

**From:** [Participate](#)  
**To:** [Planning and Zoning](#)  
**Subject:** FW: McGavick Garnet St Complex  
**Date:** Monday, September 26, 2022 2:04:07 PM

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Public comment.

LISA ENOURATO | CITY OF KETCHUM  
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-----Original Message-----

From: Bill Vanderbilt <robalo61@gmail.com>  
Sent: Monday, September 26, 2022 9:41 AM  
To: Participate <participate@ketchumidaho.org>  
Subject: McGavick Garnet St Complex

TO: Ketchum P and Z Commission  
FROM: Bill and Annie Vanderbilt, 300 Garnet St, Ketchum

Dear Commissioners.

We have previously written a comment on the proposed McGavick residence at 307 Garnet St. However, since seeing the specs for the proposed complex, we have further comments.

Allowing development of this size and scope in the proposed location makes a mockery of the Mountain Overlay Zone as it violates many of the conditions of that zone. The stated purposes of the MOZ are to protect hillsides (not just hillsides visible to the general public), reduce excavation and minimize impact on existing neighborhoods.

The proposed McGavick complex violates all of these criteria, and yet you have recommended for approval the development plan. If the restrictions in the MOZ are not sufficient to prevent this type of excessive destruction of a hillside and serious impact on an old residential neighborhood, then the language in the MOZ needs to be updated to meet future threats to the beauty and integrity of our community.

Finally, I would remind you of the legal agreement between the City of Ketchum, Carl Curtis as developer of the Esmeralda subdivision and the Garnet Street neighbors, that the privately owned dirt portion of Garnet street, from our driveway at 300 to the start of the pavement in the subdivision, may not be changed in any way. Given the damage to this portion of Garnet street that we have seen from other building projects in our neighborhood, we would request that the City require the McGavicks, or their contractor, to post a bond guaranteeing the repair of the dirt portion of Garnet street to its original condition at the completion of the project.

Sincerely,  
Bill and Annie Vanderbilt  
300 Garnet St, Ketchum

Sent from my iPad

To Whom It May Concern,

As a longtime resident of Garnet Street, I am appalled that a house of this size would be allowed to be built in one of Ketchum's oldest neighborhoods and which does not conform with the neighborhood's character. I'm extremely concerned about the safety of all the Garnet Street children and pets, including my own, who have always enjoyed the freedom to play, bike, and hike in the neighborhood without the worry of heavy traffic. The lengthy construction period for this home with the continuous flow of construction vehicles would severely impinge upon their freedom and safety. The construction of a home this size will be an undeniable detriment to the neighborhood.

I wholeheartedly endorse this letter,

Pamela Irby

RE: Pre-Application Mountain Overlay Design Review for the McGavick Residence, 307 Garnet Street (Lot 2, Block 1, Esmeralda Subdivision).

It is our opinion that the construction of an 18,756 gross-square-foot single family residence in the Mountain Overlay Zoning District east of the Reinheimer Ditch violates Ordinance No. 996, Section 17.104.020. Title 7, in which the zoning code states the purposes of the Mountain Overlay Zoning District:

- To encourage land uses harmonious with existing natural resources.
- To protect natural land features and wildlife habitat
- To minimize or prohibit detrimental effects on the natural topography, geology, soils, drainage, wildlife and vegetation.

In light of these stated purposes, the enormous size of this house and the extent of the excavation for the foundation seems a travesty in a hillside area within the Mountain Overlay District.

In Ordinance 208, adopted by the City of Ketchum in 1974, it states that in order to protect the general health, safety and welfare of the community, future projects, and adjacent property owners, it is necessary to adopt certain regulations, three of which are:

- To insure that the general appearance of building design and construction shall be orderly and harmonious with the appearance and character of this neighborhood and the City.
- To minimize the impact of vehicular traffic on adjacent streets and to prevent traffic congestion.
- To provide for proper ingress and egress with safe, adequate and efficient pedestrian and vehicular traffic systems.

An 18,756 gross-square-foot dwelling is certainly not compatible with the appearance and character of the Garnet Street neighborhood. And the amount of time (years) when the McGavick house, garage and pool house are under construction, will not only cause major traffic congestion, disruption, and blockage on a narrow, neighborhood access street, but the unpaved portion of Garnet, which is a steep, dirt, one-lane track, "shall remain as is, without modification in width, grade or surface," as per a Settlement Agreement made in February, 1994 between Carl Curtis (developer of Esmeralda Subdivision), the Garnet Street Neighbors and the City of Ketchum. We wonder, will the excavation and construction equipment, including cranes, safely be able to access the building site up this narrow dirt-and-gravel roadway?

Bill and Annie Vanderbilt  
300 Garnet Street  
Ketchum