



**City of Ketchum
Planning & Building**

**STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
SPECIAL MEETING OF SEPTEMBER 21, 2021**

PROJECT: Waddell-Roush Duplex Hot Tubs

FILE NUMBER: P21-068

APPLICATION TYPE: Amendment to Design Review Approval

ASSOCIATED APPLICATIONS: Design Review P20-031, Lot Line Shift P20-061, Townhouse Subdivision Preliminary Plat P20-058, Building Permit B20-079

REPRESENTATIVE: Craig Lawrence, AIA

PROPERTY OWNER: Doug & Stacey Waddell

LOCATION: 3020 Warm Springs Road (Wills Condominium Subdivision No 2)

ZONING: General Residential Low Density (GR-L) Zoning District

NOTICE: A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site on September 1, 2021. The public hearing notice was published in the Idaho Mountain Express on September 1, 2021. The public hearing notice was posted on the City's website and on the subject site on September 13, 2021. Public comment has been attached as Exhibit B to the Staff Report.

INTRODUCTION

The key responsibilities of the Planning and Zoning Commission consist of:

- Review and determinations on development applications
- Initiating and recommending amendments to the zoning ordinance
- Interpreting the zoning ordinance regulations
- Preparing and implementing the Comprehensive Plan
- Providing City Council with recommendations on planning and zoning matters in Ketchum

Due to the level of development activity taking place in Ketchum, the Commission has been primarily focused on permit applications. Ketchum is experiencing unprecedented development activity, which in some cases, requires interpretations of the zoning ordinance.

The majority of the Ketchum zoning ordinance standards were established in the 1970s. Since the 70s, discrete amendments have occurred often creating internal conflicts within the ordinance. In some cases, staff is finding the 1970s era code does not adequately address 2021 development proposals.

Because of this, staff will be presenting more code interpretations to the Commission. This will occur where the code is not clear, there are conflicting standards, the interpretation will set precedent, or an interpretation would be a departure from past practice.

Staff is experiencing development inquires on some of the most challenging and difficult sites in Ketchum. Often there is no easy answer because the zoning ordinance is not clear. In these situations, staff will engage the Planning and Zoning Commission to provide clarity and direction on how the zoning standards should be applied. While staff has the authority to make administrative interpretations of the zoning ordinance, because key interpretations could have potential impacts, staff prefers key interpretations occur in an open and transparent process with the Planning and Zoning Commission.

PROPOSED APPLICATION

The project before the Commission consists of two parts:

- An amendment of the Planning and Zoning Commission approved Design Review Permit P20-031 which was approved by the Commission on July 13th, 2020. In light of the Commission and community input into the design and configuration of this project, staff determined the proposed amendment did not qualify as a minor modification subject to staff approval. The Commission is being asked to decide if the proposed amendment to the approval is acceptable.
- An interpretation of the zoning ordinance to clarify if above grade features such as hot tubs are permitted to be located in the required side yard setbacks.

AMENDMENT TO DESIGN REVIEW APPROVAL: NEW HOT TUBS

The applicant has submitted updated drawings proposing exterior modifications from the project plans approved with Design Review P20-031. The project plans are attached as Exhibit A to the staff report. The proposed amendments to the design review approval include the addition of two hot tubs for each townhouse unit within the duplex. The proposed hot tubs are located within the east and west side yard setback areas and sited on new paver patios. Exterior modifications also include the addition of new doors at the east and west side facades to access the new hot tubs. The east side hot tub is proposed to be screened with 6- and 4-foot-tall cedar fence panels. An elevation of the proposed screening is provided on Sheet L-03 of the project plans. The west side hot tub is proposed to be screened by landscaping, including Redtwig Dogwood.

The applicant has provided specifications for the proposed hot tubs that are included the project plans attached as Exhibit A. A section of the hot tub is provided on Sheet L-03. The hot tubs are 3 feet tall. Notes on Sheets L-01 and L-03 indicate the hot tubs are non-permanent features that are self-contained with internal equipment. The hot tubs will be placed on the new paver patio but not permanently attached to the patio. These hot tubs will be connected to the development site through their mechanical, electrical, and plumbing systems.

The siting of the hot tubs proposed for the Waddell-Rousch development encroaches within the side yard area required for the principal, duplex building. The setback from side property lines required in the GR-L Zone is 1 foot for every 3 feet in building height or a minimum of 5 feet. Both hot tubs are sited within the duplex's 11-foot-8-inch required side yard setback area. The east townhome unit's hot tub is proposed to be sited 5 feet from the side property line. The west townhome unit's hot tub is

proposed to be sited 7 feet 6 inches from the property line. While sited within the duplex's side yard setback areas, the hot tubs meet the minimum 5-foot setback required from side property lines in the GR-L Zone.

NEIGHBORHOOD CONTEXT

The subject property is located on Warm Springs Road between Skiway Drive and Jane Lane. The three-story duplex is slightly less than 35-feet tall, which is the maximum building height permitted in the GR-L Zone. The development's total building coverage is 31%, which is 440 square feet less than the maximum permitted by KMC §17.12.030.

Most of the surrounding neighborhood is developed with single-family residences and townhomes except for a few vacant properties within the Avalanche Zone along Sage Road and a couple of vacant lots on Ritchie Drive. Neighboring properties on either side of the project site are developed with older duplexes. These duplex developments were built in 1975. Each duplex is two stories with a total floor area of 2,304 square feet and approximately 11% of building coverage. 35-foot-tall buildings with 35% building coverage have been permitted in the GR-L Zone since the City first adopted a comprehensive zoning ordinance in 1974. Despite this permitted building bulk and mass, older homes were smaller in size and scale. New development has trended towards maximizing building size to the greatest extent permitted by Ketchum's zoning regulations. Taller and bigger buildings have challenged Ketchum's ability to maintain its mountain community and small-town character.

PURPOSE OF SETBACKS

Setbacks are required primarily to ensure adequate separation between buildings and useable open space between structures relative to the desired character and visual density in neighborhoods. Setbacks reserve space for purposes like stormwater drainage and fire safety. Setbacks also exist to protect sensitive ecological areas, such as riparian zones, and to facilitate public safety, such as greater setbacks on corner lots to ensure adequate lines of sight for vehicles. Setbacks can be used to mitigate negative externalities like minimizing noise pollution. In addition to setbacks, dimensional standards such as building coverage, floor area ratio, and building height control the density, scale, and bulk of development.

ZONING CODE HISTORY

The City's regulation of setbacks has evolved from yard requirements to how far a building or structure must be setback from a property line. The yard requirements regulated the portion of unobstructed open area on a lot from a lot line for a depth or width specified by the regulations of the zoning district. The definition for setback was not introduced into Ketchum Municipal Code until 2013 through the City's adoption of Ordinance 1110. According to staff reports, the purpose of this ordinance was routine code clean up to reconcile inconsistencies and clarify unclear regulations. Ordinance 1110 added definitions for terms that were used in the code but not previously defined.

SETBACK REGULATIONS IN KETCHUM MUNICIPAL CODE

Ketchum Municipal Code §17.08.020 defines setback as the minimum horizontal distance between a specified lot line (front, side, rear), measured along a straight line and at a right angle to such lot line, and the nearest point of an above grade or below grade building or structure. Setback zone is defined as the area of a lot that must remain open and cannot be built over with a structure (KMC §17.08.020).

Ketchum Municipal Code 17.08.020 defines yard as that portion of the open area on a lot extending open and unobstructed from the ground upward from a lot line for a depth or width specified by the regulations for the zoning district in which the lot is located. Pursuant to Ketchum Municipal Code 17.128.020E, no part of a yard required for a building for the purpose of complying with zoning regulations shall be included as a yard for another building.

All structures are subject to setbacks. Structures include anything permanently constructed in or on the ground (KMC §17.08.020). The only elements not qualified as structures are fences less than 6 feet in height, decks less than 30 inches above grade, paved areas, and structural or nonstructural fill (KMC §17.08.020). Pursuant to Ketchum Municipal Code §17.08.010.F, a “building” or “structure” includes any part and includes all other structures of every kind regardless of similarity to buildings.

ZONING CODE INTERPRETATION

The zoning code is unclear as to whether above-grade, accessory structures like hot tubs may be sited within the setback areas required for the principal building on the site. The zoning code is also unclear as to whether setbacks should be applied individually per detached structure based on each structure’s maximum height or if the maximum height of the principal building on the site should set the setbacks for all accessory structures on the site. For example, the zoning code doesn’t provide clear direction regarding whether the 3-foot-tall hot tubs should be setback the minimum 5 feet based on their height or if the hot tubs should be setback 11 feet 8 inches based on the maximum height of the duplex. The inconsistencies and references to yards and setback zones add another layer of confusion.

STAFF RECOMMENDATION

Zoning Code Interpretation

Staff recommends that the maximum height of the principal building should set the required setbacks for all detached accessory structures on the site. Allowing these accessory structures like hot tubs within setback areas may result in negative externalities within the neighborhood like diminishing privacy and increasing noise. As new development maximizes building size, allowing accessory structures within setback areas may diminish visual character within neighborhoods through the congestion of structures on development sites.

Staff recommends the Commission provide feedback regarding the interpretation of setback regulations in Ketchum Municipal Code. Staff will return with a zoning code interpretation based on this feedback for the Commission to review.

Amendment to Design Review Approval: Hot Tubs

Staff recommends that the Commission direct the applicant to relocate the proposed hot tubs to the rear of the duplex development outside of the rear yard setback area.

EXHIBITS:

- A. Project Plans
- B. Public Comment

Exhibit A: Project Plans



P21 -
 File #: 7-12-21
 Design Review Fee Paid:
 Approved Date:
 Denied Date:
 By:
 ADRE: Yes No

Design Review Application

APPLICANT INFORMATION

Project Name: <u>WADDELL/ROUSH HOT TUBS ✓</u>	Phone: <u>206-300-2599</u>
Owner: <u>DOUG & STACY WADDELL</u>	Mailing Address: <u>PO BOX 2545</u>
Email: <u>doug@waddellpropertiesinc.com</u>	<u>KIRKLAND, WA 98003</u>
Architect/Representative: <u>CRAIG LAWRENCE AA</u>	Phone: <u>208-720-5372</u>
Email: <u>clawrenceaia@msn.com</u>	Mailing Address: <u>Box 2662</u>
Architect License Number: <u>AR-2512</u>	<u>KETCHUM, ID 83340</u>
Engineer of Record: <u>CRAIG MAXWELL P.E.</u>	Phone: <u>208-721-2171</u>
Email: <u>craig@maxwellsds.com</u>	Mailing Address: <u>Box 1911</u>
Engineer License Number: <u>PE-14254</u>	<u>SUN VALLEY, ID 83353</u>

All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.

PROJECT INFORMATION

Legal Land Description: WILLS CONDOMINIUMS NO. 2
 Street Address: 3020 WARM SPRINGS ROAD
 Lot Area (Square Feet): 11,000 ±
 Zoning District: GRL
 Overlay District: Floodplain Avalanche Mountain
 Type of Construction: New Addition Remodel Other
 Anticipated Use: HOT TUBS Number of Residential Units:

TOTAL FLOOR AREA

	Proposed	Sq. Ft.	Existing	Sq. Ft.
Basements	<u>NA</u>		<u>NA</u>	
1 st Floor	<u>NA</u>		<u>NA</u>	
2 nd Floor	<u>NA</u>		<u>NA</u>	
3 rd Floor	<u>NA</u>		<u>NA</u>	
Mezzanine	<u>NA</u>		<u>NA</u>	
Total	<u>NA</u>		<u>NA</u>	

FLOOR AREA RATIO

Community Core: Tourist: General Residential-High:

BUILDING COVERAGE/OPEN SPACE

Percent of Building Coverage: NA

DIMENSIONAL STANDARDS/PROPOSED SETBACKS

Front: 5'-6" Side: 7'-6" Side: 5'-0" Rear: 19'-6"
 Building Height: 3'-0"

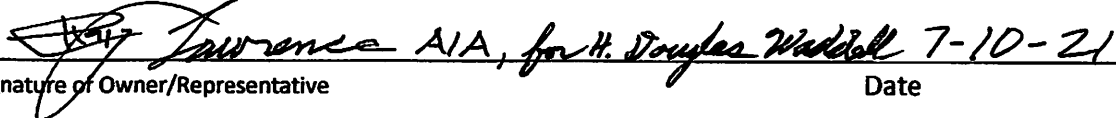
OFF STREET PARKING

Parking Spaces Provided: NA
 Curb Cut: NA Sq. Ft. NA %

WATER SYSTEM

Municipal Service Ketchum Spring Water

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.


Signature of Owner/Representative _____ Date 7-10-21

DESIGN REVIEW EVALUATION STANDARDS
(May not apply to Administrative Design Review):

17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

A. Streets:

1. The applicant shall be responsible for all costs associated with providing a connection from an existing city streets to their development.
2. All streets designs shall be in conformance with the right-of-way standards and approved by the Public Works Director.

B. Sidewalks:

1. All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks in conformance with the right-of-way standards. Sidewalk improvements may be waived for projects that qualify as a "Substantial Improvement" which comprise additions of less than 250 square feet of conditioned space.
2. The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
3. New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
4. The city may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the city and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the Public Works Director. Any approved in-lieu contribution shall be paid before the city issues a certificate of occupancy.

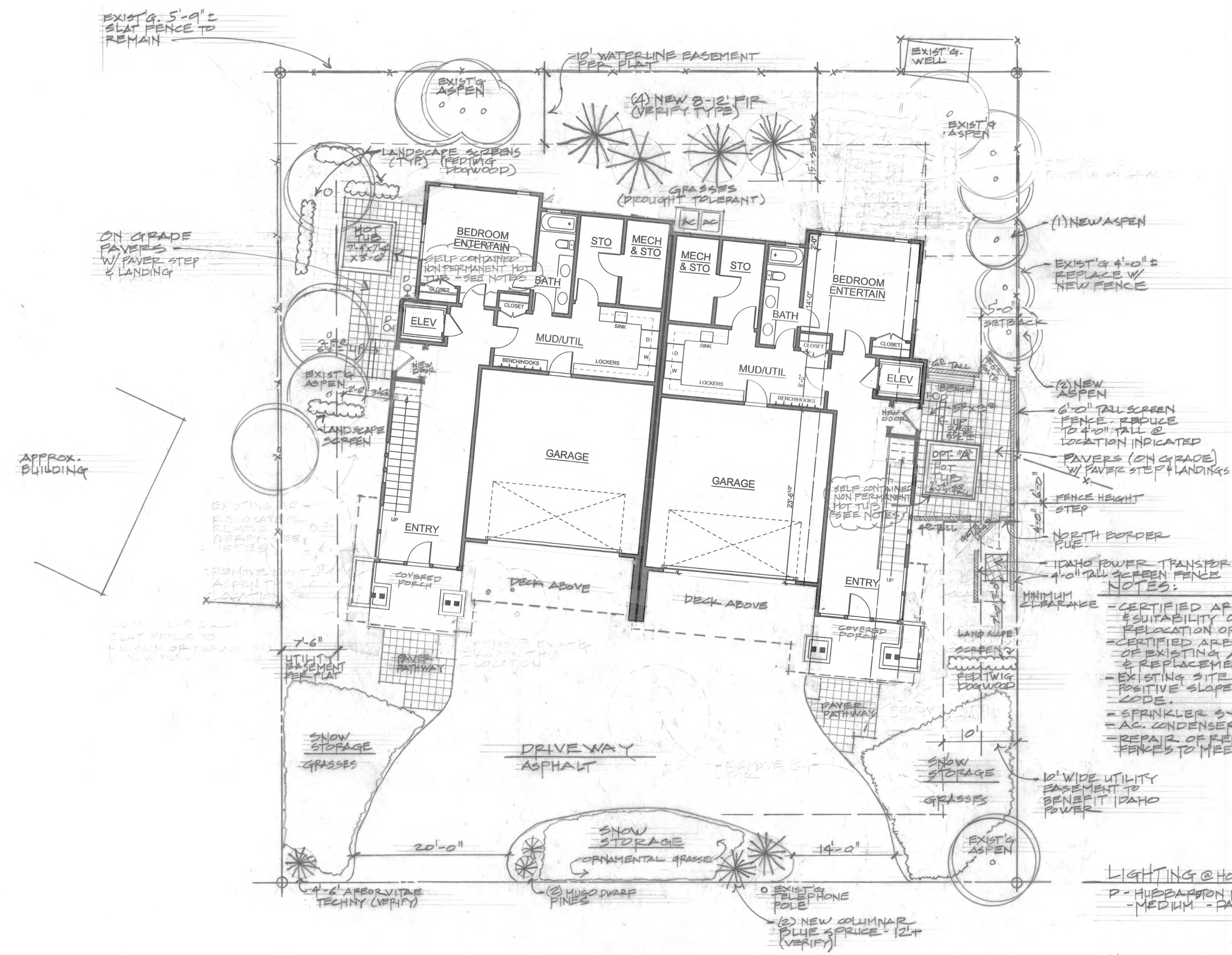
C. Drainage:

1. All storm water shall be retained on site.
2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
3. The Public Works Director may require additional drainage improvements as necessary, depending on the unique characteristics of a site.

APPROX. BLDG.

SNOW STORAGE CALCULATION:

- PROPOSED UNCOVERED DRIVEWAY & HARDSCAPE: 1837 SQ. FT.
- REQ'D. SNOW STO. 30% = 1837 X 30% = 551 SQ. FT.
- PROPOSED SNOW STO. AREA = 636 SQ. FT., 35%



LANDSCAPE PLAN

LIGHTING @ HOT TUBS

- P - HUBBARD FORGE "TWILIGHT"
- MEDIUM - DARK SKY COMPLIANT

HOT TUB NOTES:

- HOT TUBS WILL BE "BULLFROG B-7"
- DIMENSIONS ARE: 7'-4" X 7'-1" X 3'-0"
- PROVIDE DEDICATED 240V CIRCUIT WITH A 50 AMP SERVICE
- HOT TUB EQUIPMENT IS INTEGRAL TO HOT TUB.
- PIPES INSULATED TO R-10+
- SPA COVERS INSULATED TO R-19
- HOT TUBS ARE SELF CONTAINED & NON PERMANENT

NOTES:

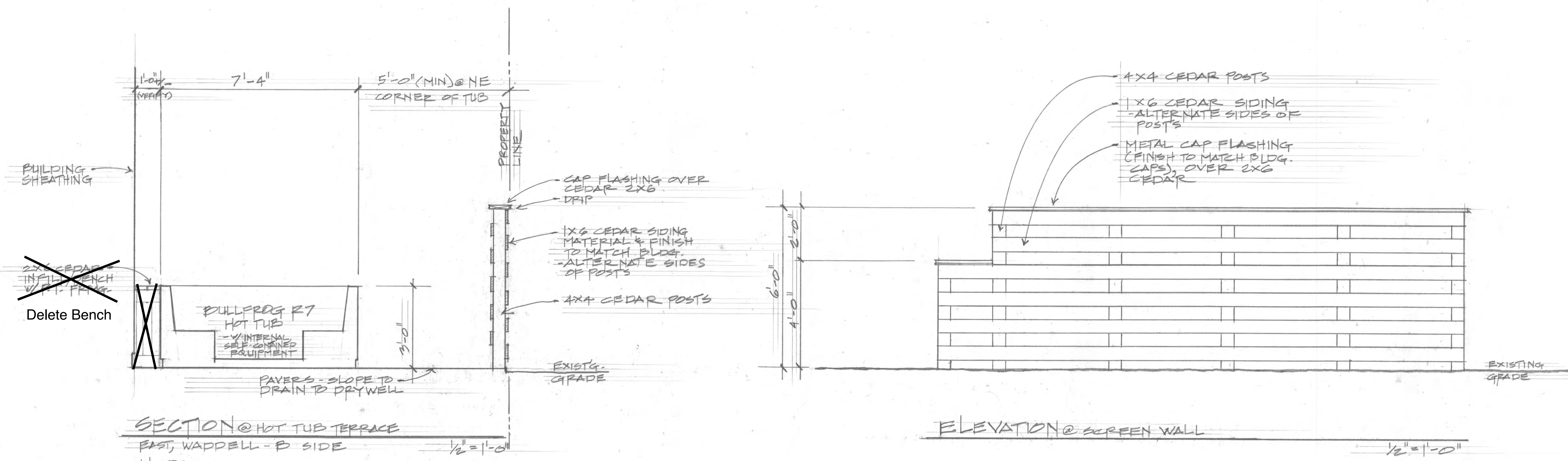
- CERTIFIED ARBORIST TO VERIFY CONDITION & SUITABILITY OF EXISTING FIR FOR RELOCATION OR REMOVAL
- CERTIFIED ARBORIST TO VERIFY CONDITION OF EXISTING ASPEN FOR POSSIBLE REMOVAL & REPLACEMENT (VERIFY TYPE FOR REPLACE).
- EXISTING SITE DRAINAGE TO REMAIN WITH 5% POSITIVE SLOPE AWAY FROM BUILDING AS PER CODE.
- SPRINKLER SYSTEM LAYOUT & ZONES T.B.D.
- A.C. CONDENSERS TO BE SCREENED AS REQ'D.
- REPAIR OR REPLACE EXISTING FENCES. ALL FENCES TO MEET KETCHUM CODES.

HOT TUB DR. CLARIFICATIONS: 9-13-21
 HOT TUBS DESIGN REVIEW: 7-13-21
 REVISED ADMIN DR.: 5-6-21
 REVISED ADMIN DR.: 4-4-21
 REVISED DR.: 5-30-20
 DESIGN REVIEW: 5-14-20

WADDELL/ROUSH DUPLEX
 KETCHUM, IDAHO
 3020 WARM SPRINGS ROAD

CRAIG LAWRENCE AIA
ARCHITECTURE
 BOX 2662
 KETCHUM, ID 83340
 208-720-5374

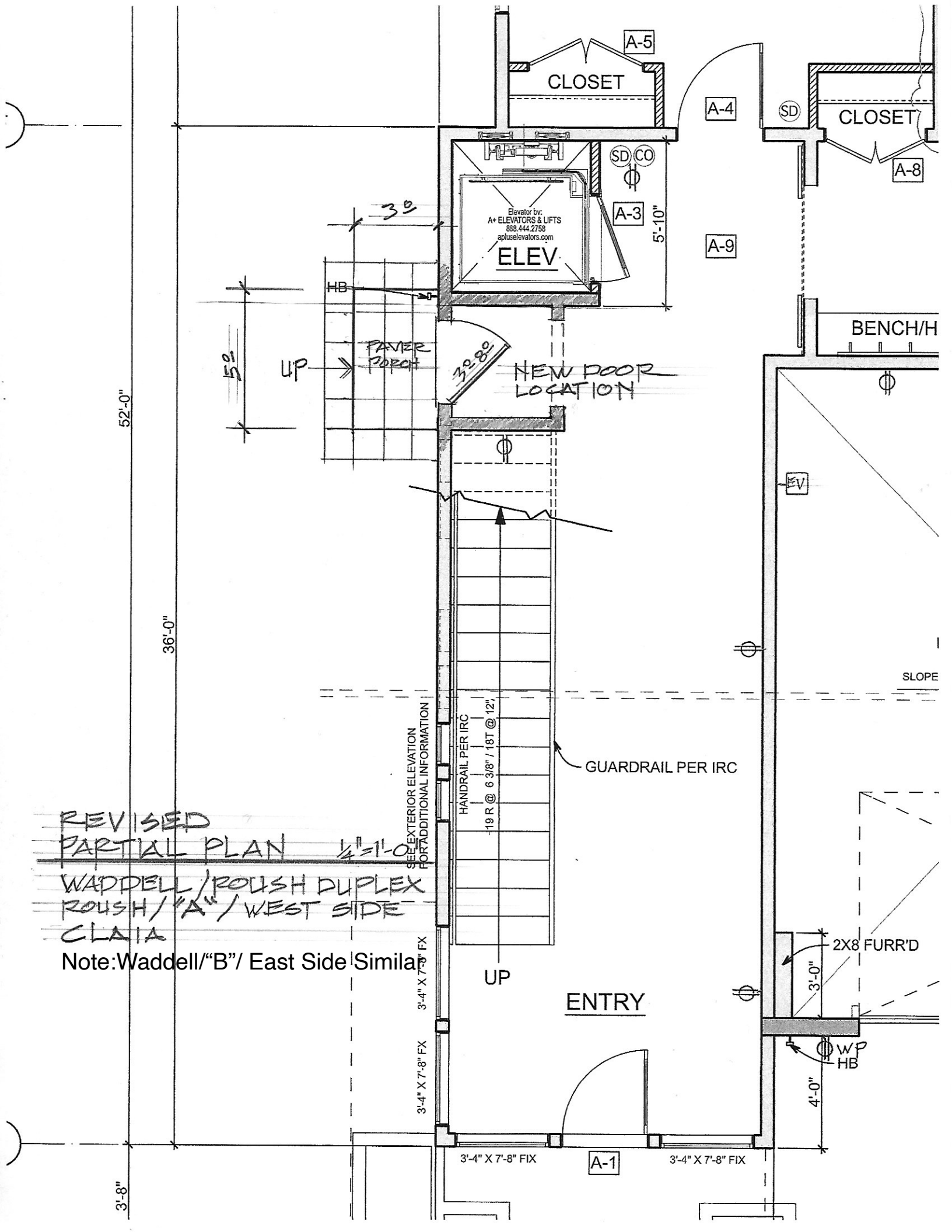
LICENSED ARCHITECT
 AR-2152
 CRAIG LAWRENCE
 STATE OF IDAHO



SECTION @ HOT TUB TERRACE
EAST, WADDELL - B SIDE
1/2" = 1'-0"

ELEVATION @ SCREEN WALL
1/2" = 1'-0"

NOTE:
AT WEST, ROUGH - A SIDE, HOT TUB IS THE SAME ON A PAVER DECK/TERRACE W/ LANDSCAPE SCREENING PER PLAN.



Elevator by:
 A+ ELEVATORS & LIFTS
 858.444.2758
 apluselifts.com

ELEV.

NEW DOOR LOCATION

REVISED PARTIAL PLAN 1/4" = 1'-0"
 WADDELL/ROUSH DUPLEX
 ROUSH/"A"/WEST SIDE
 CLAIR

Note: Waddell/"B"/ East Side Similar

SEE EXTERIOR ELEVATION FOR ADDITIONAL INFORMATION

HANDRAIL PER IRC
 19 R @ 6 3/8" / 18T @ 12"

GUARDRAIL PER IRC

ENTRY

52'-0"

36'-0"

3'-8"

5'-0"

UP

3'-0"

HB

PAVER PORCH

3'-0" @ 80°

NEW DOOR LOCATION

3'-4" X 7'-8" FX

3'-4" X 7'-8" FX

3'-4" X 7'-8" FIX

3'-4" X 7'-8" FIX

A-1

A-5

CLOSET

A-4

SD

CLOSET

A-8

SD CO

A-3

5'-10"

A-9

BENCH/H

SLOPE

EV

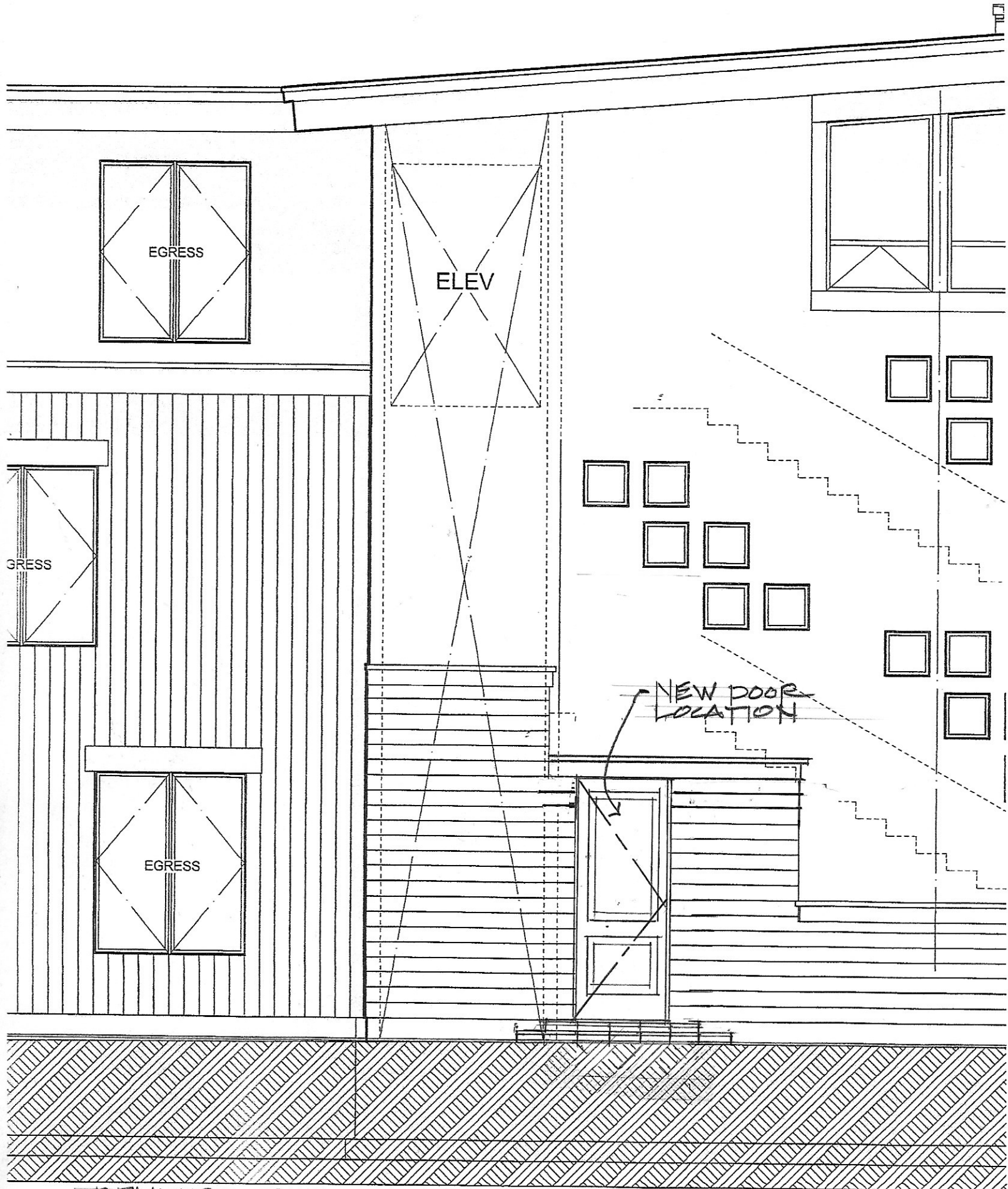
2X8 FURR'D

3'-0"

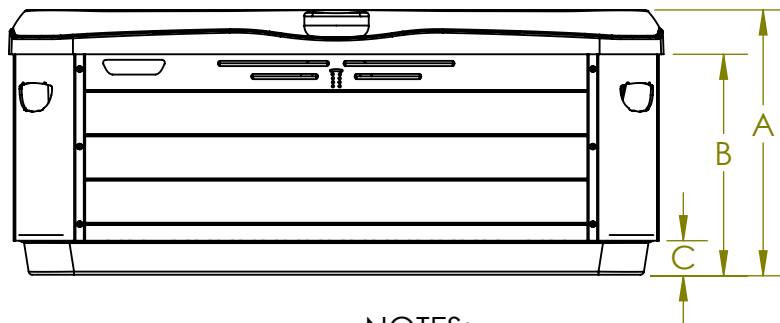
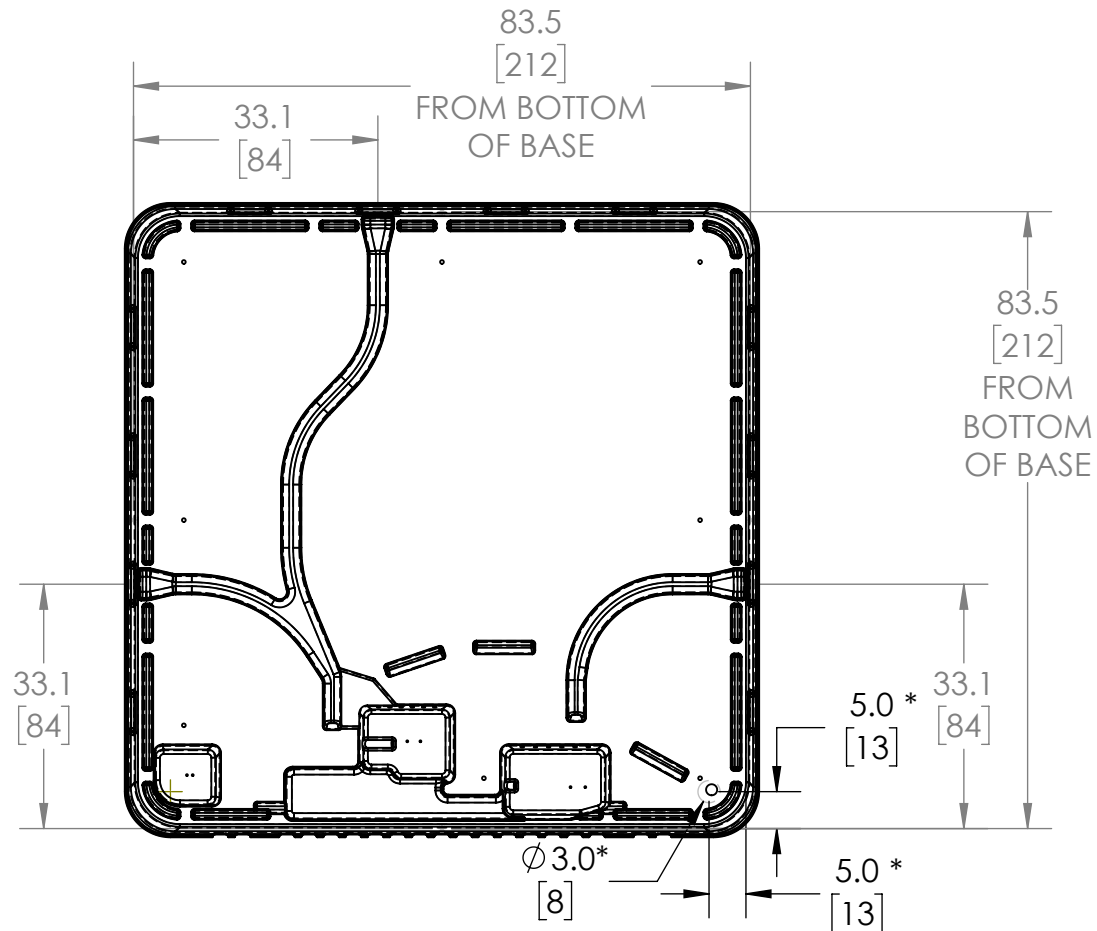
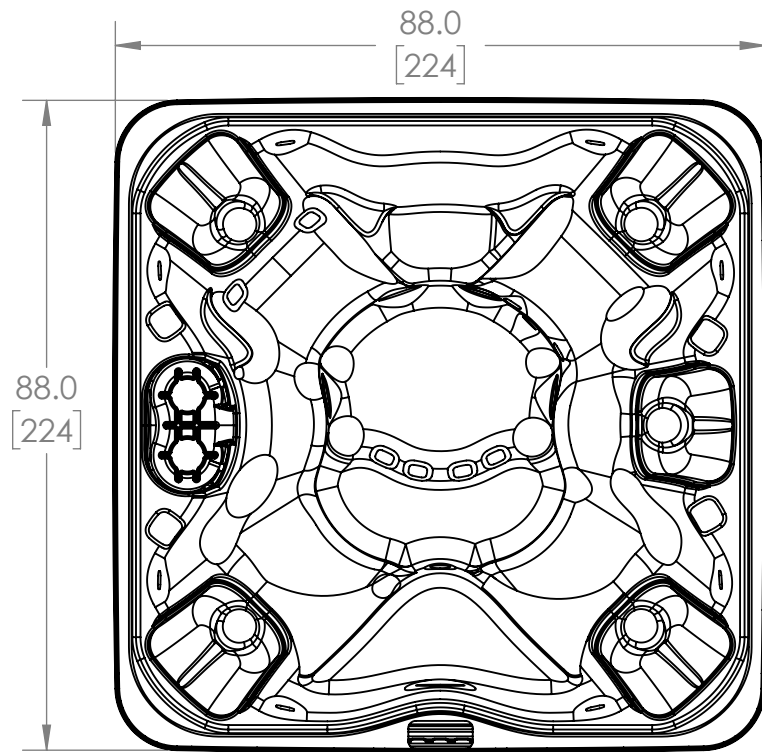
WP

HB

4'-0"



REVISED PARTIAL WEST ELEVATION 1/4" = 1'-0"
 WADDELL/ROUSH DUPLEX ~ROUSH/'A' SIDE
 CLAI Note: Waddell/'B'/ Side Similar



Height:
 A - Overall
 36" [91.4cm]
 B - Ground to Bottom of Lip
 30" [76.2cm]
 C - Ground to Bottom of Cabinet
 4 3/4" [12cm]

NOTES:

DOOR ENTRY IS CENTERED ON THE FRONT OF THE SPA WITH THE FOLLOWING SPAN: 69.25" [176]

*INTERNAL ELECTRICAL STUB-UP TYPICAL

EURO RATINGS/WIRING CONFIGURATIONS AVAILABLE:

- 230 VAC, 50 Hz, 16A x 1
- 230 VAC, 50 Hz, 16A x 2
- 230 VAC, 50 Hz, 32 A**
- 400 VAC, 50 Hz, 16 A x 3 (3 phase)**

US RATINGS/WIRING CONFIGURATIONS AVAILABLE:

- 240 VAC, 60Hz, 30 A
- 240 VAC, 60Hz, 50 A**

NOTE: RATINGS AMPERAGE IN BOLD TYPE ARE PREFERRED FULL FUNCTIONALITY SETUPS. OTHER SET-UPS MAY RESULT IN OPERATION LIMITATIONS. CONTACT YOUR DEALER FOR DETAILS.

A7/R7/X7



bullfrog spas

SPAS

FEATURES

[View the R7 in My Backyard](#)



★ REVIEWS

More Details about the R7

The R7 is classified as a medium hot tub, but feels much roomier on the inside. The R7 provides two comfortable corner captains chairs that each feature wrist, hip, and foot jets. In addition, each corner seat features a therapeutic JetPak of your choice. The R7 is more spacious with more features than any other medium hot tub in its class, making it perfect for entertaining, without breaking the budget.

Size: 7' 4" (2.24m) x 7' 4" (2.24m) x 36" (.91m)

Therapy Pumps: 2

Dry Weight: 661 lbs/300 kg

Filled Weight: 4925 lbs/2234 kg

Water Capacity: 426 gal/1613 L

[See Full Specs](#)

Standard Dimensions (W x L x H)	7' 4" x 7' 4" x 36"
Metric Dimensions (W x L x H)	2.24m x 2.24m x .91m
Seating Capacity	8
Bucket Seats	7
Premium Bucket Seats	2
Lounger Seats	0
Cool Down / Child Seats	1
Water Capacity (to normal fill line)	426 Gallons (1613 Liters)
*Dry/Maximum Filled Weight (includes Cover)	661 lbs./5236 lbs.

	(300kg/2375kg)
EnduraFrame Construction/Full-Foam/Molded Base	Standard
Premium Rigid Spa Cover (all Colors)	Standard
EternaWood™ Cabinet	Standard
High-Performance Industrial 56-Frame Pumps	Two 4.8BHP 2-Speed
WellSpring™ Quiet Circulation Pump	Optional
R Series Audio: Rich sound, seat-surround speakers, sub-woofer, spa-side device storage, Bluetooth compatibility, remote control	Optional
Exterior Yard Speakers	N/A
EOS™ O3 Premium Water Care System: 2X the ozone output of WellSpring™ system, mixing chamber for enhanced water sanitization, carbon filter eliminates excess O3 gas	Optional
WellSpring™ High Output Ozone	Optional
Interior LED Light System: Center, Filter, Footwell	Standard
Top Rail LED Light System (cup holders & aux)	N/A
Lighted Water Feature	Standard
Exterior LED Lighting System (set of 4)	N/A
Dual Filter Elements w/safety features	Standard
Exterior Drain w/ Footwell Drain Fitting	Standard
JetPaks w/ Detachable ComfortFit Pillows	4
JetPaks in Matte Black	Standard
JetPaks in Matching Acrylic	Optional
Rounded Corner Flush Mount Jets	Charcoal: Standard Brushed Stainless: Optional
Automatic Filtration in JetPods	Standard

Shell, Foot, Wrist, Hip, Leg Jets

16

Maximum Jets Available

184

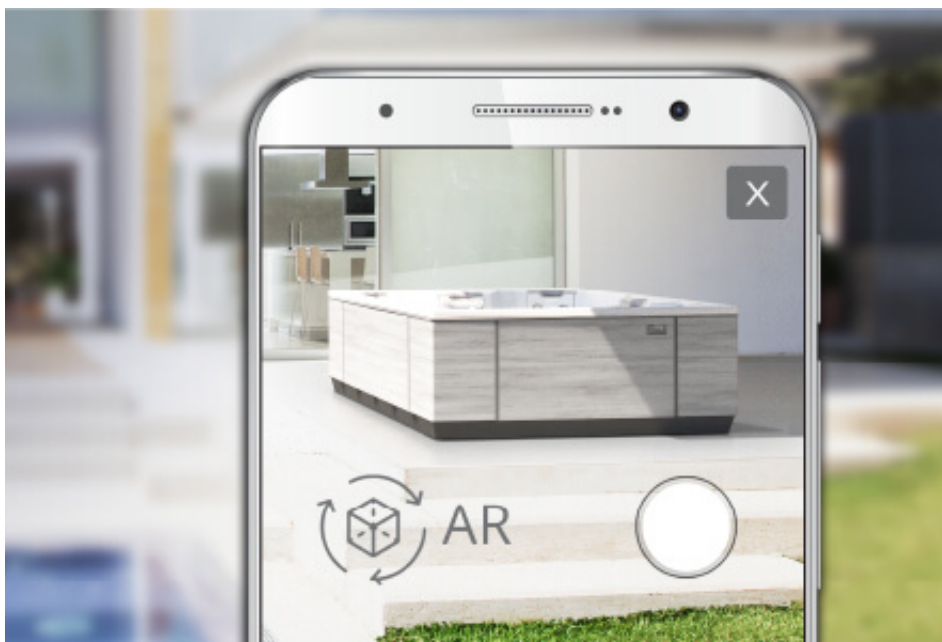
Warranty Info

Installation & Electrical Requirements

The R7 spa requires a 240V dedicated circuit with a 50 AMP service.

[More info on delivery and installation](#)

See the R7 In Your Backyard



See Your Spa in
No App Required

You can now see how a
choosing before you buy
your mobile device simply
where you'd like to see it
appears.

Exhibit B:
Public Comment

From: [Participate](#)
To: [Maureen Puddicombe](#)
Cc: [Suzanne Frick](#)
Subject: FW: 3020 WS Rd Duplex Hot Tubs
Date: Thursday, September 09, 2021 5:31:43 PM

Public comment.

LISA ENOURATO | CITY OF KETCHUM

Public Affairs & Administrative Services Manager

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

o: 208.726.7803 | f: 208.726.7812

lenourato@ketchumidaho.org | www.ketchumidaho.org

From: Baird Gourlay <bairdg7@gmail.com>
Sent: Thursday, September 09, 2021 10:03 AM
To: Participate <participate@ketchumidaho.org>
Subject: FW: 3020 WS Rd Duplex Hot Tubs

The Staff report isn't up yet, so I can't comment on the exact project request. Generally I would think that the hot tubs need to be within all the setbacks and that the equipment, plumbing & pumps for the tubs are inside the existing building. These are going to be very close to the back and side yards of all their neighbors, so it is critical to mitigate the sound impacts. Thank you for your service!!!

Baird Gourlay
PO 1221
405 Sage Rd.
Ketchum, ID 83340
208 720 4769
Bairdg7@gmail.com



From: [Steve Urry](#)
To: [Abby Rivin](#); [Neil Bradshaw](#); [Suzanne Frick](#); [Negin Shams Urry](#)
Subject: Fwd: 3020 Warm Springs Road
Date: Friday, August 27, 2021 7:11:24 PM

Mayor Bradshaw,
Please forward our email regarding 3020 Warm Springs to the the Planning and Zoning Commission anf add it to the record for their review.
Sincerely,

Steve and Negin Urry
Cell: [801 541 1113](tel:8015411113)
Office: [435 729 7000](tel:4357297000)
www.synergyutah.com

Begin forwarded message:

From: Steve Urry <urry@synergyutah.com>
Date: August 27, 2021 at 6:10:58 PM MDT
To: ARivin@ketchumidaho.org, NBradshaw@ketchumidaho.org, sfrick@ketchumidaho.org
Cc: Negin Shams Urry <negin@casanu.com>
Subject: **3020 Warm Springs Road**

Dear Mayor Bradshaw,
First of all my wife Negin and I are thrilled to become a part of the Ketchum/Warm Springs community. We are currently under contact to close on the Kern's property located at 401A Sage Road, we will be closing on the property on September 7, 2021. We have been working with the neighbors at 3020 Warm Springs Road during our due diligence to address our concerns as to the privacy issues concerning both of our adjoining properties. The owners, the contractors and their architects have been very helpful in working with us to improve the landscape screening between our properties especially the bedrooms and bath areas by adding additional and yet much more mature trees than previously planned. However, we do have one major concern and that is the outdoor hot tubs planned to be at the back of their townhomes. It will literally be impossible to screen our respective hot tubs from the view of our living/dining areas without moving them elsewhere. Our understanding is that the Waddell's have also addressed this earlier as possible problem and submitted application to receive approval to move them to their side yards. They have had 100% support from each neighbor, we simply want would to add that we also 100% support their request, it will best serve the neighborhood and prevent future conflicts that may occur otherwise. I am happy also catch a call to discuss the same if it will help in anyway to support our position.
Thanks in advance for you sincere consideration,
Sincerely,

Steve and Negin Urry
401A Sage Road
Ketchum, Idaho (very soon to be our new address!)
Cell: 801-541-1113
Office: 435.729.7000

From: Tim Silva <tsilva@sunvalley.com>
Sent: Saturday, September 04, 2021 9:52 AM
To: Participate <participate@ketchumidaho.org>
Subject: 3020 Warm Springs Road

Ketchum Planning and Zoning Commission Members

Leslie and I own 3022A Warm Springs, located next door to the Waddell/Roush Duplex at 3020 Warm Springs Rd. We support their hot application.

Thank you,
Tim and Leslie Silva

From: [Participate](#)
To: [Maureen Puddicombe](#)
Cc: [Suzanne Frick](#)
Subject: FW: 3020 Warm Springs Rd Waddell/Roush Duplex
Date: Wednesday, September 08, 2021 5:26:37 PM

FYI

LISA ENOURATO | CITY OF KETCHUM
Public Affairs & Administrative Services Manager
P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340
o: 208.726.7803 | f: 208.726.7812
lenourato@ketchumidaho.org | www.ketchumidaho.org

-----Original Message-----

From: Jeffrey Morse <jeff.morse@me.com>
Sent: Wednesday, September 08, 2021 11:32 AM
To: Participate <participate@ketchumidaho.org>
Subject: 3020 Warm Springs Rd Waddell/Roush Duplex

Our next door neighbor at 3020 Warm Springs Rd (my wife and I live at 3018) would like to install a hot tub adjacent to our property line, and we have no objection.

Jeff and Cheryl Morse
949-887-0251

Sent from my iPad

From: Daniel Hawley <svskier@cox.net>
Sent: Thursday, September 02, 2021 2:18 PM
To: Participate <participate@ketchumidaho.org>
Subject: 3020 Warm Springs Road – Waddell/Roush Duplex

Planning and Zoning Commission Members:

I live next door at 3022 Warm Springs Road and have no issue with my neighbor wanting a hot tub or it's proposed location.

Dan

Daniel Hawley
Box 49
Ketchum, Idaho 83340

208-726-4962
svskier@cox.net