

TO: City of Ketchum Planning and Zoning Commission Members and Staff Planners

FROM: Ted and Pam Beeler (417 Sage Road)

DATE: June 25, 2023

RE: Sage Mountainside Townhomes as Proposed

Thank you for the opportunity to again provide comments regarding the proposed SFR's at 400 & 402 Sage Road.

As mentioned in our prior comments, my wife and I have read and concur with the comments submitted by Will Chinn who resides next door to the proposed SFR's. We also have read the most recent staff report issued by Adam Crutcher and have the following comments.

- We appreciate the minor design changes being proposed and feel that the two homes now seem more compatible with the neighborhood.
- Unfortunately, the structures still have an appearance of "large containers" due to the box nature of the modular design and the flat front.
- While the new low angle sloping roof line with joists showing is a marked improvement does the roof have the support structure for snow load in a big deposition year? Or, if the snow slides off the back of the homes, will the avalanche wall afford the necessary protection as currently designed?
- Another improvement of the site design is the 4 foot setback for the eastern unit. However, given the fact that the design has maintained the flat façade for each unit, it would seem prudent to move the eastern unit back a few more feet. While this would supposedly encroach on the 25% slope area, we have yet to be convinced where this imaginary line really exists. To date we have seen no evidence of clarity regarding this line and ask...what does a foot or two matter when considering the site design.

Thank you again for the opportunity to provide comments on the proposed Sage Mountainside Townhomes.

**From:** [Participate](#)  
**To:** [Heather Nicolai](#)  
**Subject:** FW: P & Z comments on 400 & 402 Sage Rd.  
**Date:** Monday, June 26, 2023 10:01:03 AM

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Public comment.

**LISA ENOURATO | CITY OF KETCHUM**

**Public Affairs & Administrative Services Manager**

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**From:** Baird Gourlay <bairdg7@gmail.com>  
**Sent:** Monday, June 26, 2023 9:26 AM  
**To:** Participate <participate@ketchumidaho.org>  
**Cc:** 'Will Chinn' <willchinn@gmail.com>  
**Subject:** P & Z comments on 400 & 402 Sage Rd.

Good Morning P&Z,

I can't make the meeting this Tuesday, specifically, item 400 & 402 Sage Rd. My comments follow:

1. I applaud the change in roof lines and overhangs, but these are still big boxes on the hillside, there seems to be little relief in the facades. I know these are prefabs and don't lend to undulation, but that doesn't mean you can't require it.
2. I recently laser measured the setbacks of the buildings on the north side of Sage Rd. The average is 44' and only one corner of one building is 19'. I would strongly encourage you to consider allowing them to go further into the hillside, as this is a unique road and situation. I don't believe you would be setting a precedent, but recognizing existing conditions on Sage road and the original subdivision's intent.
3. Finally, and maybe a question. I'm still concerned with snow storage, unless there is a snow melt system, with a substantial catch area/ French drain/ dry well, as water from that side tends to run downhill, which is my house and garage.

Thanks,  
Baird Gourlay  
405 Sage Rd  
K-town.