



AGENDA

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If you would like to comment on a public hearing agenda item, please select the best option for your participation:

1. Join us via Zoom (*please mute your device until called upon*).
Join the Webinar: <https://ketchumidaho-org.zoom.us/j/85705370567>
Webinar ID: 857 0537 0567
2. Address the Commission in person at City Hall.
3. Submit your comments in writing at participate@ketchumidaho.org (*by noon the day of the meeting*).

This agenda is subject to revisions. All revisions will be underlined.

CALL TO ORDER:

ROLL CALL:

COMMUNICATIONS FROM COMMISSIONERS:

CONSENT AGENDA:

Note re: ALL ACTION ITEMS - The Commission is asked to approve the following listed items by a single vote, except for any items that a commissioner asks to be removed from the Consent Agenda and considered separately.

1. ACTION ITEM: Approval of the January 24, 2023 Minutes

PUBLIC HEARING:

2. ACTION ITEM: Recommendation to conduct a public hearing, review, and provide feedback on the Design Review amendment and Development Agreement amendment for the Appellation Sun Valley hotel project at 300 E River Street.

NEW BUSINESS:

ADJOURNMENT:



CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION
Tuesday January 24, 2023

CALL TO ORDER: (00:00:45 in video)

Neil Morrow called to order at 4:30 p.m.

Roll Call:

Neil Morrow
Susan Passovoy
Brenda Moczygemba
Tim Carter
Spencer Cordovano

Also Present:

Morgan Landers – Director of Planning and Zoning
Dan Goodman – Legal Counsel or City of Ketchum
Abby Rivin – Senior Planner
Adam Crutcher – Associate Planner
Paige Nied – Associate Planner
Heather Nicolai – Planning Technician

COMMUNICATIONS FROM THE COMMISSIONERS:

None

CONSENT AGENDA: (00:01:20 in video)

1. **ACTION ITEM:** Approval of the January 10, 2023 Minutes (00:01:35 in video)

Motion: Motion made by Brenda Moczygemba to approve the January 10, 2023 Minutes;
Seconded by Spencer Cordovano. (video recording issues)

Ayes: Neil Morrow, Susan Passovoy, Brenda Moczygemba, Tim Carter, Spencer Cordovano

Nays: None

PUBLIC HEARING: (00:01:45 in video)

2. **ACTION ITEM:** Recommendation to conduct a public hearing, review, and provide feedback on the Design Review amendment and Development Agreement amendment for the Appellation Sun Valley hotel project at 300 E River Street.

- Staff Report: Morgan Landers – Senior Planner (00:02:03 in video)
- Applicant Team

- Architect: John C. Davis, AIA – Hornberger + Worstell, Inc. (00:23:45 in video)
- Landscape Architect: Rob King – Landwork Studio (00:32:05 in video)
- Architect: John C. Davis, AIA – Hornberger + Worstell, Inc. (00:37:18 in video)
- Louis Kaufman – Architect, de Reus Architects (00:47:10 in video)
- Architect: John C. Davis, AIA – Hornberger + Worstell, Inc. (00:55:40 in video)
- Commission Questions/Comments for Applicant: (00:56:20 in video)
- Public Comment (01:05:29 in video)
 - No public comment
- Commission Deliberations, feedback & direction for applicant: (01:06:00 in video)
- Applicant requested recess to determine next steps (01:50:15 in video)
- Meeting Resumed (01:50:23 in video)
- Morgan Landers – Senior Planner (01:50:30 in video)
- Applicant/Managing Member: Jack E. Bariteau, Jr. (01:50:55 in video)
- Commission Responses to Applicant (02:02:05 in video)
- Legal Council for Applicant: Ed Lawson (02:05:03 in video)
- Applicant/Investor: Andy Blank (02:11:58 in video)

Commission recommended to continue the Appellation Sun Valley hotel project, located at 300 E River Street, design review and development agreement to a special hearing to Tuesday, 1/31/23. (02:20:40 in video)

Motion: Motion made by Susan Passovoy, requesting to continue this to a special hearing to Tuesday, 1/31/23. Second by Tim Carter (02:20:50 in video)

Ayes: Neil Morrow, Tim Carter, Spencer Cordovano, Brenda Moczygemba, Susan Passovoy

Nays: None

3. **RECESS:** 15 Minute Break (02:21:18 in video)

4. **ACTION ITEM:** Recommendation to review and provide feedback on the Pre-Application Design Review application for the Sawtooth Serenade project at 260 N 1st Ave. (02:21:35 in video)

- Staff Report: Morgan Landers – Senior Planner (02:21:58 in video)
- Applicant Team
 - Legal Council for Applicant: Jim Laski (02:21:58 in video)
 - Architect: David Thielsen, AIA – Thielsen Architects (02:44:35 in video)
- Commission Deliberations, feedback & direction for applicant: (03:31:20 in video)
- Architect: David Thielsen, AIA – Thielsen Architects (03:56:45 in video)
- Morgan Landers – Senior Planner (04:01:00 in video)
- Commission Comments (04:02:30 in video)

Commission recommended to advance the Sawtooth Serenade project at 260 N 1st Ave to Design Review. (04:05:15 in video)

Motion: Motion made by Susan Passovoy, to advance the Sawtooth Serenade project at 260 N 1st Ave to Design Review. Second by Tim Carter (04:05:47 in video)

Ayes: Neil Morrow, Tim Carter, Brenda Moczygemba, Susan Passovoy

Nays: Spencer Cordovano

NEW BUSINESS: (04:06:07 in video)

None

ADJOURNMENT:

Motion to adjourn at 9 pm (04:06:15 in video)

Motion made by Neil Morrow to adjourn the meeting; Seconded by Spencer Cordovano.

Ayes: Neil Morrow, Susan Passovoy, Tim Carter, Spencer Cordovano, Brenda Moczygemba

Nays: None

Commissioner Neil Morrow

Morgan Landers – Director of Planning & Building



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF JANUARY 31, 2023

PROJECT: Appellation Hotel (formerly Harriman Hotel)

FILE NUMBER: P22-059 and P22-059A

APPLICATION TYPE: Design Review (P22-059A)
Development Agreement Amendment (P22-059)

PROPERTY OWNER: Harriman Ketchum Hotel, LLC (formerly Trail Creek Fund, LLC)

REQUEST: Request for an amendment to Design Review approval 08-007 and amendment to the Amended and Restated Development Agreement and subsequent development agreement amendments

LOCATION: 300 E. River Street (Ketchum Replat Blk 83 Lot 2)

ZONING: Tourist (T)

OVERLAY: Floodplain/Waterways

REVIEWER: Morgan Landers, AICP – Senior Planner

NOTICE/PROCESS: The first public hearing on the application was held on December 13, 2022. A public hearing notice for that date was mailed to all owners of property within 300 feet of the project site and all political subdivisions on October 14, 2022. The public hearing notice for that date was published in the Idaho Mountain Express the on October 19, 2022. A notice for that date was posted on the project site and the city’s website on October 19, 2022. At the December 13, 2022 meeting, the Planning and Zoning Commission continued the hearing to January 10, 2023. The January 10, 2023 hearing was continued to January 24, 2023 to allow the applicant additional time to prepare revised application materials. A public hearing was held on January 24, 2023 and continued to a special meeting on January 31, 2023.

ATTACHMENTS

A. Revised Design Review Renderings – Dated 1/26/23

EXECUTIVE SUMMARY

At the January 24, 2023 hearing of the Planning and Zoning Commission (the “Commission”), staff indicated that most outstanding design review items had been resolved except for the following:

- Wall height and materials along Hwy 75 including around the Gateway Plaza
- Placement of balconies on the southern portion of the Leadville Ave façade
- Landscape buffer between paver terrace and riparian area
- Roof overhang above the southwest corner on the fourth floor

During the meeting, the Commissioner provided feedback on the first two items that were accepted by the applicants. The revised elevations and renderings (Attachment A) show the addition of four Juliet balconies on the Leadville Ave façade above the delivery bay entrance and the railing detail around the Gateway Plaza and the restaurant patio. The applicant has agreed with the Commission’s recommendation to further refine the landscape plan to establish an appropriate landscape buffer between the paver terrace and the riparian area with one access point to Trail Creek. Staff will craft a condition of approval to ensure this is achieved at the time of building permit application.

The outstanding issue is the request to extend the roof overhang on the fourth floor from the approved 6 feet to 18 feet. The Commission requested additional renderings to illustrate the various configurations so the Commission could determine the potential impact on the request to the building’s overall bulk and mass on the southwest corner. Attachment A provides a set of elevations and renderings that show:

- A 6-foot overhang – approved with the 2008 design review approval
- A 10-foot overhang – approved administratively by city staff in 2016
- Current Request: An 18-foot total overhang with a notched/reduced width canopy after the first 6 feet

Based on the information provided, staff believes the 10-foot overhang to be noticeable but does not significantly increase the perceived bulk and mass of the building more than the 6-foot overhang. Staff appreciates the notched concept provided by the applicant and believes this could also be a good solution. One concern staff has with the notched option is that the portion of the roof overhang past the first 6 feet is in the same general plane as the roof below which appears cluttered. If the roof overhang was 16 feet rather than the 18 feet, there may be better visual separation between the two roof forms.

STAFF RECOMMENDATION

Staff recommends the Commission review the various renderings and provide direction to staff and the applicant on the acceptable roof overhang for the southwest corner of the building. Staff will then prepare the conditions of approval, findings of fact, conclusions of law, and decisions for approval at the next Commission meeting.

Appellation | Sun Valley

KETCHUM, IDAHO

DESIGN REVIEW PRESENTATION

January 24, 2023

Update: January 26, 2023

Hornberger + Worstell

Architects and Planners
170 Maiden Lane
San Francisco, CA 94108

415.391.1080
design@hwiarchitects.com

Prepared for:
Harriman Ketchum Hotel LLC
Sun Valley, Idaho

Building Elevation Comparison - East

Harriman
Ketchum
Hotel, LLC

Hornberger
Worstell

APPELLATION
SUN VALLEY

DRP Revisions 01.26.23
Update 08.18.22
Design Review 09.14.22
Design Review Update 01.8.23

Project Name
Number 14001
Scale Not to Scale

Hornberger + Worstell
11111 1st Street, Suite 100
P.O. Box 100
www.hornbergerworstell.com

Design Review:
Elevation
Comparison:
East

A3.12

NOT FOR CONSTRUCTION



2023 DESIGN

Added
4 Juliet Balconies



PROPOSED 2022 APPELLATION DESIGN

West Elevation



WEST ELEVATION - 6' CANOPY OPTION

Approaching from Highway 75



WEST ELEVATION - 6' CANOPY OPTION

West Elevation



WEST ELEVATION - 10' CANOPY OPTION

Approaching from Highway 75



HIGHWAY 75 VIEW - 10' CANOPY OPTION

West Elevation



WEST ELEVATION - PROPOSED OFFSET CANOPY

Approaching from Highway



HIGHWAY 75 VIEW - PROPOSED OFFSET CANOPY



HIGHWAY75 APPROACH



WEST ELEVATION VIEW



RIVER AND MAIN

From: [Morgan Landers](#)
To: [Heather Nicolaj](#)
Subject: Fw: Appellation Entitlements Application
Date: Monday, January 30, 2023 10:55:42 AM
Attachments: [image001.png](#)

Public comment for appellation. Would you please add to the file and shoot it out tomorrow?

Thanks!

MORGAN LANDERS, AICP | CITY OF KETCHUM

PLANNING AND BUILDING | DIRECTOR

o: 208.727.5085

From: Paul Kenny <paul@kenny-bogue.com>
Sent: Sunday, January 29, 2023 9:33 AM
To: Morgan Landers <MLanders@ketchumidaho.org>
Subject: Appellation Entitlements Application

Morgan,

I'm in support of approval of the Appellation application.

Sincerely,

Paul Kenny

Paul Kenny, [CCIM](#)
Associate Broker, Principal

Paul Kenny & Matt Bogue
Commercial Real Estate

Tel: [\(208\) 726-1918](tel:(208)726-1918)

Cell: [\(208\) 720-3125](tel:(208)720-3125)

www.kenny-bogue.com



From: [Participate](#)
To: [Heather Nicolai](#)
Subject: FW: Planning & Zoning Meeting, January 31, 2023
Date: Tuesday, January 31, 2023 11:06:17 AM

Public Comment for Harriman.

MORGAN LANDERS, AICP | CITY OF KETCHUM

DIRECTOR OF PLANNING AND BUILDING
o: 208.727.5085

From: Pamela Colesworthy <pam@pamcolesworthy.com>
Sent: Monday, January 30, 2023 3:48 PM
To: Participate <participate@ketchumidaho.org>
Subject: Planning & Zoning Meeting, January 31, 2023

Dear P & Z Staff and Commissioners,

As I read through the agenda packet posted on the city's website, I see that the applicant has proposed an offset canopy on the top floor, as a compromise solution to the question of the originally requested extended roof overhang proposed at the previous meeting. It's my understanding that this is the last and final issue to be discussed and resolved before you recommend final approval for the project. To that end, I hope you will approve this last iteration of the required revisions.

For the record, I'm in full support of this project and its current design, coloration, and building materials. It will be an asset to the community in multiple ways - from increased city tax revenue to the observatory amenity to the quality of service, experience and design. I urge your support without further conditions. A swimming pool is absolutely required for all hotels of this calibre. A 3-D model is unnecessary at this juncture since the mass and scale had long since been approved. The applicant has complied with all other requests, and therefore deserves your support.

My apologies for not stating the above in person, but I have a previous commitment during this emergency meeting.

Thank you for your consideration of my endorsement for the Harriman Hotel.

Sincerely,

Pam Colesworthy

Berkshire Hathaway HomeServices Sun Valley Properties

www.pamcolesworthy.com

ID Lic: SP32583

208-720-4520 (c) 208-726-3411 (o)



2022 Top 1% Sales