

Dawn Hofheimer

From: Sandra Swan <emtiswan@comcast.net>
Sent: Thursday, May 28, 2026 12:35 PM
To: Participate
Subject: P&Z hearing, Comment on File P24-038, June 4th Hearing
Attachments: MarsupialP&Z.pages

Attached please find our comment letter in reference to the above permit entitle Marsupial Properties Floodplain Development Permit. - Sandra Swan

June 2023

May 28, 2026

PUBLIC COMMENT LETTER (Ketchum P&Z)
FILE NO: P24-038
RE: 411 NORTHWOOD WAY, KETCHUM
Marsupial Properties Floodplain Development Permit

Dear Commissioners,

We are writing in reference to the above permit, pertaining to the property adjacent to ours. While we appreciate the extent of the erosion and the need for a permit, we feel very strongly that the scope of the work should include the entire riverbank. The commission would be negligent, as would the owners, if the permit does not address the large Cottonwood trees that are at risk of falling and putting both our properties in jeopardy.

The large Cottonwood trees stand just to the north of our property and are completely unprotected and the bank is severely eroded at their bases. The owner's have sought previous remedies for these trees, but have never correctly and adequately addressed the risk of them falling. We have consulted with several experts and all agree that the likelihood of these trees falling with high waters and additional erosion is inevitable. When they fall, the water will flow around the fallen trunks and likely inundate our newly completed bank stabilization work. We have previously expressed our concerns about this to the City of Ketchum.

I am enclosing a series of photographs, from multiple angles, over the course of several years, to illustrate the extent of the erosion at the foot of these trees. Without any remediation, the situation will only get worse. As you can see in the July 2021 photo, after their emergency work, which reinforced only the portion of bank referenced in their current permit, water was gushing towards these trees. The current permit clearly does not address this issue.

We respectfully ask that the commission issue this permit conditional on remediating the risk of these Cottonwoods falling. We believe we would all like to avoid another round of Stream Alteration Permits from both parties. The liability is great, and easily minimized.

May 2020 (upriver)



July 2021 (downriver)



Sept 2021



June 2023



July 2023 (upriver)



Sincerely,

Sandra and Bob Swan
Owners of 401 Northwood Way