

From: [Participate](#)
To: [Heather Nicolai](#)
Subject: FW: 7th Street Townhomes - Comments for P&Z Commission Meeting 4/11/23
Date: Tuesday, April 11, 2023 11:00:54 AM

Public comment.

LISA ENOURATO | CITY OF KETCHUM

Public Affairs & Administrative Services Manager

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340

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From: Rebecca Bundy <rebecca@RFBUNDYDESIGN.COM>
Sent: Monday, April 10, 2023 8:25 PM
To: Participate <participate@ketchumidaho.org>
Subject: 7th Street Townhomes - Comments for P&Z Commission Meeting 4/11/23

Dear Commissioners,

We live at 220 W 8th Street, Unit 2, just to the north of the proposed project. While nobody appreciates a new, large building on an adjacent lot that has been always been vacant, we understand that, in order to control what were to be built on that lot, we would have had to buy it. We didn't. We also understand that market forces drive what the developer needs to do to realize a profit, so, while we would have loved to see inexpensive, little cottages to serve working, local, full-time residents, we know that's not realistic.

Of course, the building is larger than us neighbors would like, and it will block some of our views and sunlight, but the proposed design appears to meet the City's design review and subdivision standards. The buildings are very handsome, and the proposed materials are beautiful.

We do appreciate the undulation in the north and west façades, which will be what we see from our home. We also like that the building will utilize the existing alley as its driveway (rather than accessing off of 7th Street), which is more aesthetically pleasing and safer. We also appreciate that an attempt has been made not to massively shade our little fruit and vegetable garden to the southwest of our garage.

We do have one request of the developer: We have a large, healthy Colorado spruce to the south of our home that will serve as a visual buffer to benefit us and the buyers of Unit B. We request that the developer agree to a condition of approval that care shall be taken during construction to avoid damage to the tree's root system, so that it remains healthy and can continue to serve as a much needed buffer.

Thank you for your consideration.

Rebecca F. Bundy and Kurt Maurer

220 W 8th Street, Unit 2

Ketchum, ID 83340

From: [Participate](#)
To: [Heather Nicolai](#)
Subject: FW: 7th St Townhomes
Date: Tuesday, April 11, 2023 10:59:46 AM

For you ...

LISA ENOURATO | CITY OF KETCHUM

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From: Gretchen Flint <gretchenflint@gmail.com>
Sent: Tuesday, April 11, 2023 9:03 AM
To: Participate <participate@ketchumidaho.org>
Subject: 7th St Townhomes

question for P&Z, what is the possibility of vacating the ally? There is no through access to 8th st (I assume it's that's been vacated) why not vacate the entire ally from 7th st to 8th or make it through access?

The square footage of the proposed townhomes should be required to have ample snow storage and parking for vehicles. What's the ratio of parking spaces to square footage, do they have a parking space for a full sized vehicle? Each townhome has 5 bedrooms, you could easily have 4 vehicles per townhome, not to mention boats, camp trailers, snowmobiles, where is all that stuff going to go.....on the street?

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Gretchen Flint

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