

Katrin Sharp

From: Maureen Puddicombe
Sent: Monday, June 08, 2020 12:42 PM
To: Katrin Sharp
Subject: FW: 3020 Warm Springs Road / project/ duplex/ made into town houses agenda at tonight's meeting
Attachments: 20200503_114826.jpg; 20200218_074243.jpg; IMG_20180214_130835587.jpg

Slow It Down Do Your Part

MAUREEN PUDDICOMBE | CITY OF KETCHUM

Planning Technician

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

Office: 208.726-7801

mpuddicombe@ketchumidaho.org | www.ketchumidaho.org

From: Participate <participate@ketchumidaho.org>
Sent: Monday, June 08, 2020 11:59 AM
To: Suzanne Frick <sfrick@ketchumidaho.org>
Cc: Maureen Puddicombe <mpuddicombe@ketchumidaho.org>
Subject: FW: 3020 Warm Springs Road / project/ duplex/ made into town houses agenda at tonight's meeting

Public comment.

LISA ENOURATO | CITY OF KETCHUM

Assistant City Administrator

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From: ROBERT RUDY _____
Sent: Monday, June 08, 2020 10:51 AM
To: Participate <participate@ketchumidaho.org>
Subject: 3020 Warm Springs Road / project/ duplex/ made into town houses agenda at tonight's meeting

Bullet point number (1) lot Size is stated 11000 square feet the property it's not 11000 square feet you can just look at the lot size numbers and do the calculations I believe the lot is 10,974 square feet?
The lot size determines the actual size of lot coverage of 35%.

Bullet point number (2) front entries porches and roof overhangs at front entry on both sides extend into the setback line. (2- A) the post that Carey the roof at front entries on both sides the foundation will be in the setbacks Plus the permanent planters footings will be and setbacks.

Bullet point number (3) in regards to zoning code lot coverage 17. 12. 30 is written as follows (the total square footage of the building as defined in this section, All horizontal projections but not including roof over hangs that are 3 ft or less or uncovered decks less than 30 inches above grade.

if you take a scale to the drawing roof over hangs are basically 3 ft 6 in which is greater than 3 ft and the third story roof at the front is 5 ft and the roof over hangs at front entries are three ft 6 inches over 3 ft in the set backs.


observing the drawings they have two decks on this townhouse in the front they are 30 inches above grade and there is no mention of these sizes or square footage added to the lot coverage these decks are 30 inches above grade since they're on the second story of duplex or / townhouse.

Bullet Point # (4) Size and Mass this is arbitrary size and mass of a dwelling 32 ft to the roof and 71 ft long will always be that big. there is no way to change that unless you start Tiers cake Dimensionally? On All sides?

In conclusion this project needs further review from the city staff and all planning and zoning Commissioners please bring out your scales and use the definitions that are in the codes. Thank you very much.

sincerely Robert C Rudy
108FirDr Ketchum

Sent from my Verizon, Samsung Galaxy Tablet



From: [Garth McClure](#)
To: [Abby Rivin](#)
Subject: RE: Roberts Duplex Townhouse Subdivision (P18-047)
Date: Monday, June 04, 2018 2:23:04 PM

OK, thanks Abby.
Garth

From: Abby Rivin <ARivin@ketchumidaho.org>
Sent: Monday, June 4, 2018 11:57 AM
To: Garth McClure <garth@bma5b.com>
Subject: Roberts Duplex Townhouse Subdivision (P18-047)

Hi Garth,

The Roberts Duplex Townhomes Subdivision application (P18-047/Warm Springs Subdivision: Block 3: Lot 3) is scheduled for the Planning & Zoning Commission meeting on Monday, June 25th. Sorry for the delay! The Planning & Building Department held the application pending the approval of text amendments to the Avalanche Overlay District permitting townhome subdivisions. Would you please send me pdf version of the preliminary plat? Thanks so much and have a great week!

Best,
Abby

ABBY RIVIN, AICP | CITY OF KETCHUM

Associate Planner

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GARY D. SLETTE

February 14, 2020

US MAIL & VIA-EMAIL
rslette@ketchumidaho.org
nbradshaw@ketchumidaho.org

Ketchum Mayor Bradshaw & City Council
Robin Crotty, City Clerk
P.O. Box 2315
Ketchum, ID 83340

RE: Ketchum Boutique Hotel - Request for Reconsideration

Dear Mayor Bradshaw & Members of the Ketchum City Council,

This is a request for reconsideration filed by the undersigned as counsel for owners of the following properties in Ketchum, Idaho:

- a) Mr. and Mrs. Richard Clotfelter, Limestone Hotel, Unit 503, 151 Main Street S.
- b) Big Burn, LLC, Limestone Hotel, Unit 505, 151 Main Street S.
- c) Kevin Livingston, Trail Creek Crossings Condominiums, Unit N, 321 Leadville Ave. S.
- d) Scott & Karen Hanson, Trail Creek Crossings Condominiums, Unit K, 321 Leadville Ave. S.
- e) John & Susan Sahlberg, Trail Creek Crossings Condominiums, Unit D, 321 Leadville Ave. S.
- f) Thomas & Del-Anne Benson, Trail Creek Crossings Condominiums, Unit L, 321 Leadville Ave. S.
- g) Pat Duggan, Trail Creek Crossings Condominiums, Unit M, 321 Leadville Ave. S.

This reconsideration request pertains to (a) the "PEG PUD Conditional Use Permit" (hereinafter "PEG PUD CUP") filed by PEG Ketchum Hotel, LLC and approved by the City on February 3, 2019; and (b) the Preliminary Plat of Lot 3A, Block 82, Ketchum Townsite approved on the same date. I understand that Paragraph 15 of the Preliminary Plat approval indicates that physical activities and construction work can be undertaken on the applicant's property prior to approval of a final plat thus rendering that decision subject to the reconsideration and the judicial review process pursuant to I.C. § 67-6555. See, e.g., *Johnson v. Blaine County*, 146 Idaho 916, 204 P.3d 1127 (2009). My clients are



From: [Brittany Skelton](#)
To: [Maureen Puddicombe](#)
Subject: FW: LETTER TO CITY
Date: Monday, June 08, 2020 9:44:45 AM

Maureen –

This additional comment letter for the Cherp CUP was emailed to me this morning by the applicant, see below.

Can you save to the file, email to the Commission, and also print copies for the Commissioners?

Thanks,
Brittany

From: MiaLyon
Sent: Monday, June 08, 2020 8:51 AM
To: Brittany Skelton <BSkelton@ketchumidaho.org>
Cc: Gary Slette
Subject: Fwd: LETTER TO CITY

Brittany:

I am forwarding another letter I received yesterday.

Thanks!

Mia

----- Forwarded message -----From:

Laura M
Date: Sun, Jun 7, 2020 at 3:48 PM
Subject: LETTER TO CITY
To: mia Lyon <

JUNE 8, 2020

City of Ketchum
Planning and Zoning Commission
Ketchum, Idaho

Dear Commission,

My name is Laura Morawitz and I have been a partner of M Design and Interiors in Ketchum for over 5 years. We are a soup to nuts design service and work with all different subcontractors in the valley

as well as the east and west coasts.

I am writing to endorse Mia Cherp and her business, StichStudio. Stich Studio is a go to for us . Mia worked for me and our firm for several years ago where I discovered her talents. She makes custom pillows and bedding. Mia does beautiful work and is a reliable resource for us as she is timely, conscientious, detail oriented and a good communicator.

I hope she will receive CUP as she is a valuable local business woman. The market for custom made home goods is in high demand here in Ketchum as we see so many relocating here at this time; let's keep our wor local wherever possible.

Thank You-
Laura Morawitz
MDesign

From: [Participate](#)
To: [Maureen Puddicombe](#)
Cc: [Suzanne Frick](#)
Subject: FW: Irving's lot development
Date: Monday, June 08, 2020 11:57:32 AM

LISA ENOURATO | CITY OF KETCHUM
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-----Original Message-----

From: Craig Ryan
Sent: Monday, June 08, 2020 11:41 AM
To: Participate <participate@ketchumidaho.org>
Subject: Irving's lot development

Hello,

I wanted to voice my input on the upcoming development located on the Irving's lot:

I love the project from head to toe and this is one of the most unique developments to enter the marketplace. The building is 100% compliant - no variances, waivers or exceptions are being requested. This is a GREAT project with a phenomenal developer that has bent over backwards in their willingness to work with and do things for the City. Not only is it a 100% compliant project, it is also the only project that incorporates workforce rental housing into its plan and gives local workers a chance to live downtown, probably within three blocks of where they work.

The town / city counsel needs to respect developers willing to enter this volatile marketplace, especially in these strange times and be treated in the manner in which they deserve.

Best,
Craig Ryan

Hello again, Abby!

In preparation for tonight's commission meeting, we'd like to once again express our concern regarding the design elements for the new Waddell property on Warm Springs Road. We appreciate the council's willingness to hear our concerns.

It's apparent in reviewing documents associated with the proposed building that considerable time and effort went into the design of the townhome being submitted for approval. I've made note of several positive comments from neighborhood residents in support of the "wonderful", "attractive", "gorgeous" building the Waddell's are hoping to build. And to be sure, if I was living across the street from the property on Warm Springs Road, I might certainly agree. From the front, it appears to meet with the type of design standards the City of Ketchum would like to see built throughout the community.

Unfortunately, from the side and rear, this is categorically not the case. As I understand it, Ketchum Municipal Code strongly discourages the incorporation of flat, bulk walls as a design element and, while the architect has indeed included minor undulation on the rear elevation, it in effect remains a 3-story high, essentially flat, bulk wall. While the design of the building is careful to include a tiered effect on the front of the building, no such effort has been made on either side or the rear of the structure which, unfortunately, is the portion of the building we'll be staring at once it's complete. Furthermore, design efforts to minimize this affect through the use of color/design material do not materially change this.

This observation is somewhat further validated by staff comments regarding the project as they recommended adding landscape "to soften the duplex rectangular mass and provide visual relief from building walls". These landscaping recommendations would likely not be necessary had some kind of tiering element been included in the original design, reducing or eliminating the harsh rear face being proposed.

Ultimately, the commission needs to determine if this proposal fully meets the design considerations the city wants to incorporate moving forward. Doesn't the approval of this design further encourage like designs to replace other older dwellings on the north side of Warm Springs Road, entirely at the expense of existing and future residents on Sage Road? While I'm unaware of the specific history, didn't the approval of the box-shaped, *two*-story home on the North corner of Warm Springs Road and Skiway minimize the value and diminish the development of the lot to it's north? And more critically, hasn't this conceivably deprived the city of additional tax revenue as the lot continues to remain undeveloped?

In the interest of being good neighbors, it would sure be great if the proposed home builder could modify his design to better fit the neighborhood and literally soften both side and back elevations by tiering the building to some extent and eliminating the flat, bulk rear elevation. The council's support in encouraging this change would be greatly appreciated, not only by us, but future neighbors who will most certainly face this issue down the road.

Thank you.

Steven Hart & Craig Samitt
401B Sage Road
Ketchum, ID 83340

June 7, 202

Page 1 of 2

Subject: 3020 Warm Springs Road, Ketchum, Idaho

To: The City of Ketchum, Planning and Zoning Commission – Regular Meeting

From: Alex Hughes, neighbor

My name is Alex Hughes and I own the property kitty corner (NW of subject) located at 319 Sage Road.

I am writing with very strong concerns for myself, neighbors and others in Ketchum, regarding the design of the building proposed to be built at 3020 Warm Spring Road.

The subject structure has a road-side façade that is attractive. The two sides and back of the building is nothing other than an industrial façade with no care to the neighbors. The home has three flat sides, walls which would indicate it belongs in the industrial zone in any city. There is no feeling of a ‘complementary townscape’ for the surrounding neighbors. The ‘bulk and flatness’ of this building is not meant for a neighborhood in Ketchum and only acceptable in the industrial area of town. See references to Ketchum building codes below.

Compatibility of Design, Ketchum Municipal Code 17.96.060.E1 It specifically says the project’s materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.

Architectural: Ketchum Municipal Code 17.96.060.F5 Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.

The architectural drawings submitted for use today are unsuitable as shown for the lot proposed and not meant as a ‘complementary design’ on the sides and back of the building for this neighborhood’s ‘townscape’.

I feel strongly that there is no concern from the architect regarding the subject plans for the surrounding neighbors in this situation. The city code clearly identifies ‘compatibility of design AND complementary with the townscape’. This is very clear. Two side walls and one back wall of the subject design area are very tall walls with no relief complementary to anything surrounding the subject.

Page 2 of 2

I ask Planning and Zoning to request the architect to address the design of the building and revise the plans according to the code and not to use an industrial structure in a Ketchum neighborhood. I am asking for change not only for this neighborhood but for all of Ketchum from this day forward where neighboring properties sit on small city lots with little building setbacks. The wall design is harmful to the beauty of Ketchum and would be a very clear divisive decision that would change the charm of what Ketchum is known for far and wide.


I want to thank Planning and Zoning, volunteers and paid professionals, who give their time and professionalism for the long-term growth of Ketchum. I realize you work very hard and spend much time listening to residents of Ketchum on many levels.

I believe a hasty decision to pass this application 'as is' would not adhere to the city codes as written. There is a strong message in the codes, as mentioned, to save our city from 'box structures' on such small city lots and within close proximity to neighbors. Ketchum, Idaho is known for its charm.

I speak today as a long-time real estate Associate Broker and I have heard so many times what buyers have said about our beautiful town. As you know, it is about the beauty of keeping the small town feeling and having the best resort in the country. It is not about building box-like structures to live in with no care for the neighborhood. Ketchum is known for this.

With all due respect for the Waddells, I am sure they could find a lot that the structure would not impede on the neighboring properties i.e. a larger lot in a not so high-density neighborhood.

Respectfully submitted,
Alex Hughes
Sun Valley Real Estate LLC
Associate Broker


June 8, 2020

**Michael C. Mead
PO Box 4623
Ketchum, ID 833409
208.725.2177**

City of Ketchum
Planning & Zoning Commission
Brittany Skelton, Senior Planner
Planning and Building Department
PO Box 2315
Ketchum, ID 83340

RE: 08 June 2020 Planning & Zoning Hearing
Redfish Building #201 CUP Application - Mia Lyon Cherp

08 June 2020

Dear Ms Skelton and Commissioners:

With respect to the captioned subject, this letter is being directed to your attention in the interest to help clarify some stakeholders' understanding and opinions as it relates to this application and in relationship to past experience with the subject of the project.

As some background may be necessary now to help understand our present position and possible future action(s), please bear with this small introduction. The Redfish Building is a ten unit two-story structure with five individually and privately owned spaces on each level in the Light Industrial 2 section of Ketchum. There are no known residential-only spaces in this structure nor others located and so zoned in the area. In the upper level the individual spaces, so called units, are interconnected by hallways and access. Our understanding of the ownership arrangement is that the building falls under the ownership of a mutual benefit Association owned, controlled and governed by the individual owners in a so called condominium configuration legally. Each unit owner essentially owns the space midway from the supporting studs to the center and may configure the internal space to suit the owners' needs within conformance of city Regulations and the Redfish CC&Rs.

This legal and physical arrangement obviously imposes certain restrictions and obligations on the association and owners. Of course it is a burden for the commission, staff, and interested parties to contribute to the pool of information surrounding this application. Particularly since some of the material must be re-ploughed due to the repeated deceitfulness of the applicant's previous attempt(s) to secure a CUP.

It is understood that the association will provide approved access to necessary utilities for the units. There is no misunderstanding that little or no attention was devoted to this issue by the Applicant, related professionals, and perhaps even city staff, since the question of redundant bathroom facilities in a 1,000sf space are allowed without question, on top of the already available public facilities down the hall 30' feet away. In an earlier unsuccessful application, the applicant's previous associate claimed it was necessary for **two full ensuite bathrooms** since their "customers required more private facilities". That imagined customer base is not a part of the current application, presumably, nor are the spiraling and anticipated cost of water even considered.

At this point, a small digression, to assist in the utility issue above, it should be understood that in the early part of January 2020 the new Stitch Ketchum business license was signed and personally delivered by Mayor Bradshaw and to "see for himself what the problem with the space was all about." Because the #201 door was not locked and ajar he "poked" his head into the space and upon retreating said, "it looks like a 3 bedroom 2 bath penthouse, not a business, to me." As currently configured any reasonable observer could not conclude much differently, except of course, for the cosmetically applied sketch descriptions/features for the proposed use of certain of the workspaces. **In irony, the proposed drawings have not changed between the Applicant's initial residential (penthouse) permit application all the way to this current live/work offering: penthouse to penthouse.**

It needs to be understood at this point in this presentation/appeal to the planners/approvers, our family owns two units in Redfish which are configured and used according to the approvals at or near the time of acquisition. In consideration of that ownership position we believe

there are some legal principals which need to be observed: Neither we nor any owner (except, perhaps the Applicant) purchased a residential unit in Redfish. Either a full-on qualifying industrial space was bought or a potential live/work space was acquired. The Ketchum laws (as modified) are designed and calculated to protect the rights and interest(s) of all the owners in the building equally in a fair and dispassionate manner. The Ketchum law(s) are not designed and calculated to treat different owners differently and which otherwise would constitute, essentially, a taking of their property by altering for one exception the rights of the others. No one needs to consider the out come of that encounter. The sole happy party would be the applicant's representative, smiling all the way to the bank. What is being sought here in this letter is fair treatment to all the parties equally.

Of course, the definition of Live/Work could be more precisely defined in the Regulations, but we all know what that description means: The Occupant of the space will be allowed to reside in the same space in which the allowed revenue-producing work (not hobby) is to be performed *by the occupant* under the conditions specified in the approval. A year or more ago under a different claim(s) for the work to be performed in this space, the Applicant/Associate actually fogged one past the city staff with the "toileting" claim. **Now the Applicant—after all the illegal and unapproved improvements to #201, detailed by the unpermitted demolition and construction, and in the multiples of Stop Work Orders issued—seeks certain belief that their "life passion" for sewing, doily or pillow/duvet making and even curtain making in this space is essential to what seems to be the potential expense of others who do not want a residential apartment-only in the building.**

Applicant has presented some clear and quite attractive claimed examples of the work to be expected to issue from the space. However, professionals doing the same or very similar work indicate a MERE single sewing machine will not produce the result as claimed. It takes multiple machines, not unlike a metal working machine shop which requires multiple tools to produce different results. The single sewing machine shown in the staged photo Exhibits simply won't cut it. Depending upon the type of work and work loads, maybe five sewing machines could produce the examples shown and some of the other products claimed.

For this reason among many others, it is believed the examples of the work shown were not all produced, as suggested, by Applicant.

Reflecting back on the earlier presentations for #201 this has a similar ring and tone. One prior presentation detailed something between 12 and 20 movie-type technicians were going to do the claimed work of video production in a space approximately 600sf. At the lesser suggested number (12) that would mean each person would need, say, 50sf for each task. Just a common desk/chair needs approximately 30sf, in addition to walk around area and aisle-way. A typical office work space with cramped quarters needs about 150sf per person.

The Ketchum seamstress on Walnut Avenue has a very cramped space which approximates nearly 300sf and she works alone—no inventory, no finished goods, a small space for some limited fabrics, a cutting table, a small desk, and assorted little spaces. And, in this instance, it is a reasonable understanding that there may be contract sewers not working in the Redfish space that are the **actual producers** of the new suggested product, as the applicant was witnessed interviewing at least one seamstress for a position in the “operation” in January. The Applicant has had in excess of a year and a half to illustrate the appearance of an attempt to have meaningful work being made and delivered from this space, regardless of the desire, at the same time to also reside in the #201 space. The simple act of staging a stack of thread, one sewing machine and some fabric thrown over a chair and machine does not a fine-arts pillow studio make.

There is no legitimate reason to even suspect the Applicant does not have a lifetime passion for sewing, and all that goes with the dream, including having a workplace like the “pillow guy” achieved, against all odds imaginable, in Minnesota. **However, in this instance, any reasonable assessment outside of the Applicant’s representation, suggests this application is merely another clever and vain attempt by the Applicant, concocted by the representative, to secure something using fictitious and false claims, mirroring, but a step above, the previous failed efforts.**

For instance, is there a business plan, written or otherwise? Is there any provable **revenue** stream (demonstrating **work**), consistent or otherwise, which reinforces the glowing written support from Applicant's friends or acquaintances? Or, is this #201 CUP application just another skit designed, constructed, and staged to deceive the approving authorities to treat this one applicant differently than others' similar and legitimate applications? Without tangible facts to support the claims this application has every hallmark of the preceding failed application effort(s). Supporting this visceral instinct is fact buried very deep in the body of the 60-page application text.

So, returning to the beginning, the Applicant, based on the brief description provided in applicant "Background in Sewing," indicates that the sewing led to a future in film production, which is the real and present—however itinerant—occupation of Applicant. The suggested pillow designing and making, are merely the pastime/hobby filling time until the next "gig" opportunity comes along for which Applicant may be qualified to fill. If that interpretation seems harsh, one needs only to read the three paragraph Resume carefully. This writer also finds it curious that the Applicant's only provable employment of seasonal, perhaps itinerant, ski instructing—which is non-qualifying work under the city's Regulations and performed off premises—is missing from said Resume.

Further, in a stroke of nearly unbelievable irony, this writer, and the Applicant's acquaintance, Susan, crossed paths briefly in San Francisco, in mid-April of this year. We found we had some mutuality wherein both Susan and this writer knew of the Applicant. Susan allowed as how she didn't know the Applicant well but was trying to help Applicant in some way through Susan's "business connections" and written a letter of assistance. In a general sense this information seems to be confirmed by, her friend, Britt Davis, 02 June 2020.

Unfortunately, Ketchum procedures as applied here do not allow, and may prevent, even a reasonable level of discovery and comprehension to

better understand and uncover the facts from the fictional aspects in the presented material; and, therefore, any decision considered could be very likely tainted. **Publishing the information on Friday afternoon (4PM) containing all the Applicant material and the comprehensive staff report, approximately 65 pages, for a following Monday afternoon meeting is wrong and probably would be disallowed under any review of an experienced, independent 3rd party.**

SUMMARY

The #201 Applicant has a very strong desire to live in the Redfish Building. To this end, Applicant has concocted at least three "fairy tale" renditions (Real Estate; Real Estate Investment; Video Production) which have little if any bearing on securing a **legal CUP** to live and claim some form of approved work.

The City of Ketchum is desperate to secure more so-called affordable housing, including Live/Work spaces, for the less affluent living here or seeking opportunity here. This is supported by at least two facts: #1. Published information advertising the powerful interest to achieve same; #2. Official efforts to modify or "ease" regulations to achieve same.

Some existing Live/Work property owners believe that easing or occasional relaxing and even fiddling the regulations, etc., to achieve this noble goal will have a negative effect on their existing property rights, entitlements and reasonable expectations when purchased. Neither Applicant nor this party have made or contributed to the rules surrounding this property ownership application. It remains solely within the province of city officials to fairly and uniformly treat each property owner the same and conform under the concept of Due Process and capricious and/or arbitrary adjudication. If those conditions are met, debate usually subsides.

Now, in this regard, the City of Ketchum designed and constructed a proposed set of Conditions to which Applicant must adhere. Certainly that puts some burden, connected to opportunity, for Applicant to achieve.

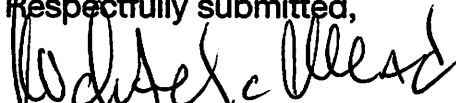
Brittany Skelton, Senior Planner
08 June 2020
Page 7

By the very same Ketchum document, however, there exists no path, instructions, directions, assurances, or any other written means describing the process by which to remove Applicant should Applicant fail or cease to operate the work, sit back and coast on the CUP, producing nothing as *claimed* would occur.

THIS BEGS THE QUESTION: What is that process? This seems very tricky, indeed. At the present time the writer is believed to be an aggrieved party due to at least improper vetting, with all the existing indicators, in the CUP process. But one needn't imagine just how aggrieved this Applicant, or any other, may be if an approved CUP is later canceled in an arbitrary and capricious manner, without written procedures.

We are seeking two outcomes: #1. Denial of the Applicant's newest attempt for a live/work CUP; #2. Clarification of the City's process for revoking an approved **Conditional** Use Permit.

Respectfully submitted,



Michael C. Mead

cc:
Neil Bradshaw, Mayor
Abby Rivin, Associate Planner
Suzanne Frick, Ketchum City Administrator
Tim Eagen, Redfish Building Association Manager

ENCL.: Timeline 2020 CUP

8 June 2020

REDFISH BUILDING, #201 CUP APPLICATION
TIMELINE OF EVENTS

- **2015 OCTOBER:** #201 Purchased by previous deeded owner, F. Keck
- **2016 2ND & 3RD QTRS:** #201 was demolished internally removing all walls, flooring, all plumbing and electrical fixtures including some sheetrock. Only items remaining were electrical control panel and all wiring necessary to operate the previous use(s) hanging from ceiling.

Demolition Permit Number: NONE

Building Damage: Unknown

- **2018 NOVEMBER, 05:** Conditional Use Permit Application filed by M. Cherp describing and showing in a drawing all the features a residential use space does require for a three bedroom, two bathroom space.
- **2018 DECEMBER 04 & 05:** Complaints received by Ketchum Planning that construction of #201 space does not comply with Ketchum Zoning Law.

Demolition Permit Number: NONE

Building & Safety Compliance: Unknown

- **2018 NOVEMBER, DECEMBER, 2019 JANUARY:** Construction work on #201 building-out space to conform with residential drawing supplied by applicant, Cherp, continues apace without approval(s).

- **2019 JANUARY 04:** Stop Work Order posted at #201 requiring all construction work cease until release is granted (and presumably, Building Code inspection.)
- **2019 JANUARY 04 to JANUARY 14:** Construction work continues apace on #201 to the CUP drawing supplied with original as yet unapproved application.
- **2019 JANUARY 14:** Planning Commission meets to receive and evaluate the latest verbal information of the CUP Application proposed to be performed in the #201 space concurrent with the space being allowed as LI-2 LIVE / WORK consistent with Ketchum Zoning for LI-2.
- **2019 JANUARY 16:** 2nd STOP WORK ORDER posted at #201 after 1st S/W Order is removed as work continued.
- **2019 JANUARY 22:** 3rd STOP WORK ORDER posted at #201 after 2nd S/W Order is removed as work continues.
- **2019 JANUARY 23:** #201 Building Permit Application for *Lyon/Cherp Penthouse* filed (certified complete) by **new owner Cherp**.
(The ownership question for this space may not make a difference but it may cloud the matter as to the “who” is the named party who actually will be living while performing allowable work under the applicable sections of LI-2 L/W Zoning law, and who may be the “actual owner” of any potential liabilities which may arise due to faulty construction of and which may affect the building or individual spaces.

- **2019 JANUARY 26:** Construction materials are moved into the #201 space suggesting that some sort of work continues to be accomplished as the three posted Stop Work Orders disallow and are contrary to.
- **2020 JUNE 08:** Upon many after-the-fact permits, inspections, construction, and approvals in an attempt to make **illegal demolition, construction, and delayed permitting legal**, the space #201 is now “declared” “legal” during the intervening period from January 2019.

Applicant files a new Conditional Use Permit application for #201 under yet another **proposed** business use.

cc:
Neil Bradshaw, Mayor
Abby Rivin, Associate Planner
Suzanne Frick, Ketchum City Administrator
Tim Eagen, Redfish Building Association Manager