

From: [Participate](#)
To: [Heather Nicolai](#)
Subject: FW: Miller Residence Overlay Review 6/13
Date: Monday, June 12, 2023 10:40:13 AM
Attachments: [Screenshot 2023-06-12 at 8.26.46 AM.png](#)
[Screenshot 2023-06-12 at 8.26.24 AM.png](#)

Public comment.

LISA ENOURATO | CITY OF KETCHUM

Public Affairs & Administrative Services Manager

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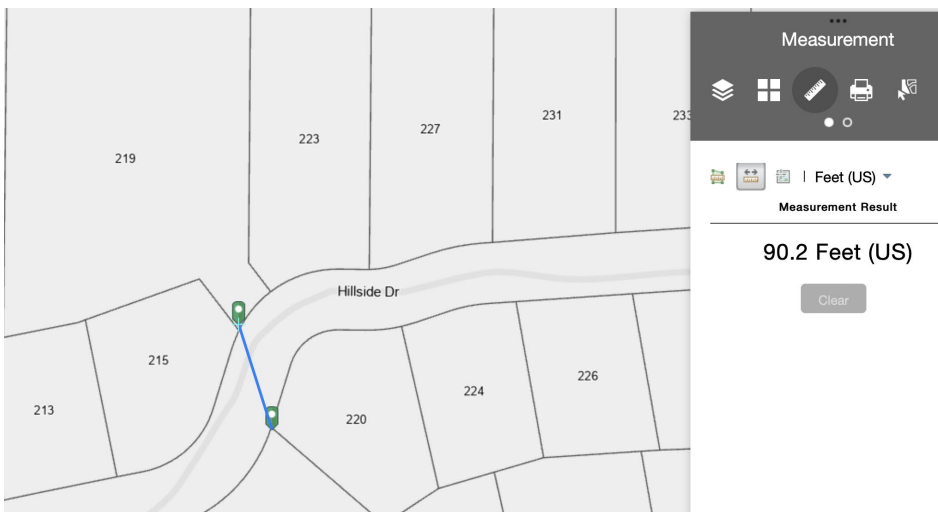
From: andy luhn <andyluhn@gmail.com>
Sent: Monday, June 12, 2023 10:37 AM
To: Participate <participate@ketchumidaho.org>; Matt Luhn <deepestpow@gmail.com>
Subject: Miller Residence Overlay Review 6/13

Hi City P&Z,

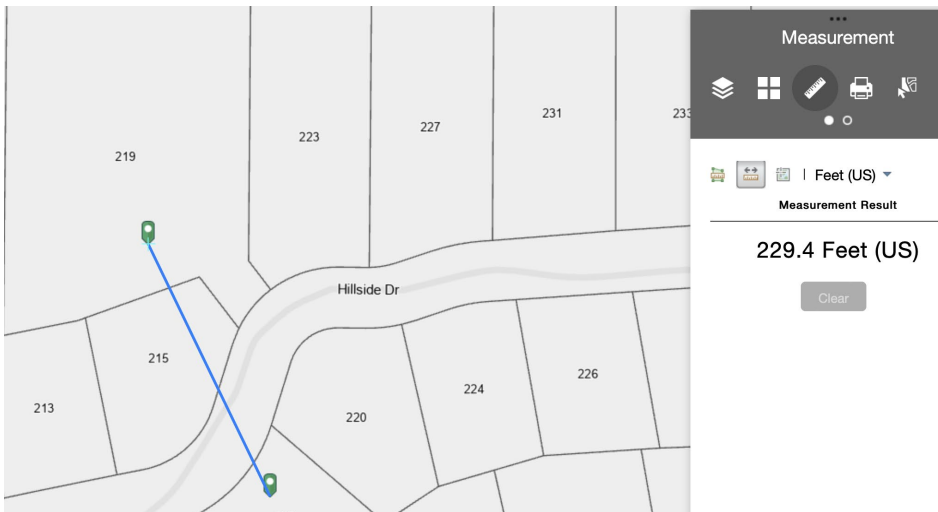
These are comments/questions we have for tomorrow's meeting on the Miller Residence/Mountain Overlay Review.

My name is Andy Luhn. I own 216 Hillside Drive with my brother Matt Luhn.

Our property line is +/- **90ft** away from From Millers:



Front door from our house to front door of Millers is +/- **230ft** away:



I have read 172 pages of the Agenda packet. None of the engineering & survey reports, nor the avalanche research specifically addresses or includes the impact this project will have on our property and our adjoining neighbors. Our properties aren't included in any maps or sketches as well. Again, we are 90ft away.

While we are not adjoining to Miller, we are impacted in all ways with anything that does or doesn't happen with 219/Miller's hillside.

Regarding avalanche risk 213 (Glenn) and 215 (Moss) are sadly natural barricades that would help block debris. Putting a house just above them is like putting in a Nordic Jump that would potentially launch debris over 213/215 and put the landing zone right in the middle of of our living room.

In a letter (page 99) EHM Engineers states their structural design and debris flow predictions are based on a report by Alpine Enterprises.

Alpine is the land surveyor. Are they certified by the state of Idaho or the City of Ketchum to provide valid data, calculations, recommendations and data for structural engineers and architects to use in their designs?

Are there any reports or studies that include our property but were omitted from the packet? If so could you point me to them.

Thanks for your consideration and I would appreciate if you could potentially address any of the above at the meeting.

Thanks,

Andy Luhn
216 Hillside Drive

