only with the poles but yellow poly rope connecting poles at their top heights to create “boxes” outlining key wall/ roof heights of areas of concern on a home. This concept might be applied to this project to help better visual the topic at hand.
3. 3D views -Additionally, I think you could ask the applicant to generate 3D views from the street level at a person’s eye height looking up at the site at the 3d model of the home to better tell the perception of the mass- this could be done in real-time on the video screen and you could coach the applicant to what view you might want to see. I would encourage doing this with no vegetation showing.

I really like how the applicant has received the feedback provided thus far and have made adjustments to their design. This is heading toward being the best designed MOD approved house that I am aware of.

Sincerely,



Jolyon H. Sawrey, Architect/Land Planner

