



**City of Ketchum
Planning & Building**

OFFICIAL USE ONLY	
File Number:	P22-056B
Date Received:	12/11/23
By:	HLN
Fee Paid:	\$5615
Approved Date:	
Denied Date:	
By:	

Notice of Appeal

Submit completed application and documentation to planningandzoning@ketchumidaho.org Or hand deliver to Ketchum City Hall, 191 5th St. W. Ketchum, ID If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code. You will be contacted and invoiced once your application package is complete.

Note: The Appellant shall submit an amount to cover the cost of giving notice, as applicable in the Fee Schedule, and provide a transcript within two (2) days after the Planning and Building Department provides the Appellant with an estimate for the expense of the same. In the event the fee is not paid as required, the appeal shall not be considered filed.

OFFICIAL USE ONLY	
Date Appeal Received:	Date Notice Published:
Appeal Fee:	Transcript Fee:
Date Paid:	Date Paid:
Date Appellant Notified of Estimated Transcript Costs and Notice:	Mailing Fee:
Date of Appeal Hearing:	Date Paid:
Action(s) Taken/Findings:	
APPELLANT	
Name of Appellant: Scott and Julie Lynch & Yahn Bernier and Elizabeth McCaw & Distrustful Ernest Revocable Trust	Phone Number: 425-828-0333
Address: Lynch - 409 5 th Ave W, Kirkland, WA 98033 Bernier – 321 82 nd Ave NE, Medina, WA 98039	Fax Number or Email: scott@lynchclan.com ; yahnbernier@valvesoftware.com
REPRESENTATIVE	
Name of Representative: Thielsen Architects – Dave Thielsen. Rep. for appeal James R. Laski.	Thielsen Phone Number: 425-828-0333 Laski Phone Number: 208-725-0055
Thielsen Address: 720 Market St, Suite C, Kirkland, WA 98033 Laski Address: 675 Sun Valley Rd A, Ketchum, ID 83340	Fax Number or Email: davet@thielsen.com ; jrl@lawsonlaski.com
APPLICATION	
Application Being Appealed: Appeal Denial of Applicant’s Design Review Application	
Explain How You Are an Affected Party: Owners of the Project and their Representatives	
Date of Decision or Date Findings of Fact Were Adopted: P & Z Commission Determination made on 11/30/23.	
SUBMITTAL INFORMATION	
This Appeal is Based on The Following Factors (set forth all basis for appeal including the particulars regarding any claimed error or abuse of discretion):	
The Applicant appeals the P & Z Commissioners’ Findings of Fact, Conclusions of Law, and Decision on the grounds that it:	
1. violates the law regarding vesting of applications;	
2. is contrary to the express provisions of Ordinance 1234;	
3. is contrary to the prior written and stated actions of the City and the record as a whole;	
4. is made based on unlawful procedure;	
5. is arbitrary and capricious and an abuse of discretion; and	
6. is in excess of the authority of the Planning & Zoning Commission.	

If you have attached additional pages, please indicate the number of pages attached _____

Signature of Appellant or Representative

Date

12-11-2023