

Dawn Hofheimer

From: Albina Parks <parksalbina@gmail.com>
Sent: Tuesday, August 26, 2025 11:30 AM
To: Participate
Subject: Comment on Proposed Project in Mountain Overlay

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Dear Planning and Zoning Commissioners,

I am writing to share my concerns regarding the proposed project in the Mountain Overlay. As the immediate neighbor across the street at 711 Walnut, I am directly affected by the scale and visibility of what is being proposed.

Preservation and Views

The hillside and ridgeline at issue form part of the community's shared experience of Knob Hill—one of Ketchum's defining landmarks. Preserving that view is central to the intent of the Mountain Overlay, which exists to protect the unique character of our natural landscape. A project of this scale—approximately 8,300 square feet with a basement and three above-ground stories—would dominate the ridgeline rather than blend with it.

Neighborhood and Environmental Impact

Reducing the mass and profile of the project would help limit the significant toll on infrastructure, utilities, water, and light exposure to the neighborhood. The excavation alone, at nearly 100,000 cubic feet, would dramatically alter the hillside and impose lasting disruption on the area. Smaller scale alternatives would have far less impact on both the environment and surrounding homes.

Mountain Overlay Expectations

Applicants building within the Mountain Overlay should reasonably anticipate lower allowances for size and height than would be appropriate on a standard city lot. This is essential to maintaining the intent of the Overlay and ensuring projects respect the natural setting rather than overwhelm it.

For these reasons, I respectfully urge the Commission to require a smaller, lower-profile project that aligns with the spirit of the Mountain Overlay and preserves the Knob Hill ridgeline for the community.

Thank you for considering my perspective as a direct neighbor and for your service to Ketchum.

Sincerely,
Albina Parks
711 Walnut Ave
Ketchum Idaho

Sent from my iPhone