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Planning and Zoning Committee
PO Box 2315
City of Ketchum
City Hall
191 5th Street West
Ketchum ID 83340

May 19, 2023

In re: Bigwood Condominium No. 3, Inc. Covered Parking Plan

4:30 PM May 23, 2023

By Email: PlanningandZoning@ketchumidaho.org; participate@ketchumidaho.org

Dear Neil Morrow, Chairman; Brenda Moczygamba, Vice Chairperson; and Commissioners, Tim Carter, Spencer Cordovano and Susan Passovoy:

I am the President of the Bigwood Condominium No. 3, Inc., Homeowner's Association ("Bigwood 3 Community"). We look forward to the meeting on Tuesday, May 23. We appreciate that the City of Ketchum supports our project. However, we would propose two changes to the recommendations made by the City:

- Given the passage of time since originally submitted in March 2021, and changes in the market conditions, we would appreciate extending the term of design Review approval to 18 months from the 12 months recommended by the City. As we note below, the Bigwood 3 Community is one of the few affordable housing units in the City and the residents do not all have ready access to the cash needed to start construction. To permit time for individuals to obtain financing, we would like the flexibility to break ground before the fall of 2024. A 12 month expiry may not provide sufficient time to complete financing by our owners.
- The City notes that the current plans do not provide for snow retention devices designed to protect pedestrians who may be walking behind the parking structures. The cited section of the code, 17.96.060.F.8, states: "[b]uilding design shall include weather protection which prevents water to drip or snow to slide on areas where ***pedestrians gather and circulate or onto adjacent properties.***" [Emphasis added.] A quick glance at the elevations and locations of the parking structures will show that this code is inapplicable. Pedestrian passage behind the structures is not a physical possibility – the parking structures back up against 30 to 40 degree hill slopes or rock outcroppings. Hence, pedestrians are incapable of "gathering" on the back side of the parking structures. Further, none of the structures could cause snow to slide onto adjacent properties since they are inset away from the property line. We would propose that the Committee revise to require snow retention devices "only where pedestrian passage behind the parking structures is physical feasible or there are designated walkways."

Additionally, we note a comment from one of neighbors regarding water drainage and/or an apparent water line breakage under Spur Lane. We note, as the City notes, that our plans encompass significant work on assuring drainage under the parking structures and thus assure that any water entering our property is properly handled.

The Bigwood 3 Community is one of the few privately-run, owner-occupied, affordable housing complexes for local workers left within the City of Ketchum. Over the period of my own personal residence in the Valley – twenty plus years – long term tenants, residents, or owners in the Bigwood 3 Community have included:

- A teacher at the Sun Valley Community School
- Retail salesperson in clothing
- A local fireman
- Bar and restaurant owners, including former owners of Sushi-on-Second and The Cellar Pub
- Bar and restaurant workers, including the former manager of Il Naso
- Athletic trainers
- A former member of the Planning and Zoning Commission
- A beer brewmaster
- An instructor at the Sun Valley Gun Club
- Parents of a local architect
- Local real estate agents
- An owner of one of Ketchum's first retail clothing stores
- A local builder
- Local accountants
- A local veterinarian

What we do not have are non-resident, out-of-state, owners other than for three original units which are owned by a time share based in Salt Lake City. All the other owners are either based in Idaho, are themselves resident, or have long-term rental agreements with local workers.

There are a total of 27 condominium units in three (3) identical buildings all having 9 units each. Units vary in size from two single bedroom unit per building comprising a highly affordable 855 sq. ft. to the four largest two-bedroom units per building comprising 1,312 sq. ft. The Bigwood #3 Condominium Community is located on Saddle Road, adjacent to a public bus stop, and across from Thunder Springs. We are 0.5 mi by foot from Sun Valley Lodge and 0.75 mi. by foot to downtown Ketchum. The existing property has approximately 52 open parking spaces – or an excess of 25 spaces over that required.

The proposed parking structure plan was contemplated in the original Covenants, Conditions, and Restrictions. In particular, Section 4.2, on Limited Common Area (“LCA”), specifically mentions plans for assignment of Limited Common Area for purposes of “automobile parking structures” by the Management Body and *requires* that the Association maintain Common “areas for access to any automobile parking structures constituting part of the Condominiums.”

The proposed parking structure plan is designed to maintain the Bigwood Community as affordable housing by:

- 1) Permitting owners to finance and own the LCA of either a lower cost carport, a full garage, or continue with designated open parking. At this point, every owner other than the owner of the time share units and two other owners have indicated an interest in covered parking.

- 2) Reducing the substantial cost of snow removal and snow storage by covering a substantial part of the existing parking space with parking structure roofs designed to maintain snow storage without any change in the number of available spaces when the parking structure spaces and residual open spaces are counted. We anticipate that this benefit will lower Association costs over the years to come – snow removal constitutes approximately 20% of the current Association budget – and thus maintain the property as privately-managed affordable housing.
- 3) During construction, renovating the grounds and existing irrigation system to reduce water usage, thus also lowering long-term costs but providing a long-term benefit regarding domestic water usage in the Valley.
- 4) During construction, renovating the electrical system since power will be supplied to the parking structures, thus permitting us to adjust internal and current non-night skies compliant outdoor light fixtures to lower energy utilization – thus, reducing electricity costs but also permitting owners to use and power electric vehicles consistent with lower costs for owners and a better environment for the Valley.

As the City reports notes, it has been some time since we originally applied – indeed, over two years with three sequential applications. Every delay, addition to plans, and re-submission ultimately makes the parking structures less affordable to the Bigwood residents and will result in a change in the characteristics of the owners. We thus plead with the Committee to permit us to proceed forthwith and without further modification of the proposal. We are currently on our third submission, which itself has represented a significant cost, and limits future affordability.

In any event, we have to date accepted all the City's comments and appreciate the current City's support. We look forward to a review by Planning and Zoning that is attentive to affordability issues for local residents and for the employee housing that is what makes the Bigwood 3 Community what it is.

Sincerely,



Jur Strobos

From: [Eugene Atkinson](#)
To: [Participate](#)
Subject: Bigwood 3 Garages/Lot Line Shift
Date: Monday, May 22, 2023 7:53:48 AM

Gentlemen,

We live in Bigwood II and are vehemently opposed to the Bigwood 3 garages as well as the lot line shift.

Sincerely,
Mr. Eugene Atkinson & Mrs. Susan Lovett
(904) 613-9930