

From: Steve Deffe´ <sdeffe@gmail.com>
Sent: Wednesday, November 23, 2022 7:05 PM
To: Participate <participate@ketchumidaho.org>
Subject: CUP application fo 402 Evergreen Lane addition--The Pines PUD

Ketchum Planning and Zoning Commission

As an adjacent property owner within close proximity to The Pines PUD, I am still opposed to the CUP for the addition to 402 Evergreen Lane for the following reasons.

With the new proposed addition moving from the north end of the existing home to the eastern side, it now butts up against the power pole and guy wire on the NE corner. In the set of previous drawings it shows the pole on or over the City of Ketchum setback recommendations of 15 feet for detached townhomes that were approved for The Pines PUD. What happens to those approved setbacks if one builds to the property line? I can't believe that Idaho Power would allow their power pole to be so close to the wall or fascia, let alone to allow the line to drape so close to and over the roofline with the potential to be buried in deep snow that builds up on our roofs during the winter. Since, as of this time, there are no east elevation drawings of windows, the possibility of reaching out an open window and touching a live wire, or accidentally dropping the screen onto the wire while removing it for cleaning, or touching it while shoveling the roof presents a real danger that needs to be addressed.

Although this a preliminary review of the revised plans, the staff had recommended to the applicant that they revise the plans with regards to the architectural characteristics AND landscaping, particularly on the entryway of the development, which was completely removed prior to application. They are asking the commission to provide feedback on any potential landscaping to block or buffer the gateway entry into the PUD development. As I stated in my last letter opposing this addition: The Evergreen Lane entry was designed with substantial buffer planting strips to create a "gateway" to the PUD development. Over the years the trees and landscaping have been removed without permission. The Pines association should be required to submit a new landscaping plan to match the opposite north side of Evergreen street and re-create the gateway buffer to the PUD as was approved in 1989. As of this time they still have not submitted you a plan. All they have to do is look across Evergreen Lane to the opposite side of the road and plant it the same, leaving out the entry sign.

Again, please respect the citizens of Ketchum, the homeowners and conditions that were approved for The Pines PUD, and deny the CUP application for 402 Evergreen Lane.

Sincerely,

Steve Deffe´
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Ketchum