

Dawn Hofheimer

From: Jeff Parks <Jeff@rwcm.com>
Sent: Tuesday, August 26, 2025 11:33 AM
To: Participate
Cc: Jeff Parks
Subject: Comment on Proposed Project in Mountain Overlay

Follow Up Flag: Follow up
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Dear Planning and Zoning Commissioners,

I am writing to express my concerns about the proposed project in the Mountain Overlay. As the immediate neighbor across the street at 711 Walnut and one of the few full time residents of Knob Hill, I will feel the impact of this project directly, but my greater concern is what it means for preserving the beauty and character of our area and town.

Protecting Ketchum's Character

Ketchum is defined by its natural setting—its hillsides, ridgelines, and iconic landmarks like Knob Hill. This project, at roughly 8,300 square feet with a basement and three above-ground stories, would place an oversized structure on an untouched hillside. Rather than fitting into the Mountain Overlay, it risks permanently altering the way the community experiences one of Ketchum's most visible features.

Balancing Growth and Preservation

We all recognize that growth and improvement are part of any community, but they should be balanced with thoughtful preservation. Excavating nearly 100,000 cubic feet of hillside and introducing a home of this scale creates disproportionate impacts on the environment, neighborhood infrastructure, and overall viewshed. A smaller, lower-profile project would achieve the applicant's goals while maintaining the beauty and scale that make Ketchum special.

Mountain Overlay Intent

The Overlay exists to protect our hillsides for the long term. Those building in this sensitive area should anticipate more modest expectations for height and size than on standard city lots. Respecting that principle is essential if we want to keep Ketchum beautiful for both current residents and future generations.

For these reasons, I urge the Commission to guide this project toward a reduced scale and profile that better reflects the intent of the Mountain Overlay and preserves the visual character of Knob Hill.

Thank you for your careful consideration and your ongoing service to our community.

Sincerely,
Jeffrey Parks
Resident, 711 Walnut

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