CITY OF KETCHUM, IDAHO
PLANNING AND ZONING COMMISSION
Tuesday, September 09, 2025, 4:30 PM
191 5th Street West, Ketchum, Idaho 83340

AGENDA

PUBLIC PARTICIPATION INFORMATION
Public information on this meeting is posted outside City Hall.

We welcome you to watch Commission Meetings via live stream.
You will find this option on our website at www.ketchumidaho.org/meetings.

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/89281127699
   Webinar ID: 892 8112 7699

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:

1. Public Comment - Knob Hill
2. Public Comment - Commissioner Alignment
3. Public Comment - The Bitterroot
4. Public Comment - PEG

CONSENT AGENDA:
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.

5. Approval of the April 8, 2025 meeting minutes.
6. Approval of the April 22, 2025 meeting minutes.

7. Approval of the June 10, 2025 meeting minutes.
8. Approval of the August 26, 2025 meeting notes.

PUBLIC HEARING:

9. Recommendation to review and approve the Knob Hill Residence Mountain Overlay Design Review and Lot Consolidation Subdivision Preliminary Plat with Waiver Request applications and direct staff to return with Findings of Fact (continued from August 26, 2025).
10. Recommendation to conduct a public hearing and provide feedback on the Warm Springs Townhomes Design Review Application (P24-063) located at 108 Ritchie Dr.
11. Recommendation to review and provide feedback on the Bitterroot Mixed-Use Pre-Application Design Review for the proposed redevelopment of the property located at 200 N Spruce Avenue.

NEW BUSINESS:

ADJOURNMENT:

Dawn Hofheimer

From: Charles Stevenson <charlespstevenson@gmail.com>
Sent: Wednesday, August 27, 2025 7:08 AM
To: Participate
Cc: Anna Geist; Jolyon H Sawrey
Subject: Fwd: Comment on Proposed Project in Mountain Overlay

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning and Zoning Commissioners,

As a neighbor owing lots on 6th St and Walnut, I agree that the project should be reduced for the very good reasons described in Albina Parks letter.

Charles Stevenson
charlespstevenson@gmail.com

---------- Forwarded message ---------
From: **Albina Parks** <parksalbina@gmail.com>
Date: Tue, Aug 26, 2025 at 12:30 PM
Subject: Comment on Proposed Project in Mountain Overlay
To: <Participate@ketchumidaho.org>

Dear Planning and Zoning Commissioners,

I am writing to share my concerns regarding the proposed project in the Mountain Overlay. As the immediate neighbor across the street at 711 Walnut, I am directly affected by the scale and visibility of what is being proposed.

Preservation and Views
The hillside and ridgeline at issue form part of the community's shared experience of Knob Hill—one of Ketchum's defining landmarks. Preserving that view is central to the intent of the Mountain Overlay, which exists to protect the unique character of our natural landscape. A project of this scale—approximately 8,300 square feet with a basement and three above-ground stories—would dominate the ridgeline rather than blend with it.

Neighborhood and Environmental Impact
Reducing the mass and profile of the project would help limit the significant toll on infrastructure, utilities, water, and light exposure to the neighborhood. The excavation alone, at nearly 100,000 cubic feet, would dramatically alter the hillside and impose lasting disruption on the area. Smaller scale alternatives would have far less impact on both the environment and surrounding homes.

Mountain Overlay Expectations
Applicants building within the Mountain Overlay should reasonably anticipate lower allowances for size and height than would be appropriate on a standard city lot. This is essential to maintaining the intent of the Overlay and ensuring projects respect the natural setting rather than overwhelm it.

For these reasons, I respectfully urge the Commission to require a smaller, lower-profile project that aligns with the spirit of the Mountain Overlay and preserves the Knob Hill ridgeline for the community.

Thank you for considering my perspective as a direct neighbor and for your service to Ketchum.

Sincerely,
Albina Parks
711 Walnut Ave
Ketchum Idaho

Sent from my iPhone

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Dawn Hofheimer

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Wednesday, September 3, 2025 6:27 AM
To: Participate
Subject: P and Z

In my opinion, Brenda on P and Z should resign. The design positions she takes on P and Z are out of alignment with the Ketchum community. Her decisions are usually cavalier and outlier in nature. Please resign Brenda. Let this community try to heal from all the design-character damage you have inflicted during your tenure on P and Z. You have shown unabated disregard for Ketchum's 150 year history. Brenda, have you ever heard of "sympathetic scale?" Do they have sympathetic scale on the moon?

Thank you.
Mark M.
Sent from my iPhone

My name is Carole King Klein. I'm a year-round Ketchum resident and voter.

I urge the City of Ketchum ("the City") to protect its interest after having adopted the Blaine County Climate Action Plan" ("5B CAN") on September 16, 2024, and require compliance with 5B CAN by developers who seek approval from the City.

The City also has an interest in protecting local businesses from harm caused by the project.

1. Old growth trees, the hillside, Trail Creek, and the climate.

From the "The Residences on Trail Creek" project ("200 SAP") proposal's Landscape paragraph:

We are proposing on removing a (#?) [sic] number of mature growth trees onsite to make way for the new project. We will propose replace trees offsite where the city advises to do so and tree species. We will be maintaining a majority of the mature growth on the sloped section of the site down to trail creek.

Removing mature growth trees is NOT in compliance with 5B CAN. Replacing the old growth trees with new trees defies common sense—as IF putting in new trees will make the ecosystem as functional and beneficial as it was before removal of the old ones.

Mature trees are a free, existing carbon storage mechanism that pulls carbon from the atmosphere and stores it in the trees and the soil below at 0 cost to the City and 0 cost to taxpayers.

Removing mature trees *accelerates* climate change, which is non-compliant with 5B CAN.

The developers gloss over the time lag between removing trees and waiting two or more years for the construction to be over, then waiting for smaller trees to be planted, take hold, grow, and form a new interconnected root system.

Suggesting that replacement trees will restore the environment to what it is now is disingenuous. If the City approves this project as presented, they'll reinforce the disenchantment of young people who believe their elders and elected officials don't care about their concerns about climate change.

Preservation of existing old growth trees should include their roots on all sides. If preservation of existing carbon storage that also provides habitat for wildlife necessitates changing the design and/or the location of a new building on the property, preservation must have priority.

In addition to trees' function as a carbon storage mechanism, the old growth trees at 200 SAP are a vital part of an interconnected ecosystem that includes thousands of species ranging from insects and flora to wildlife such as deer, elk, moose, birds, ducks, mountain lions, geese, and so many more—including fish.

Fish?

Yes. When mature trees are removed above a creek or a river—and typically mature trees are not removed in isolation but along with smaller trees and bushes, creating a clearcut—rocks and sediment erode into a stream, river, or creek below—in this case, Trail Creek. See links below to studies in support.

Note that the developers are using the name Trail Creek in the name of their project. Will Ketchum's planners insist that they protect Trail Creek?
Also note that the machines removing the trees will add to the soil disturbance and exacerbate erosion.

Those machines and the removal of old growth trees will compromise the health of the ecosystem in and above Trail Creek, which will compromise the health of fish and other species in Trail Creek, Wood River, and potentially beyond.

Erosion can also change the course of a stream, a creek, a river—our local waters—**which will potentially cause harm to the owners of hundreds of millions of dollars' worth of property downstream of Spruce Avenue.**

Harm to fish will adversely affect our local businesses that serve anglers.

Removal of old growth trees is known to increase the risk of wildfire spreading more rapidly; reduce water supply; and cause desertification. Those problems will affect a much larger area than the land and water just below 200 SAP.

The suggestion in 200 SAP's Landscape paragraph that the developer will remove and "replace" the existing trees [after two or three years of construction—don't worry, the landscape will be just as it was before—] is absurd. One cannot "replace" an interconnected forest ecosystem that has provided stability for a multiplicity of species for decades.

As developers seek to integrate their project into our community, the City must require them to integrate preservation of the ecosystem on their property with the interconnected ecosystem around it. The developers must redesign their project to accommodate such preservation.

Here are some photos and videos of some of the existing old growth trees and interconnected smaller trees and plants in and around the 200 SAP property:

https://share.icloud.com/photos/027ywOjluSMlM-MRozqePpXyQ

The City must require 200 SAP to change their design to preserve not just the existing trees but the **roots**, and to do whatever else is necessary to comply with the goals of 5B CAN and prevent erosion.

The City should also require 200 SAP to amend the design so it no longer requires removal of the massive amount of soil needed to create space for the underground garage.

Here are some studies that support preservation of the old growth trees and the hillside they stabilize. Note that some of these studies have been successful in winning court rulings to stop or modify projects.

https://fwp.mt.gov/binaries/content/assets/fwp/montana-outdoors/2018/bulltrout.pdf

https://www.fs.usda.gov/rm/pubs_rm/rm_gtr120/rm_gtr120_315_319.pdf

https://library.weconservepa.org/guides/110-impacts-of-natural-land-loss-on-water-quality#:~:text=Forests%2C%20riparian%20buffers%2C%20wetlands%20and,periods%20of%20low%20stream%20flows.

https://www.srs.fs.usda.gov/pubs/gtr/gtr_srs092/gtr_srs092-092-summer.pdf

https://bluemountainsbiodiversityproject.org/2361-2/

2. The size and setback of the structure

The proposed height and proximity to Spruce Avenue of 200 SAP along with Les Saisons across the street, of similar height and proximity, will create an urban canyon on Spruce Avenue. Add a narrow sidewalk and a minuscule setback from the street, and visitors will be unlikely to find it inviting to walk **to**, let alone **into**, the proposed commercial area.

3. Conclusion:

Given 200 SAP's current design's non-compliance with 5B CAN, with established science and common sense supporting preservation of ecosystems, and with the economic risks to businesses and property owners downstream of harm caused by erosion, I am asking the Planning and Zoning Department to require that the architect and developers of 200 SAP revise their design to meet the concerns listed above.

I've also heard a variation of the following sentiment from many of my neighbors and other Ketchum residents and property owners who remember when we could drive into

town from the south and be greeted by Ketchum's magnificent mountains on both sides of the highway with no 5-story hotels obstructing the view.

Just because developers *can* build a structure that takes up nearly every square inch on, above, and below a property they own doesn't mean that they *should*.

And now, let's hear from two thoughtful non-residents.

"Don't it always seem to go that you don't know what you've got till it's gone,
They paved paradise, put up a parking lot."
-Joni Mitchell, "Big Yellow Taxi"

"Unless someone like you cares a whole awful lot, nothing is going to get better."
-the Once-ler in Dr. Seuss's *The Lorax*

##

Dawn Hofheimer

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Wednesday, September 3, 2025 5:41 PM
To: Participate
Subject: PEG remand

Follow Up Flag: Follow up
Flag Status: Flagged

P and Z has every right to deny an extension of the flood zone permit for the Marriott. During the comp plan survey process, it has become abundantly clear that the Ketchum Community has doubled down on environmental concerns. Again and again, in written and public comments, the community has expressed that we do not want construction in flood plains. We have no interest in sowing the seeds of a community crisis by building in the flood plain and making the same mistakes other communities have made.

As well, it has become clear, once again, that we place a very high value on our water resources and do not want to risk contamination to our water resources and water ecology.

We are also in the throes of an insurance crisis. As we add risk, our premiums rise lowering the affordability of housing in our community.

The current Mayor is on the way out. The way forward is alignment with the community, not rule by strong man. The Marriott project is not needed by our community and is not desired, and has never been. Our hotel occupancy rate is about 52 per cent. The last thing we need is another monster building blessed by an unpopular mayor who has helped to ruin the architectural character of our small mountain town.

No to a permit extension! They got the permit and didn't use it. Reject the renewal permit. They are not owed an extension.

Sincerely,
Mark M
Sent from my iPhone

CITY OF KETCHUM, IDAHO
MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION
Tuesday, April 8, 2025, 4:30 PM
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER: By Chairman Neil Morrow at 4:32 pm *(00.00.47 in video)*

ROLL CALL:
Neil Morrow
Matthew McGraw
Tim Carter
Brenda Moczygemba
Susan Passovoy

ALSO PRESENT:
Jade Riley – City Administrator
Morgan Landers – Director of Planning & Building *via Zoom
Abby Rivin – Senior Planner
Darci White – Consultant, Clarion Associates *via Zoom
Maggie Squyer – Consultant, Clarion Associates *via Zoom
Genoa Beiser – Associate Planner

COMMUNICATIONS FROM COMMISSIONERS: *(00.01.10 in video)*

- Susan Passovoy had an informational meeting with Ketchum Business Advisory Committee (KBAC)

CONSENT AGENDA: *(00.01.30 in video)*
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: Recommendation to adopt the Findings of Fact, Conclusions of Law, and Decision for the final design review application (P24-092) at 140 W 2nd Street.

   Motion to adopt the Findings of Fact, Conclusions of Law, and Decision for the final design review application (P24-092) at 140 W 2nd Street: Motion made by Brenda Moczygemba, seconded by Susan Passovoy
   MOVER: Brenda Moczygemba
   SECONDER: Susan Passovoy
   AYES: Tim Carter, Matthew McGraw, Neil Morrow, Susan Passovoy & Brenda Moczygemba
   NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: *(00:01:44 in video)*

2. ACTION ITEM: Recommendation to hold a public hearing on the Draft Cohesive Ketchum 2025 Comprehensive Plan and continue the hearing to April 22nd.
    - Staff Presentation – Abby Rivin *(00.03.40 in video)*
    - Consultant Presentation – Darci White *(00.07.45 in video)*
    - Staff Presentation – Jade Riley *(00.19.36 in video)*
    - Staff Presentation – Abby Rivin *(00.45.10 in video)*
    - Commission questions for staff, staff responses, and discussion *(01.04.45 in video)*

    PUBLIC COMMENT OPENED: *(01.51.40 in video)*
    - Michelle Stennett *(01.51.54 in video)*
    - Ned Burns *(01.58.00 in video)*
    - Allison Burpee *(02.02.03 in video)*
    - Sarah Seppa *(02.04.45 in video)*
    - Chris Spain *(02.08.56 in video)*
    - Ed Simon *(02.13.22 in video)*
    - Perry Boyle *(02.18.37 in video)*
    - Monica Schernthanner *(02.26.19 in video)*
    - Mark Maykrantz *(02.28.32 in video)*
    - Gretchen Flynt *(02.33.13 in video)*
    - Caroyln Coiner *(02.34.07 in video)*
    - Kerry Sharp *(02.35.02 in video)*
    - Barbara Amick *(02.36.28 in video)*
    - Anne Winton *(02.41.00 in video)*
    - Edith Iler-Wiedemann *(02.42.25 in video)*
    - Kathy Noble *(02.48.39 in video)*
    - Catherine Holbert *(02.51.40 in video)*
    - Tori Canfield *(02.54.05 in video)*
    - Pat Higgins *(02.58.40 in video)*
    - Terry Holbert *(02.59.28 in video)*

    PUBLIC COMMENT ENDS: *(03.03.00 in video)*

    - Staff and Consultant responses to public comments *(03.03.06 in video)*
    - Commission questions for staff, staff responses, and discussion *(03.14.20 in video)*

    Motion to continue the public hearing on the Draft Cohesive Ketchum 2025 Comprehensive Plan and continue the hearing to April 22nd: Motion made by Susan Passovoy, seconded by Matthew McGraw
    MOVER: Susan Passovoy

SECONDER: Matthew McGraw
AYES: Tim Carter, Matthew McGraw, Neil Morrow, Susan Passovoy & Brenda Moczygemba
NAYS:
RESULT: UNANIMOUSLY ADOPTED

ADJOURNMENT: *(03.31.40 in video)*

Motion to adjourn at 8:03pm: Motion made by Matthew McGraw, seconded by Brenda Moczygemba
MOVER: Matthew McGraw
SECONDER: Brenda Moczygemba
AYES: Tim Carter, Matthew McGraw, Neil Morrow, Susan Passovoy & Brenda Moczygemba
NAYS:
RESULT: UNANIMOUSLY ADOPTED

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Neil Morrow – Chairman of P & Z Commission

_____
Morgan Landers – Director of Planning & Building

CITY OF KETCHUM, IDAHO
MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION
Tuesday, April 22, 2025, 4:30 PM
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER: By Chairman Neil Morrow at 4:30pm *(00.00.37 in video)*

ROLL CALL:
Neil Morrow
Susan Passovoy *via Zoom
Matthew McGraw
Tim Carter
Brenda Moczygemba

ALSO PRESENT:
Morgan Landers – Director of Planning & Building
Abby Rivin – Senior Planner
Darci White – Consultant, Clarion Associates
Genoa Beiser – Associate Planner
Trent Donat – City Clerk

COMMUNICATIONS FROM COMMISSIONERS:

- None

PUBLIC HEARING: *(00:01.03 in video)*

1. PUBLIC HEARING: Recommendation to hold a public hearing to consider removal of footnote 37 in Ketchum Municipal Code 17.12.020 and make a recommendation to City Council.
    - Staff presentation – Genoa Beiser *(00.01.29 in video)*
    - Commission questions for Staff *(00.11.41 in video)*
    - Applicant presentation – Kathryn Caminiti *(00.14.24 in video)*

    PUBLIC COMMENT OPENED: *(00.21.27 in video)*
    - Cassie Able *(00.21.34 in video)*
    - Jeff Castillo *(00.22.35 in video)*
    - Bridget Noonan *(00.26.47 in video)*
    - Chris Blanch *(00.27.29 in video)*
    - Alex McIntosh *(00.28.18 in video)*
    - Hannah Carrigan *(00.28.48 in video)*
    - Tracey Nichols *(00.29.37 in video)*
    - Blair Brown *(00.30.53 in video)*

- Ashley Boand *(00.33.32 in video)*
- Tony De Angelis *(00.35.33 in video)*
- Allison Jadallah *(00.36.50 in video)*
- Allison Jadallah *(00.36.50 in video)*
- Jordan Jadallah *(00.39.00 in video)*
- Molly Brown *(00.40.58 in video)*
- Will Davis *(00.42.45 in video)*
- Austin Will *(00.43.42 in video)*

PUBLIC COMMENT CLOSED: *(00.44.48 in video)*

- Commission questions for Staff and commission deliberations *(00.45.00 in video)*

Motion to recommend to City Council a text amendment to Ketchum Municipal Code 17.12.020 to remove Footnote 37 from the LI-1 zone: Motion made by Brenda Moczygemba, seconded by Tim Carter
MOVER: Brenda Moczygemba
SECONDER: Tim Carter
AYES: Neil Morrow, Susan Passovoy, Tim Carter, Matthew McGraw, & Brenda Moczygemba
NAYS:
RESULT: UNANIMOUSLY ADOPTED

RECESS

- **Beginning at 5:31pm *(01.01.42 in video)***
- **Ending at 5:33pm *(01.04.17 in video)***

2. PUBLIC HEARING: Recommendation to hold a public hearing and consider the request for a 12-month extension of the Design Review and Floodplain Development Permit approvals for the PEG Hotel.
    - Staff presentation – Morgan Landers *(01.04.28 in video)*
    - Applicant Presentation – Cameron Gunter, CEO, PEG Companies *(01.06.37 in video)*
    - Applicant Presentation – Deborah Nelson, Attorney, Givens Pursley *(01.13.37 in video)*

    PUBLIC COMMENT OPENED: *(01.27.44 in video)*
    - B.C. Young *(01.28.03 in video)*
    - Andy Rosin *(01.31.40 in video)*
    - Ben Worst *(01.32.38 in video)*
    - Sandra Flattery *(01.35.48 in video)*

    PUBLIC COMMENT CLOSED: *(01.36.43 in video)*

    - Staff responds to public comments and a question posed prior to public comment being opened *(01.36.49 in video)*
    - Commission questions for Staff and Applicants *(01.38.55 in video)*
    - Commission deliberation *(01.46.27 in video)*

Motion to approve the request for a 12-month extension of the Design Review and Floodplain Development Permit approvals for the PEG Hotel: Motion made by Susan Passovoy, seconded by Brenda Moczygemba
MOVER: Susan Passovoy
SECONDER: Brenda Moczygemba
AYES: Brenda Moczygemba
NAYS: Susan Passovoy, Tim Carter, & Matthew McGraw,
ABSTAIN: Neil Morrow
RESULT: Motion Failed

Motion to deny the request for a 12-month extension of the Design Review and Floodplain Development Permit approvals for the PEG Hotel: Motion made by Susan Passovoy, seconded by Matthew McGraw
MOVER: Susan Passovoy
SECONDER: Matthew McGraw
AYES: Susan Passovoy, Tim Carter, & Matthew McGraw
NAYS: Brenda Moczygemba
ABSTAIN: Neil Morrow
RESULT: MOTION ADOPTED

RECESS

- **Beginning at 6:46pm *(02.17.09 in video)***
- **Ending at 7:01pm *(02.17.23 in video)***

3. PUBLIC HEARING: Recommendation to conduct a public hearing on the Draft Cohesive Ketchum 2025 Comprehensive Plan and continue the hearing to May 7, 2025.
    - Staff presentation – Abby Rivin *(02.17.45 in video)*
    - Commission questions for Staff and discussion *(02.18.58 in video)*

    PUBLIC COMMENT OPENED: *(03.12.07 in video)*
    - Anne Corrock *(03.12.33 in video)*
    - Amy Weyler *(03.19.45 in video)*

    PUBLIC COMMENT ENDS: *(03.21.36 in video)*

    - Staff response to public comments and Commission discussion *(03.21.41 in video)*

    Motion to continue the Draft Cohesive Ketchum 2025 Comprehensive Plan public hearing to May 7, 2025: Motion made by Tim Carter, seconded by Matthew McGraw
    MOVER: Tim Carter
    SECONDER: Matthew McGraw
    AYES: Neil Morrow, Susan Passovoy, Tim Carter, Matthew McGraw, & Brenda Moczygemba
    NAYS:

RESULT: UNANIMOUSLY ADOPTED

4. PUBLIC HEARING: Recommendation to conduct a public hearing on the consolidated DRAFT Ketchum Land Development Code and continue the hearing to May 13, 2025.
    - Staff presentation – Morgan Landers *(03.40.20 in video)*
    - Commission questions for Staff *(03.47.55 in video)*

    Motion to continue the consolidated DRAFT Ketchum Land Development Code public hearing to May 13, 2025: Motion made by Tim Carter, seconded by Brenda Moczygemba
    MOVER: Tim Carter
    SECONDER: Brenda Moczygemba
    AYES: Neil Morrow, Susan Passovoy, Tim Carter, Matthew McGraw, & Brenda Moczygemba
    NAYS:
    RESULT: UNANIMOUSLY ADOPTED

ADJOURNMENT: *(03.55.03 in video)*

Motion to adjourn at 8:39pm: Motion made by Susan Passovoy, seconded by Matthew McGraw
MOVER: Susan Passovoy
SECONDER: Matthew McGraw
AYES: Neil Morrow, Susan Passovoy, Tim Carter, Matthew McGraw, & Brenda Moczygemba
NAYS:
RESULT: UNANIMOUSLY ADOPTED

_____
Neil Morrow – Chairman of P & Z Commission

_____
Morgan Landers – Director of Planning & Building

CITY OF KETCHUM, IDAHO
MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION
Tuesday, June 10, 2025, 4:30 PM
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER: By Chairman Neil Morrow at 4:31pm *(00.00.10 in video)*

ROLL CALL:
Neil Morrow
Matthew McGraw
Susan Passovoy
Brenda Moczygemba

ALSO PRESENT:
Morgan Landers – Director of Planning & Building
Abby Rivin – Senior Planner
Allison Kennedy – Senior Planner
Matt Goebel – Consultant, Clarion Associates
Genoa Beiser – Associate Planner

COMMUNICATIONS FROM COMMISSIONERS:

- None

PUBLIC HEARING: *(00.00.36 in video)*

1. Recommendation to conduct a public hearing on the consolidated DRAFT Ketchum Land Development Code and continue the hearing to June 24, 2025 (Morgan Landers - Director of Planning and Building)
    - Staff & Consultant presentation – Morgan Landers & Matt Goebel *(00.00.47 in video)*
    - Commission questions for Staff & Consultant *(00.09.10 in video)*

    PUBLIC COMMENT OPENED: *(01.38.02 in video)*
    - Perry Boyle *(01.38.12 in video)*
    - Ned Burns *(01.43.50 in video)*

    PUBLIC COMMENT ENDS: *(01.46.25 in video)*

    - Commission discussion *(01.46.26 in video)*

    Motion to continue the public hearing for the consolidated DRAFT Ketchum Land Development Code to June 24, 2025: Motion made by Susan Passovoy, seconded by Brenda Moczygemba

MOVER: Susan Passovoy
SECONDER: Brenda Moczygemba
AYES: Neil Morrow, Susan Passovoy, Matthew McGraw, & Brenda Moczygemba
NAYS:
RESULT: UNANIMOUSLY ADOPTED

ADJOURNMENT: *(01.55.36 in video)*

Motion to adjourn at 6:27pm: Motion made by Matthew McGraw, seconded by Brenda Moczygemba
MOVER: Matthew McGraw
SECONDER: Brenda Moczygemba
AYES: Neil Morrow, Susan Passovoy, Matthew McGraw, & Brenda Moczygemba
NAYS:
RESULT: UNANIMOUSLY ADOPTED

_____
Neil Morrow – Chairman of P & Z Commission

_____
Morgan Landers – Director of Planning & Building

CITY OF KETCHUM, IDAHO
MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION
Monday, August 26, 2025
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER:
Vice-Chairman Brenda Moczygemba called to order at 4:30 pm *(00.00.12 in video)*

ROLL CALL:
Neil Morrow *Arrived at 4:31 pm
Susan Passovoy
Matthew McGraw
Brenda Moczygemba
Tim Carter

ALSO PRESENT:
Morgan Landers – Director of Planning and Building
Abby Rivin – Senior Planner
Paige Nied – Associate Planner

COMMUNICATIONS FROM COMMISSIONERS: *(00.00.45 in video)*

1. Public Comments Submitted

CONSENT AGENDA: *(00.00.55 in video)*

2. Approval of the March 25, 2025 meeting minutes.
3. Approval of the March 31, 2025 meeting minutes.
4. Approval of the August 12, 2025 meeting minutes.

Motion to approve consent agenda at 4:32 p.m.:
MOVER: Susan Passovoy
SECONDER: Matthew McGraw
AYES: Susan Passovoy, Matthew McGraw, Brenda Moczygemba, Tim Carter, & Neil Morrow
NAYS:
RESULT: UNANIMOUSLY ADOPTED

Public Hearing: *(00.01.35 in video)*

5. Recommendation to review and approve the Knob Hill Residence Mountain Overlay Design Review and Lot Consolidation Subdivision Preliminary Plat with Waiver Request applications and direct staff to return with Findings of Fact.
    - Staff Presentation – Abby Rivin *(00.01.56 in video)*
    - Commissioner Comments *(00.016.48 in video)*

- Applicant presentation – Zac Rockett, Principal Architect, Rocket Design *(00.20.43 in video)*
- Commissioner Questions *(00.42.05 in video)*
- Public Comment – Ed McDermont *(00.43.58 in video)*
- Public Comment – Jolyon Sawrey *(00.50.25 in video)*
- Applicant Responses - Zac Rockett *(00.55.36 in video)*
- Public Comment – Jeff Parks *(00.58.00 in video)*
- Close Public Hearing *(00.59.06 in video)*
- Commissioner Deliberation *(00.59.10 in video)*

Motion to continue to the 9/9/25 meeting with a request to see modifications consistent with commissioner comments at 6:26 pm:
MOVER: Tim Carter
SECONDER: Brenda Moczygemba
AYES: Susan Passovoy, Matthew McGraw, & Tim Carter
NAYS: Brenda Moczygemba & Neil Morrow
RESULT: ADOPTED

Announcement: *(01.57.20 in video)*

6. Announcement regarding Comprehensive Plan from Morgan Landers, Director of planning and Building.

ADJOURNMENT: *(02.00.43 in video)*

Motion to adjourn at 6:30 pm:
MOVER: Neil Morrow
SECONDER: Brenda Moczygemba
AYES: Susan Passovoy, Matthew McGraw, Brenda Moczygemba, Tim Carter, & Neil Morrow
NAYS:
RESULT: UNANIMOUSLY ADOPTED

_____
Neil Morrow – Chairman of P & Z Commission

_____

Morgan Landers – Director of Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF SEPTEMBER 9, 2025

PROJECT:	Knob Hill Residence
FILE NUMBER:	P24-087
APPLICATION TYPES:	Mountain Overlay Design Review & Lot Consolidation Subdivision Preliminary Plat with Waiver Request
APPLICATION FILE #:	P25-016 & P25-016a
PROPERTY OWNER:	Knob Hill Properties LLC
REPRESENTATIVES:	Peter Seidner & Hank Moore, Presidio Vista Properties
ARCHITECT:	Zac Rockett, Architect, Ro Rockett Design
REQUEST:	Mountain Overlay Design Review for the development of a new three-story, 6,212 gross-square-foot single-family residence and associated site improvements and Lot Consolidation Subdivision Preliminary Plat with Waiver Request to establish building envelope in 25% and greater slope
LOCATION:	Ketchum Townsite—Block 91: Lots 3 & 4 (Parcel Numbers: RPK0000091004A & RPK00000910030)
ZONING:	Limited Residential (LR)
OVERLAY:	Mountain Overlay (MO)
REVIEWER:	Abby Rivin, Senior Planner
NOTICE:	The public hearing for this project was continued from the Planning & Zoning Commission Meeting on August 26, 2025. A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on August 1, 2025. The public hearing notice was published in the Idaho Mountain Express on August 6, 2025. A notice was posted on the project site on August 11, 2025. The public hearing notice was published on the city's website on August 7, 2025. The building corners were staked and the story pole was installed on the project site on August 19, 2025. A pink ribbon has been added to the story pole to show the proposed reduction in building height.

BACKGROUND

The Planning and Zoning Commission conducted a public hearing to consider the Knob Hill Residence project during their last meeting on August 26, 2025. The August 26 staff report and video recording of the meeting may be viewed by clicking the link here. The Commission expressed concerns about the height and mass of the home and design of three-story, 33.5-foot-tall east side wall. The applicant has modified the project in response the Commission's feedback and submitted updated elevations, renderings, floors plans, site plan, and lot disturbance diagrams showing the proposed changes. The project plan updates are included as Attachment A.

ANALYSIS

The applicant has increased the proposed cut into the hillside to lower the home by 2 feet. While the maximum height of the east side façade remains 33.5 feet, the elevation at the top of the roof has decreased by 2 feet to 5952'-3" (see Figure 1). Lowering the home increase the cut by 360 cubic yards. The total cut increased to a total of 3,910 cubic yards.

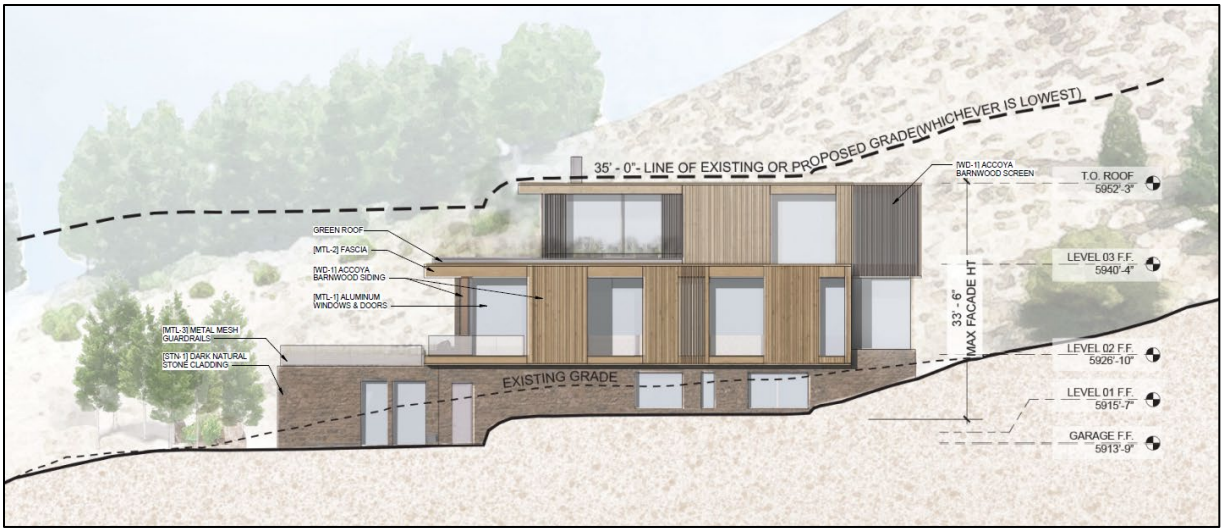

Figure 1: East Side Elevation (Sheet G-023)

As shown in Figure 2, lowering the home not only increased the cut but also slightly increased the total amount of disturbed area on the subject property.

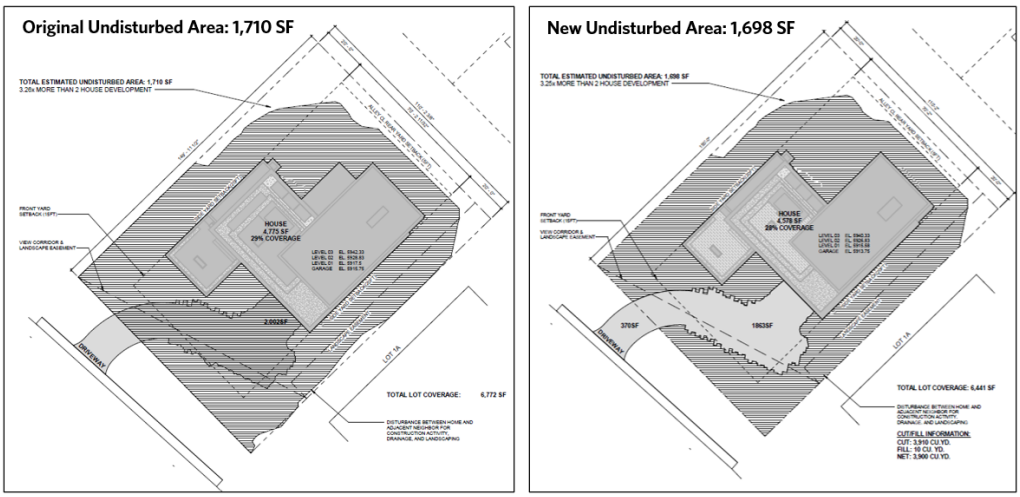

Figure 2: Original & Proposed Update Lot Disturbance Diagrams

While no changes The applicant revised the modulation of the east side elevation by stepping back the third floor 3 to 4.5 feet from the lower floors (see Figure 3).

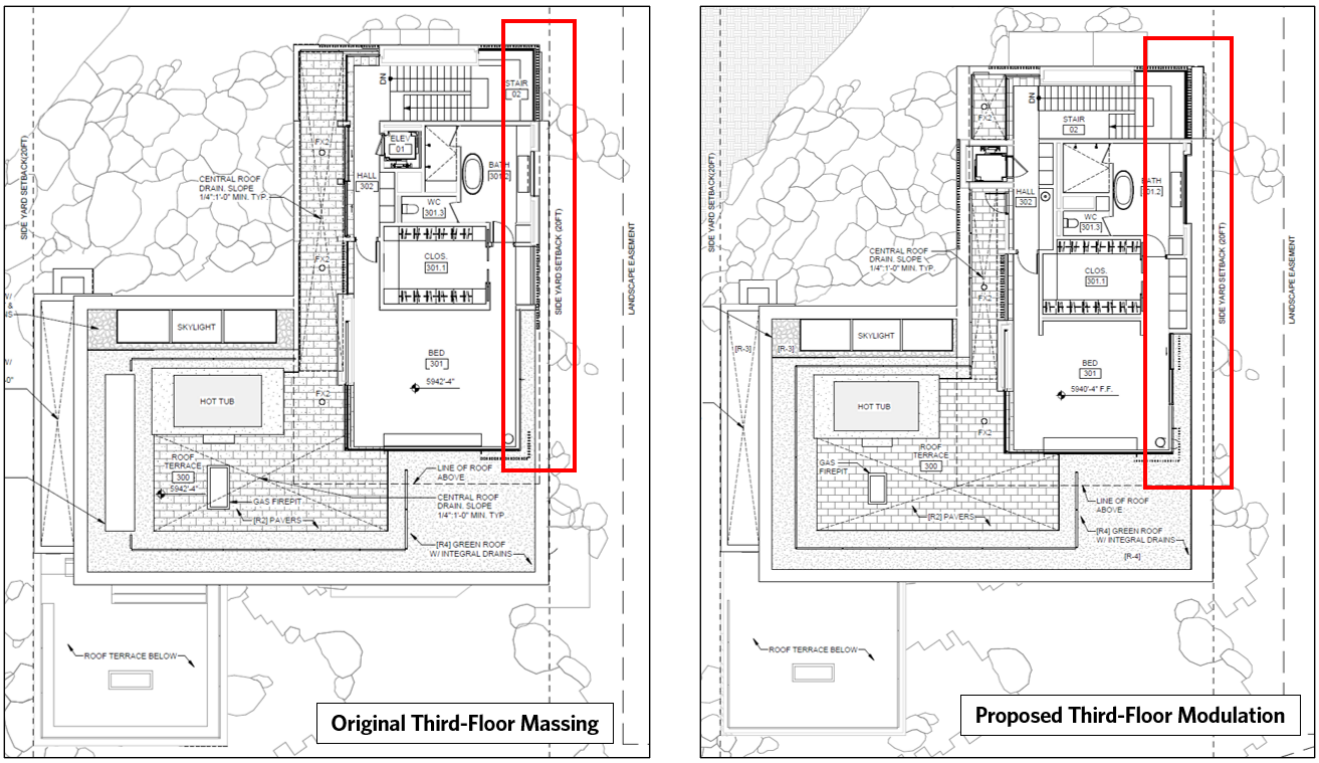

Figure 3: Original & Proposed Third-Floor Massing

STAFF RECOMMENDATION

If the Commission believes the applicant's proposed updates sufficiently address their concerns, then Staff recommends the Commission approve the Knob Hill Residence Mo Design Review Application and recommend approval of the Lot Consolidation Subdivision Preliminary Plat Application and Waiver Requests to the City Council subject to conditions.

If the Commission does not believe the applicant's proposed updates sufficiently address their concerns

Recommended Motions

- "I move to approve the Knob Hill Residence Mountain Overlay Design Review Application subject to conditions 1 through 11 and direct staff to return with draft findings of fact."
- "I move to recommend approval of the Knob Hill Residence Lot Consolidation Subdivision Preliminary Plat Application and Waiver Requests to the City Council subject to conditions 1 through 3 and direct staff to return with draft findings of fact."

Recommended Conditions of Approval

Staff recommends the conditions that were listed in the August 26 report with the following changes:

Condition of Approval #4

In the August 26 report, staff recommended Condition of Approval #4, which stated:

The limits of disturbance shall be established on the construction activity plan submitted at time of building permit and protected by fencing for the duration of construction.

The Commission recommended strengthening this condition of approval to reference that the limits of disturbance shall not exceed the disturbed area shown on the project plans. Staff recommends the following update to condition of approval #4:

The limits of disturbance shall be established on the construction activity plan submitted at time of building permit and protected by fencing for the duration of construction. The limits of disturbance shall not exceed the disturbed area shown on the lot disturbance diagram on sheet G-020. No construction activity is permitted to encroach within the 1,698-square-foot undisturbed hillside area on the subject property as shown on sheet G-020.

New Condition of Approval

Should the Commission support the applicant's proposed updates and move to approve the Knob Hill Residence, staff recommends adding the following condition of approval requiring the applicant to submit a final drawing set updating all the plan sheets to reflect the proposed changes:

The applicant shall submit a final MO Design Review drawing set that revises all plan sheets to reflect the updates presented by the applicant during the September 9, 2025 Planning and Zoning Commission Meeting.

ATTACHMENTS:

A. Project Plan Updates
B. Public Comment

Attachment A

PROJECT PLAN UPDATES

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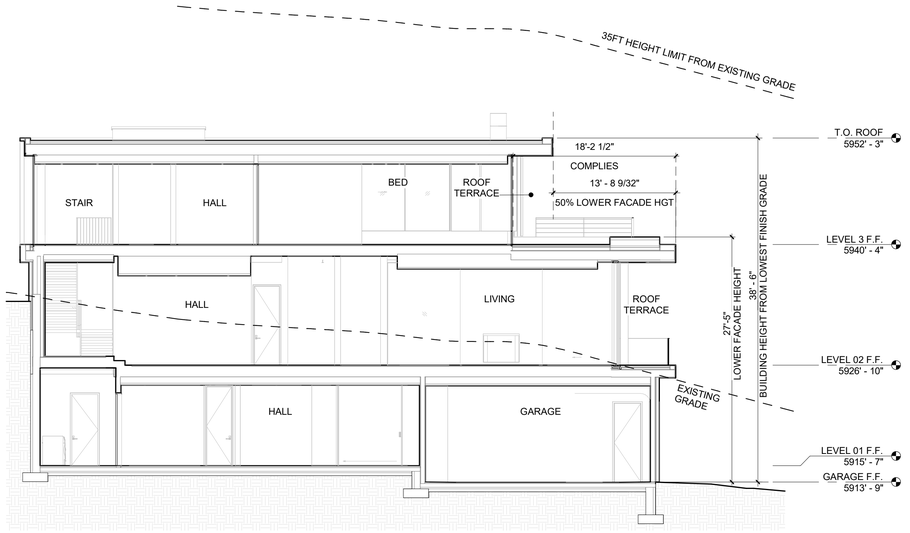
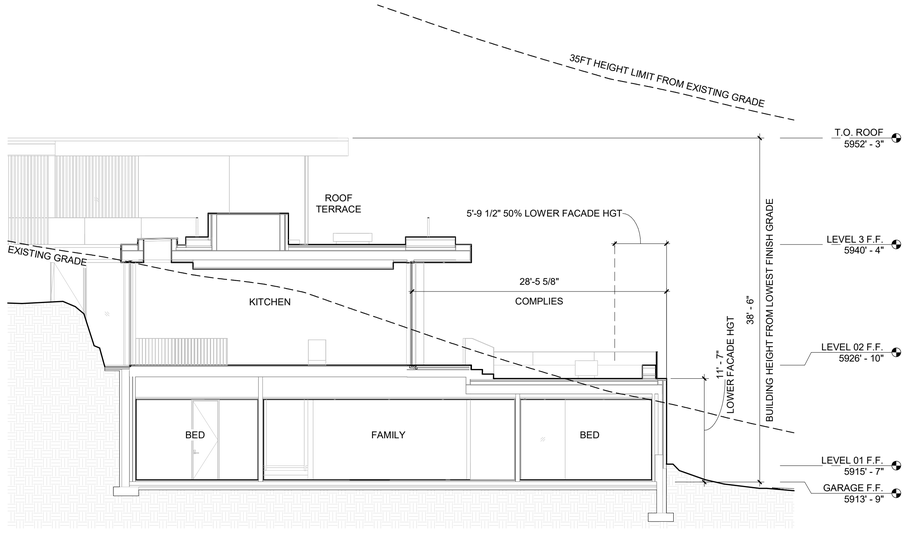
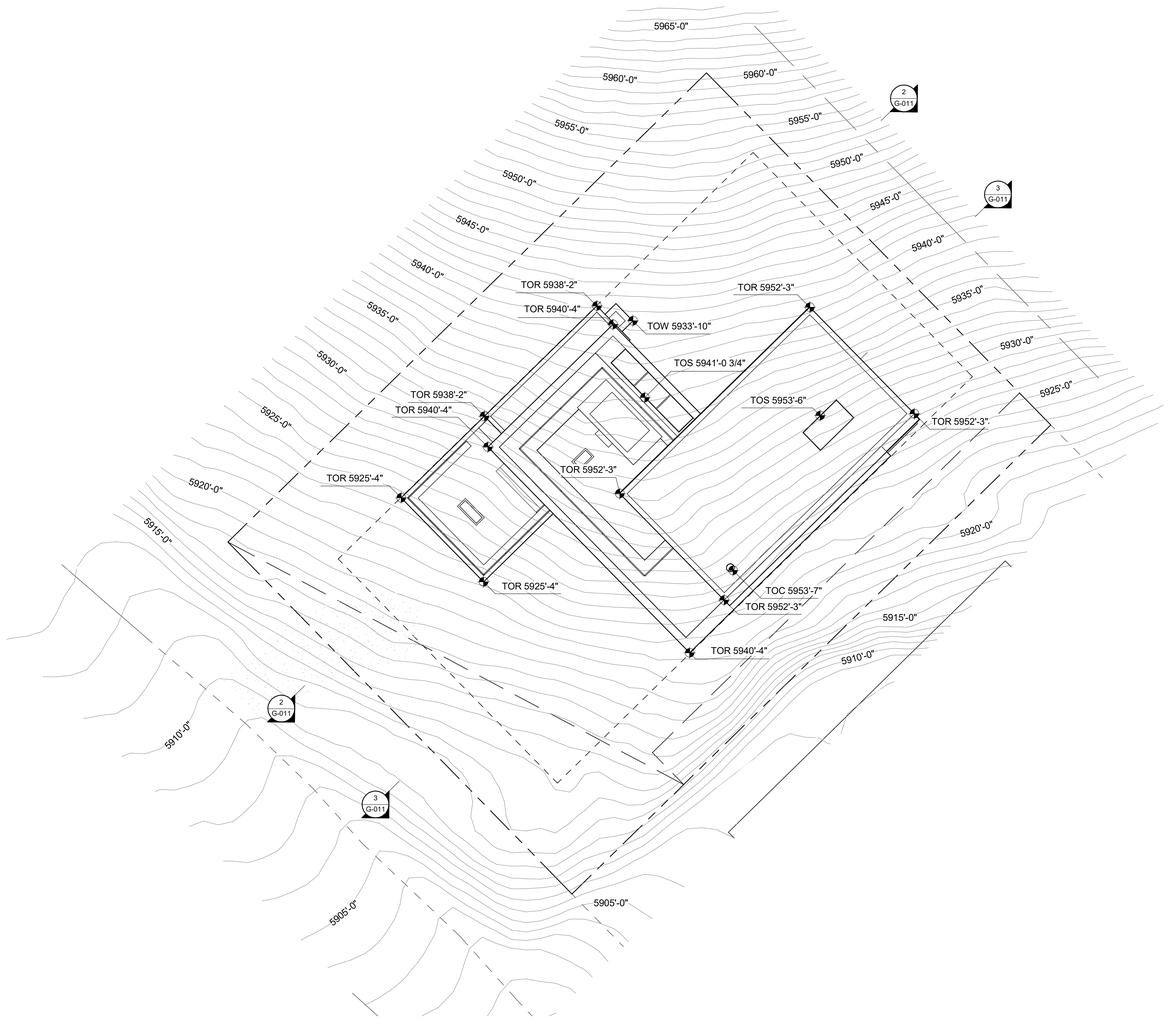


3 | 1/8" = 1'-0" | **BUILDING HEIGHT SECTION**



2 | 1/8" = 1'-0" | **BUILDING HEIGHT SECTION**



1 | 1/16" = 1'-0" | **ROOF PLAN / BUILDING HEIGHT**

SURVEY HEIGHT

EXISTING GRADE	XXXX'-X"
TOR	TOP OF ROOF
TOC	TOP OF CHIMNEY
TOS	TOP OF SKYLIGHT
TOW	TOP OF WALL

MAXIMUM BUILDING HEIGHT :

THE GREATEST VERTICAL DISTANCE MEASURED AT ANY POINT FROM THE ROOF TO NATURAL, EXISTING, OR FINISHED GRADE, WHICHEVER IS LOWEST. THE MAXIMUM VERTICAL DISTANCE FROM THE LOWEST EXPOSED FINISHED FLOOR TO THE HIGHEST POINT OF THE ROOF (REGARDLESS OF VERTICAL ALIGNMENT) SHALL BE NO MORE THAN FIVE FEET GREATER THAN THE MAXIMUM HEIGHT PERMITTED IN THE ZONING DISTRICT (SEE ILLUSTRATION B ON FILE IN THE OFFICE OF THE CITY CLERK). NO FACADE SHALL BE GREATER THAN THE MAXIMUM HEIGHT PERMITTED IN THE ZONING DISTRICT. (SEE DEFINITION OF "FACADE" IN THIS SECTION AND ILLUSTRATION B ON FILE IN THE OFFICE OF THE CITY CLERK.) FACADES WHICH STEP UP OR DOWN HILLSIDES SHALL BE SET BACK FROM THE LOWER FACADE A MINIMUM OF 50 PERCENT OF THE HEIGHT OF THE LOWER FACADE; EXCEPT, THAT ROOF OVERHANGS MAY EXTEND UP TO THREE FEET INTO THIS AREA (SEE ILLUSTRATION B ON FILE IN THE OFFICE OF THE CITY CLERK). THIS BUILDING HEIGHT PROVISION SHALL APPLY TO PARAPETS, BOSTON ROOFS AND ANY OTHER PORTION OF A BUILDING ROOF, BUT SHALL NOT APPLY TO FLAGPOLES, LIGHTNING RODS, WEATHER VANES, ANTENNAS OR CHIMNEYS.

BUILDING HEIGHT NOTES:

1. SEE LANDSCAPE DRAWINGS FOR EXISTING & NEW TREE LOCATIONS.
2. SEE CIVIL DRAWINGS FOR DRIVEWAY LAYOUT, PROFILE & SITE DRAINAGE INFORMATION.
3. SEE A-100 FOR ARCHITECTURAL SITE PLAN.
4. ALL ROOFING TO BE A CLASS 'A' NON-COMBUSTIBLE FLAT ROOF ASSEMBLY.
5. BUILDING ELEVATION 100'-0" = +5,917'-6" USGS.
6. ALL TOP OF ROOF ELEVATIONS LOCATE THE HIGHEST POINT OF THE ROOF STRUCTURE, WITH ROOF ASSEMBLY SLOPING INWARDS TOWARDS INTERNAL ROOF DRAINS, WITH THE EXCEPTION OF THE T.O. SKYLIGHTS AS NOTED.

KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:

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SURVEYOR:

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SEAL:

NO	DATE	ISSUE
3	09.09.25	MODR APPLICATION
2	06.13.25	MODR APPLICATION
1	01.15.25	MODR PRE-APPLICATION

PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

DRAWING TITLE:

BUILDING HEIGHT

DRAWING NUMBER:

G-011

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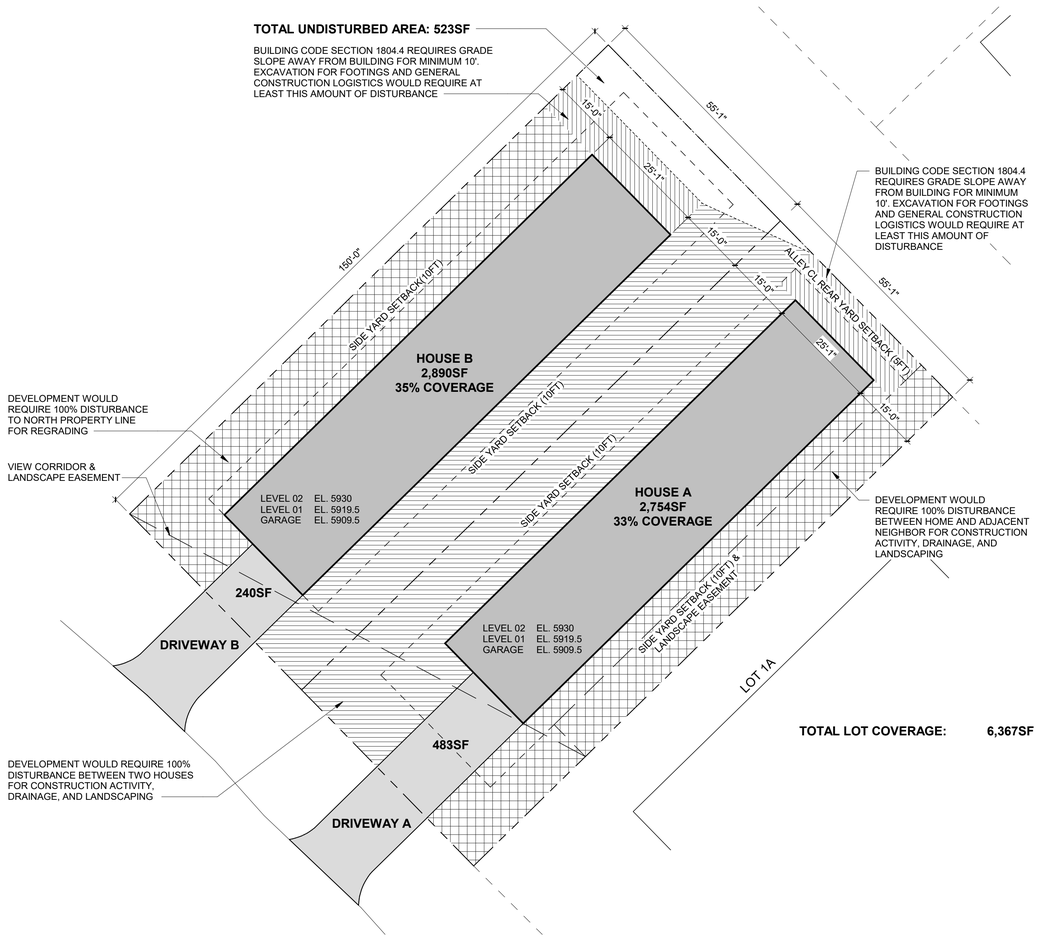
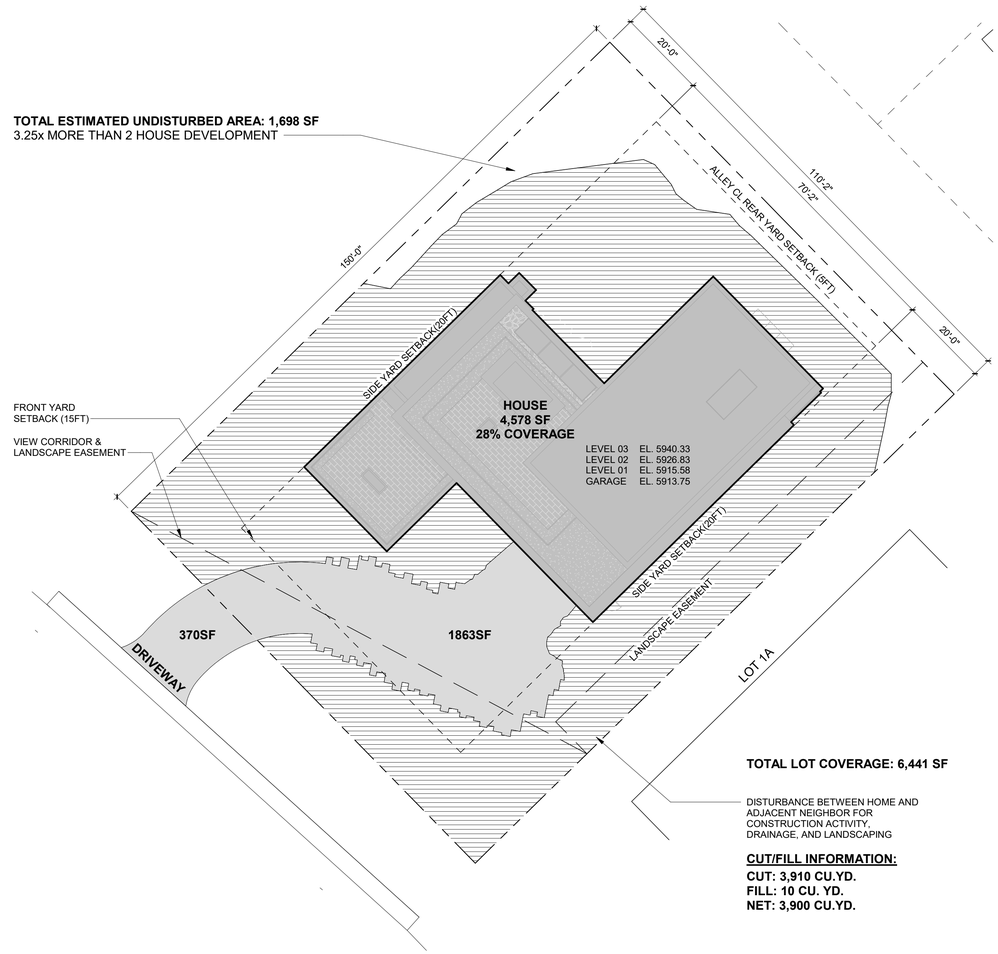


2 | 1/16" = 1'-0" | **LOT DISTURBANCE DIAGRAM / DOUBLE LOT DEVELOPMENT**



CUT/FILL INFORMATION:
CUT: 3,910 CU.YD.
FILL: 10 CU. YD.
NET: 3,900 CU.YD.

1 | 1/16" = 1'-0" | **LOT DISTURBANCE DIAGRAM / SINGLE LOT DEVELOPMENT**

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NO	DATE	ISSUE
3	09.09.25	MODR APPLICATION
2	06.13.25	MODR APPLICATION
1	01.15.25	MODR PRE-APPLICATION

PROJECT:
KNOB HILL RESIDENCE
LOT 3 & 4, BLOCK 91

PROJECT NUMBER
2204

DRAWING TITLE:
LOT DISTURBANCE DIAGRAMS

DRAWING NUMBER:
G-020

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NOTE:

REFER TO G-110 MATERIAL PALETTE
FOR MATERIAL SPECIFICATIONS

2 | NTS | **PERSPECTIVE / BIRD'S EYE**

3 | NTS | **PERSPECTIVE / STREET VIEW**

NOTE:

REFER TO G-110 MATERIAL PALETTE
FOR MATERIAL SPECIFICATIONS

1 | NTS | **PERSPECTIVE / STREET VIEW**

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1	01.15.25	MODR PRE-APPLICATION

PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

DRAWING TITLE:

RENDERED PERSPECTIVES

DRAWING NUMBER:

G-022

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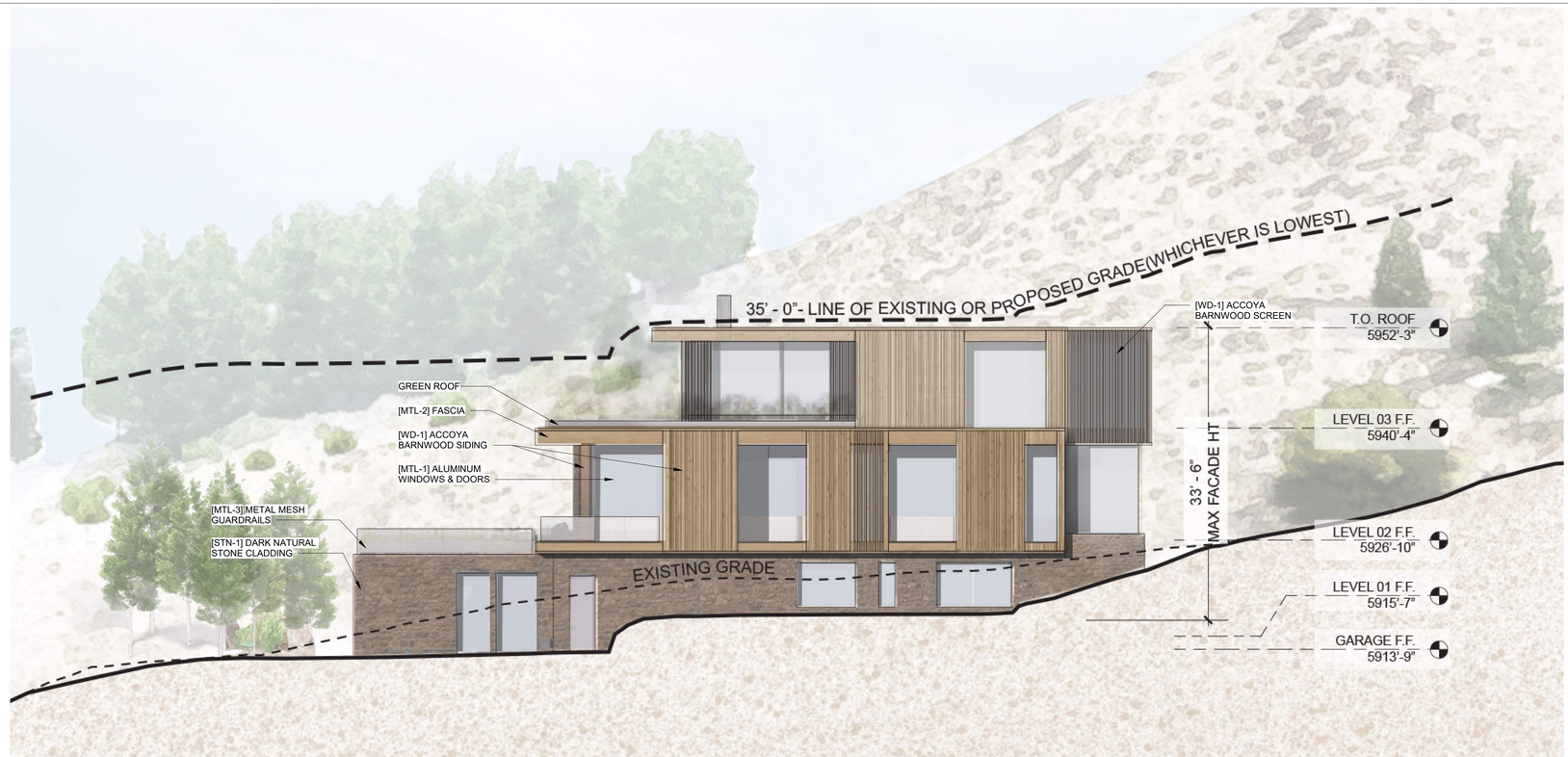
2 | 1/8" = 1'-0" | **ELEVATION / SOUTH**



1 | 1/8" = 1'-0" | **ELEVATION / EAST**

NOTE:

REFER TO G-110 MATERIAL PALETTE FOR MATERIAL SPECIFICATIONS

NOTE:

REFER TO G-110 MATERIAL PALETTE FOR MATERIAL SPECIFICATIONS

KNOB HILL RESIDENCE

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KNOB HILL PROPERTIES, LLC
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KETCHUM, ID 83340

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1	01.15.25	MODR PRE-APPLICATION

PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

DRAWING TITLE:

RENDERED ELEVATIONS

DRAWING NUMBER:

G-023

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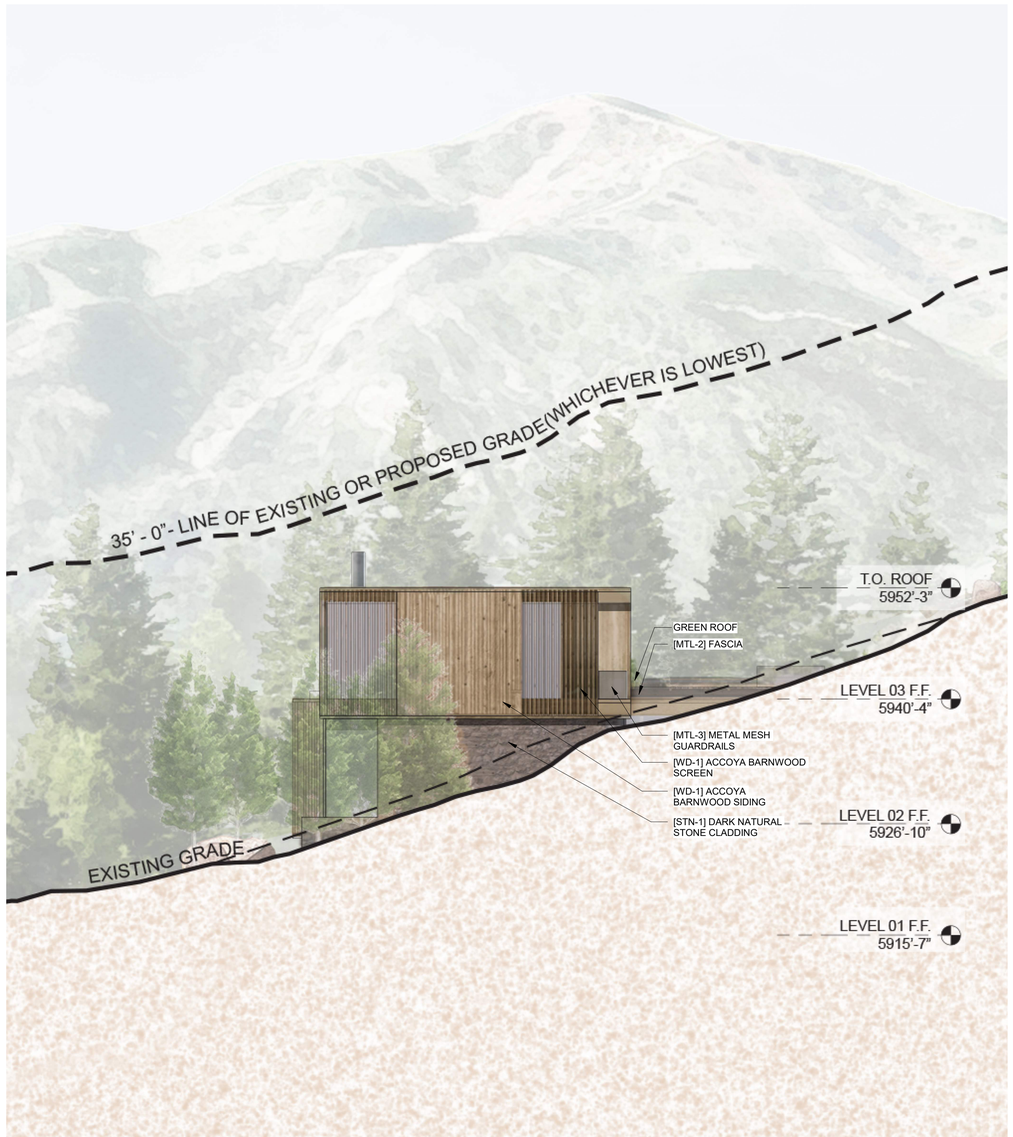
NOTE:

REFER TO G-110 MATERIAL PALETTE FOR MATERIAL SPECIFICATIONS

2 | 1/8" = 1'-0" | **ELEVATION / WEST**



NOTE:

REFER TO G-110 MATERIAL PALETTE FOR MATERIAL SPECIFICATIONS

1 | 1/8" = 1'-0" | **ELEVATION / NORTH**

KNOB HILL RESIDENCE

OWNER:

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2	06.13.25	MODR APPLICATION
1	01.15.25	MODR PRE-APPLICATION

PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

DRAWING TITLE:

RENDERED ELEVATIONS

DRAWING NUMBER:

G-024

NOT FOR CONSTRUCTION

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LEGEND

- PROPERTY BOUNDARY
- CONCRETE PAVING
- STONE PLANK PAVERS
- GRAVEL SHOULDER
- EXISTING CONTOUR
- EXISTING VEGETATION TO REMAIN
- ORNAMENTAL LANDSCAPE BOULDERS
- LANDSCAPE BOULDERS NECESSARY FOR RETAINING

LOT CALCULATIONS

LOT COVERAGE

LOT SIZE = ± 16,523 SF (0.38 ACRES)
BUILDING COVERAGE = 4,578 SF
COVERAGE BY DRIVEWAY/PARKING = 1,863 SF
TOTAL = 6,441 SF

PROPOSED BUILDING COVERAGE PERCENTAGE: ~ 28%

0' 5' 10' 20'
Scale: 1" = 10'

PRELIMINARY • NOT FOR CONSTRUCTION

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BOZEMAN, MT 59715
(406)551-2098
www.fieldstudiola.com

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PROJECT NUMBER: 2409.00

KNOB HILL RESIDENCE

KETCHUM, ID

DATE	ISSUE
2025.01.15	MODR PRE-APP
2025.06.13	MODR APP
2025.09.03	MODR REV 1

SHEET TITLE

OVERALL
SITE PLAN

SHEET 1 OF 4

L-0.00

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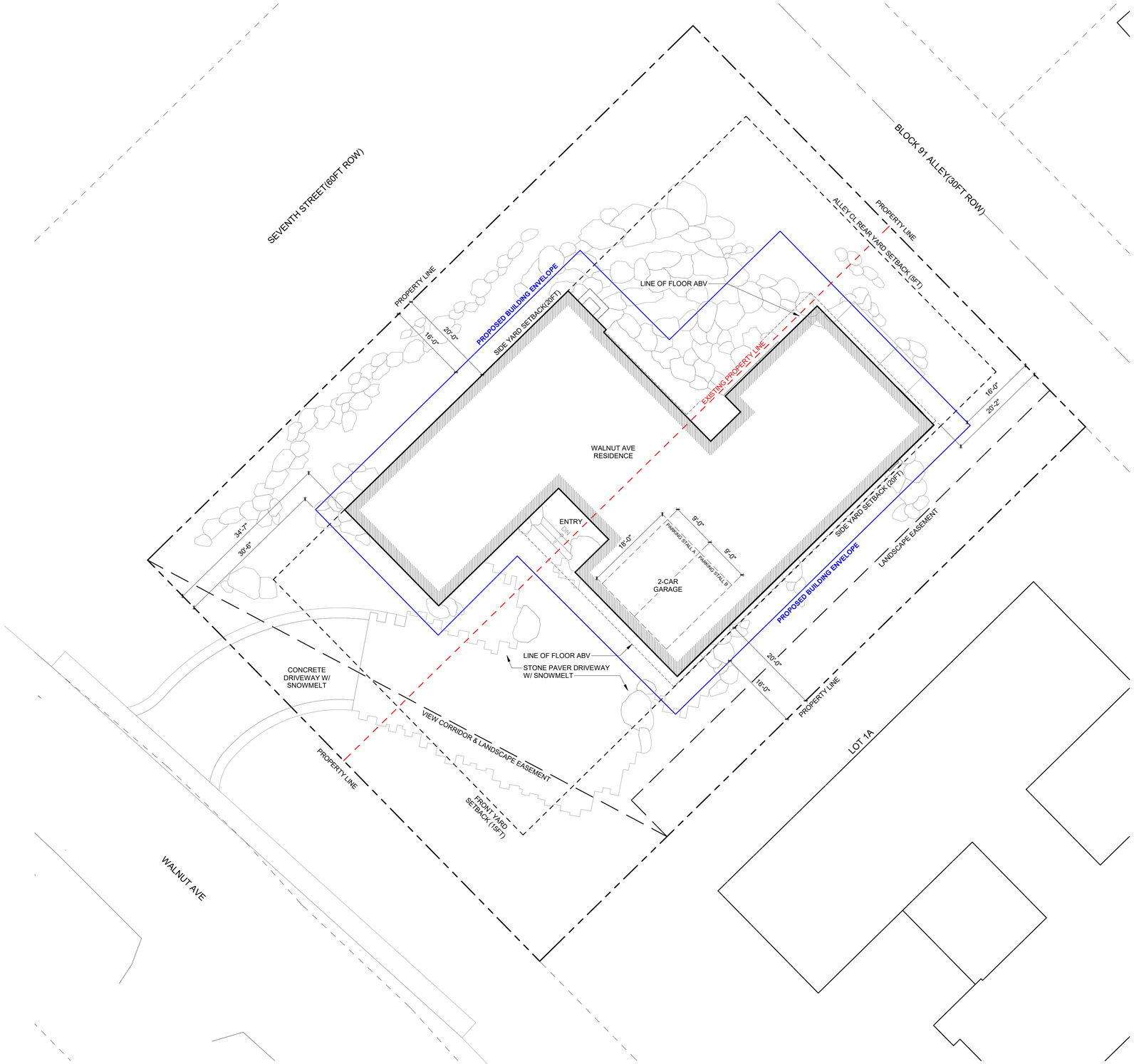

1 | 1" = 10'-0" | **SITE PLAN**

SITE PLAN NOTES:

1. SEE LANDSCAPE PLAN FOR (E) & (N)TREE LOCATIONS
2. SEE CIVIL DRAWINGS FOR DRIVEWAY LAYOUT, PROFILE & SITE DRAINAGE INFORMATION.

KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
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TEL: 415.289.0830

SURVEYOR:

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P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

CIVIL ENGINEER:

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KL&A ENGINEERS AND BUILDERS
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TEL: 303.384.9910

LIGHTING

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EL SEGUNDO, CA 90245
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3	09.09.25	MODR APPLICATION
2	06.13.25	MODR APPLICATION
1	01.15.25	MODR PRE-APPLICATION

PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

DRAWING TITLE:

SITE PLAN

DRAWING NUMBER:

A-100

NOT FOR CONSTRUCTION

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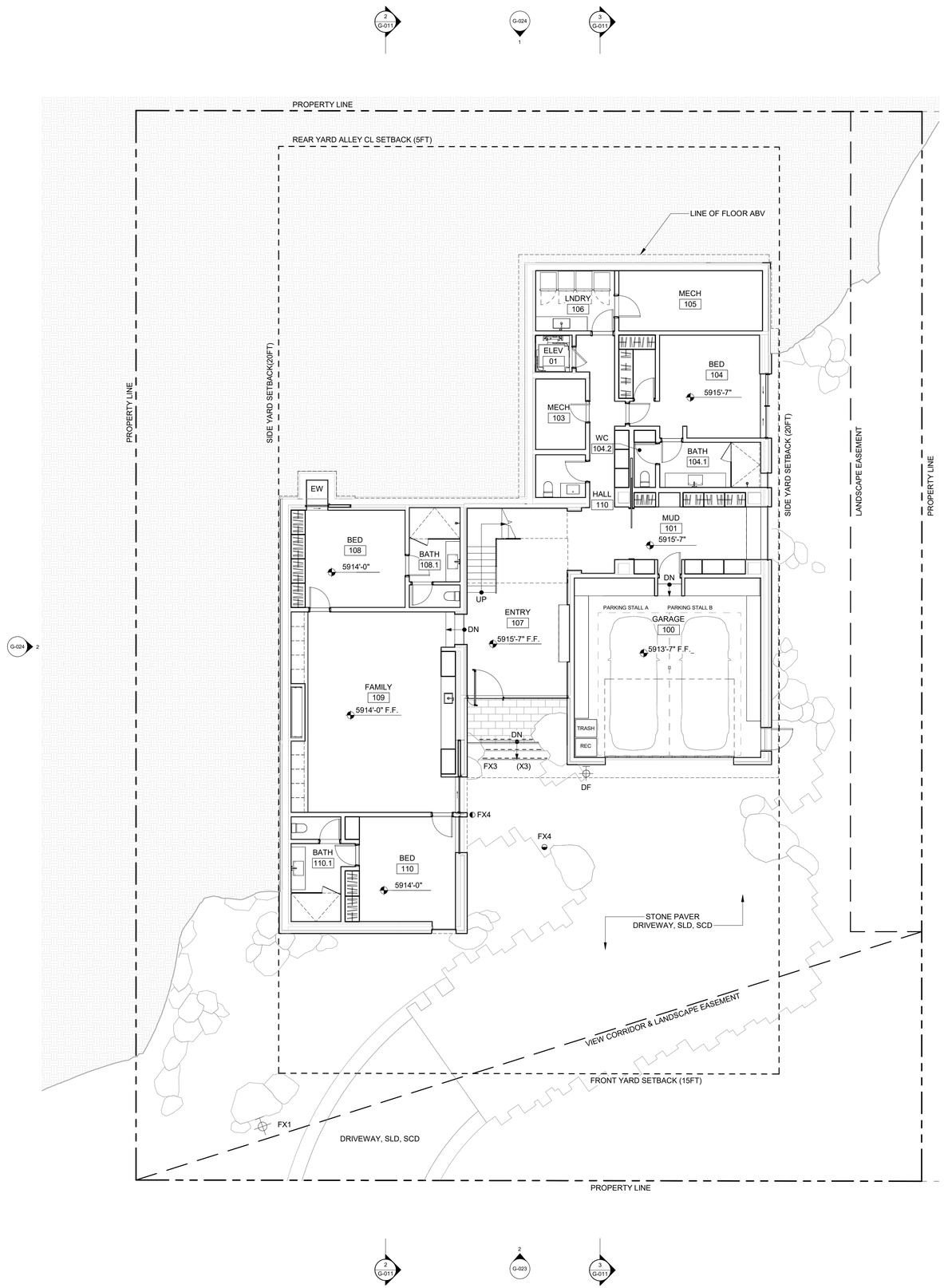

PROPOSED GROSS FLOOR AREA - BASEMENT

BASEMENT	2151 SF

PROPOSED GROSS FLOOR AREA - LEVEL 01

LEVEL 01	1356 SF

PROPOSED NET FLOOR AREA - LEVEL 01

LEVEL 01	3260 SF

KMC §17.08 - DEFINITIONS

FLOOR AREA, GROSS: THE SUM OF THE HORIZONTAL AREA OF THE BUILDING MEASURED ALONG THE OUTSIDE WALLS OF EACH FLOOR OF A BUILDING OR PORTION OF A BUILDING, INCLUDING STAIR TOWERS AND ELEVATORS ON THE GROUND FLOOR ONLY, AND 50 PERCENT OF ATRIUMS OVER 18 FEET PLATE HEIGHT, BUT NOT INCLUDING BASEMENTS, UNDERGROUND PARKING AREAS OR OPEN UNENCLOSED DECKS. PARKING AREAS COVERED BY A ROOF OR PORTION OF THE BUILDING AND ENCLOSED ON THREE OR MORE SIDES BY BUILDING WALLS ARE INCLUDED. FOUR PARKING STALLS FOR DEVELOPMENTS ON SINGLE KETCHUM TOWN SITE LOTS OF 5,600 SQUARE FEET IN SIZE OR LESS ARE NOT INCLUDED IN THE GROSS FLOOR AREA CALCULATION.

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LIGHT FIXTURE LEGEND:

- FX1 / SHIELDED WALL MOUNTED SCONCE
- FX2 / RECESSED CEILING DOWNLIGHT
- FX3 / RECESSED LINEAR COVE LIGHT
- FX4 / SHIELDED RECESSED IN-GRADE GRAZER

REFERENCE PLAN NOTES:

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2. SEE CIVIL DRAWING FOR DRIVEWAY AND SITE DRAINAGE INFORMATION
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4. COORDINATE STARTPOINT WITH CIVIL
5. SEE G-200 FOR MORE INFORMATION REGARDING ROOF ASSEMBLIES
6. ALL EXTERIOR LIGHTING TO BE FULLY SHIELDED AND COMPLY WITH KMC 17.132 - DARK SKIES
7. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, WINDOWS WITHIN EXTERIOR DOORS, AND SKYLIGHTS SHALL BE TEMPERED GLASS, MULTILAYERED GLAZED PANELS, GLASS BLOCK OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. ALL EXTERIOR DOORS SHALL BE SOLID CORE CONSTRUCTION OR HAVE A FIRE RATING OF NOT LESS THAN 20 MINUTES. ALL EXTERIOR VENTS SHALL BE DESIGNED AND APPROVED TO PREVENT FLAME OR EMBER PENETRATION AND ALL EXTERIOR MESH SHALL HAVE OPENINGS THAT DO NOT EXCEED 1/8". GUTTERS AND DOWNSPOUTS SHALL BE NON-COMBUSTIBLE AND SHALL BE PROVIDED WITH AN APPROVED MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.
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PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

DRAWING TITLE:

REFERENCE PLAN / LEVEL 01

DRAWING NUMBER:

A-102

NOT FOR CONSTRUCTION

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1 | 1/8" = 1'-0" | **REFERENCE PLAN / LEVEL 01**

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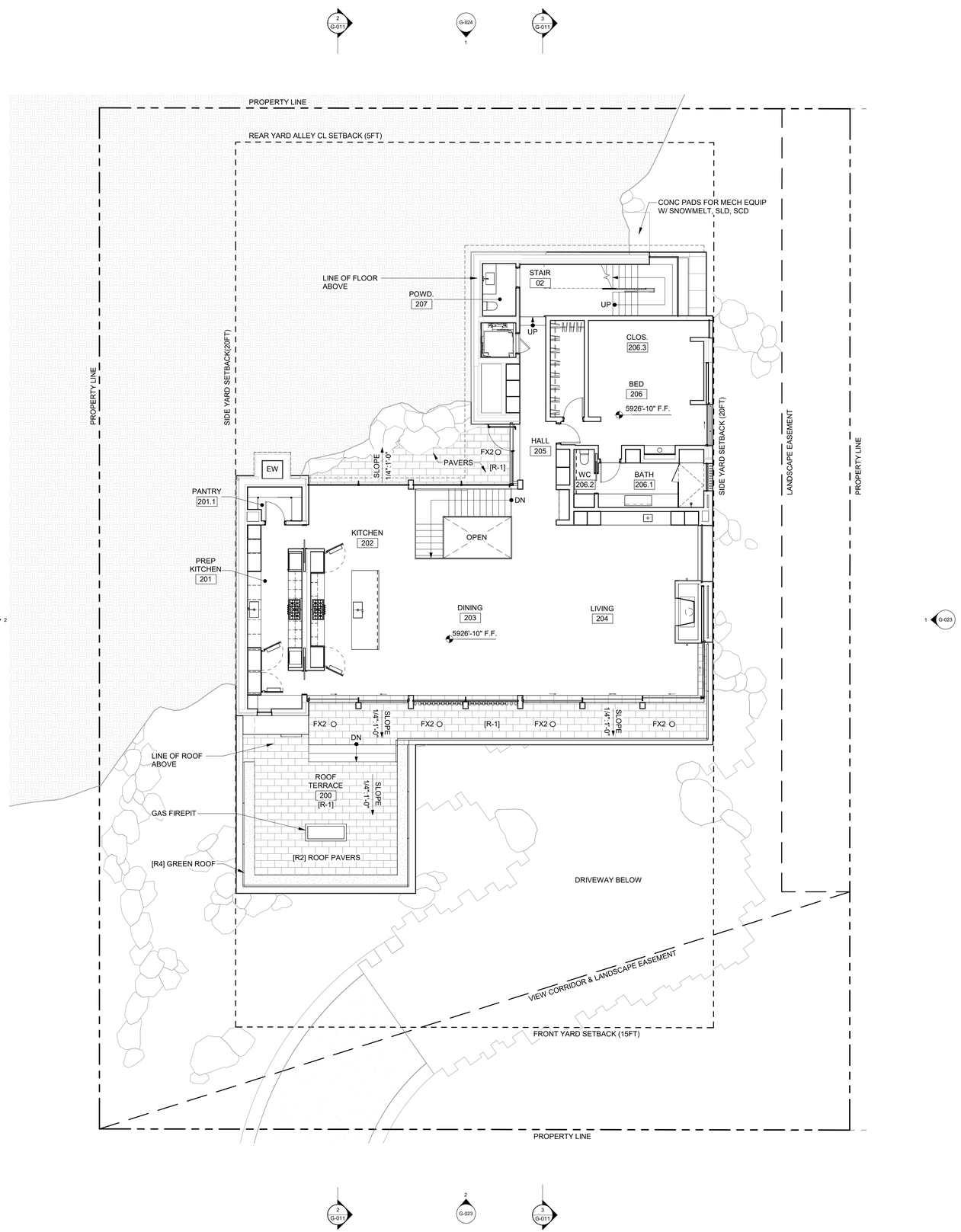

PROPOSED GROSS FLOOR AREA - LEVEL 02

LEVEL 02	3138 SF

PROPOSED NET FLOOR AREA - LEVEL 02

LEVEL 02	3138 SF

KMC §17.08 - DEFINITIONS

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- FX3 / RECESSED LINEAR COVE LIGHT
- FX4 / SHIELDED RECESSED IN-GRADE GRAZER

REFERENCE PLAN NOTES:

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1	1/8" = 1'-0"	**REFERENCE PLAN / LEVEL 02**

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1	01.15.25	MODR PRE-APPLICATION

PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

N

DRAWING TITLE:

REFERENCE PLAN / LEVEL 02

DRAWING NUMBER:

A-103

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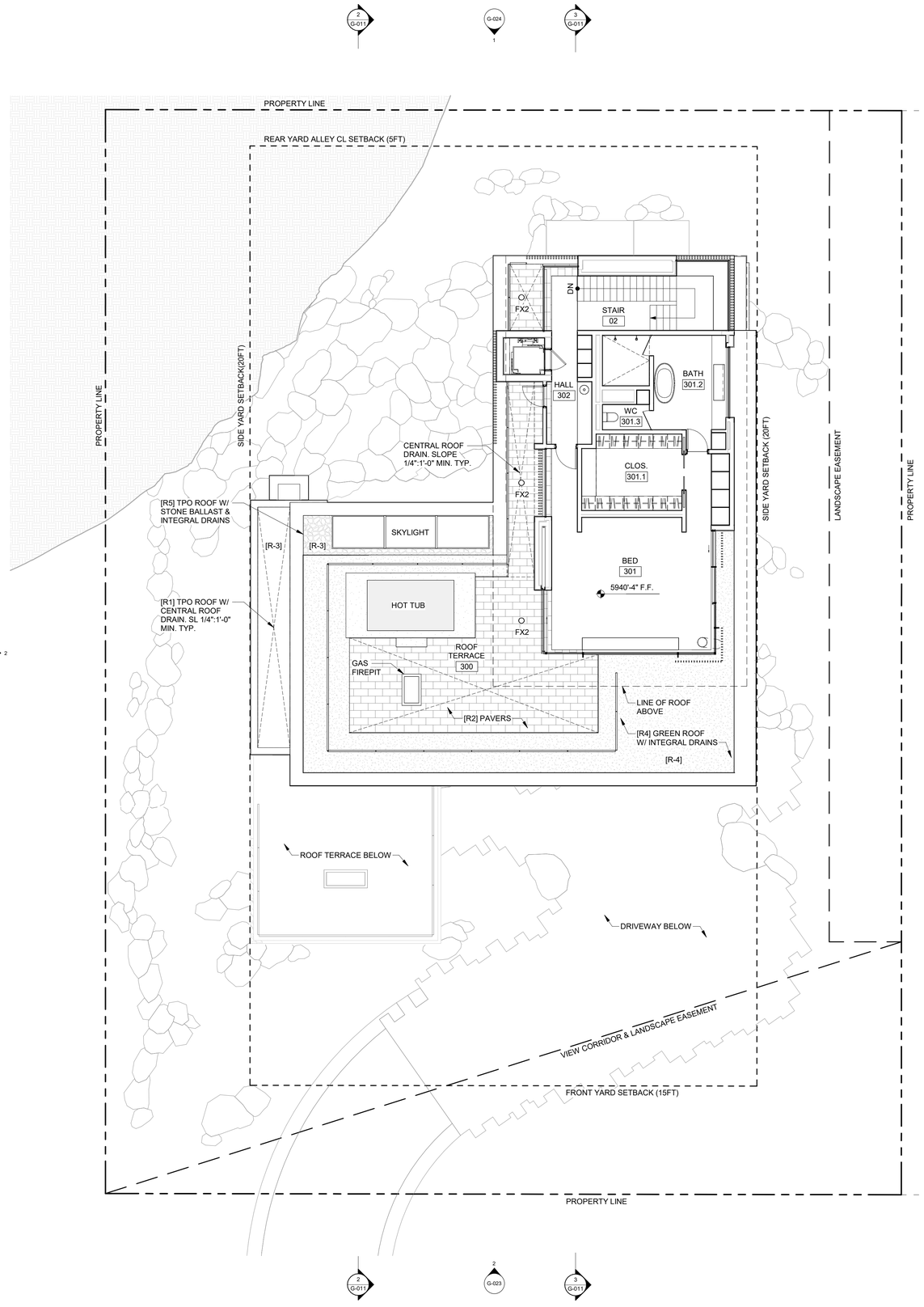

PROPOSED GROSS FLOOR AREA - LEVEL 03

LEVEL 03	1274 SF

PROPOSED NET FLOOR AREA - LEVEL 03

LEVEL 03	1274 SF

KMC §17.08 - DEFINITIONS

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SURVEYOR:

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PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

DRAWING TITLE:

REFERENCE PLAN / LEVEL 03

DRAWING NUMBER:

A-104

NOT FOR CONSTRUCTION

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1 | 1/8" = 1'-0" | **REFERENCE PLAN / LEVEL 03**

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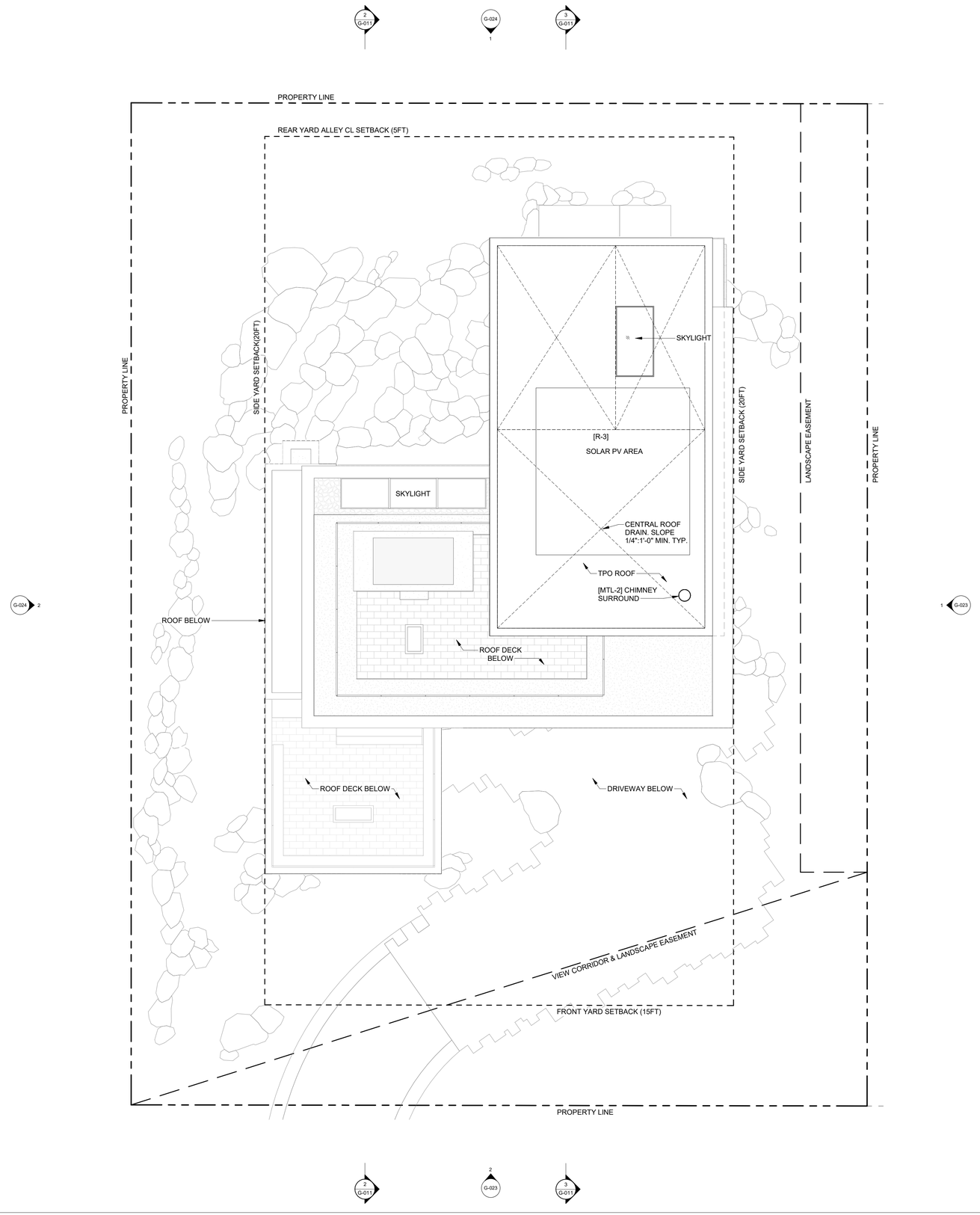

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LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

DRAWING TITLE:

REFERENCE PLAN / ROOF

DRAWING NUMBER:

A-105

NOT FOR CONSTRUCTION

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Attachment B

PUBLIC COMMENT

Dawn Hofheimer

From: Charles Stevenson <charlespstevenson@gmail.com>
Sent: Wednesday, August 27, 2025 7:08 AM
To: Participate
Cc: Anna Geist; Jolyon H Sawrey
Subject: Fwd: Comment on Proposed Project in Mountain Overlay

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning and Zoning Commissioners,

As a neighbor owing lots on 6th St and Walnut, I agree that the project should be reduced for the very good reasons described in Albina Parks letter.

Charles Stevenson
charlespstevenson@gmail.com

---------- Forwarded message ---------
From: **Albina Parks** <parksalbina@gmail.com>
Date: Tue, Aug 26, 2025 at 12:30 PM
Subject: Comment on Proposed Project in Mountain Overlay
To: <Participate@ketchumidaho.org>

Dear Planning and Zoning Commissioners,

I am writing to share my concerns regarding the proposed project in the Mountain Overlay. As the immediate neighbor across the street at 711 Walnut, I am directly affected by the scale and visibility of what is being proposed.

Preservation and Views
The hillside and ridgeline at issue form part of the community's shared experience of Knob Hill—one of Ketchum's defining landmarks. Preserving that view is central to the intent of the Mountain Overlay, which exists to protect the unique character of our natural landscape. A project of this scale—approximately 8,300 square feet with a basement and three above-ground stories—would dominate the ridgeline rather than blend with it.

Neighborhood and Environmental Impact
Reducing the mass and profile of the project would help limit the significant toll on infrastructure, utilities, water, and light exposure to the neighborhood. The excavation alone, at nearly 100,000 cubic feet, would dramatically alter the hillside and impose lasting disruption on the area. Smaller scale alternatives would have far less impact on both the environment and surrounding homes.

Mountain Overlay Expectations
Applicants building within the Mountain Overlay should reasonably anticipate lower allowances for size and height than would be appropriate on a standard city lot. This is essential to maintaining the intent of the Overlay and ensuring projects respect the natural setting rather than overwhelm it.

For these reasons, I respectfully urge the Commission to require a smaller, lower-profile project that aligns with the spirit of the Mountain Overlay and preserves the Knob Hill ridgeline for the community.

Thank you for considering my perspective as a direct neighbor and for your service to Ketchum.

Sincerely,
Albina Parks
711 Walnut Ave
Ketchum Idaho

Sent from my iPhone

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STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF SEPTEMBER 9, 2025

PROJECT:	Warm Springs Townhomes
FILE NUMBER:	P24-063
APPLICATION:	Design Review
PROPERTY OWNER:	108-110 Ritchie LLC (Presidio Vista Properties – Shane McGrath)
ARCHITECT:	Ro Rockett Design, LLC – Zac Rockett (architect)
LOCATION:	108 Ritchie Dr (Warm Springs Village Subdivision 2nd Revision Lot 3A Blk 4)
ZONING:	Tourist 3000 - (T-3000)
OVERLAY:	None
REVIEWER:	Morgan Landers, AICP – Director of Planning and Building
NOTICE:	A public meeting notice for the project was mailed to all property owners within 300 feet of the project site and all political subdivisions on August 20, 2025. The notice was published in the Idaho Mountain Express on August 20, 2025. A notice was posted on the project site on September 2, 2025, and the city's website on August 19, 2025.

EXECUTIVE SUMMARY

The applicant has submitted a Design Review application for the development of 12-, three- and four-bedroom, townhouse units at 108 Ritchie Dr (the "subject property"). The subject property is zoned Tourist 3000 (T-3000) and is vacant (See Figure 1). The development proposes to utilize the city's density bonus program for increased FAR and is therefore subject to the minimum residential density requirements of the Ketchum Municipal Code. 11 of the townhouse units range in size from approximately 2,500 SF to 4,400 SF with the twelfth unit being approximately 1,900 SF. The units within the development would be accessed by a private

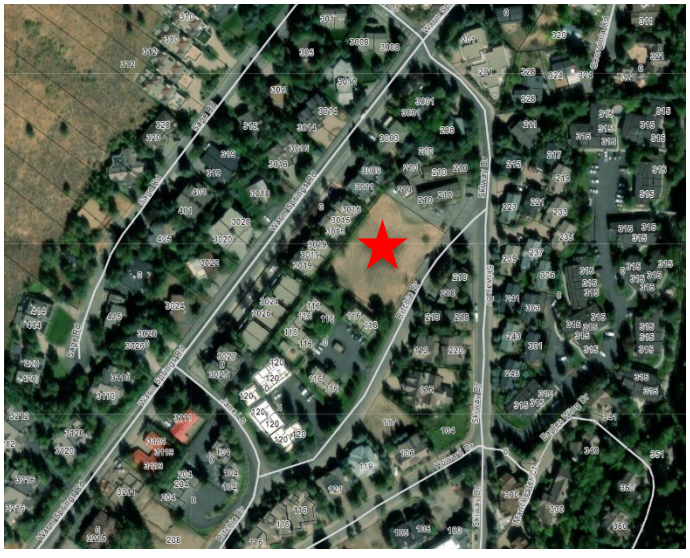

Figure 1: Subject Property

road entering from Ritchie Dr. Each townhouse has dedicated garage parking within each unit. The full project plans are included as Attachment B.

The project is subject to Design Review pursuant to Ketchum Municipal Code §17.96 as the property is a new multi-family development. A pre-application design review meeting was held with the Commission on April 23, 2024. CLICK HERE to listen to the recording of that meeting. Feedback from the Commission and staff has been incorporated into the development, resulting in substantial changes to the exterior design of the development. All city departments have completed their review of the development. At this time, all technical items have been resolved through corrections in the project plans and potential conditions of approval. However, planning staff does believe additional review and discussion on key architectural design review criteria is warranted prior to approval. See below for discussion of these items. Additionally, Attachment C includes the review of zoning compliance with dimensional standards, parking, and dark skies. Attachment D includes the review of all applicable design review criteria. No Public comments have been received prior to packet publication.

BACKGROUND

The subject property was previously two vacant lots. Prior to the adoption of Interim Ordinance 1234, an application was filed with the city to consolidate the lots (P22-027). The consolidation of the lots was approved on July 18, 2022 by the Ketchum City Council.

The Planning and Building Department received a Pre-Application Design Review application on November 17, 2023 and a public meeting with the Commission was held on April 23, 2024. At the pre-application meeting, the Commission provided a variety of feedback on the design of the project. An overview of that feedback can be found below in the design review criteria section of the staff report.

The Planning and Building Department received the Design Review application on July 22, 2024 and conducted multiple rounds of review to address comments, most specifically related to exterior design of the buildings.

Analysis

Per KMC 17.96.050.A Criteria. The Commission shall determine the following before approval is given for design review:

1. The project does not jeopardize the health, safety or welfare of the public.
2. The project generally conforms with the goals, policies, and objectives of the adopted comprehensive plan.
3. The project conforms to all applicable standards and criteria as set forth in this chapter, this title, and any other standards as adopted or amended by the City of Ketchum from time to time.

Criteria 1 & 2

The 2014 Comprehensive Plan designates the subject property's future land use as "Medium Density Residential". Appropriate uses in this designation include single-family, duplexes, and other attached-unit types such as townhouses. The plan also states that multi-family housing is appropriate in many locations. The proposed development includes two multi-family buildings (Buildings 1 and 3) and two duplex units (Buildings 2 and 4). Staff believes the proposed development meets the intent of the future land use designation as proposed.

Figure 2: Surrounding Neighborhood Development

Chapter 4 of the comprehensive plan, Community Design and Neighborhoods, states that "Infill and development projects should be contextually appropriate to the neighborhood and development in which they will occur" (Policy CD-1.3). The plan also states that "Each new project should be well-designed and attractive and should complement surrounding land uses and existing neighborhood character" (Policy CD-1.4). The surrounding Warm Springs neighborhood is characterized by a variety of two- and three-story multi-family and duplex developments. Figure 2 shows the subject property highlighted in yellow and surrounding properties. The surrounding properties have an outline of the buildings. Where no building is shown, the property is either vacant or has a single-family residence. As shown in the image, most of the surrounding properties have a similar development pattern as the proposed development.

Staff believes that the type of development proposed is appropriate for the neighborhood, however, staff does believe that the design of the development should be further considered. Following the pre-application design review meeting and first round of comments from staff on the final design review, the applicant made substantial changes to the exterior design of the building. Staff believes these changes have dramatically improved the compatibility of the development; however, staff does have further comments on the undulation/relief of certain facades, glass railing details on decks, and window detailing. See discussion below for additional discussion.

Criteria 3: Zoning and Design Review Standards

Zoning and Dimensional Standards

Staff reviewed the application for applicable zoning and dimensional standards including setbacks, building height, open site area, floor area ratio, parking, dark skies, and other applicable requirements. A full review of zoning and dimensional standards can be found in Attachment C. As proposed, the development meets most of the zoning requirements. Two items were missed by staff during the department review related to bicycle parking and retaining walls. These items are addressed through conditions of approval 6 and 13 and will be verified for compliance at the time of building permit review.

As noted above, the applicant is utilizing the FAR density bonus program. The base FAR permitted in the T-3000 zone district is 0.5, but can be increased to 1.6 with community housing mitigation. The proposed development has an FAR of 1.37 as shown on Sheets A-000 and A-002 of the application materials. The applicant has elected to pay a fee in-lieu of community housing for their mitigation and will be required to pay approximately $2.4 million in housing in-lieu fees. The detailed calculation of the fee can be found in Attachment C.

Design Review Criteria

As noted above, the Planning and Zoning Commission provided a variety of feedback items to the applicant during the pre-application meeting. In general, that feedback included concerns related to:

- Deck railing transparency and amount of glazing proposed
- Monochromatic color palette and contrast of materials
- Size/scale/mass of the buildings – specifically the length of the larger buildings along Ritchie Dr.
- Incongruous proportions of the structures
- Material orientation – the design proposed mostly vertical siding orientation and other vertical architectural elements

Following the pre-application meeting and first round of review from departments, the applicant team elected to take a different approach to the design of the buildings. See figures below for the initial development proposed at the pre-application meeting compared to the proposed development today.

View from Ritchie Dr.

Figure 3: Initial Application

Figure 4: Current Proposal

View of the Rear

Figure 5: Initial Application

Figure 6: Current Proposal

View from South/West

Figure 7: Initial Proposal

Figure 8: Current Proposal

View from North/East

Figure 99: Initial Proposal

Figure 10: Current Proposal

Overall, staff believes the current proposal is significantly more compatible with the surrounding neighborhood. The color palette, the roof detailing, and the landscape plan address many of the Commission's early concerns. However, staff believe there are still items worth discussing prior to approval of the development.

Bulk/Mass/Flatness

The Ketchum design review criteria address the bulk and mass of buildings through a few different criteria. Staff believe there are two that directly speak to this development:

- KMC 17.96.060.F.5 - *Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.*
- *KMC 17.96.060.F.2 - The building character shall be clearly defined by the use of architectural features.*

The current proposal takes care in ensuring that the street frontage of the development is well articulated and detailed to enhance the streetscape. The initial proposal contained a significant number of vertical elements that elongated and enhanced the size of the structures along the street. The current proposal relies on horizontal elements, such as the cantilevered decks, which reduces the perceived size of the structures. Unfortunately, that same level of detailing does not translate to the other exterior facades of the development that will be visible from public view. More specifically, the south/west and north/east facades (see Figures 7 through 10 above).

Staff believe these facades to be quite flat and lack architectural features that provide interest and relief from the flat appearance of the structures. It is clear the applicant is drawing inspiration from historic mining structures that often feature tall narrow windows in a repetitive pattern. However, the recessed nature of the windows with minimal trim contributes to the flat nature of the elevations. Staff believe the addition of some key architectural features could assist in adding interest to these elevations. Additionally, the Commission commented on the front façade of Building 3 (see Figures 7 and 8) noting that interior buildings should have similar consideration as the others. Staff agrees that continuity throughout the development is critical and also understands the varying degree of architectural detailing between interior and exterior facing facades. Some considerations for Building 3 may be the reduction of the roof overhang so it is no longer flush with the first and second levels of the building. The applicant could also consider some window trim options to add interest to the facades.

Materials

The Commission provided feedback during the pre-application design review related to the monochromatic color palette and transparency of the decks. As shown in the project plans, the color palette has been adjusted dramatically to a darker and richer brown. Staff believe this color choice is much more compatible with the surrounding structures and allows the buildings to recess into the landscape more. The applicant has also changed the railings along the decks from glass to solid, with a small glass railing on top. KMC 17.96.060.F.3 states *"There shall be continuity of materials, colors and signing within the project".* Staff believe there is continuity of materials and colors within the project with the exception of the glass railing. Staff recommends the consideration of a metail railing detail rather than the glass railing proposed. See figures below that identify the glass railing currently proposed.

Utilities

The civil and landscape plans both show proposed locations of transformers to serve the development. KMC 17.96.060.D.2 states *"Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view".* Multiple transformers are necessary to serve all 12 units. Per the letter from Idaho Power dated May 17, 2024, the final location of the transformers has not been finalized until further analysis by Idaho Power is conducted. The letter does state that the proposed locations are acceptable, and all may not be needed. Condition of approval #7 states that the development shall utilize internal transformer locations for the development first and that street facing transformers shall only be utilized if no other alternative is feasible. All transformers shall be adequately screened from public view and final screening proposals shall be reviewed and approved by the Planning Department prior to installation.

Staff Recommendation

Staff recommends the Commission review the Design Review Application and provide direction on items outlined above in the staff report. Following direction, the Commission has the following options:

- Continue the application to a date certain or uncertain with a request for revisions or more information.
- Approve the application with conditions
- Deny the application

If the Commission chooses to move forward with approving the application as presented or revised, staff recommend the following conditions of approval be considered. The Commission may delete, revise, or add to the conditions of approval based on the discussion.

1. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Planning and Zoning Commission or upon appeal, the date the approval is granted by the Council. Extensions may be granted per KMC 17.96.090.B.
2. This Design Review approval is based on the plans dated September 9, 2025 and the information presented and approved at the September 9, 2025 Planning and Zoning Commission included as Exhibit A. The building permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
3. As a voluntary contribution, in exchange for an increase in FAR pursuant to KMC 17.124.040, a total community housing contribution of 4,429 square feet is required. A FAR Exceedance Agreement between the applicant and the City to memorialize how the community housing contribution will be met shall be reviewed and approved by City Council, signed, and recorded prior to issuance of a building permit for the project.
4. For driveways less than 18 feet in length, “No Parking” signs shall be installed on or adjacent to every driveway prior to certificate of occupancy for each building.
5. A final landscape plan shall be provided for review and approval prior to building permit issuance. Said landscaping plan shall provide a detailed plan list showing the drought tolerance level of each proposed species. Species must be a minimum of “moderately” drought tolerant, “highly” drought tolerant is preferred.
6. Pursuant to KMC 17.125.060, the development shall provide a minimum of 6 bicycle racks, each serving two bicycles. The location and design shall be submitted, reviewed, and approved by the Planning Department prior to issuance of the first building permit.
7. The development shall utilize internal transformer locations for the development first. Street facing transformers shall only be utilized if no other alternative is feasible. All transformers shall be adequately screened from public view. Final transformer locations and screening proposals shall be reviewed and approved by the Planning Department prior to installation.
8. The grass-crete areas shown in Exhibit A shall always remain clear of snow. In the event snow storage cannot be accommodated by designated snow storage areas, snow shall be hauled off site to always ensure unobstructed access for fire and emergency vehicles.
9. Prior to building permit submittal, the applicant shall investigate the existence of fiber optic conduit. If none is found, the civil plans shall be revised to reflect the addition of fiber optic conduit along the subject property.

10. A preliminary plat application shall be submitted prior to building permit issuance. If the development is to be constructed in multiple phases, the preliminary plat application must include a request for a phased development agreement per KMC 16.04.110.
11. At time of building permit, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all right-of-way improvements, including sidewalks, alley asphalt, streetlights, utilities, and drainage facilities, for final review and approval by the City Engineer, Streets Department, Utilities Department, and Planning Department.
12. All exterior light fixtures shall be at a maximum color temperature of 2700 Kelvins.
13. All boulder retaining walls shall be set back a minimum of one foot unless authorization from adjacent property owners is provided at the time of building permit application.
14. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Attachments:

A. Application and Supplemental Materials
B. Project Plans
C. Zoning and Dimensional Standards Analysis
D. Design Review Standards Analysis

City of Ketchum

ATTACHMENT A:

Application and Supplemental Documents

City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
File Number:	P24-063
Date Received:	7/22/24
By:	GB
Pre-Application Fee Paid:	
Design Review Fee Paid:	$3,900
By:	

Design Review Application

Submit completed application and documentation to planningandbuilding@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.

APPLICANT INFORMATION	
Project Name: Warm Springs Townhomes	Phone: 603-801-0419
Owner: 108-110 Ritchie, LLC	Mailing Address: PO BOX 14001-174, Ketchum, ID 83340
Email: hank@presidiovistaproperties.com	
Architect/Representative: 359 Design, LLC	Phone: (303)884-9131
Email: whentschel@359design.co	Mailing Address: 3459 Ringsby Court, Denver, CO 80211
Architect License Number: 2465	
Engineer of Record: Benchmark Associates	Phone: (208)726-9512
Email: phoebe@galena-benchmark.com	Mailing Address: 100 Bell Drive, Ketchum, ID 83340
Engineer License Number: 17661	
Primary Contact Name and Phone Number: Hank Moore, 603-801-0419	

PROJECT INFORMATION			
Legal Land Description: Lot 3&4 Blk 4 Warm Springs Subdivision		Street Address: 108 Ritchie Drive	
Lot Area (Square Feet): 35,799 sqft.	Zoning District: T-3000		RPK #:
Overlay District:	☐Floodplain	☐ Avalanche	☐Mountain ☑None
Type of Construction:	☑New	☐Addition	☐Remodel ☐Other
Anticipated Use: Residential		Number of Residential Units: 12	

GROSS FLOOR AREA		
	Proposed	**Existing**
Basements	0 Sq. Ft.	Sq. Ft.
1st Floor	15,110 Sq. Ft.	Sq. Ft.
2nd Floor	13,370 Sq. Ft.	Sq. Ft.
3rd Floor	12,743 Sq. Ft.	Sq. Ft.
Mezzanine	0 Sq. Ft.	Sq. Ft.
Total	41,223 Sq. Ft.	Sq. Ft.

FLOOR AREA RATIO		
Community Core:	Tourist:	General Residential-High: 1.375

BUILDING COVERAGE/OPEN SPACE
Percent of Building Coverage: 65%

DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 15'	**Side:** 10' - 11'8"	**Side:** 10' - 11'8"	**Rear:** 10' - 11'8"
Building Height: 35'			

OFF STREET PARKING			
Parking Spaces Provided: 23	Curb Cut: 20'	Sq. Ft.	%9- % of curb cut % to street frontage

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.

Hank Moore 7/17/24

Signature of Owner/Representative Date

Outlook

Will Serve Email

From Bennett, Cheryl <CBennett2@idahopower.com>
Date Fri 5/17/2024 11:27 AM
To Hank Moore <hank@presidiovistaproperties.com>
Cc Erik de Bruijn <erik@presidiovistaproperties.com>

Hank and Erik,

You can provide this email to the city of Ketchum for your application:

I have reviewed the proposed project by Presidio Vista Properties for 12 luxury townhomes on Ritchie Drive.

As this is in the preliminary stages, I have not finalized my design on the project. The proposed transformer locations may work, but I'll have to review when I get into my design phase. I have indicated where they may also be placed depending on the voltage drop, once I get into it. Additionally, we need 10' of clearance to the front of the transformers for safe electrical operation. They can be landscaped on side and rear, no matter where they are placed. We do have primary power on Ritchie Drive, but again, until I start my design, I will not know if I need another device to pick it up (sector) and/or have to cross Ritchie Drive to get to it.

Once the customer makes formal application for design the company will provide electrical service to the project subject to obtaining of any required easements, rights of way, and in compliance with the statues of the State of Idaho and the tariffs of the company on file with the Idaho Public Utilities Commission (PUC), in particular, the General Rules and Regulations, covering new service attachments and distribution line installations or alterations. The tariff is subject to change from time to time upon approval by the Idaho PUC.

Below is the initial review I have made. Please let me know if you have additional questions or comments.

Cheryl Bennett
Senior Distribution Designer
Idaho Power | COBD

Office 208-788-8058 | Mobile 208-721-8822
11831 Highway 75 | Hailey, ID | 83333

IDAHO POWER LEGAL DISCLAIMER

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C L E A R C R E E K D I S P O S A L
PO Box 130 • Ketchum, ID 83340 • Phone 208.726.9600 • www.ccdisposal.com

June 14, 2024

Planning & Zoning
City of Ketchum
P O Box 2315
Ketchum, ID 83340

Via email:

Re: 108 Richie Drive

To whom It May Concern,

Please consider this letter as a will serve for the above address. Attached to this email are plans for a 12-unit townhome project to be built. When built according to the plans the enclosure is ample for a dumpster to service the project.

Conditions that will need to be maintained:

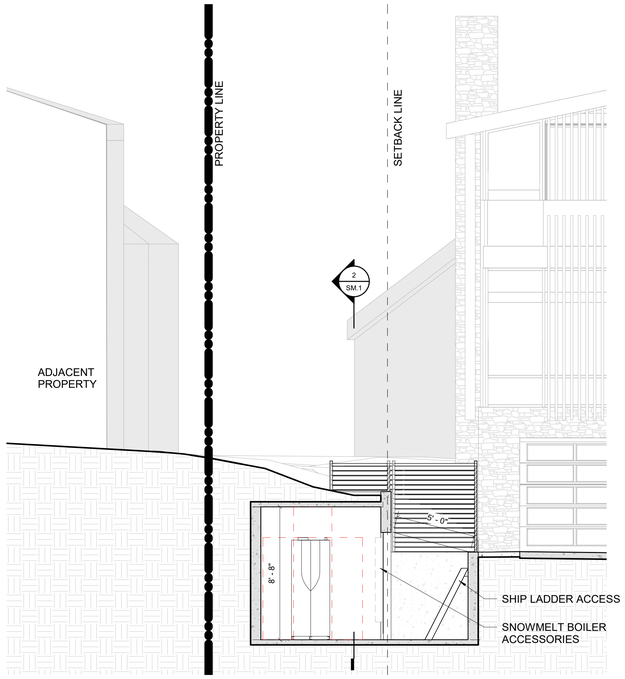
- Snow and Ice removal to and inside of the enclosure
- Access to the enclosure and the turn around area for egress
- Gates maintained in working order

Multiple pickup days may be necessary to accommodate the amount of waste generated depending on type(s) of occupancy.

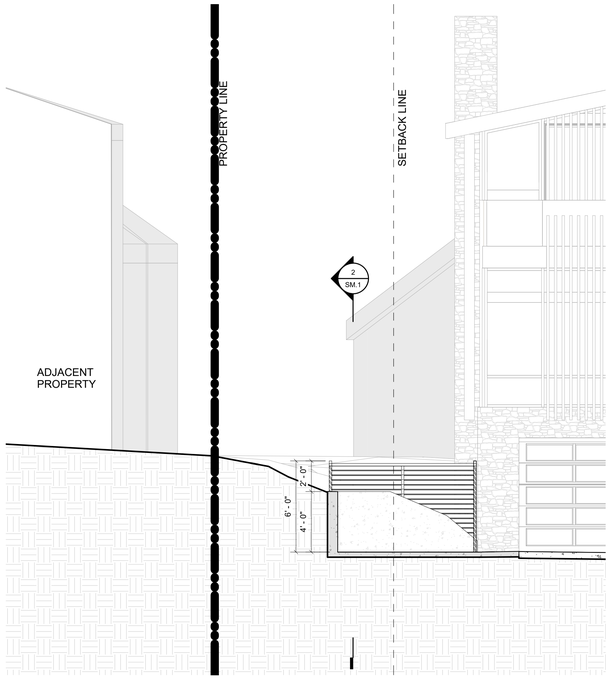
Respectfully,

Mike Goitiandia
Clear Creek Disposal

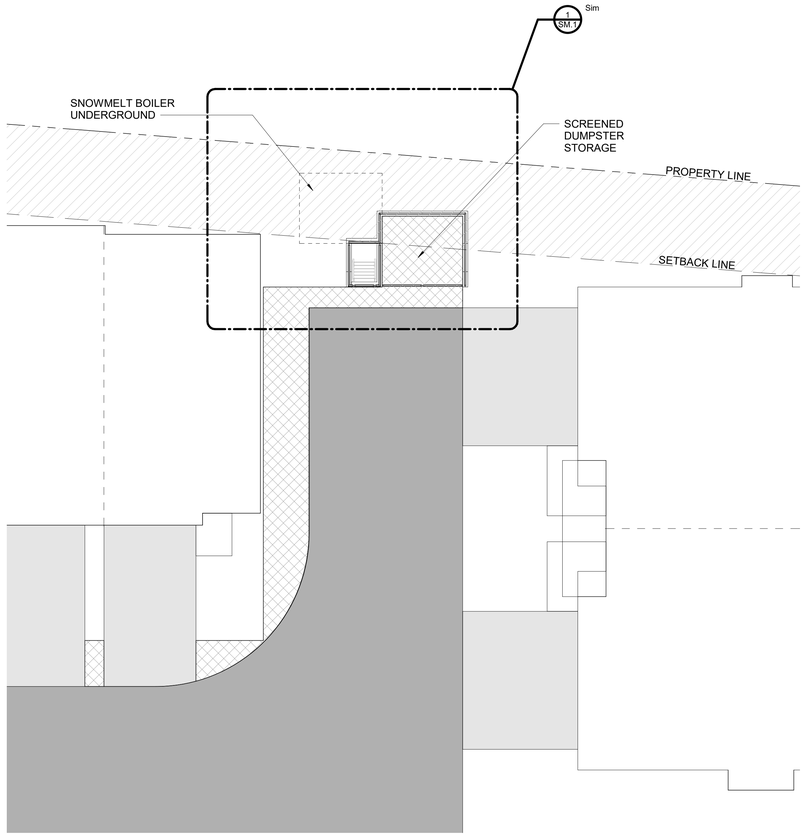
.108 Richie Drive



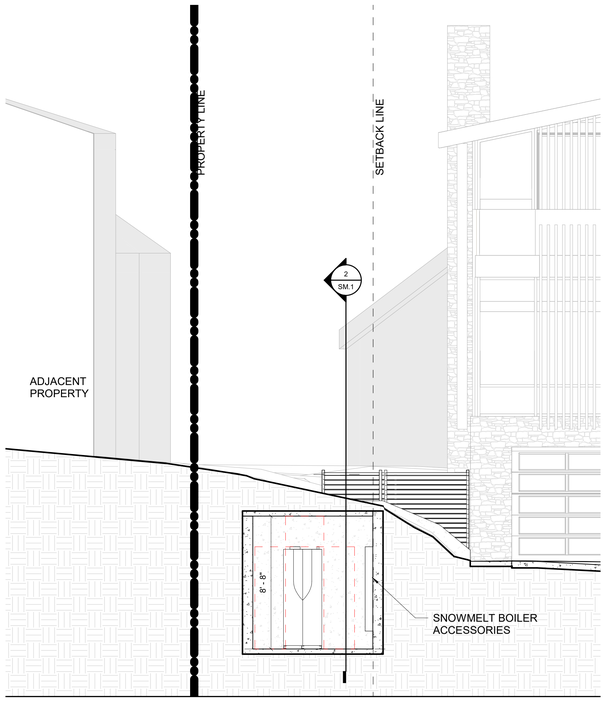
4 SNOWMELT BOILER ACCESS SECTION
1/4" = 1'-0"



6 DUMPSTER PAD SECTION
1/4" = 1'-0"



5 SNOWMELT VAULT LOCATION
1/8" = 1'-0"



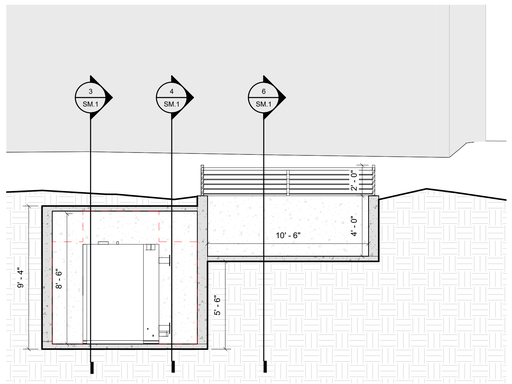
3 SNOWMELT BOILER SECTION 2
1/4" = 1'-0"

17.128.020 - SUPPLEMENTARY YARD REGULATIONS

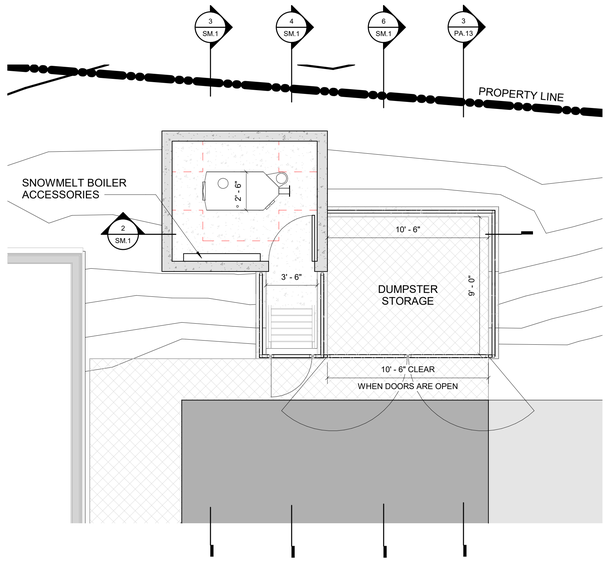
K.Encroachments of underground buildings or portions of buildings into required setbacks are permitted provided all of the following standards are met:

4.Underground encroachments into required setbacks shall be located entirely below natural, existing, or finished grade, whichever is lowest; and

5.The ground above underground encroachments within required setbacks that is not otherwise covered by permitted decks, fences, hedges and walls shall be suitably landscaped in keeping with the general character of the surrounding



2 SNOWMELT BOILER SECTION 1
1/4" = 1'-0"



1 SNOWMELT BOILER ENLARGED PLAN
1/4" = 1'-0"

TOWN STAMP

359 DESIGN
3459 RINGSBY CT.
SUITE 201 & 202
DENVER, CO 80216
720.512.3437

DISCIPLINE STAMP

WARM SPRINGS TOWNHOMES
108 RITCHIE DRIVE
KETCHUM, CO 83340

REVISION

No.	Description	Date

PROJECT NUMBER PROJECT NUMBER
ISSUE DATE

ISSUE

DESIGN REVIEW APPLICATION

SHEET TITLE

SNOWMELT- VAULT DETAILS

SHEET NO.

SM.1

	Gross SQFT.					Net SQFT.			
	Garage	Level 1	Level 2	Level 3	Total Gross	Level 1	Level 2	Level 3	Total Net
1A	523.10	1416.71	1216.50	1337.88	**3971.09**	771.37	1111.81	1216.44	**3099.62**
1B	526.52	1399.34	1196.08	1316.48	**3911.90**	773.72	1118.86	1238.11	**3130.69**
1B-alt	526.52	1393.06	1193.74	1314.15	**3900.95**	773.05	1120.66	1240.14	**3133.85**
1C	521.62	1285.12	1071.12	1192.55	**3548.79**	657.92	980.75	1110.06	**2748.73**
2A	535.83	1310.38	1043.65	1336.88	**3690.91**	671.88	967.12	1254.85	**2893.85**
2B	535.83	1307.15	1039.05	1277.72	**3623.92**	669.50	963.46	1196.37	**2829.33**
3A	525.12	1396.16	1299.04	969.24	**3664.44**	755.03	1209.51	885.61	**2850.15**
3B	489.24	1268.74	1228.47	896.19	**3393.40**	688.34	1157.60	834.77	**2680.71**
3C	491.66	1194.33	1122.11	845.42	**3161.86**	612.60	1048.12	779.03	**2439.75**
3D	303.58	762.28	703.68	566.72	**2032.68**	388.49	649.06	516.04	**1553.59**
4A	492.59	1212.17	1118.59	842.86	**3173.62**	620.94	1034.50	767.39	**2422.83**
4B	493.70	1218.23	1123.95	862.83	**3205.01**	620.41	1033.35	779.52	**2433.28**
				Project Tot	**41278.57**			Project Tot	**32216.38**

RESIDENTIAL TOWNHOMES CONSTRUCTED UNDER 2018 IRC, AS AMENDED BY THE IDAHO BUILDING CODE BOARD

1 **FLOOR PLANS - LEVEL 1**
1/8" = 1'-0"

TOWN STAMP

359 DESIGN
3459 RINGSBY CT.
SUITE 201 & 202
DENVER, CO 80216
720.512.3437

DISCIPLINE STAMP

WARM SPRINGS TOWNHOMES
108 RITCHIE DRIVE
KETCHUM, CO 83340

REVISION

No.	Description	Date

PROJECT NUMBER PROJECT NUMBER
ISSUE DATE

ISSUE

DESIGN REVIEW APPLICATION

SHEET TITLE

BLDG PLAN- LEVEL 1

SHEET NO.

DR.21

ATTACHMENT B:

Project Plans

WARM SPRINGS TOWNHOMES

DESIGN REVIEW APPLICATION / SEPTEMBER 09, 2025

DESCRIPTION
3-4 STORY MULTI-FAMILY RESIDENCE WITH 12 UNITS (4 BUILDINGS) WITH 23 INTERIOR, PRIVATE GARAGE PARKING SPACES. SCOPE OF WORK INCLUDES NEW CONSTRUCTION OF FOUNDATION, ERECTION OF STRUCTURE, CIVIL, LANDSCAPING, HARDSCAPING AND FINISHES.

PROJECT ADDRESS
108 / 110 RITCHIE DRIVE KETCHUM, ID 83340

APPLICABLE CODES
ALL CONSTRUCTION SHALL COMPLY WITH:
2018 INTERNATIONAL BUILDING CODE*
2018 INTERNATIONAL RESIDENTIAL CODE*
2018 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS*
2018 INTERNATIONAL ENERGY CONSERVATION CODE*
2018 INTERNATIONAL SWIMMING POOL AND SPA CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
TITLE 15 KETCHUM MUNICIPAL CODE
APPENDIX M OF THE IBC AS AMENDED BY THE CITY OF KETCHUM
ALL APPLICABLE COUNTY ORDINANCES

*AS AMENDED BY THE IDAHO BUILDING CODE BOARD AND INCLUDING NOTED APPENDICES.

CONTRACTOR SHALL KEEP A COPY OF THE ABOVE CODE SECTIONS ON THE JOB SITE AT ALL TIMES.

JURISDICTIONAL AGENCY SHALL BE THE KETCHUM BUILDING DEPARTMENT.

PROJECT DATA

LOT AREA:	35,799 SF
ZONING DESIGNATION:	T-3000 (TOURIST ZONE)
OCCUPANCY:	MULTI-FAMILY (PRIVATE CONDOS)
CONSTRUCTION TYPE:	TYPE V
CLIMATE ZONE:	6

1 NTS **PROJECT DESCRIPTION**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DRAWINGS, CALCULATIONS, GOVERNMENTAL AGENCY APPROVALS AND FEES TO COMPLETE THIS WORK. CONTRACTORS/SUBCONTRACTORS SHALL SUBMIT MECHANICAL, ELECTRICAL, COMMUNICATIONS AND PLUMBING DRAWINGS TO RO ROCKETT DESIGN FOR PREVIEW OF DEVICE TYPES, LOCATIONS AND QUANTITIES, HVAC ZONING/THERMOSTAT LOCATIONS, ETC. PRIOR TO SUBMITTING FOR PERMIT AND CONSTRUCTION.

2. THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.

3. ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED, OR CALLED OUT BY TRADE NAME, IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT, AND ALL SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACE WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATIONS AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.

4. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH "E" ABOVE.

5. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONAL DISCREPANCIES WITH THE ARCHITECT.

6. CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.

7. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

8. BUILDING TO BE FULLY SPRINKLERED PER NFPA 13D. CONTRACTOR TO PROVIDE FIRE SPRINKLER SYSTEM DESIGN AND SHOP DRAWINGS TO COMFORM TO THESE STANDARDS.

3 NTS **PROJECT NOTES**

3 NTS **PROJECT LOCATION**

WARM SPRINGS TOWNHOMES
KETCHUM, ID

OWNER:
108-110 RITCHIE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340
TEL: 603.801.0419

BUILDING ARCHITECT:
RO | ROCKETT DESIGN
1031 W. MANCHESTER BLVD. UNIT 6
INGLEWOOD, CA 90301
TEL: 213.784.0014

STRUCTURAL ENGINEER:
ZFA STRUCTURAL ENGINEERS
601 MONTGOMERY STREET SUITE 1450
SAN FRANCISCO, CA 94111
TEL: 415.243.4091

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
PROFICIENT ENGINEERING
4704 HARLAN STREET SUITE 620
DENVER, CO 80212
TEL: 720.779.3556

CIVIL ENGINEER:
GALENA BENCHMARK ASSOCIATES
100 BELL DRIVE SUITE C
KETCHUM, ID 83340
TEL: 208.726.9512

LANDSCAPE ARCHITECT:
EGGERS ASSOCIATES
560 NORTH 2ND AVENUE
KETCHUM, ID 83340
TEL: 208.725.0988

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

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PROJECT:
WARM SPRINGS TOWNHOMES
KETCHUM, ID
108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:
COVER SHEET

SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
G-000

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AREA - GROSS	
BLDG UNIT	**AREA**
1A (GARAGE)	541 SF
1A (LEVEL 01)	843 SF
1A (LEVEL 02)	1374 SF
1A (LEVEL 03)	1239 SF
	3997 SF
1B (GARAGE)	541 SF
1B (LEVEL 01)	843 SF
1B (LEVEL 02)	1374 SF
1B (LEVEL 03)	1240 SF
	3998 SF
1C (GARAGE)	541 SF
1C (LEVEL 01)	843 SF
1C (LEVEL 02)	1374 SF
1C (LEVEL 03)	1240 SF
	3998 SF
1D (GARAGE)	543 SF
1D (LEVEL 01)	615 SF
1D (LEVEL 02)	1143 SF
1D (LEVEL 03)	1011 SF
	3312 SF
2A (GARAGE)	548 SF
2A (LEVEL 01)	708 SF
2A (LEVEL 02)	1237 SF
2A (LEVEL 03)	1138 SF
	3631 SF
2B (GARAGE)	548 SF
2B (LEVEL 01)	708 SF
2B (LEVEL 02)	1237 SF
2B (LEVEL 03)	1138 SF
	3631 SF
3A (GARAGE)	449 SF
3A (LEVEL 01)	827 SF
3A (LEVEL 02)	1196 SF
3A (LEVEL 03)	976 SF
	3448 SF
3B (GARAGE)	449 SF
3B (LEVEL 01)	761 SF
3B (LEVEL 02)	1133 SF
3B (LEVEL 03)	893 SF
	3236 SF
3C (GARAGE)	449 SF
3C (LEVEL 01)	695 SF
3C (LEVEL 02)	1067 SF
3C (LEVEL 03)	827 SF
	3037 SF
3D (GARAGE)	363 SF
3D (LEVEL 01)	558 SF
3D (LEVEL 02)	866 SF
3D (LEVEL 03)	682 SF
	2469 SF
4A (GARAGE)	476 SF
4A (LEVEL 01)	677 SF
4A (LEVEL 02)	1111 SF
4A (LEVEL 03)	859 SF
	3123 SF
4B (GARAGE)	476 SF
4B (LEVEL 01)	677 SF
4B (LEVEL 02)	1112 SF
4B (LEVEL 03)	859 SF
	3123 SF
TOTAL	41003 SF

1 | 1/8" = 1'-0" | **SITE PLAN - BUILDING INFORMATION AREAS**

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

108-110 RITCHIE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340
TEL: 603.801.0419

BUILDING ARCHITECT:

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INGLEWOOD, CA 90301
TEL: 213.784.0014

STRUCTURAL ENGINEER:

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CIVIL ENGINEER:

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100 BELL DRIVE SUITE C
KETCHUM, ID 83340
TEL: 208.726.9512

LANDSCAPE ARCHITECT:

EGGERS ASSOCIATES
560 NORTH 2ND AVENUE
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TEL: 208.725.0988

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

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PROJECT:
WARM SPRINGS TOWNHOMES KETCHUM, ID
108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:
SITE PLAN - BUILDING AREAS

SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
A-000

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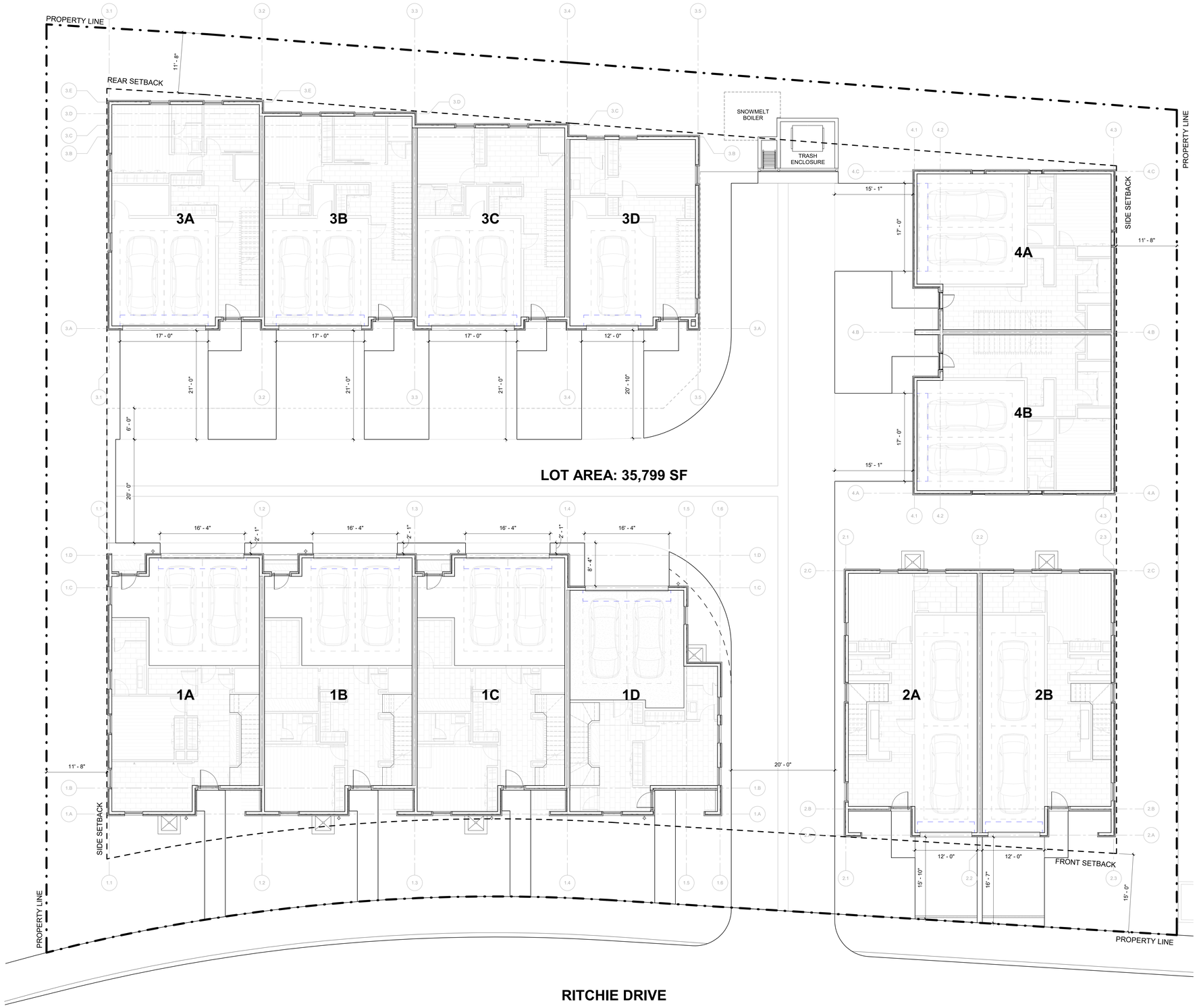

ZONING

T-3000 ZONING DISTRICT

FAR OF 1.6 MAX, WITH INCLUSIONARY HOUSING INCENTIVE

SETBACKS

FRONT: 15'-0"

SIDE: THE GREATER OF 1' FOR EVERY 3' OF BLDG HT, OR 5'

REAR: THE GREATER OF 1' FOR EVERY 3' OF BLDG HT, OR 5'

THE PROPOSED DEVELOPMENT HAS A 15' SETBACK ALONG RITCHIE DRIVE, AND 11'-8" SIDE AND REAR AS REQUIRED BY 35'-0" BLDG HEIGHTS.

HEIGHT LIMIT

FOR ROOF PITCHES 5:12 AND UNDER = 35'-0"

CODE REQUIREMENT: PARKING

17.125.040 - OFF STREET PARKING AND LOADING CALCULATIONS
A. COMPUTATIONAL RULES. THE FOLLOWING RULES APPLY WHEN COMPUTING OFF STREET PARKING AND LOADING REQ.
3. AREA MEASUREMENTS.
-UNLESS OTHERWISE SPECIFICALLY NOTED, RESIDENTIAL PARKING REQUIREMENTS FOR ALL SQUARE FOOTAGE BASED PARKING AND LOADING STANDARDS SHALL BE COMPUTED ON THE INTERIOR SQUARE FOOTAGE OF EACH RESIDENTIAL UNIT, MEASURED BETWEEN THE INTERIOR WALLS OF THE UNIT.

B. OFF STREET PARKING MATRIX.
2. RESIDENTIAL MULTIP-FAMILY DWELLING WITHIN THE COMMUNITY CORE (CC) DISTRICT AND THE TOURIST (T), TOURIST 3000 (T-3000), AND TOURIST 4000 (T-4000)
-UNITS 751 SF TO 2,000 SF - 1 PARKING SPACE
-UNITS 2,001 SF AND ABOVE - 2 PARKING SPACES

THE PROPOSED DEVELOPMENT INCLUDES 23 TOTAL INTERIOR PARKING SPACES.

-UNIT 1A NET SF = 4,427 SF (2 PARKING SPACES)
-UNIT 1B NET SF = 4,433 SF (2 PARKING SPACES)
-UNIT 1C NET SF = 4,433 SF (2 PARKING SPACES)
-UNIT 1D NET SF = 3,570 SF (2 PARKING SPACES)
-UNIT 2A NET SF = 3,978 SF (2 PARKING SPACES)
-UNIT 2B NET SF = 3,978 SF (2 PARKING SPACES)
-UNIT 3A NET SF = 2,703 SF (2 PARKING SPACES)
-UNIT 3B NET SF = 2,507 SF (2 PARKING SPACES)
-UNIT 3C NET SF = 2,315 SF (2 PARKING SPACES)
-UNIT 3D NET SF = 1,900 SF (1 PARKING SPACE)
-UNIT 4A NET SF = 2,344 SF (2 PARKING SPACES)
-UNIT 4B NET SF = 2,344 SF (2 PARKING SPACES)

CODE REQUIREMENT: SIDEWALKS

12.04.030 DESIGN CRITERIA. M. SIDEWALKS, CURB AND GUTTER.
6. SIDEWALKS SHALL BE FIVE FEET WIDE, EXCEPT SPECIFICALLY AS FOLLOWS, IN ORDER TO ACCOMMODATE HEAVY PEDESTRIAN CIRCULATION: SUN VALLEY ROAD AND MAIN STREET WITHIN THE COMMUNITY CORE ZONING DISTRICT (CC), AS DEFINED IN TITLE 17 OF THIS CODE, SHALL BE EIGHT FEET IN WIDTH; AND SKYWAY DRIVE, LLOYD DRIVE, GATES ROAD, RITCHIE DRIVE AND HOWARD DRIVE SHALL BE DEVEN FEET IN WIDTH, UNLESS OTHERWISE REQUIRED OR APPROVED BY THE CITY COUNCIL.

THE PROPOSED DEVELOPMENT INCLUDES A 7'-0" WIDE SIDEWALK ALONG THE LOT LINE THAT IS ADJACENT TO RITCHE DRIVE WITHIN THE R.O.W.

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

108-110 RITCHIE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340
TEL: 603.801.0419

BUILDING ARCHITECT:

RO | ROCKETT DESIGN
1031 W. MANCHESTER BLVD. UNIT 6
INGLEWOOD, CA 90301
TEL: 213.784.0014

STRUCTURAL ENGINEER:

ZFA STRUCTURAL ENGINEERS
601 MONTGOMERY STREET SUITE 1450
SAN FRANCISCO, CA 94111
TEL: 415.243.4091

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

PROFICIENT ENGINEERING
4704 HARLAN STREET SUITE 620
DENVER, CO 80212
TEL: 720.779.3556

CIVIL ENGINEER:

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100 BELL DRIVE SUITE C
KETCHUM, ID 83340
TEL: 208.726.9512

LANDSCAPE ARCHITECT:

EGGERS ASSOCIATES
560 NORTH 2ND AVENUE
KETCHUM, ID 83340
TEL: 208.725.0988

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

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PROJECT:
WARM SPRINGS TOWNHOMES KETCHUM, ID
108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:
SITE PLAN - BUILDING CODES

SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
A-001

1 | 1/8" = 1'-0" | **SITE PLAN - BUILDING INFORMATION**

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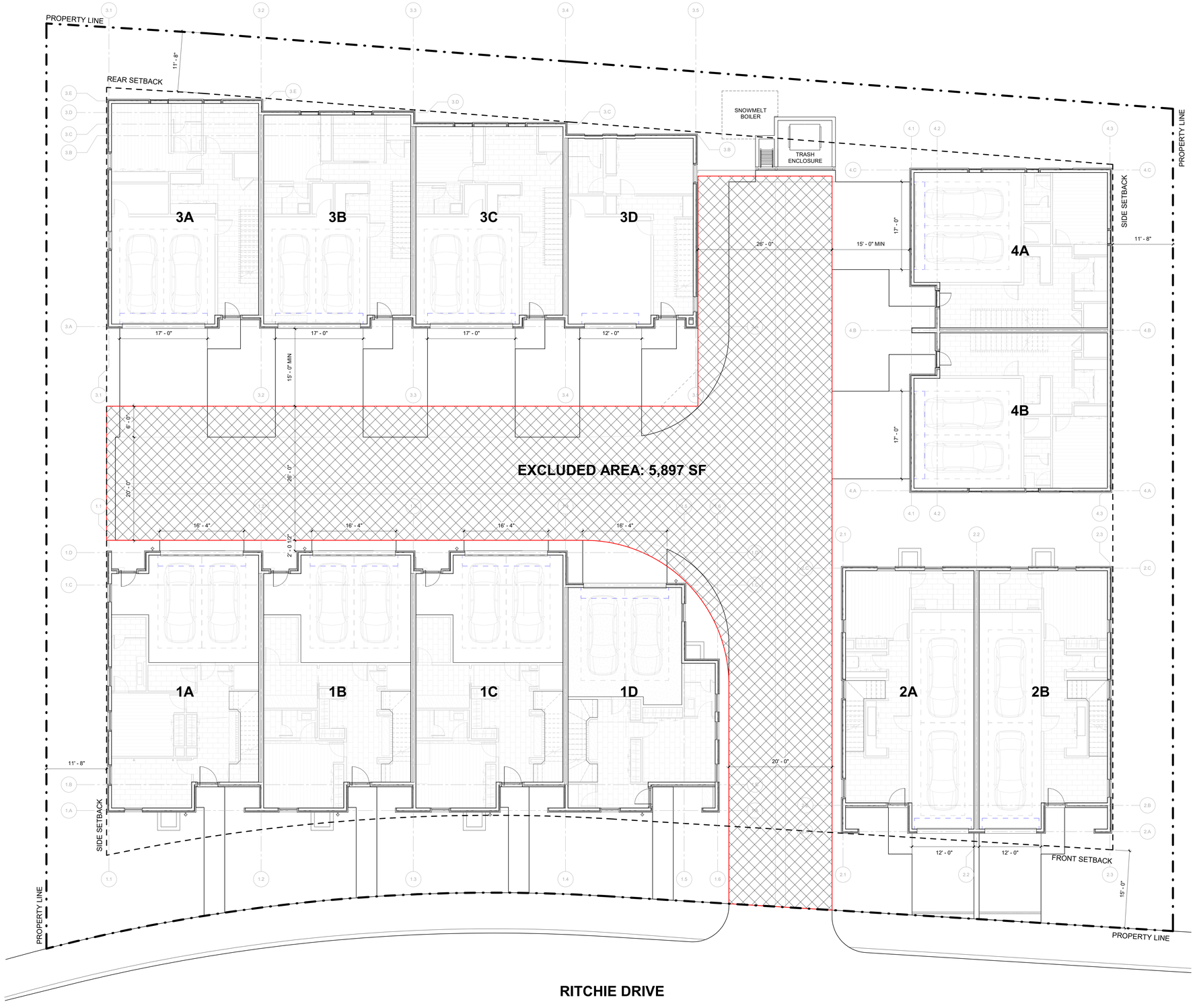

CODE REQUIREMENT: FAR

17.124.040 - FLOOR AREA RATIOS AND COMMUNITY HOUSING
A. GENERAL REQUIREMENTS. ALL NEW BUILDINGS AND ALTERNATIONS TO EXISTING BUILDINGS IN THE GR-H, T, T-3000, T-4000, AND CC ZONING DISTRICTS, UNLESS OTHERWISE SPECIFIED IN THIS TITLE, SHALL BE SUBJECT TO THE MAXIMUM FLOOR AREA RATIO (FAR) DESCRIBED BELOW.

T-3000 (TOURIST ZONE)
PERMITTED GROSS FAR: 0.5
INCLUSIONARY HOUSING INCENTIVE: 1.6

17.08.020 - TERMS DEFINED
FLOOR AREA RATIO OR FAR: THE PRODUCT OF THE FLOOR AREA DIVIDED BY THE LOT AREA (EXAMPLE: 2,750 SF FLOOR AREA / 5,500 SF LOT AREA = 0.5 FAR)

LOT AREA: THE AREA WITHIN THE BOUNDRIES OF A LOT, EXCLUSIVE OF ANY OF THE AREA CONTAINED WITHIN A PUBLIC OR PRIVATE STREET, ALLEY, FIRE LANE OR PRIVATE DRIVEWAY EASEMENT.

THE PROPOSED DEVELOPMENT HAS A LOT AREA OF 35,799 SF, A PRIVATE STREET AND FIRE LANE EXCLUSIONARY AREA OF 5,897 SF AND A TOTAL GROSS BUILDING AREA OF 41,003 SF.

TOTAL LOT AREA: 35,799 SF

TOTAL EXCLUDED AREA: 5,897 SF

REVISED LOT AREA: 29,902 SF

ALLOWABLE AREA (0.5): 14,951 SF

ALLOWABLE AREA (1.6): 47,843.20 SF

PROPOSED FLOOR AREA: 41,003.00 SF (FAR: 1.37 - *COMPLIANT*)

CODE REQUIREMENT: DENSITY

17.124.180 - MINIMUM RESIDENTIAL DENSITIES AND COMMERCIAL REQUIREMENTS
A. GENERAL REQUIREMENTS. NEW DEVELOPMENT PROJECTS OR EXPANSIONS OF EXISTING BUILDINGS THAT EXCEED A TOTAL FLOOR AREA RATIO OF 0.5 FAR IN THE T, T-3000, T-4000, AND GR-H ZONING DISTRICTS MUST PROVIDE A MINIMUM NUMBER OF RESIDENTIAL UNITS AS FOLLOWS:

T-3000 (TOURIST ZONE)
4 UNITS / 10,000 SF OF LOT AREA

THE PROPOSED DEVELOPMENT IS REQUIRED TO HAVE A MINIMUM OF 12 UNITS.

TOTAL LOT AREA: 35,799 SF

TOTAL EXCLUDED AREA: 5,897 SF

REVISED LOT AREA: 29,902 SF

29,902 SF / 10,000 SF = 2.9902

2.9902 X 4 UNITS = 12 UNITS (11.96)

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

108-110 RITCHIE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340
TEL: 603.801.0419

BUILDING ARCHITECT:

RO | ROCKETT DESIGN
1031 W. MANCHESTER BLVD. UNIT 6
INGLEWOOD, CA 90301
TEL: 213.784.0014

STRUCTURAL ENGINEER:

ZFA STRUCTURAL ENGINEERS
601 MONTGOMERY STREET SUITE 1450
SAN FRANCISCO, CA 94111
TEL: 415.243.4091

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

PROFICIENT ENGINEERING
4704 HARLAN STREET SUITE 620
DENVER, CO 80212
TEL: 720.779.3556

CIVIL ENGINEER:

GALENA BENCHMARK ASSOCIATES
100 BELL DRIVE SUITE C
KETCHUM, ID 83340
TEL: 208.726.9512

LANDSCAPE ARCHITECT:

EGGERS ASSOCIATES
560 NORTH 2ND AVENUE
KETCHUM, ID 83340
TEL: 208.725.0988

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

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PROJECT:
WARM SPRINGS TOWNHOMES KETCHUM, ID
108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:
SITE PLAN - BUILDING FAR & DENSITY

SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
A-002

1 | 1/8" = 1'-0" | **SITE PLAN - BUILDING INFORMATION B**

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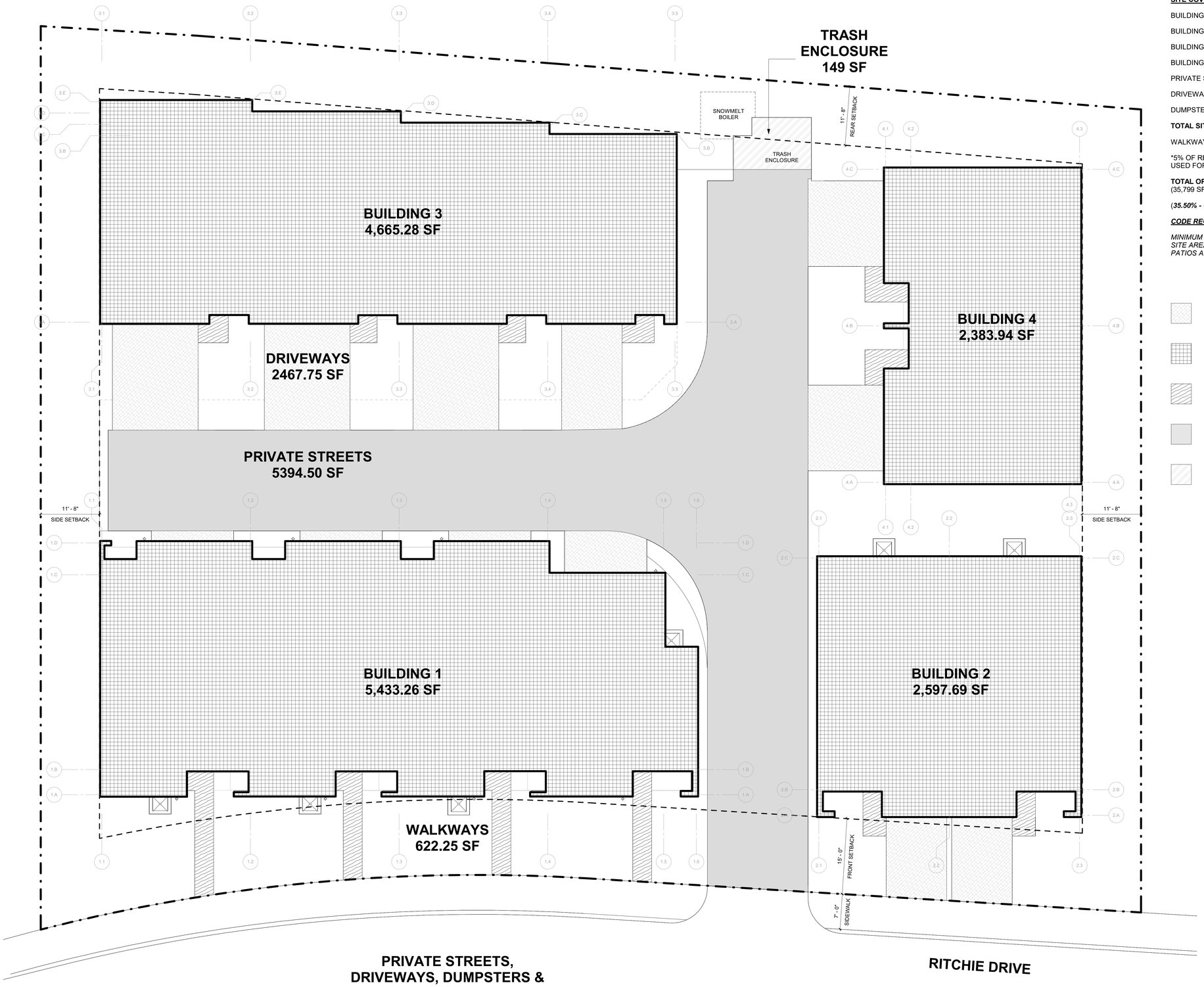

LOT AREA:	**35,799.00 SF**
OPEN SPACE REQ (35% LOT AREA):	**12,529.65 SF**
SITE COVERAGE AREAS:	
BUILDING 1:	5,433.26 SF
BUILDING 2:	2,597.69 SF
BUILDING 3:	4,665.28 SF
BUILDING 4:	2,383.94 SF
PRIVATE STREETS:	5,394.50 SF
DRIVEWAYS:	2,467.75 SF
DUMPSTERS:	149.0 SF
TOTAL SITE COVERAGE:	**23,091.42 SF**
WALKWAY AREA:	622.25 SF*

*5% OF REQ OPEN SPACE (12,529.65 SF)
USED FOR WALKWAYS ALLOWABLE = 626.48 SF

TOTAL OPEN SPACE AREA: **12,707.58 SF**
(35,799 SF LOT AREA - 23,091.42 SF SITE COVERAGE)

(***35.50% - COMPLIANT***, *177.93 SF SURPLUS*)

CODE REQUIREMENT: OPEN SPACE

MINIMUM OPEN SPACE: 35% (A MAXIMUM OF 5% OPEN SITE AREA MAY BE USED FOR PRIVATE DECKS OR PATIOS AND WALKWAYS SUBJECT TO DESIGN REVIEW).

DRIVEWAYS

BUILDINGS

WALKWAYS

PRIVATE STREETS

TRASH ENCLOSURE

1 | 1/8" = 1'-0" | **SITE - LEVEL 1 - OPEN SPACE**

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:
108-110 RITCHIE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340
TEL: 603.801.0419

BUILDING ARCHITECT:
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ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

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PROJECT:
WARM SPRINGS TOWNHOMES KETCHUM, ID
108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:
SITE PLAN - OPEN SPACE

SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
A-003

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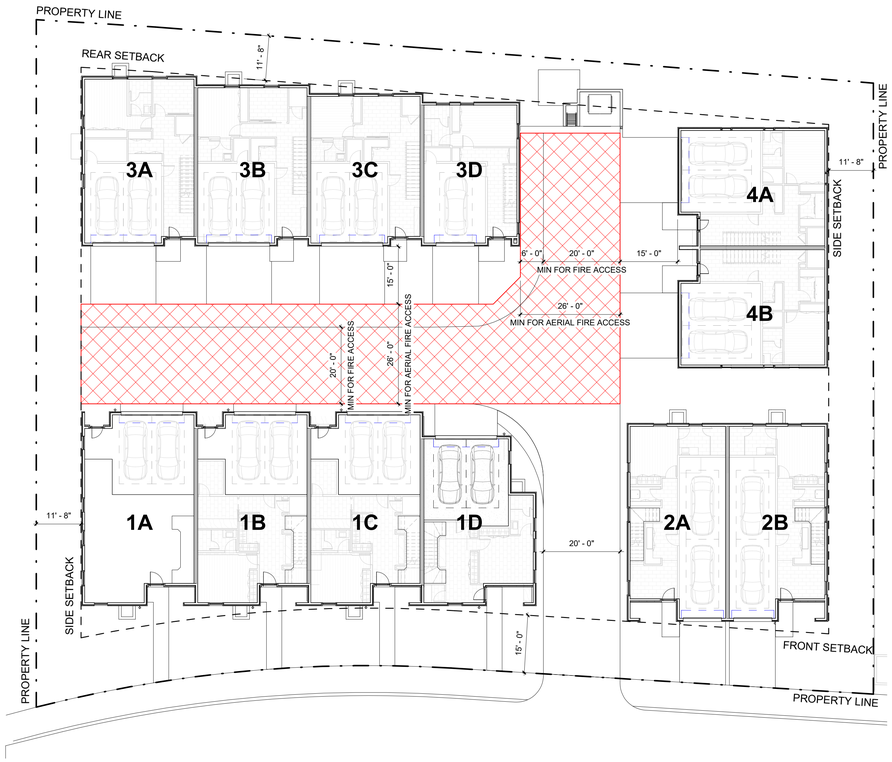

CODE REQUIREMENT: FIRE ACCESS

APPENDIX D OF 2018 IFC, SECTION D105 - AERIAL FIRE APPARATUS ACCESS ROADS
D105.1 - WHERE THE VERTICAL DISTANCE BETWEEN THE GRADE PLANE AND THE HIGHEST ROOF SURFACE EXCEEDS 30 FEET, APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED. FOR PURPOSES OF THIS SECTION, THE HIGHEST ROOF SURFACE SHALL BE DETERMINED BY MEASUREMENT TO THE EAVE OF A PITCHED ROOF, THE INTERSECTION OF THE ROOF TO EXTERIOR WALL, OR THE TOP OF PARAPET WALLS, WHICHEVER IS GREATER.

D105.2 - AERIAL FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET, EXCLUSIVE OF SHOULDERS, IN THE IMMEDIATE VICINITY OF THE BUILDING OR PORTION THEREOF.

D105.3 - ONE OR MORE OF THE REQUIRED ACCESS ROUTES MEETING THIS CONDITION SHALL BE LOCATED NOT LESS THAN 15 FEET AND NOT GREATER THAN 30 FEET FROM THE BUILDING AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.

THE PROPOSED DEVELOPMENT HAS A 20 FOOT WIDE PRIVATE ROAD THAT WOULD PROVIDE ACCESS TO THE INTERIOR OF THE SITE AND A DESIGNATED 20 FOOT WIDE PORTION OF THE ROAD FOR AERIAL FIRE ACCESS TO BUILDING 3 AND 4. ADDITIONALLY, BUILDING 3 AND 4 ARE SETBACK 15 FEET FROM THE EDGE OF THE FIRE ACCESS ROAD.

1 | 1/16" = 1'-0" | **SITE PLAN - FIRE ACCESS REQUIREMENTS**

CODE REQUIREMENT: SNOWMELT

SNOWMELT

SNOW STORAGE

GRASS-CRETE PAVERS

H. SNOW STORAGE
1 - SNOW STORAGE AREAS SHALL NOT BE LESS THAN THIRTY PERCENT (30%) OF THE IMPROVED PARKING AND PEDESTRIAN CIRCULATION AREAS.
2 - SNOW STORAGE AREAS SHALL BE PROVIDED ON SITE.
3 - A DESIGNATED SNOW STORAGE AREA SHALL NOT HAVE ANY DIMENSION LESS THAN FIVE FEET (5') AND SHALL BE A MINIMUM OF TWENTY FIVE SQUARE FEET (25 SF)
4 - IN LIEU OF PROVIDING SNOW STORAGE AREAS, SNOWMELT AND HAULING OF SNOW MAY BE ALLOWED.

THE PROPOSED DEVELOPMENT WILL PROVIDE SITE SNOWMELT FOR ALL DRIVEWAYS, PATHWAYS, AND PRIVATE ROADS. SNOWMELT BOILER EQUIPMENT WILL BE SUBGRADE, LOCATED AT THE END OF THE PRIVATE ROAD AND SCREENED FROM VIEW OF NEIGHBORS. SEE MEP FOR DETAILED SNOWMELT PLANS.

THERE IS 638 SF OF GRASS-CRETE SCHEDULED FOR FIRE ACCESS THAT WILL NOT HAVE SNOWMELT. THESE AREAS WILL BE SHOVELED AND AN ADDITIONAL 884 SF OF SNOW STORAGE HAS BEEN DESIGNATED ON SITE.

2 | 1/16" = 1'-0" | **SITE PLAN - SNOWMELT**

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

108-110 RITCHIE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340
TEL: 603.801.0419

BUILDING ARCHITECT:

RO | ROCKETT DESIGN
1031 W. MANCHESTER BLVD. UNIT 6
INGLEWOOD, CA 90301
TEL: 213.784.0014

STRUCTURAL ENGINEER:

ZFA STRUCTURAL ENGINEERS
601 MONTGOMERY STREET SUITE 1450
SAN FRANCISCO, CA 94111
TEL: 415.243.4091

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

PROFICIENT ENGINEERING
4704 HARLAN STREET SUITE 620
DENVER, CO 80212
TEL: 720.779.3556

CIVIL ENGINEER:

GALENA BENCHMARK ASSOCIATES
100 BELL DRIVE SUITE C
KETCHUM, ID 83340
TEL: 208.726.9512

LANDSCAPE ARCHITECT:

EGGERS ASSOCIATES
560 NORTH 2ND AVENUE
KETCHUM, ID 83340
TEL: 208.725.0988

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

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PROJECT:
WARM SPRINGS TOWNHOMES KETCHUM, ID
108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:
SITE PLAN - FIRE ACCESS & SNOWMELT

SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
A-004

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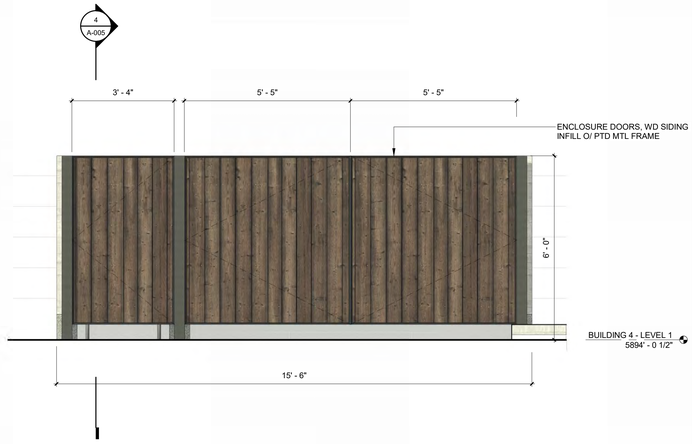
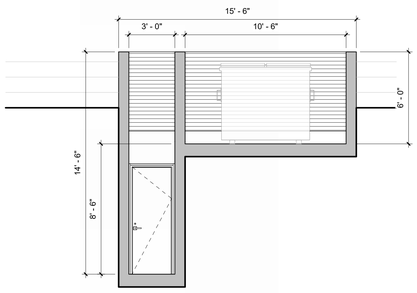
MEDIUM BROWN WOOD SIDING TO MATCH BUILDING SIDING MATERIAL

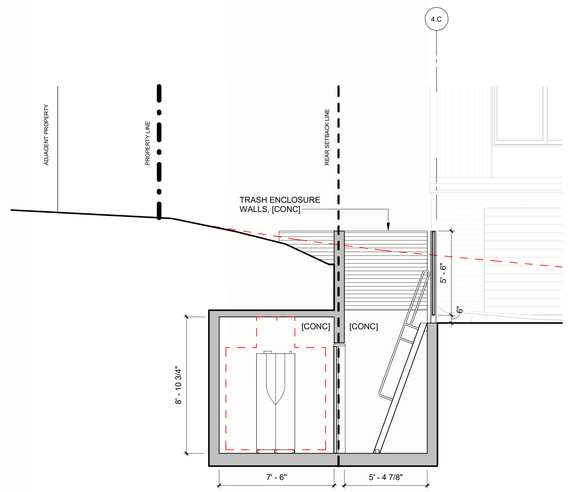
DARK PAINTED METAL STRUCTURE



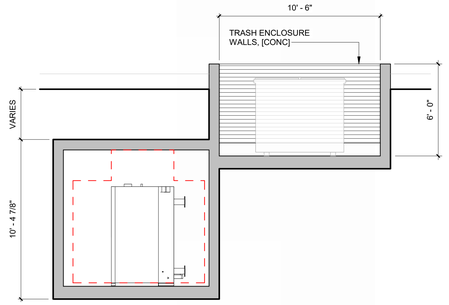
6 | 1/2" = 1'-0" | **DUMPSTER ENCLOSURE / ELEVATION - EAST**



5 | 1/4" = 1'-0" | **DUMPSTER ENCLOSURE / SECTION - NS A**



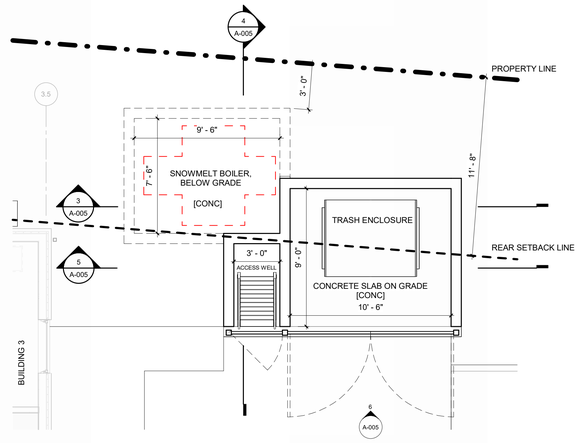
4 | 1/4" = 1'-0" | **DUMPSTER ENCLOSURE / SECTION - EW**



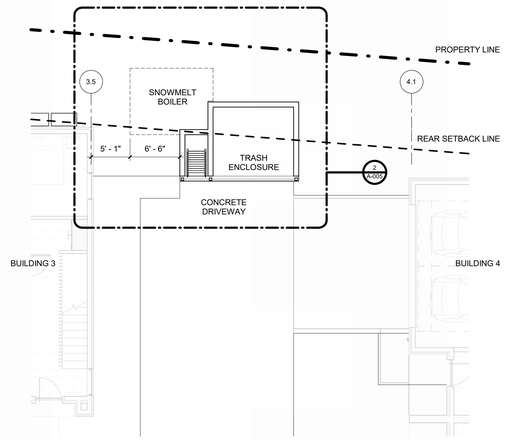
3 | 1/4" = 1'-0" | **DUMPSTER ENCLOSURE / SECTION - NS B**

NOTE

SCREENED TRASH ENCLOSURE WITH SNOWMELT BOILER ROOM. BOILER LOCATED FULLY SUBGRADE AND NOT VISIBLE. TRASH ENCLOSURE SLAB AND ACCESS WELL SCHEDULED TO BE SNOWMELTED TO ALLOW CLEAR ACCESS IN WINTER.



2 | 1/4" = 1'-0" | **DUMPSTER ENCLOSURE - ENLARGED FLOOR PLAN**



1 | 1/8" = 1'-0" | **DUMPSTER ENCLOSURE - FLOOR PLAN**

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

108-110 RITCHIE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340
TEL: 603.801.0419

BUILDING ARCHITECT:

RO | ROCKETT DESIGN
1031 W. MANCHESTER BLVD. UNIT 6
INGLEWOOD, CA 90301
TEL: 213.784.0014

STRUCTURAL ENGINEER:

ZFA STRUCTURAL ENGINEERS
601 MONTGOMERY STREET SUITE 1450
SAN FRANCISCO, CA 94111
TEL: 415.243.4091

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PROFICIENT ENGINEERING
4704 HARLAN STREET SUITE 620
DENVER, CO 80212
TEL: 720.779.3556

CIVIL ENGINEER:

GALENA BENCHMARK ASSOCIATES
100 BELL DRIVE SUITE C
KETCHUM, ID 83340
TEL: 208.726.9512

LANDSCAPE ARCHITECT:

EGGERS ASSOCIATES
560 NORTH 2ND AVENUE
KETCHUM, ID 83340
TEL: 208.725.0988

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

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PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

SNOWMELT VAULT & DUMPSTER DETAILS

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-005

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C L E A R C R E E K D I S P O S A L

PO Box 130 • Ketchum, ID 83340 • Phone 208.726.9600 • www.ccdisposal.com

June 14, 2024

Planning & Zoning
City of Ketchum
P O Box 2315
Ketchum, ID 83340

Via email:

Re: 108 Richie Drive

To whom It May Concern,

Please consider this letter as a will serve for the above address. Attached to this email are plans for a 12-unit townhome project to be built. When built according to the plans the enclosure is ample for a dumpster to service the project.

Conditions that will need to be maintained:

- Snow and Ice removal to and inside of the enclosure
- Access to the enclosure and the turn around area for egress
- Gates maintained in working order

Multiple pickup days may be necessary to accommodate the amount of waste generated depending on type(s) of occupancy.

Respectfully,

Mike Goitiandia
Clear Creek Disposal

.108 Richie Drive

CLEAR CREEK

1 | NTS | CLEAR CREEK DISPOSAL WILL SERVE LETTER

INTERMOUNTAIN® GAS COMPANY

451 Alan Dr. Jerome Idaho 83338 • (208) 737-6300 FAX (208)737-6342
www.intgas.com

Presidio Vista Properties
Hank Moore
Senior Development Manager
603-801-0419
hank@presidiovistaproperties.com

May 13, 2024

RE: 108 & 110 Richie Dr., Ketchum Idaho 83340. Lots 3 & 4 Warm Springs Village Subdivision. County of Blaine.

This letter is to serve as verification of the availability of natural gas currently to the above referenced project in Ketchum, Idaho.

The total estimated cost of extending our natural gas infrastructure and satisfying current tariffs to serve the above entity is the responsibility of the contractor/ owner of said project and must be paid in advance of construction.

Extensions of our natural gas mains and services will be provided and installed in accordance with our current tariffs, guidelines, policies and provisions on file with the Idaho Public Utilities Commission.

If you need further information regarding this project, please call me at 208-737-6314.

Sincerely,

Lance D. McBride

Lance D. McBride
Energy Services Representative Sr.
lance.mcbride@intgas.com
208-737-6314

1 | NTS | INTERMOUNTAIN GAS COMPANY WILL SERVE LETTER

Hank Moore

From: Bennett, Cheryl <CBennett2@idahopower.com>
Sent: Friday, May 17, 2024 10:27 AM
To: Hank Moore
Cc: Erik de Bruijn
Subject: Will Serve Email

Hank and Erik,

You can provide this email to the city of Ketchum for your application:

I have reviewed the proposed project by Presidio Vista Properties for 12 luxury townhomes on Ritchie Drive.

As this is in the preliminary stages, I have not finalized my design on the project. The proposed transformer locations may work, but I'll have to review when I get into my design phase. I have indicated where they may also be placed depending on the voltage drop, once I get into it. Additionally, we need 10' of clearance to the front of the transformers for safe electrical operation. They can be landscaped on side and rear, no matter where they are placed. We do have primary power on Ritchie Drive, but again, until I start my design, I will not know if I need another device to pick it up (sector) and/or have to cross Ritchie Drive to get to it.

Once the customer makes formal application for design the company will provide electrical service to the project subject to obtaining of any required easements, rights of way, and in compliance with the statues of the State of Idaho and the tariffs of the company on file with the Idaho Public Utilities Commission (PUC), in particular, the General Rules and Regulations, covering new service attachments and distribution line installations or alterations. The tariff is subject to change from time to time upon approval by the Idaho PUC.

Below is the initial review I have made. Please let me know if you have additional questions or comments.

1

1 | NTS | IDAHO POWER WILL SERVE LETTER

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

108-110 RITCHIE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340
TEL: 603.801.0419

BUILDING ARCHITECT:

RO | ROCKETT DESIGN
1031 W. MANCHESTER BLVD. UNIT 6
INGLEWOOD, CA 90301
TEL: 213.784.0014

STRUCTURAL ENGINEER:

ZFA STRUCTURAL ENGINEERS
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KETCHUM, ID 83340
TEL: 208.726.9512

LANDSCAPE ARCHITECT:

EGGERS ASSOCIATES
560 NORTH 2ND AVENUE
KETCHUM, ID 83340
TEL: 208.725.0988

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

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PROJECT:
WARM SPRINGS TOWNHOMES KETCHUM, ID
108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:
WILL SERVE LETTERS

SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
A-006

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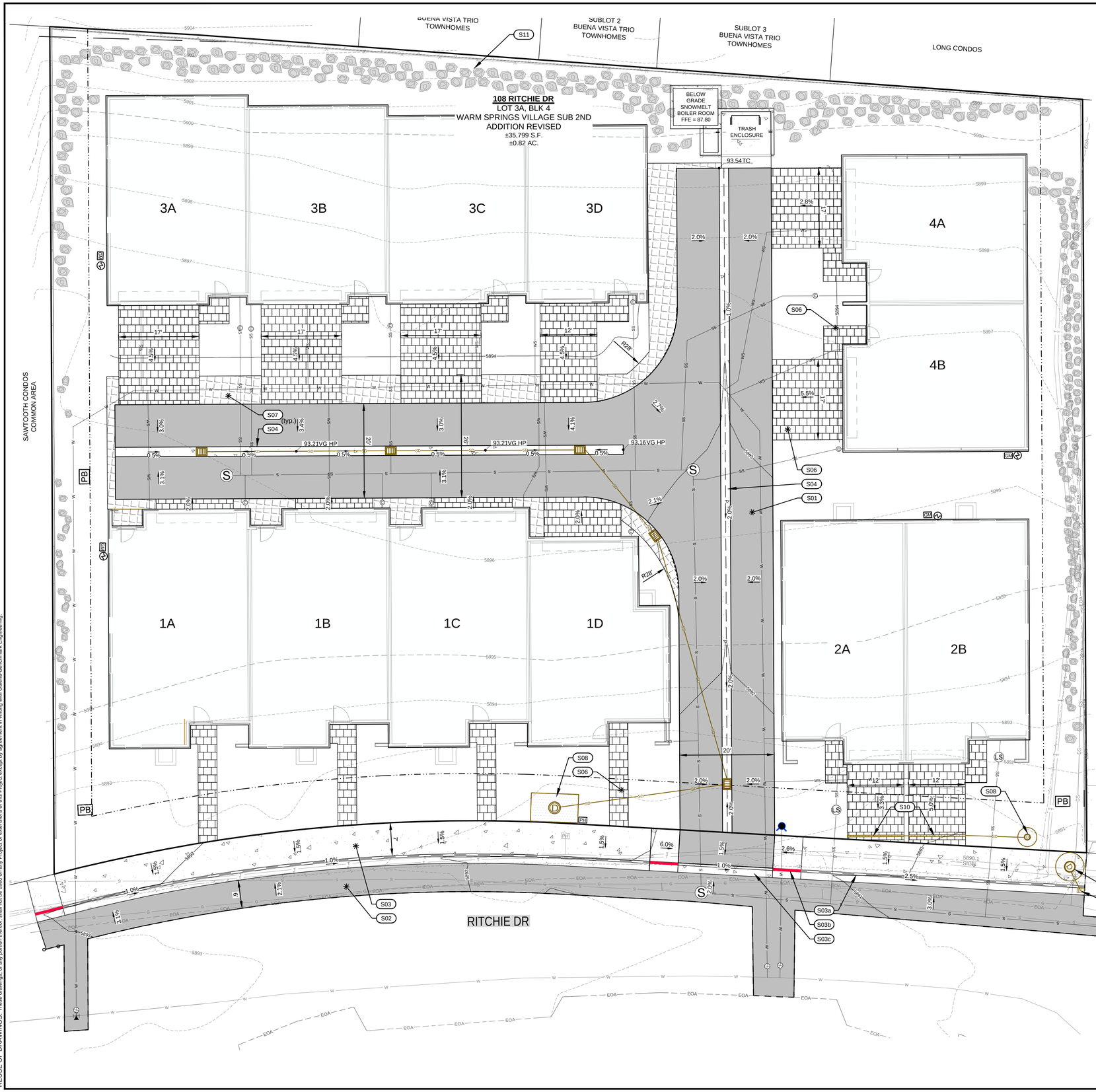

GRAPHIC SCALE
0 10 20
Scale in Feet

LEGEND

- BLOCK BOUNDARY
- ADJOINER'S LOT LINE
- EASEMENT
- ROAD CENTERLINE
- 5' CONTOUR INTERVAL (EXISTING)
- 1' CONTOUR INTERVAL (EXISTING)
- FENCE LINE
- RETAINING WALL
- ASPHALT
- STORM DRAIN PROPOSED
- SAWCUT LINE
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL

SITE IMPROVEMENT KEY NOTES

- S01 CONSTRUCT HEATED ASPHALT ROADWAY. SEE DETAIL TBD.
- S02 CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL TBD.
- S03 CONSTRUCT CONCRETE SIDEWALK, CURB AND GUTTER.
  - a. 6" ROLLED C&G
  - b. CURB TRANSITION
  - c. ZERO REVEAL CURB AND GUTTER
- S04 CONSTRUCT 24" WIDE HEATED CONCRETE VALLEY GUTTER
- S06 INSTALL SITE PAVERS. SEE LANDSCAPE PLAN FOR DETAILS.
- S07 INSTALL SITE GRASS PAVE. SEE LANDSCAPE PLAN FOR DETAILS.
- S08 CONSTRUCT DRYWELL. SEE DETAIL TBD. PROVIDE MIN. 12-24" SOIL COVER FOR PLANTINGS. REFER TO LANDSCAPE PLANS FOR SOIL COVER REQUIREMENTS.
- S09 CONSTRUCT 30" CATCH BASIN. SEE DETAIL TBD.
- S10 INSTALL TRENCH DRAIN.
- S11 SEE LANDSCAPE SHEETS FOR SITE GRADING AND BOULDER PLACEMENT.

GRADING & DRAINAGE PLAN
WARM SPRINGS VILLAGE SUB, 2ND ADD. REV. BLOCK 4, LOT 3A

LOCATED WITHIN SECTION 14, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: PRESIDIO VISTA PROPERTIES

PROJECT INFORMATION
G:\BMA\Warm springs village\2nd addition\2nd Addition_REVISED\Block 4\23263 Lot 3A,108-110 Ritchie Dr\dwg\Construction\23263 CIVIL.dwg 08/04/25 2:03:47 PM

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	SLS/MS
DRAWN BY:	SLS/MS
CHECKED BY:	MS
SURVEY DATE:	06/12/22

GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

PURPOSE: ISSUE FOR DESIGN REVIEW

NO	DATE	BY	REVISIONS

C1.00

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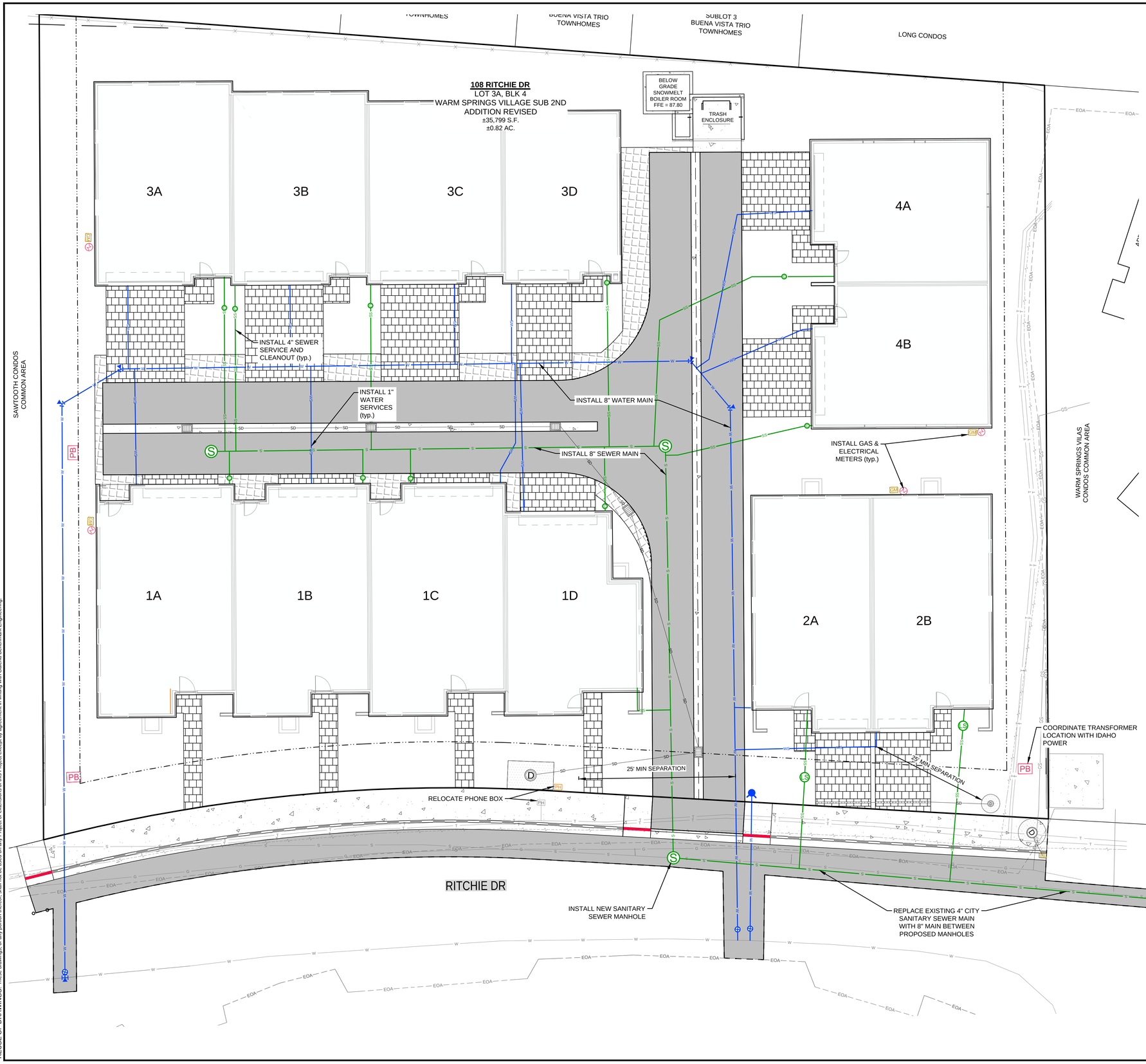

LEGEND

- PROPERTY BOUNDARY
- ADJOINER'S LOT LINE
- ROAD CENTERLINE
- 5' CONTOUR INTERVAL (EXISTING)
- 1' CONTOUR INTERVAL (EXISTING)
- FENCE LINE (EXISTING)
- EDGE OF ASPHALT (EXISTING)
- GAS LINE (EXISTING)
- UNDERGROUND TELEVISION LINE (EXISTING)
- UNDERGROUND TELEPHONE LINE (EXISTING)
- UNDERGROUND POWER LINE (EXISTING)
- STORM DRAIN (PROPOSED)
- SANITARY SEWER MAIN LINE (EXISTING)
- SANITARY SEWER MAIN LINE (PROPOSED)
- SANITARY SEWER SERVICE (PROPOSED)
- WATER MAIN LINE (EXISTING)
- WATER MAIN LINE (PROPOSED)
- WATER SERVICE (PROPOSED)
- GAS VALVE (EXISTING)
- TELEPHONE RISER (EXISTING)
- POWER TRANSFORMER (PROPOSED)
- STORM CATCH BASIN (PROPOSED)
- WATER MANHOLE (PROPOSED)
- WATER VALVE (PROPOSED)
- FIRE HYDRANT (PROPOSED)
- SEWER MANHOLE (PROPOSED)
- SEWER CLEANOUT (PROPOSED)
- DUPLEX SEWER GRINDER PUMP (PROPOSED)
- GAS METER (PROPOSED)
- ELECTRICAL METER (PROPOSED)

UTILITY PLAN
WARM SPRINGS VILLAGE SUB, 2ND ADD. REV. BLOCK 4, LOT 3A

LOCATED WITHIN SECTION 14, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: PRESIDIO VISTA PROPERTIES

PROJECT INFORMATION
G:\BMA\Warm springs village\2nd addition\2nd Addition, REVISED\Block 4\23263 Lot 3A 108-110 Ritchie Dr\dwg\Construction\23263 CIVIL.dwg 08/04/25 2:03:47 PM

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	SLS/MS
DRAWN BY:	SLS/MS
CHECKED BY:	MS
SURVEY DATE:	06/12/22

PURPOSE: ISSUE FOR DESIGN REVIEW

NO	DATE	BY	REVISIONS

GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

GALENA ELEVATION ABOVE SEA 9236 FEET — SURVEYING ENGINEERING PLANNING — BENCHMARK

C2.00

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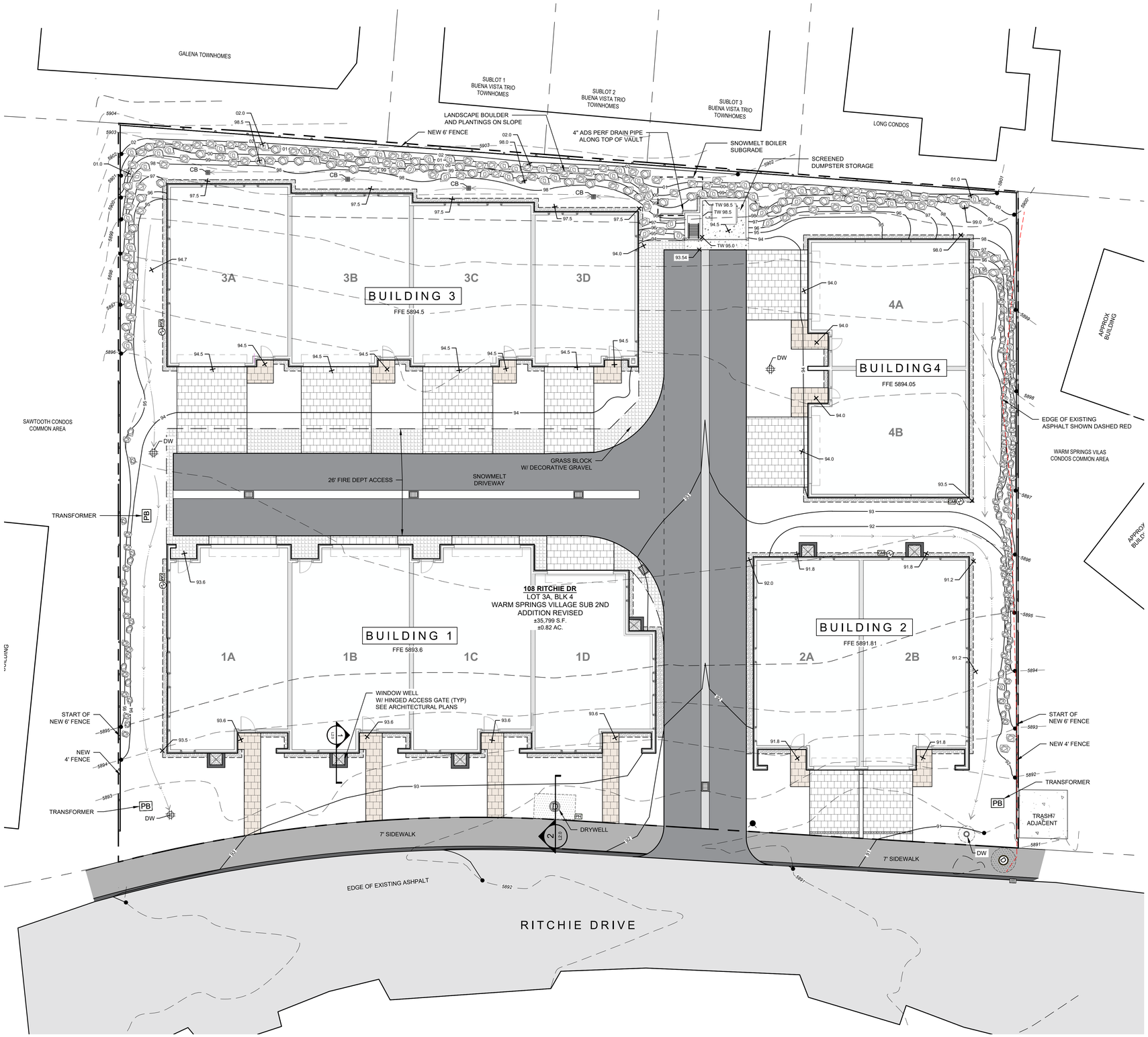
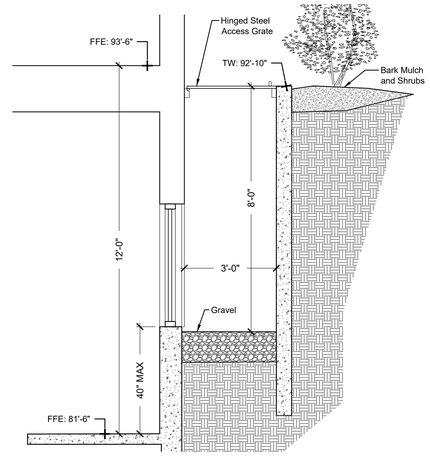


Grading Abbreviations

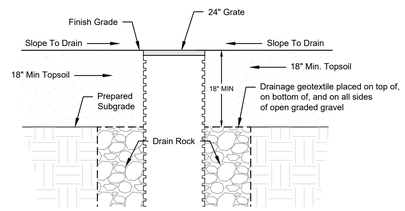
EL	SPOT ELEVATION
FFE	FINISHED FLOOR ELEVATION
HP	HIGH POINT
HPS	HIGH POINT OF SWALE
TS	TOP OF STAIR
BS	BOTTOM OF STAIR
TW	TOP OF WALL
BW	BOTTOM OF WALL
DI	DRAIN INLET ELEVATION
DW	DRYWELL RIM ELEVATION
TC	TOP OF CURB
BC	BOTTOM OF CURB
FG	FINISHED GRADE

Plan Legend

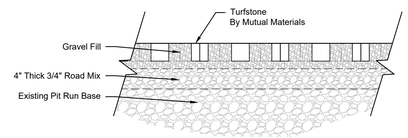
- Property Line
- 5787 Existing Contour
- 95 Proposed Contour
- New Fence
- Boulder Retaining
- Grass Pave
- Pavers
- Concrete
- Gravel
- Lawn Grass
- Natural Grass
- Perennials and Groundcover
- Drywell
- Catch Basin
- Drainage Swale



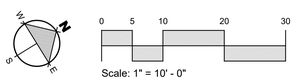
1 Section: Typical Window Well — Scale: 1/2" = 1'-0"



2 Section: Drywell Landscape Integration — Scale: 1/2" = 1'-0"



Detail: Turfstone (Grassblock) — Scale: Not to Scale



Scale: 1" = 10' - 0"

/DESIGN REVIEW RESUBMITTAL - 08/04/25

Warm Springs

EGGERS ASSOCIATES P.A.
landscape architecture
T (208) 725-0988
F (208) 725-0972
P.O. Box 955
Ketchum, ID 83340

108 & 110 Richie Drive
Lots 3 & 4
Warm Springs Village Subd.
Ketchum, Idaho

Job No: 23.31

Scale: 1"=10'-0"

Issue/Revisions:	Date:
Concept Update	07/10/24
Design Review	11/06/24
DR Resubmission	03/14/25
DR Resubmission	06/25/25
DR Resubmission	07/17/25
DR Resubmission	08/04/25

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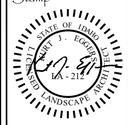


Sheet Title: Grading Plan

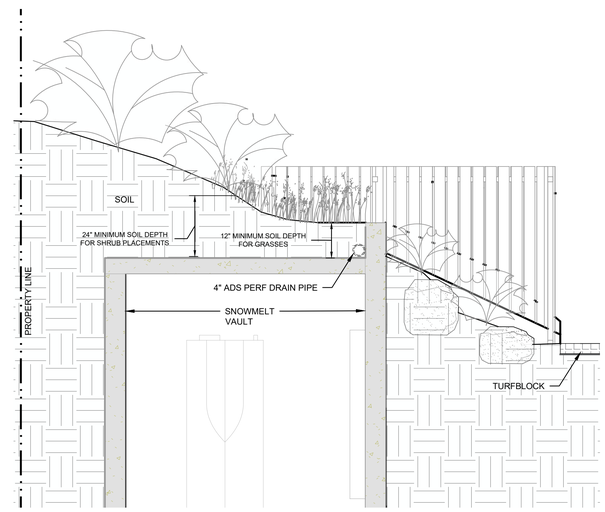
Sheet No: L2.0

Plan Legend

- Property Line
- Existing Contour (5787)
- Proposed Contour (95)
- New Fence
- Boulder Retaining
- Grass Pave
- Pavers
- Concrete
- Bark Mulch
- Low Height Native Grasses
- Natural Grass
- Perennials and Groundcover
- Drywell
- Catch Basin
- Drainage Swale

Tree Legend

- Evergreen Tree: Spruce
- Evergreen Tree: Fir
- Evergreen Tree: Pine
- Deciduous Flowering Crab Trees
- Deciduous Tree: Crabapple
- Large Deciduous Shrubs (ex: Ginnala Maple)
- Evergreen Shrubs (ex: Mugo Pine)
- Shrubs: Various



2 Section: Soil Depth Above Vault — Scale: 1/2" = 1'-0"

N

0 5 10 20 30

Scale: 1" = 10' - 0"

DESIGN REVIEW RESUBMITTAL - 08/04/25

Warm Springs

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108 & 110 Richie Drive
Lots 3 & 4
Warm Springs Village Subd.
Ketchum, Idaho

Job No: 23.31

Scale: 1"=10'-0"

Issue/Revisions:	Date:
Concept Update	07/10/24
Design Review	11/06/24
DR Resubmission	03/14/25
DR Resubmission	06/25/25
DR Resubmission	07/17/25
DR Resubmission	08/04/25

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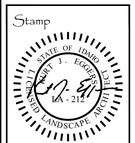


Sheet Title: Landscape Plan

Sheet No: L3.0

GALENA TOWNHOMES

SUBLOT 1 BUENA VISTA TRIO TOWNHOMES

SUBLOT 2 BUENA VISTA TRIO TOWNHOMES

SUBLOT 3 BUENA VISTA TRIO TOWNHOMES

LONG CONDOS

SAWTOOTH CONDOS COMMON AREA

6' HIGH FENCING

3A 3B 3C 3D

BUILDING 3

FFE 5894.5

4A

BUILDING4

FFE 5894.05

4B

APPROX BUILDING

WARM SPRINGS VILAS CONDOS COMMON AREA

APPROX BUILDING

6' HIGH FENCING

APPROX BUILDING

108 RITCHIE DR
LOT 3A, BLK 4
WARM SPRINGS VILLAGE SUB 2ND ADDITION REVISED
±35,799 S.F.
±0.82 AC.

BUILDING 1

FFE 5893.6

1A 1B 1C 1D

BUILDING 2

FFE 5891.81

2A 2B

30' FROM PROPERTY LINE
4' HIGH FENCING

30' FROM PROPERTY LINE
4' HIGH FENCING

TRASH/ ADJACENT

EDGE OF EXISTING ASHPALT

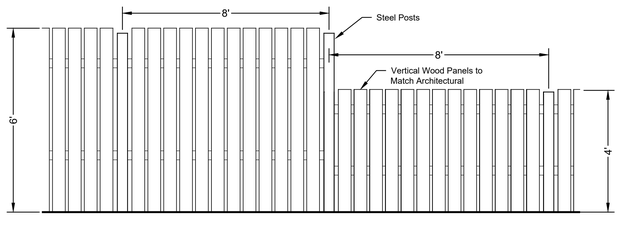
RITCHIE DRIVE

Plan Legend

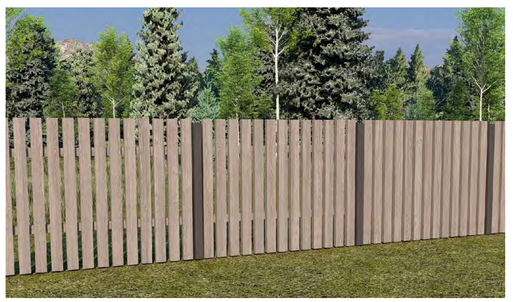
- Property Line
- 5787 — Existing Contour
- 95 — Proposed Contour
- Grass Pave
- Pavers
- Concrete

Fence Legend

- 6 Foot High Fence
- 4 Foot High Fence



Elevation: 6 and 4 Foot Fencing — Scale: 1/2" = 1'-0"



6' High Fence Concept Image

0 5 10 20 30

Scale: 1" = 10' - 0"

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Sheet Title: Fencing Plan

Sheet No: L3.2

Flowering Crab Trees (8 Feet Installation Height)

Fir Tree (6 - 8 Feet Installation Height)

Spruce Tree (6 - 8 Feet Installation Height)

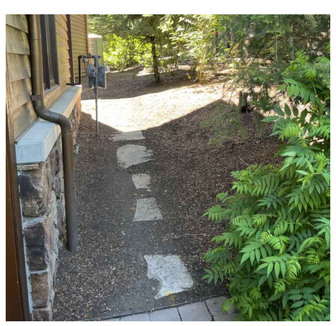
Mugo Pine Tree (6 - 8 Feet Installation Height)

Streetside Example: Low Natural Grass (Scottish Links)

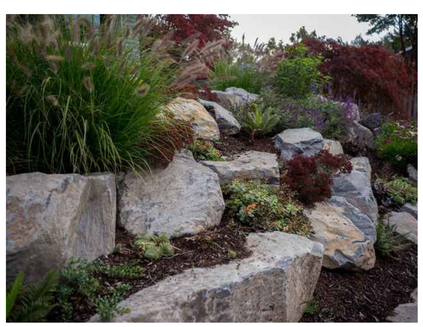
PLANT MATERIALS

STREET PLANTING EXAMPLES

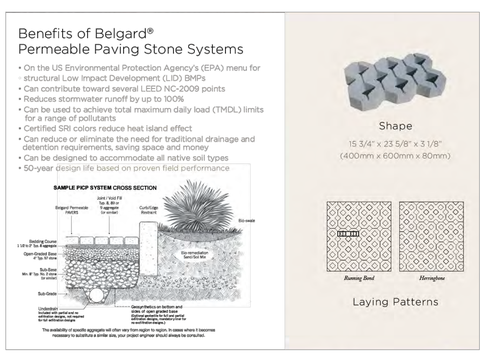
Transformer Screening



Bark Mulch and Path



Landscape Boulders With Plantings



Driveable Permeable Pavers / Filled with Decorative Gravel

HARDSCAPE MATERIALS

DESIGN REVIEW RESUBMITTAL - 08/04/25

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Sheet Title: Plant Materials

Sheet No: L4.0

ABBREVIATIONS

CD	CONDENSATE DRAIN	MV	MIXING VALVE
CONT	CONTINUATION	O/H	OVERHEAD
CW	COLD WATER	G	NATURAL GAS
DN	DOWN	PD	PUMPED DISCHARGE
ET	EXPANSION TANK	PRV	PRESSURE REDUCING VALVE
EWC	ELECTRIC WATER COOLER	RP	RECIRCULATION PUMP
ex.	EXISTING	S, SAN	SANITARY
FCO	FLOOR CLEANOUT	SH	SHOWER
FD	FLOOR DRAIN	SK	SINK
FHB	FREEZEPROOF HOSE BIBB	TP	TRAP PRIMER
FS	FLOOR SINK	TYP	TYPICAL
FRH	FREEZEPROOF ROOF HYDRANT	UR	URINAL
FWH	FREEZEPROOF WALL HYDRANT	V	VENT
GCO	GRADE CLEANOUT	VTR	VENT THROUGH ROOF
GI	GREASE INTERCEPTOR	WC	WATER CLOSET
HB	HOSE BIBB	W.C.	WATER COLUMN
HD	HUB DRAIN	WCO	WALL CLEANOUT
HWS	HOT WATER SUPPLY	WHA	WATER HAMMER ARRESTER
HWR	HOT WATER RETURN	WMB	WASHING MACHINE BOX

LEGEND

	COLD WATER PIPE
	HOT WATER PIPE
	HOT WATER RETURN PIPE
S	SANITARY PIPE
	VENT PIPE
G	NATURAL GAS PIPE
GW	GREASE WASTE PIPE
	PIPE UP / PIPE DOWN
	PIPE TEE FROM TOP / TEE FROM BOTTOM
	PIPE CAP / PIPE CONTINUATION
	DIRECTIONAL FLOW ARROW
	BALL VALVE / CHECK VALVE
	MIXING VALVE / PRESSURE REDUCING VALVE
	FLOOR DRAIN / FLOOR SINK
	WATER HAMMER ARRESTOR
	GAS COCK / GAS SOLENOID VALVE
CC	P-TRAP
	HUB DRAIN
	FLOOR CLEANOUT / GRADE CLEANOUT
	VENT THROUGH ROOF
	PIPE CLEANOUT / WALL CLEANOUT

LEGEND

SYMBOLS	DESCRIPTION
	DUCT UP
	DUCT UP
	DUCT DOWN
UNIT #	EQUIPMENT TYPE EQUIPMENT NUMBER. WHERE A LETTER IS USED, THERE ARE MULTIPLE INSTANCES.

SPECIFICATIONS

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE LOCAL GAS UTILITY PROVIDER TO CONFIRM THE AVAILABILITY OF THE INDICATED DESIGN DELIVERY PRESSURE PRIOR TO COMMENCING WORK.

ALL GAS PIPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE INTERNATIONAL FUEL GAS CODE AND NFPA 54.

ABOVE GRADE GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL (ASTM A53/A53M). FITTINGS SHALL BE ASME B16.3 MALLEABLE IRON OR ASTM A234/A234M WROUGHT STEEL WELDING TYPE. JOINTS SHALL BE THREADED OR WELDED TO ASME B31.1.

BELOW GRADE GAS PIPING SHALL BE FLEXIBLE POLYETHYLENE TUBING AND SHALL COMPLY WITH ASTM D2513 AND CSA B137.4, AND SHALL BE INSTALLED IN ACCORDANCE WITH IFGC SECTION 402.11.2. PROVIDE MANUFACTURED RISER ASSEMBLY TO TRANSITION FROM TUBING TO ABOVEGROUND METALLIC PIPING.

SHUTOFF VALVES SHALL BE PROVIDED AND LOCATED IN PLACES SO AS TO PROVIDE ACCESS FOR OPERATION AND SHALL BE INSTALLED SO AS TO BE PROTECTED FROM DAMAGE.

ALL GAS FIRED APPLIANCES ARE PROVIDED WITH A GAS PRESSURE OF 7"W.C. AT FINAL EQUIPMENT CONNECTION. IF 7"W.C. EXCEEDS EQUIPMENT'S SPECIFIC INLET PRESSURE REQUIREMENT, CONTRACTOR SHALL PROVIDE APPROPRIATE PRESSURE REGULATING VALVE.

GAS PIPING ON ROOF SURFACES SHALL BE ELEVATED NO LESS THAN 3½" INCHES ABOVE ROOF SURFACE AND SHALL BE CLAMPED TO RUBBER CHANNEL SUPPORTS (MIFAB C10 SERIES OR EQUAL). PROVIDE SUPPORT AT EVERY ELBOW. THE MAXIMUM SPACING OF SUPPORTS SHALL BE: ½" PIPE: 5'-0", ¾" TO 1¼" PIPING: 6'-0", 1½" AND LARGER: 12'-0". VERTICAL PIPING SHALL BE SUPPORTED AT BASE, TOP AND AT 10' INTERVALS (MINIMUM).

ALL EXTERIOR GAS PIPING ON ROOF SHALL BE PRIMED AND PAINTED O.S.H.A. YELLOW. GAS PIPING RUNNING ON EXTERIOR WALLS SHALL BE PRIMED AND PAINTED TO MATCH BUILDING WALL.

EXPOSED GAS PIPING SHALL BE IDENTIFIED BY A YELLOW LABEL MARKED 'GAS' IN BLACK LETTERS. ALL PIPING GREATER THAN 7"W.C. SERVICE PRESSURE SHALL BE IDENTIFIED BY A YELLOW LABEL WITH BLACK LETTERS INDICATING THE PIPING SYSTEM PRESSURE. THE SYSTEM SHALL BE MARKED AT THE BEGINNING, ALL ENDS AND AT INTERVALS NOT EXCEEDING 5 FEET ALONG ITS EXPOSED LENGTH.

BALL VALVES: THREE PIECE BODY, FULL PORT, CHROME PLATED BALL, BLOWOUT PROOF STEM, TFE SEATS, UL LISTED FOR FLAMMABLE LIQUIDS, 600 PSI WOG, THREADED ENDS.

PRESSURE REGULATOR VALVE: SINGLE STAGE AND SUITABLE FOR NATURAL GAS, STEEL JACKET AND CORROSION RESISTANT COMPONENTS, THREADED FOR REGULATORS NPS 2 AND SMALLER. PROVIDE SHUTOFF VALVE IMMEDIATELY AHEAD OF REGULATOR, AND INSTALL TEST PORTS ON EITHER SIDE REGULATOR, WITH UPSTREAM TEST PORT DOWNSTREAM OF SHUTOFF VALVE. REGULATORS SHALL BE INSTALLED PER IFGC SECTION 410. FOR 2PSI INLET, PROVIDE MAXITROL 325-L' SERIES. PROVIDE VENT PROTECTOR FOR EXTERIOR APPLICATIONS. FOR INTERIOR APPLICATIONS, VENT SHALL BE PIPED TO THE EXTERIOR WITH TURNDOWN AND SCREEN PROTECTOR (REGULATOR EQUIPPED WITH FACTORY PROVIDED VENT LIMITER IS ACCEPTABLE WHERE APPROVED BY THE LOCAL JURISDICTION).

SHUTOFF VALVES SHALL BE PROVIDED IN ACCORDANCE WITH IFGC 409. INSTALL MANUAL GAS SHUTOFF VALVE FOR EACH GAS APPLIANCE AHEAD OF CORRUGATED STAINLESS STEEL TUBING OR COPPER CONNECTOR. SHUTOFF SHALL BE WITHIN 6' OF APPLIANCE.

INSTALL UNIONS IN PIPES NPS 2 AND SMALLER, ADJACENT TO EACH VALVE, AT FINAL CONNECTION TO EACH PIECE OF EQUIPMENT.

ALL GAS PIPING INSTALLED BENEATH THE BUILDING SLAB SHALL BE ENCASED IN WROUGHT IRON CONDUIT. PIPING SHALL BE PROTECTED AND INSTALLED ACCORDING TO THE INTERNATIONAL FUEL GAS CODE SECTION 404.14.

TANK TYPE WATER HEATERS
WATER HEATERS SHALL BE U.L. LISTED AND SHALL MEET OR EXCEED THE STANDBY LOSS REQUIREMENTS OF U.S. DEPT. OF ENERGY AND CURRENT EDITION OF ASHRAE/IESNA 90.1.

WATER HEATERS SHALL HAVE 150PSI WORKING PRESSURE AND BE EQUIPPED WITH EXTRUDED HIGH DENSITY ANODE ROD AND HIGH TEMPERATURE CUTOFF SWITCH. WATER HEATERS SHALL BE THERMOSTATICALLY CONTROLLED AND SET TO 120° UNLESS OTHERWISE NOTED. WATER HEATERS SHALL BE INSTALLED ON SUSPENDED PLATFORM, STEEL STAND OR CONCRETE PAD, AS INDICATED ON DRAWINGS.

WATER HEATERS SHALL HAVE A MINIMUM 3 YEAR LIMITED WARRANTY.

WATER HEATERS SHALL BE INSTALLED LEVEL AND PLUMB. FIELD COORDINATE EXACT WATER HEATER LOCATION. MAINTAIN MANUFACTURER'S RECOMMENDED CLEARANCES, AND INSTALL SUCH THAT CONTROLS AND DEVICES ARE ACCESSIBLE FOR SERVICING.

INSTALL SHUTOFF VALVES IN COLD WATER INLET AND HOT WATER OUTLET. INSTALL THERMOMETER ON HOT WATER OUTLET. WATER HEATER SHALL HAVE ASME RATED COMBINATION TEMPERATURE AND PRESSURE RELIEF VALVE IN TOP PORTION OF TANK (FACTORY OR FIELD INSTALLED). PIPE RELIEF VALVE OUTLET TO FLOOR DRAIN, MOP SINK, INDIRECT WASTE RECEPTOR OR TO EXTERIOR. MAINTAIN CONTINUOUS DOWNWARD PITCH TOWARD DISCHARGE LOCATION, AND PROVIDE AIR GAP AT DISCHARGE LOCATION. WHERE WATER HEATER DRAIN PAN IS INDICATED ON PLANS, ROUTE DRAIN TO SAME LOCATION AS RELIEF VALVE AND DISCHARGE WITH AIR GAP.

HANGERS AND SUPPORTS
HANGERS SHALL BE COMPLETE WITH RODS AND SUPPORTS PROPORTIONED TO THE SIZE OF PIPE TO BE SUPPORTED, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

SIZE HANGERS FOR INSULATED PIPING TO BEAR ON OUTSIDE OF INSULATION. PROVIDE INSULATION PROTECTORS AT HANGERS BEARING ON THE OUTSIDE OF INSULATION. PROVIDE A RIGID INSERT OR RIGID INSULATION AT EACH INSULATION PROTECTOR.

WHERE SEVERAL PIPES 2½" AND SMALLER RUN PARALLEL AND IN THE SAME PLANE, THEY MAY BE SUPPORTED ON GANG OR MULTIPLE HANGERS. LARGER PIPING SHALL BE INDEPENDENTLY HUNG, RUN PARALLEL AND BE EQUALLY SPACED.

PIPING SHALL BE SUPPORTED IN ACCORDANCE WITH IPC SECTION 308, AND SPACING OF HANGERS SHALL NOT EXCEED THE LIMITS SET FORTH IN TABLE 308.5. PIPES SHALL BE SUPPORTED WITHIN 1'-0" OF EACH ELBOW.

VERTICAL PIPE SUBJECT TO MOVEMENT SHALL BE SUPPORTED FROM THE WALL BY MEANS OF A PIPE CLAMP.

SUPPORT DOMESTIC WATER PIPING IN SPACES BEHIND PLUMBING FIXTURES BY BRACKETS AND U-BOLTS SECURED TO WASTE AND VENT STACKS. SIZE U-BOLTS TO BEAR ON THE PIPING.

AFTER HANGER RODS ARE INSTALLED IN FINISHED CONCRETE CEILING, FILL THE REMAINING OPENING WITH CEMENT SO THAT NO HOLE SHOWS AT THE CEILING.

WHERE COPPER PIPING IS USED, NONFERROUS METAL SUPPORT(S) OR PROPER ISOLATION BETWEEN DISSIMILAR MATERIALS SHALL BE PROVIDED.

PIPE HANGERS AND SUPPORTS SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS SET FORTH IN MANUFACTURER'S STANDARDIZATION SOCIETY STANDARD PRACTICES NO. SP-69 AND SP-58.

SLEEVES
SLEEVES SHALL BE PROVIDED WHERE PIPES PASS THROUGH WALLS, FLOORS AND ROOFS.
PROVIDE STANDARD WEIGHT STEEL SLEEVES IN CONCRETE AND MASONRY CONSTRUCTION, PROVIDE 26GA GALVANIZED SHEET METAL SLEEVES IN INTERIOR DRYWALL CONSTRUCTION. SLEEVES SHALL BE THE FULL THICKNESS OF WALLS AND SHALL ALLOW FOR THE FULL THICKNESS OF PIPE INSULATION, WHERE APPLICABLE.

SLEEVES MAY BE OMITTED WHEN OPENINGS ARE CORE DRILLED FOR CONCEALED VERTICAL AND HORIZONTAL PIPING. SLEEVES ARE NOT REQUIRED AT INDIVIDUAL PLUMBING FIXTURES OR IN CONCRETE FLOOR SLABS ON GRADE, UNLESS OTHERWISE NOTED.

SLEEVES FOR ALL PIPING PENETRATING FIRE RATED WALLS AND FLOORS SHALL BE PROVIDED WITH 3M PIPE BARRIER NO. CP-25 FIRE PROOFING CAULKING, OR EQUAL, IN ANNULAR SPACE BETWEEN SLEEVE AND PIPING. CONTRACTOR SHALL VERIFY THE RATING OF THE WALL AND CONFIRM THE PENETRATION PROTECTION PROVIDED MEETS THAT RATING.

PENETRATIONS THROUGH OUTSIDE WALLS SHALL BE WATERTIGHT. CAULK BETWEEN PLUMBING PIPE AND SLEEVE. PACK WITH FIBERGLASS AND CAULK, 1" DEEP AT EACH FACE WITH NON-HARDENING SEALANT BETWEEN PIPE AND SLEEVE.

WASTE AND VENT PIPING SYSTEMS AND ACCESSORIES
SANITARY PIPING SHALL BE PVC SCHEDULE 40 SOLID WALL PIPE AND DWV FITTING SYSTEM.

PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D-1784 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM D-1785 AND ASTM D-2665. INJECTION MOLDED FITTINGS SHALL CONFORM TO ASTM D-2665. FABRICATED FITTINGS SHALL CONFORM TO ASTM F-1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D-2564. PRIMER SHALL CONFORM TO ASTM F-656. BURIED PIPE SHALL CONFORM TO ASTM D-2321.

WASTE AND VENT PIPING SHALL BE TESTED IN ACCORDANCE WITH THE GOVERNING CODES. AT A MINIMUM, WASTE PIPING SHALL BE TESTED WITH AT LEAST 10 FOOT OF WATER HEAD PRESSURE APPLIED.

ALL VENTS THROUGH ROOF SHALL BE LOCATED AT LEAST 10'-0" AWAY FROM ANY AIR INTAKE, EVAPORATIVE COOLER, OR ANY OTHER DEVICE THAT WOULD DRAW AIR FROM THE VENT. FLASH AROUND ALL PIPES PENETRATING THROUGH ROOF WITH STANDARD MANUFACTURED FLASHINGS. FLASHING SHALL BE SHEET METAL WITH RUBBER GASKETS AND SHALL EXTEND INTO ROOFING AND UP PIPE DISTANCES IN ACCORDANCE WITH THE LOCAL CODE.

NO DOUBLE COMBINATION FITTINGS MAY BE UTILIZED IN THE HORIZONTAL.

WHERE TWO HORIZONTAL PIPES (BACK-TO-BACK WATER CLOSETS OR TWO SANITARY BRANCHES) COMBINE IN THE VERTICAL, A DOUBLE COMBINATION WYE EIGHTH BEND FITTING SHALL BE INSTALLED. DOUBLE SANITARY TEE OR SANITARY CROSS IS NOT ACCEPTABLE.

WHERE DRAWINGS REQUIRE CONNECTION TO EXISTING SANITARY SEWER PIPING IN BUILDING, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD DETERMINE EXACT LOCATION, DEPTH AND DIRECTION OF FLOW PRIOR TO COMMENCING WORK. CONTRACTOR SHALL ALERT ARCHITECT/ENGINEER IF THERE IS A POTENTIAL ISSUE MAINTAINING PROPER SLOPE IN CONNECTING TO EXISTING, OR IF THERE IS A MORE DIRECT CONNECTION POSSIBLE. CONTRACTOR SHALL CONFIRM THAT ANY EXISTING PIPING TO BE REUSED IS CLEAN, FREE OF DEFECTS, ADEQUATELY SLOPED ¼"/FT MINIMUM) AND THAT THERE ARE NO DIPS THAT COULD HOLD WATER. PROVIDE CAMERA SCOPING TO DOCUMENT THIS INFORMATION. CONTRACTOR SHALL ALERT ARCHITECT/ENGINEER OF ANY DEFICIENCIES.

DOMESTIC WATER SYSTEMS AND ACCESSORIES
WATER PIPING ABOVE SLAB: TYPE 'L' HARD DRAWN COPPER TUBING, ASTM B88, WROUGHT SOLDER JOINTS, ANSI B16.22.

WATER PIPING BELOW SLAB: TYPE 'K' SOFT DRAWN COPPER TUBING, WITH NO JOINTS BELOW SLAB, ASTM B88.

ALL DOMESTIC HOT WATER PIPING SHALL HAVE A MINIMUM PRESSURE RATING OF 100PSI AT 180°F.

DOMESTIC WATER PIPING SHALL BE TESTED IN ACCORDANCE WITH ALL GOVERNING CODES. PIPING SHALL BE PURGED OF DELETERIOUS MATTER AND DISINFECTED PRIOR TO UTILIZATION. PIPING TO BE FLUSHED AND STERILIZED IN ACCORDANCE WITH IPC 610.1 AND ALL APPLICABLE LOCAL AND STATE HEALTH DEPARTMENT STANDARDS.

BALL VALVES SHALL BE TWO-PIECE BRONZE BODY, LARGE PORT WITH SOLID, SMOOTH BORE CHROME PLATED BRASS BALL. SEATS SHALL BE REINFORCED TFE WITH TEFLON PACKING RING AND THREADED ADJUSTABLE PACKING NUT. PROVIDE STEM EXTENSION AS NEEDED TO PROVIDE HANDLE ON OUTSIDE OF PIPE INSULATION. VALVES SHALL BE APOLLO 70 OR EQUAL.

BACKFLOW PREVENTERS SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS FOR EASE OF TESTING AND SERVICING. FOR BACKFLOW PREVENTERS WITH VENT CONNECTIONS, ROUTE VENT LINE TO NEAREST DRAIN AND DISCHARGE WITH AIR GAP. BACKFLOW PREVENTERS SHALL BE TESTED IN ACCORDANCE WITH IPC 312.10.2. CONTRACTOR SHALL PROVIDE CERTIFICATIONS THAT STATE DEVICES HAVE BEEN TESTED AND APPROVED.

THERMOMETERS SHALL BE 9" ADJUSTABLE ANGLE, 30°-180°F RANGE (TRERICE BX9 OR EQUAL). PRESSURE GAUGES SHALL BE 4½" DIAL SIZE, 0-160PSI (TRERICE 600CB OR EQUAL).

CONTRACTOR SHALL FIELD VERIFY INCOMING DOMESTIC WATER PRESSURE TO CONFIRM ADEQUATE PRESSURE TO SERVE THE DOMESTIC WATER SYSTEM. CONTRACTOR SHALL ALERT ENGINEER TO A POTENTIAL LOW PRESSURE CONDITION. WHERE PRESSURE EXCEEDS 80PSI, PROVIDE PRESSURE REGULATING VALVE (WATTS LF223) AND UPSTREAM STRAINER (WATTS LSF777).

CONTRACTOR SHALL FIELD COORDINATE LOCATION OF ACCESSIBLE ISOLATION VALVES ON DOMESTIC HOT & COLD WATER SUPPLIES TO FIXTURES OR GROUPS OF FIXTURES SUCH THAT THEY MAY BE SHUT OFF FOR SERVICING. SERVICE AND HOSE BIBB VALVES SHALL BE IDENTIFIED. ALL OTHER VALVES INSTALLED IN LOCATIONS THAT ARE NOT ADJACENT TO THE FIXTURE(S) SHALL BE IDENTIFIED, INDICATING THE FIXTURE(S) SERVED.

INSULATION
INSULATE ALL DOMESTIC HOT WATER AND HOT WATER RECIRCULATION PIPING IN ACCORDANCE WITH IECC TABLE C403.2.10. PIPE UP TO 1¼": 1" THICK INSULATION. PIPE 1½" OR LARGER: 1½" THICK INSULATION

INSULATE ALL HORIZONTAL COLD WATER PIPING LOCATED ABOVE CEILING, VERTICAL PIPING LOCATED IN AN EXTERIOR WALL, EXPOSED PIPING (I.E. MECH ROOMS). PIPE UP TO 1": ½" THICK. PIPING 1¼" AND OVER: 1" THICK INSULATION. ALL WATER AND DRAINAGE PIPING INSTALLED IN EXTERIOR WALLS SHALL BE WRAPPED IN 1" THICK PIPE INSULATION AND BE LOCATED ON THE INTERIOR SIDE OF THE BUILDING INSULATION. IF INSTALLED IN EXTERIOR BLOCK WALLS, INTERSTITIAL SPACES SHALL BE FILLED WITH FOAM INSULATION.

ALL JOINTS SHALL BE SEALED WITH MATCHING VAPOR BARRIER TAPE.

INSULATION SHALL HAVE A K-FACTOR (AVERAGE THERMAL CONDUCTIVITY) NOT TO EXCEED 0.27 BTU-IN/HR x SQFT x °F.

PROTECTION OF PIPING
PIPING PASSING UNDER FOOTINGS OR THROUGH FOUNDATION WALLS SHALL BE PROVIDED WITH A SLEEVE TWICE THE DIAMETER OF THE PIPE. OPEN ENDS OF SLEEVES SHALL BE SEALED. PIPING PASSING THROUGH CONCRETE OR CINDER WALLS AND FLOORS OR OTHER CORROSIVE MATERIAL SHALL BE PROTECTED IN ACCORDANCE WITH IPC 305.1. ALL PIPING INSTALLED THROUGH HOLES OR NOTCHES IN STUDS, JOISTS, RAFTERS OR SIMILAR MEMBERS SHALL BE PROTECTED BY STEEL SHIELD PLATES IN ACCORDANCE WITH IPC 305.6. VERTICAL STACKS IN WOOD CONSTRUCTION SHALL BE PROTECTED FROM BUILDING SETTLING WITH COMPRESSION/EXPANSION FITTINGS AND PIPE CLAMPS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS (FERNCO XJ SERIES OR EQUAL).

SPECIFICATIONS

APPLICABLE CODES:

INTERNATIONAL FIRE CODE (IFC), 2018 EDITION
2020 IFC CO AMENDMENTS
INTERNATIONAL PLUMBING CODE (IPC), 2018 EDITION
2020 IPC CO AMENDMENTS
INTERNATIONAL MECHANICAL CODE (IMC), 2018 EDITION
2020 IMC CO AMENDMENTS
INTERNATIONAL FUEL GAS CODE (IFGC), 2018 EDITION
2020 IFGC CO AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2018 EDITION
2020 SUPPLEMENTS AND AMENDMENTS

GENERAL NOTES:

REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL CEILING MOUNTED EQUIPMENT.

ALL DUCT DIMENSIONS INDICATED IN THESE DOCUMENTS ARE INSIDE-CLEAR DIMENSIONS.

PORTIONS OF DUCTWORK OR PIPING VISIBLE THROUGH GRILLES AND REGISTERS IN FINISHED AREAS SHALL BE PAINTED FLAT BLACK. PAINT BLACK BEHIND ALL GRILLES.

ALL WIRING IN THE CEILING PLENUM SHALL BE PLENUM RATED CABLE.

MOUNTING FRAME OF CEILING MOUNTED AIR DISTRIBUTION DEVICES SHALL BE COMPATIBLE WITH CEILING TYPE. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPE.

ALL FIRE SEPARATIONS MUST BE PROTECTED WHEN APPLICABLE.

PROVIDE NEW FILTERS (MERV 7 OR BETTER PER OWNER) FOR ALL APPLICABLE HVAC EQUIPMENT AT THE END OF CONSTRUCTION.

ALL MATERIAL IN PLENUM MUST MEET FIRE AND SMOKE SPREAD AS REQUIRED BY NFPA 90A.

ALL ROOF PENETRATIONS TO BE 12" APART AND AT LEAST 12" AWAY FROM CURBS, WALLS, AND DRAIN SUMPS TO PROVIDE ROOFING CONTRACTOR WITH SUFFICIENT ACCESS FOR FLASHING EACH ROOF PENETRATION.

SUBSTITUTIONS MUST BE APPROVED IN WRITING BY ARCHITECT PRIOR TO BID SUBMISSION.

CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS AND SHALL BE FAMILIAR WITH THE SCOPE AND REQUIREMENTS OF THIS PROJECT. ANY DISCREPANCIES OR LACK OF CLARITY IN THE DOCUMENTS SHALL BE IDENTIFIED TO THE ARCHITECT OR ENGINEER PRIOR TO THE SUBMISSION OF PRICING BIDS. WITH A SUBMITTED BID, CONTRACTOR IS ACCEPTING THESE DOCUMENTS AS SUFFICIENT DEFINITION OF THE SCOPE OF WORK, AND ANY ADDITIONAL COSTS BASED ON UNCLARITY OF CONTRACT DOCUMENTS WILL NOT BE CONSIDERED.

THE CONTRACTOR SHALL REFERENCE THE FULL SET OF CONSTRUCTION DOCUMENTS DURING PRICING AND CONSTRUCTION FOR COORDINATION BETWEEN DISCIPLINES RELATIVE TO THE MECHANICAL SCOPE.

EXISTING CONDITIONS:

CONTRACTOR SHALL VISIT THE SITE AND UNDERSTAND JOB CONDITIONS BEFORE SUBMITTING A PROPOSAL. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS AND SIZES OF ALL EXISTING UTILITY SERVICES PRIOR TO SUBMITTING HIS PROPOSAL. NO CONSIDERATION WILL BE GIVEN TO CLAIMS FOR EXTRA COST ARISING FROM CONTRACTOR'S FAILURE TO BE FULLY COGNIZANT OF JOB OR SITE CONDITIONS EXISTING AT TIME OF ACCEPTANCE OF BID.

ACTIVE SERVICES: WHEN ENCOUNTERED IN WORK, PROTECT, BRACE, SUPPORT EXISTING ACTIVE SEWERS, GAS AND OTHER SERVICES REQUIRED FOR PROPER EXECUTION OF WORK. IF EXISTING ACTIVE SERVICES ARE ENCOUNTERED THAT REQUIRE RELOCATION, RELOCATE AS APPROVED. DO NOT PREVENT OR DISTURB OPERATION OF ACTIVE SERVICES THAT ARE TO REMAIN.

INACTIVE SERVICES: WHEN ENCOUNTERED IN WORK, REMOVE, CAP OR PLUG INACTIVE SERVICES, AS INDICATED.

INTERRUPTION OF SERVICES: WHERE WORK MAKES TEMPORARY SHUT-DOWNS OF SERVICES UNAVOIDABLE, SHUT DOWN AT NIGHT, OR AT SUCH TIMES AS APPROVED BY OWNER, WHICH WILL CAUSE LEAST INTERFERENCE WITH ESTABLISHED OPERATING ROUTINE. ARRANGE WORK TO ASSURE THAT SERVICES WILL BE SHUT DOWN ONLY DURING TIME ACTUALLY REQUIRED TO MAKE NECESSARY CONNECTION TO EXISTING WORK.

WHERE EXISTING WALLS, CEILINGS, FLOORS, ETC., ARE CUT OR OTHERWISE DAMAGED DURING CONSTRUCTION, REPAIR ALL SURFACES TO THEIR ORIGINAL CONDITION.

SHOP DRAWINGS:

SUBMIT SHOP DRAWINGS FOR REVIEW. PDF FILES PREFERRED. SHOP DRAWINGS SHALL BE BOUND INTO VOLUMES (FILES), WITH EACH VOLUME (FILE) CONTAINING ONE COPY OF ALL SHOP DRAWINGS. ALL SHOP DRAWINGS SHALL BE SUBMITTED SIMULTANEOUSLY; NO SHOP DRAWINGS WILL BE CHECKED UNTIL ALL HAVE BEEN SUBMITTED.

SUBMITTALS SHALL BE SUPPORTED BY DESCRIPTIVE MATERIAL, SUCH AS CATALOG CUTS, DIAGRAMS, PERFORMANCE CURVES AND CHARTS PUBLISHED BY THE MANUFACTURER, TO SHOW CONFORMANCE TO SPECIFICATION AND DRAWING REQUIREMENTS; MODEL NUMBERS ALONE WILL NOT BE ACCEPTABLE. ALL LITERATURE SHALL CLEARLY INDICATE THE SPECIFIED MODEL NUMBER, DIMENSIONS, ARRANGEMENT, RATING AND CHARACTERISTICS OF THE PROPOSED EQUIPMENT. CAPACITIES AND RATINGS SHALL BE BASED ON CONDITIONS INDICATED OR SPECIFIED HEREIN. ANY DEVIATIONS FROM SPECIFIED EQUIPMENT (PARTICULARLY THOSE WHICH REQUIRE COORDINATION WITH OTHER TRADES) SHALL BE CLEARLY NOTED IN A CONCISE LIST ON A SEPARATE SHEET.

TEST AND BALANCE:

TEST AND BALANCE (TAB) CONTRACTOR SHALL HOLD A CURRENT NATIONAL BALANCING COUNCIL (NBC) CERTIFICATION AND POSSESS ACCURATE AND CALIBRATED INSTRUMENTS. TAB WORK AND REPORTS SHALL BE PER NBC PRACTICAL STANDARDS, PROCEDURES AND FORMS. ACCEPTIBLE ALTERNATIVE TAB FIRM CERTIFICATIONS/PROCEDURES: NEBB, AABC, OR TABB.

PRIOR TO COMMENCEMENT OF THE TAB WORK, THE MECHANICAL SYSTEMS ARE TO BE STARTED AND FULLY FUNCTIONING. A CHECKLIST PRIOR TAB WORK IS TO BE SENT TO THE INSTALLING CONTRACTOR AND RETURNED ATTESTING TO THE READINESS OF THE SYSTEMS FOR BALANCING.

PREFERRED TAB FIRM: P-TAB.COM

GUARANTEE:

GUARANTEE THAT EACH PIECE OF APPARATUS SHALL BE OF THE CUSTOMARY STANDARD AND QUALITY FURNISHED BY THE DESIGNED MANUFACTURER FOR THAT CATALOG NUMBER.

GUARANTEE THAT THE AIR SYSTEMS SHALL OPERATE WITHOUT AERODYNAMIC NOISE GENERATED FROM THE FAULTY INSTALLATION OF DUCT WORK OR ANY COMPONENT OF THE AIR DISTRIBUTION SYSTEM.

GUARANTEE THAT ALL SYSTEMS AND COMPONENTS SHALL BE PROVIDED WITH A ONE YEAR WARRANTY FROM THE TIME OF DATE OF SUBSTANTIAL COMPLETION. THE WARRANTY SHALL COVER ALL MATERIALS AND WORKMANSHIP. DURING THIS WARRANTY PERIOD, ALL DEFECTS IN MATERIALS AND WORKMANSHIP SHALL BE CORRECTED BY REPAIR OR REPLACEMENT WITHOUT INCURRING ADDITIONS TO THE CONTRACT.

SNOW MELT BOILER WATER PIPING:

CONDENSER WATER PIPING SHALL BE SCHEDULE 40 STEEL PIPE; GROOVED, MECHANICAL JOINT COUPLING AND FITTINGS; AND GROOVED MECHANICAL JOINTS.

SNOW MELT BOILER WATER PIPING INSULATION:

CONDENSER WATER PIPING SHALL BE INSULATED WITH 1-1/2" CELLULAR GLASS WITH ALL SERVICE JACKET (ASJ) OR 1-1/2" MINERAL FIBER PREFORMED PIPE, TYPE I, WITH ASJ.

TOWN STAMP

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PROJECT # 324050

PROFESSIONAL ENGINEER
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7628
STATE OF IDAHO
JOHN PAUL KENNEY

DISCIPLINE STAMP

WARM SPRINGS TOWNHOMES
108 RITCHIE DRIVE
KETCHUM, ID 83340

REVISION

No.	Description	Date
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PROJECT NUMBER	324050
ISSUE DATE	7/10/2024

ISSUE

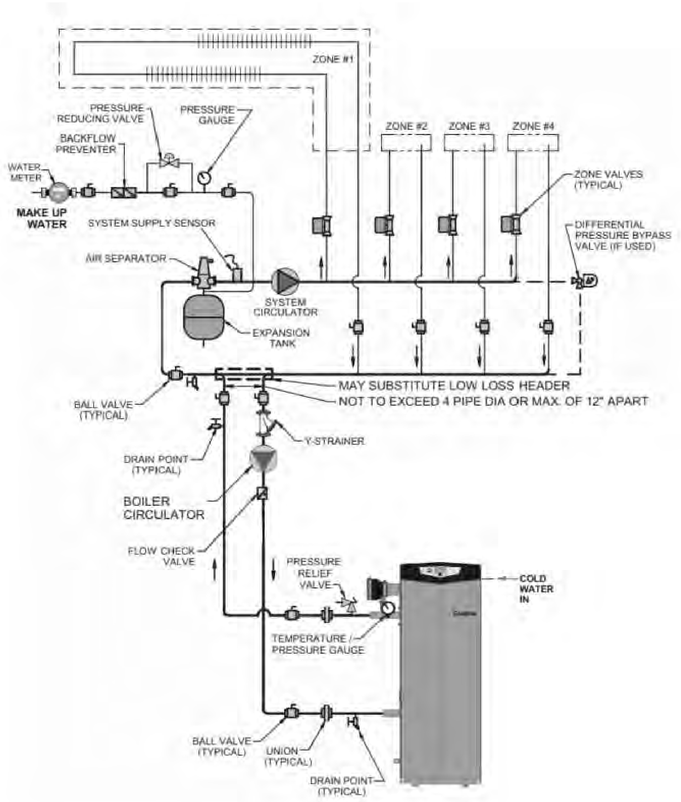
DESIGN REVIEW APPLICATION

SHEET TITLE

GENERAL

SHEET NO.

M0.1



BOILER INSTALLATION DETAIL

NO SCALE

HOT WATER BOILER

MARK	SERVES	BASIS OF DESIGN	WATER			HEATER		TURN-DOWN	THERMAL EFFICIENCY (%)	OPERATING WEIGHT (LBS)	REMARKS									
			GPM	EWT (°F)	LWT (°F)	INPUT (MBH)	OUTPUT (MBH)				1	2	3	4	5	6	7	8	9	10
B-1	BUILDING B RAMP	FB1751	145.0	40	121	1,751.0	1,684.0	25:1	96.2	250	X	X	X	X	X	X	X	X	X	

NOTES:

A. SELECTIONS ARE BASED ON LOCHINVAR. EQUAL PRODUCTS BY AERCO, PATTERSON KELLEY, HYDROTHERM.
B. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL POWER INFORMATION.
C. THERMAL EFFICIENCY IS BASED ON AHRI EFFICIENCY 80°F TO 180°F.

REMARKS:

1. SINGLE POINT POWER CONNECTION.
2. DISCONNECT SWITCH PROVIDED BY THE ELECTRICAL SUBCONTRACTOR.
3. FACTORY PROVIDED MULTI-BOILER CONTROL SYSTEM.
4. OUTDOOR AIR RESET.
5. BAS INTERFACE (BACNET).
6. DIRECT VENT SEALED COMBUSTION CONFIGURATION.
7. CONCENTRIC VENT KIT.
8. HIGH & LOW GAS PRESSURE SWITCHES WITH MANUAL RESET.
9. 50%-50% PROPYLENE GLYCOL AND WATER SOLUTION. PROVIDE ADVANTAGE CONTROLS 55 GALLON E-GLYCOL FEEDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. PROVIDE WITH BAS INTERFACE (BACNET).

PUMP SCHEDULE

MARK	SERVICE / DUTY	TYPE	GPM	HEAD (FT)	IMPELLER DIAMETER (IN)	MAX NPSHR (FSI)	MOTOR (HP)	PUMP SPEED (RPM)	PUMP EFF (%)	OPERATING WEIGHT (LBS)	BASIS OF DESIGN MODEL	REMARKS							
												1	2	3	4	5	6	7	8
P-1A	B-4: PRIMARY LOOP	ECM HIGH-EFFICIENCY	145	11.000	10"	4.35	2.1	4760	36	52	TACO VR2SMSF	X	X	X	X	X	X	X	X
P-1B	B-4: SECONDARY LOOP	ECM HIGH-EFFICIENCY	145	13.900	10"	4.4	5	4400	63	72	TACO SKV3009D	X	X	X	X	X	X	X	X

NOTES (APPLY TO ALL):

A. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL POWER INFORMATION
B. BASIS OF DESIGN: TACO AND GRUNDFOS
ACCEPTABLE ALTERNATES: BELL & GOSSETT, ARMSTRONG, AURORA.

REMARKS:

1. FLEXIBLE COUPLING.
2. DISCONNECT SWITCH BY THE ELECTRICAL SUBCONTRACTOR.
3. SUCTION DIFFUSER WITH INTEGRAL STRAINER.
4. INVERTER DUTY MOTOR WITH VFD. VFD PROVIDED BY THE ELECTRICAL SUBCONTRACTOR.
5. DDC CONTROL. INTERLOCK WITH BAS.
6. FIELD INSTALLED DIFFERENTIAL PRESSURE SENSOR AT MOST CRICITAL POINT.
7. PUMP & INERTIA BASE MOUNTED ON CONCRETE HOUSEKEEPING PAD PROVIDED BY OTHERS.
8. PUMP IS PROVIDED WITH BOILER AND IS SHOWN FOR REFERENCE ONLY

MANIFOLD SCHEDULE

MARK	BOILER	CIRCUITS	GPM	REQUIRED TEMP (°F)	SUPPLIED TEMP (°F)	MANIFOLD TYPE (FT)	MANIFOLD HEAD LOSS (FT)	CIRCUIT HEAD LOSS (FT)	S/R HEAD LOSS (FT)	TOTAL HEAD LOSS (FT)
MANIFOLD 1	B-1	6	14.17	115	121	PRO-BALANCE 1-1/4" STAINLESS STEEL MANIFOLD WITH GAUGES	5.2	10.2	0	15
MANIFOLD 2	B-1	5	10.98	116	121	PRO-BALANCE 1-1/4" STAINLESS STEEL MANIFOLD WITH GAUGES	3.9	10.1	0	14
MANIFOLD 3	B-1	12	31.36	115	121	PRO-BALANCE 1-1/4" STAINLESS STEEL MANIFOLD WITH GAUGES	13.9	13.6	0	28
MANIFOLD 4	B-1	4	10.48	116	121	PRO-BALANCE 1-1/4" STAINLESS STEEL MANIFOLD WITH GAUGES	5.1	13.0	0	18
MANIFOLD 5	B-1	11	26.83	117	121	PRO-BALANCE 1-1/4" STAINLESS STEEL MANIFOLD WITH GAUGES	10.7	14.2	0	25
MANIFOLD 6	B-1	7	17.80	116	121	PRO-BALANCE 1-1/4" STAINLESS STEEL MANIFOLD WITH GAUGES	6.7	14.1	0	21
MANIFOLD 7	B-1	1	1.90	112	121	PRO-BALANCE 1-1/4" STAINLESS STEEL MANIFOLD WITH GAUGES	2.7	7.5	0	10
MANIFOLD 8	B-1	2	3.01	123	121	PRO-BALANCE 1-1/4" STAINLESS STEEL MANIFOLD WITH GAUGES	1.9	3.9	0	6
MANIFOLD 9	B-1	8	18.81	115	121	PRO-BALANCE 1-1/4" STAINLESS STEEL MANIFOLD WITH GAUGES	6.0	13.0	0	19
MANIFOLD 10	B-1	4	6.59	117	121	PRO-BALANCE 1-1/4" STAINLESS STEEL MANIFOLD WITH GAUGES	2.0	4.3	0	6
MANIFOLD 11	B-1	2	2.56	117	121	PRO-BALANCE 1-1/4" STAINLESS STEEL MANIFOLD WITH GAUGES	2.7	9.5	0	12

NOTES (APPLY TO ALL):

A. REFER TO SNOW MELT SYSTEM LOOP DRAWINGS FOR MORE INFORMATION

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WARM SPRINGS TOWNHOMES
108 RITCHIE DRIVE
KETCHUM, ID 83340

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ISSUE

DESIGN REVIEW APPLICATION

SHEET TITLE

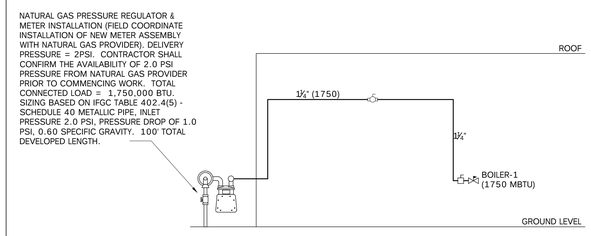
SCHEDULES & DETAILS

SHEET NO.

M0.2

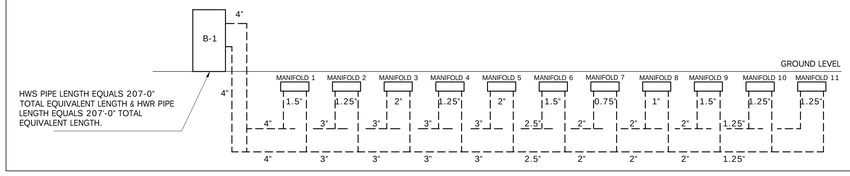
NATURAL GAS RISER DIAGRAM

NO SCALE



MANIFOLD PIPING DIAGRAM FOR BOILER 4

NO SCALE



GENERAL NOTES

A. REFER TO SNOW MELT SYSTEM LOOP DRAWINGS FOR MORE INFORMATION ON SNOW MELT PIPING AND MANIFOLDS.

B. REFER TO MANIFOLD PIPING DIAGRAM FOR BOILER 1 ON THIS SHEET FOR MORE INFORMATION ON BOILER SYSTEM PIPE SIZES.

KEYNOTES

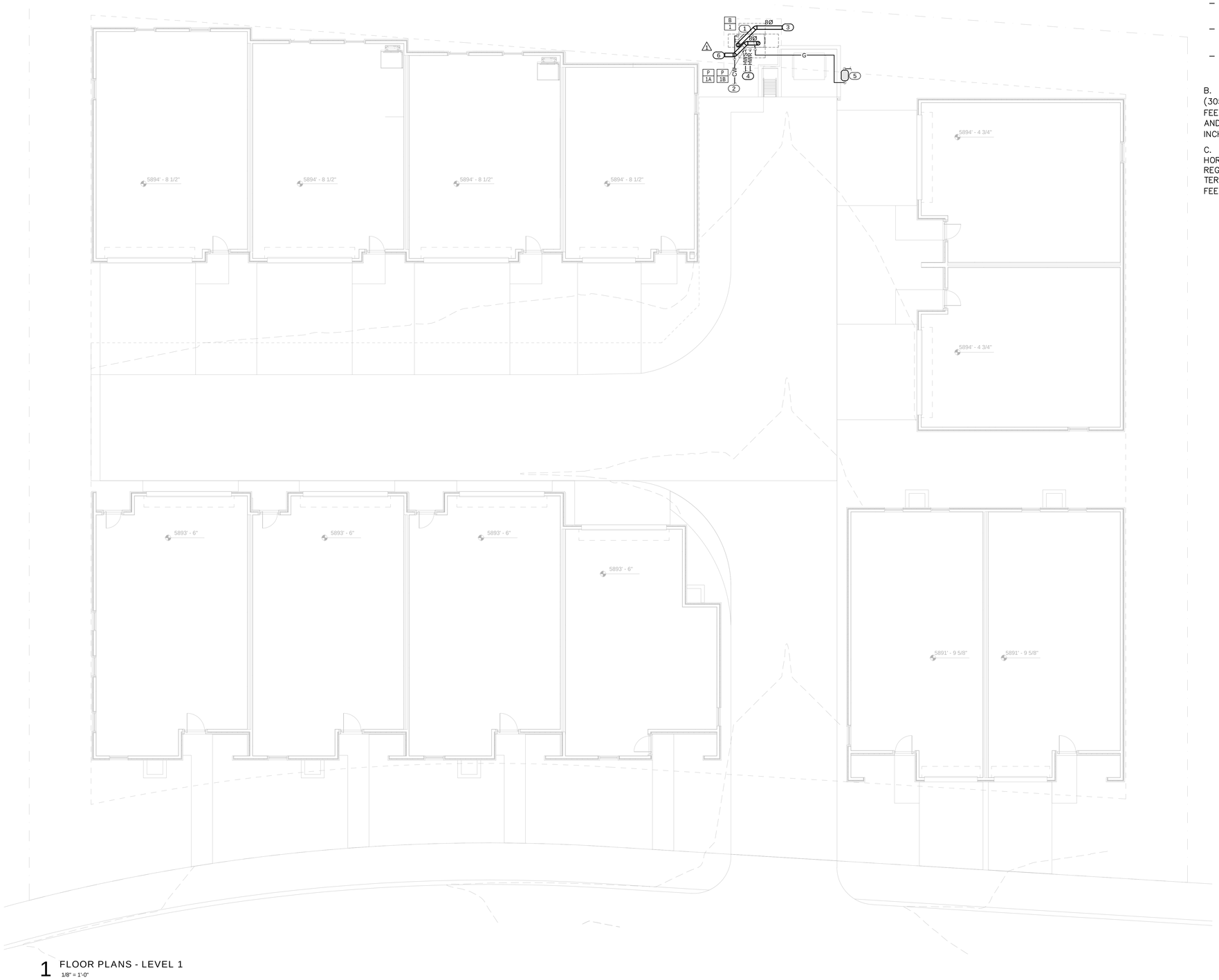
1. NATURAL GAS DN TO BOILER WITH SHUTOFF VALVE, DIRT LEG & UNION. FIELD COORDINATE FINAL CONNECTION.
2. 1" DOMESTIC WATER SERVICE B/G, SEE CIVIL DWG FOR CONT
3. BOILER FLUE VENT TO EXTERIOR WALL TERMINATION PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. REFER TO MANUFACTURER'S REQUIRED CLEARANCES LISTED ON THIS SHEET.
4. ROUTE 4" HWS TO MANIFOLDS AND CONTINUE 4" HWR FROM MANIFOLDS BACK TO BOILER. REFER TO SNOW MELT SYSTEM LOOP DRAWING ON SHEET M3.0 FOR MANIFOLD LOCATIONS AND MANIFOLD PIPING DIAGRAM.
5. NATURAL GAS DN TO NEW METER/PRV INSTALLATION, COORDINATE WITH UTILITY PROVIDER. SEE NATURAL GAS RISER DIAGRAM FOR ADDITIONAL INFORMATION AND SIZING CRITERIA.
6. BOILER COMBUSTION PIPE TO EXTERIOR WALL TERMINATION PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. REFER TO MANUFACTURER'S REQUIRED CLEARANCES LISTED ON THIS SHEET.

BOILER VENT CLEARANCES:

- AT LEAST 6 FEET (1.8 M) FROM ADJACENT WALLS.
- NO CLOSER THAN 12 INCHES (305 MM) BELOW ROOF OVERHANG.
- AT LEAST 7 FEET (2.1 M) ABOVE ANY PUBLIC WALKWAY.
- AT LEAST 3 FEET (.9 M) ABOVE ANY FORCED AIR INTAKE WITHIN 10 FEET (3 M).
- NO CLOSER THAN 4 FEET (1.2 M) BELOW OR HORIZONTALLY FROM ANY DOOR OR WINDOW OR ANY OTHER GRAVITY AIR INLET.

B. AIR INLET MUST TERMINATE AT LEAST 12 INCHES (305 MM) ABOVE GRADE OR SNOW LINE; AT LEAST 3 FEET (.9 M) BELOW THE VENT TERMINATION (FIG. 4–1B); AND THE VENT PIPE MUST NOT EXTEND MORE THAN 24 INCHES (610 MM) VERTICALLY OUTSIDE THE BUILDING.

C. DO NOT TERMINATE CLOSER THAN 4 FEET (1.2 M) HORIZONTALLY FROM ANY ELECTRIC METER, GAS METER, REGULATOR, RELIEF VALVE, OR OTHER EQUIPMENT. NEVER TERMINATE ABOVE OR BELOW ANY OF THESE WITHIN 4 FEET (1.2 M) HORIZONTALLY.



1 FLOOR PLANS - LEVEL 1
1/8" = 1'-0"

TOWN STAMP

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WARM SPRINGS TOWNHOMES
108 RITCHIE DRIVE
KETCHUM, ID 83340

REVISION

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ISSUE

DESIGN REVIEW APPLICATION

SHEET TITLE

SNOW MELT DESIGN

SHEET NO.

M1.0

1 FLOOR PLANS - LEVEL 1
3/16" = 1'-0"

SHAMROCK SALES

DISCLAIMER:

This technical information is provided only for general quotation purposes and is based in part on information you provided. No representations, warranties, or guarantees are made regarding the suitability of REHAU technical information to meet code requirements for any particular project, nor regarding the accuracy of the costing of any project based upon this information.

This technical information is not intended to be used as final drawings or specifications and is provided only as an aid in architect's/engineer's development of the final Specification and is not intended as a substitute for sound architectural/engineering judgment. The architect/engineer shall be responsible to convert this technical information into a final Specification that meets the functional and aesthetic needs of its client, as well as complying with all applicable codes and local climate conditions.

PROJECT: Warm Springs Snowmelt REV8 Quote#061725DPMEQ

CUSTOMER:

PROJECT NO.: 061725DPMEQ

SCALE: 3/16"=1'

DRAWING NAME: Snow Melt

DRAWN BY: Dylan Meyer

Created Using LoopCAD 2024 24.0.0696 (6/17/2025)

DATE: 6/17/2025

REVISIONS

No	Desc	Date

PAGE NO. 1

N

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ISSUE

DESIGN REVIEW APPLICATION

SHEET TITLE

SNOW MELT SYSTEM LOOP

SHEET NO.

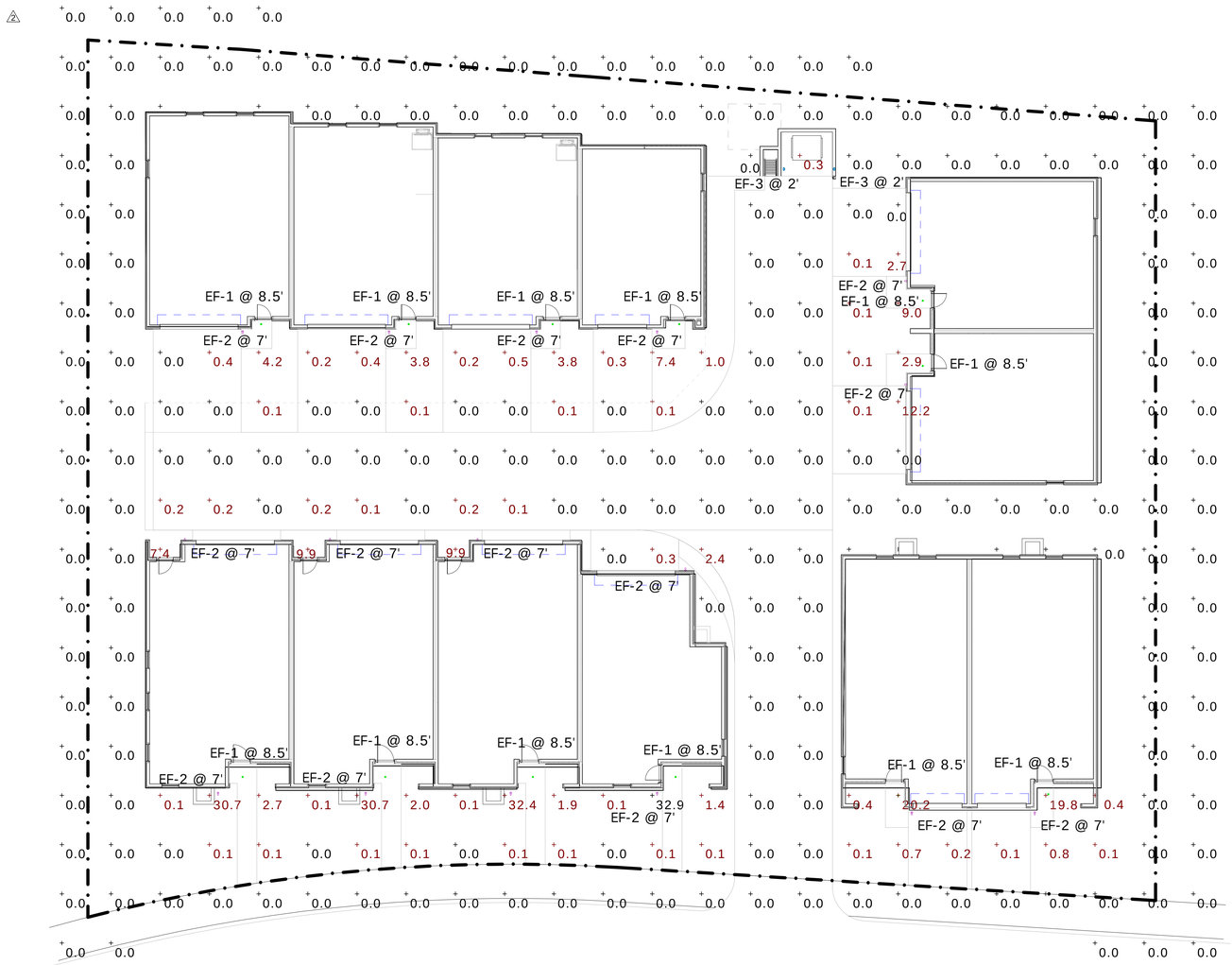
M3.0

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Light Loss Factor	Total Lamp Lumens	Wattage	Plot
	EF-1	12	WAC LIGHTING	R3CRDL-BK(N927)	Recessed-mounted Luminaires	R3CRDT-WT(N927).IES	1	842	13.5	Max: 1463cd
	EF-2	16	WAC LIGHTING	DS-WS0622-F927A-WT	Surface-mounted Luminaires	DS-WS0622-F927A-WT.IES	1	2034	21.8545	Max: 2567cd
	EF-3	2	WAC Lighting	WL-LED100-27-BK	LED Step light	WL-LED100-C-BK.IES	1	31	4	Max: 43cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.9 fc	32.9 fc	0.0 fc	N/A	N/A



1 FLOOR PLANS - LEVEL 1
3/32" = 1'-0"

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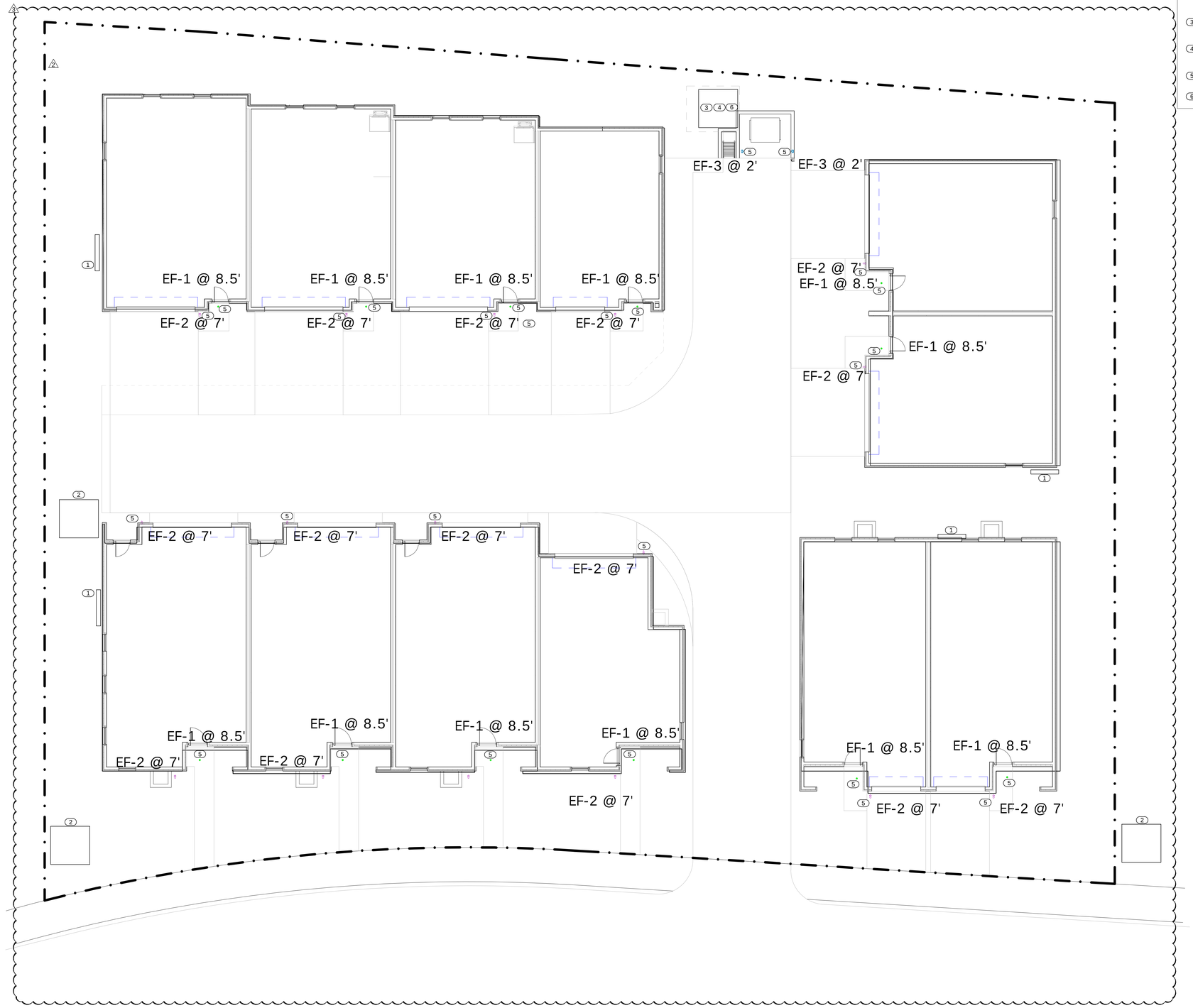
DESIGN REVIEW APPLICATION

SHEET TITLE

SITE PHOTOMETRIC

SHEET NO.

E0.10



1 FLOOR PLANS - LEVEL 1
1/8" = 1'-0"

GENERAL NOTES

ALL SITE AND EXTERIOR BUILDING LIGHTING FIXTURES SHALL CONFORM TO DARK SKY REQUIREMENTS AS NECESSARY TO MEET LOCAL JURISDICTIONAL CODES.

KEYNOTES

1. PROPOSED LOCATION FOR MAIN SERVICE DISCONNECT AND UNIT METERING STACK. REFERENCE ARCHITECTURAL PLANS FOR EXACT LOCATION.
2. PROPOSED UTILITY TRANSFORMER LOCATION. COORDINATE UTILITY TRANSFORMER LOCATION WITH UTILITY PROVIDER AND BUILDING SERVICE DISCONNECT LOCATION PRIOR TO ROUGH-IN.
3. PROVIDE 208, 1PH, 3W, 20A BRANCH CIRCUIT AND 30A/2P/NEMA 3R DISCONNECT FOR PRIMARY LOOP PUMP POWER. CIRCUIT FROM NEAREST HOUSE PANEL. COORDINATE CONNECTION LOCATION WITH PUMP VENDOR PRIOR TO ROUGH-IN.
4. PROVIDE 208, 1PH, 3W, 20A BRANCH CIRCUIT AND 30A/2P/NEMA 3R DISCONNECT FOR SECONDARY LOOP PUMP POWER. CIRCUIT FROM NEAREST HOUSE PANEL. COORDINATE CONNECTION LOCATION WITH PUMP VENDOR PRIOR TO ROUGH-IN.
5. PROVIDE 120V, 20A BRANCH CIRCUIT VIA PHOTOCELL FOR LUMINARIE CONTROL TO EXTERIOR LUMINAIRE. CIRCUIT FROM TENANT PANEL.
6. PROVIDE 120V, 20A BRANCH CIRCUIT FOR BOILER POWER. CIRCUIT FROM NEAREST HOUSE PANEL.

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DESIGN REVIEW APPLICATION

SHEET TITLE

SITE PLAN

SHEET NO.

E0.11

OCULARC 3.5
Adjustable Downlight - R3CRDT, R3CRDL

WAC LIGHTING
Responsible Lighting®

Fixture Type: EF-1

Catalog Number: R3CRDL-BK-N927

Project:

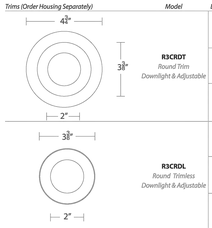
Location:

PRODUCT DESCRIPTION
Oculare 3.5 offers performance features in a simple but versatile package for residential and commercial applications alike. One housing can be used for downlight, adjustable, pinhole, wall wash trims.

FEATURES
- 3 beam angle options included:
  Narrow flood beam film pre-installed, interchangable flood beam film supplied, remove film for spot beam.
- IC-Rated, Airtight, New Construction
- Adjustable LED light engine included with housing:
  Vertical Adjustment 0-30°, Horizontal Adjustment 365°
- Shallow housing under 4" depth
- 5 year warranty

SPECIFICATIONS
Construction: Die-cast aluminum trim and heat sink
Dimming: 100% - 1% TRIAC, ELV
100% - 5%, 0-10V
Input Power: 13.5W, 120V-277V 50/60Hz
Light Source: High output COB LED rated life of 50,000 hours.
Mounting: Retention clips firmly hold trim to housing. Cutout 4¼"
Finish: Powder coated white, enamel-coated haze.
Ceiling thickness: ½" - 1"
Standards: UL & cUL, Wet location listed. Energy Star® 2.0
Title 24 JA8-2016 Compliant
Operating Temperature: -4°F to 104°F (-20°C to 40°C)

Trims (Order Housing Separately) | *Model* | *Beam* | | *Color Temp* | | *Lumens* | *CBCP* | *Finish*



R3CRDT — *Round Trim, Downlight & Adjustable*

Beam		Color Temp		Lumens	CBCP
Spot	16°	927	2700K	855	4989
		930	3000K	920	5364
		935	3500K	935	5472
		940	4000K	980	5740
Narrow Flood	36°	927	2700K	840	1463
		930	3000K	905	1574
		935	3500K	920	1605
		940	4000K	965	1683
Flood	51°	927	2700K	805	839
		930	3000K	865	902
		935	3500K	885	920
		940	4000K	925	965

Finish: **HZWT** *Haze/White*, **WT** *White*, **BK** *Black*

R3CRDL — *Round Trimless, Downlight & Adjustable*

Beam		Color Temp		Lumens	CBCP
Spot	16°	927	2700K	855	4989
		930	3000K	920	5364
		935	3500K	935	5472
		940	4000K	980	5740
Narrow Flood	36°	927	2700K	840	1463
		930	3000K	905	1574
		935	3500K	920	1605
		940	4000K	965	1683
Flood	51°	927	2700K	805	839
		930	3000K	865	902
		935	3500K	885	920
		940	4000K	925	965

Finish: **HZ** *Haze*, **WT** *White*, **BK** *Black*

R3CRD__-_____
Example: **R3CRDT-WT**

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Fax (800) 526.2585

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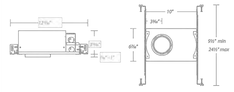
OCULARC 3.5
Adjustable Downlight - R3CRDT, R3CRDL

WAC LIGHTING
Responsible Lighting®

Housing (Required) - Order separately from trims	*Model*	*Power*	*Color Temp*
	**R3CRN-11** *IC-Rated Airtight*	*13.5W*	**927** *2700K* **930** *3000K* **935** *3500K* **940** *4000K*
Remodel Trim	**R3CRR-11** *Non IC Airtight*	*13.5W*	**927** *2700K* **930** *3000K* **935** *3500K* **940** *4000K*
Remodel Trimless	**R3CRRL-11** *Non IC Airtight*	*13.5W*	

R3CR__11-____
Example: **R3CRN-11-927**

FEATURES
- Adjustable LED light engine included with housing:
  Vertical Adjustment 0-30°, Horizontal Adjustment 365°
- Trim or trimless with die-cast spackle frame included.
- Accepts one optional honeycomb louver or optical lens.

GLARE CONTROL ACCESSORIES sold separately

LENS-16	**HCL**	Honeycomb Louver

LENS ACCESSORIES sold separately

LENS-16	**AMB**	Amber
	RED	Red
	FR	Frosted
	SPR	Spread
	BEL	Beam Elongating

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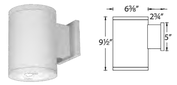
TUBE ARCHITECTURAL DS-WS06
LED Wall Mounts

WAC LIGHTING



Fixture Type: EF-2

Catalog Number: DS-WS0622-F927A-WT

Project:

Location:

PRODUCT DESCRIPTION
The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

FEATURES
- High performance exterior rated LED wall mount light
- Fixture can install upside-down to alter light distribution
- Solid aluminum construction
- 5 year warranty

SPECIFICATIONS
Input: Universal voltage 120V - 277VAC, 50/60Hz
Dimming: Electronic low voltage (ELV) : 100% - 5%
0-10V: 100% - 1%
Light Source: High output 3 Step Mac Adam Ellipse COB
Rated life of 60,000 hours at L70
Finish: Electrostatically powder coated, white, black, bronze and graphite
Standards: IP65 rated, ETL & cETL wet location listed,
Energy Star® 2.2 rated Title 24 JA8-2016 Compliant
Operating Temp: -13°F to 122°F (-25°C to 50°C)

ORDERING NUMBER

Diameter	Watt	Beam	Beam Angle	Color Temp	CRI	Reference Output † Lumen	CBCP	Efficacy (lm/w)	Light Distribution
DS-WS06	6" 35W	**S** *Straight up or down*	16°	**927S** 2700K	90	2820	18842	81	
				27S 2700K	85	3385	22608	97	
				930S 3000K	90	2925	19543	84	
				30S 3000K	85	3535	23632	101	
				35S 3500K	85	3630	24255	104	
				40S 4000K	85	3665	24490	105	
		N *Straight up or down*	28°	**927S** 2700K	90	2800	7992	80	
				27S 2700K	85	3360	9589	96	
				930S 3000K	90	2900	8290	83	
				30S 3000K	85	3510	10024	100	
				35S 3500K	85	3600	10288	103	
				40S 4000K	85	3635	10388	104	
DS-WS0622	6" 22W	**F** *Straight up or down*	38°	**927S** 2700K	90	2825	5451	81	
				27S 2700K	85	3390	6540	97	
				930S 3000K	90	2930	5654	84	
				30S 3000K	85	3545	6836	101	
				35S 3500K	85	3640	7017	104	
				40S 4000K	85	3675	7085	105	
		F *Away from the wall*	N/A	**927A** 2700K	90	2860		82	
				27A 2700K	85	3435		98	
				930A 3000K	90	2970	N/A	85	
				30A 3000K	85	3590		103	
				35A 3500K	85	3685		105	
				40A 4000K	85	3720		106	
		F *Towards the wall*	N/A	**927B** 2700K	90	2860		82	
				27B 2700K	85	3435		98	
				930B 3000K	90	2970	N/A	85	
				30B 3000K	85	3590		103	
				35B 3500K	85	3685		105	
				40B 4000K	85	3720		106	

Finish: **BK** *Black*, **WT** *White*, **BZ** *Bronze*, **GH** *Graphite*

DS-WS06-_____-____
†Reference output shows 35W output. Multiply by 0.7 to determine output for 22W combinations.
Example: **DS-WS06-F930A-WT**

waclighting.com
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Model: WL-LED100
LEDme® Step Light

WAC LIGHTING
Responsible Lighting®

Fixture Type: EF-3

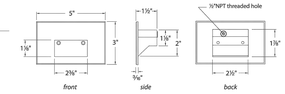
Catalog Number: WL-LED100-27-BK

Project:

Location:

PRODUCT DESCRIPTION
Horizontal rectangular LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.



FEATURES
- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- 54,000 hour rated life
- Balanced lighting, free of shadows with minimum glare
- IP66 rated, Protected against high-pressure water jets
- Up to 200 fixtures can be connected in parallel
- 5 year WAC Lighting product warranty

SPECIFICATIONS
Construction: Die-cast aluminum or 316 marine grade cast stainless steel
Power: Direct wiring, no remote driver needed. Input voltage: 120V or 277VAC 50/60Hz
Light Source: 2700K or 3000K CCT Samsung HV-AC High Power LED, CRI: 90 Optional color lenses. Total power consumption of 3.5W
Mounting: Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2"H
Includes bracket for J-Box mount.
Dimming: Dim to 10% with electronic low voltage (ELV) dimmer
Approved dimmers: Lutron Nova-T NTELV-300 & NTELV-600, Lutron Vierti VTELV-600, Lutron Diva DVELV-300P, Lutron Skylark SELV-300P, Lutron Maestro MAELV-600
Standards: IP66, UL & cUL Listed for wet locations,
Title 24 JA8-2016 Compliant.

ORDER NUMBER

120V Model #	Light Color			Finish	
WL-LED100 *120V*	**27**	*Warm*	*2700K*	**BK**	*Black on Aluminum*
	C	*White*	*3000K*	**BNY***	*Brushed Nickel on Aluminum*
	AM	*Amber*	*610nm*	**BZ**	*Bronze on Aluminum*
	RD	*Red*	*640nm*	**GH**	*Graphite on Aluminum*
	BL	*Blue*	*450nm*	**SS**	*Stainless Steel*
				WT	*White on Aluminum*
WL-LED100 *120V*	**27**	*Warm*	*2700K*		
	C	*White*	*3000K*	**BBR**	*Bronze on brass*
	AM	*Amber*	*610nm*		

277V Model #	Light Color			Finish	
WL-LED100F *277V*	**C**	*White*	*3000K*	**BK**	*Black on Aluminum*
	AM	*Amber*	*610nm*	**BNY***	*Brushed Nickel on Aluminum*
	RD	*Red*	*640nm*	**BZ**	*Bronze on Aluminum*
	BL	*Blue*	*450nm*	**GH**	*Graphite on Aluminum*
				SS	*Stainless Steel*
				WT	*White on Aluminum*

**Brushed Nickel Finish is for interior use only*

[ ] – [ ] – [ ]
Example: **WL-LED100F-BL-SS**

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TOWN STAMP

PROFICIENT ENGINEERING
4104 N. Harlan St Suite 620
Denver, Colorado 80212
720.779.3556
PROJECT # 324050

PROFESSIONAL ENGINEER
LICENSED
7628
STATE OF IDAHO
JOHN PAUL KENNEY

DISCIPLINE STAMP

WARM SPRINGS TOWNHOMES
108 RITCHIE DRIVE
KETCHUM, ID 83340

REVISION

No.	Description	Date
1	Design Review Resubmission	11/5/2024
2	Design Review Resubmission	3/14/2025
3	Design Review Resubmission	6/25/2025

PROJECT NUMBER	324050
ISSUE DATE	7/10/2024

ISSUE

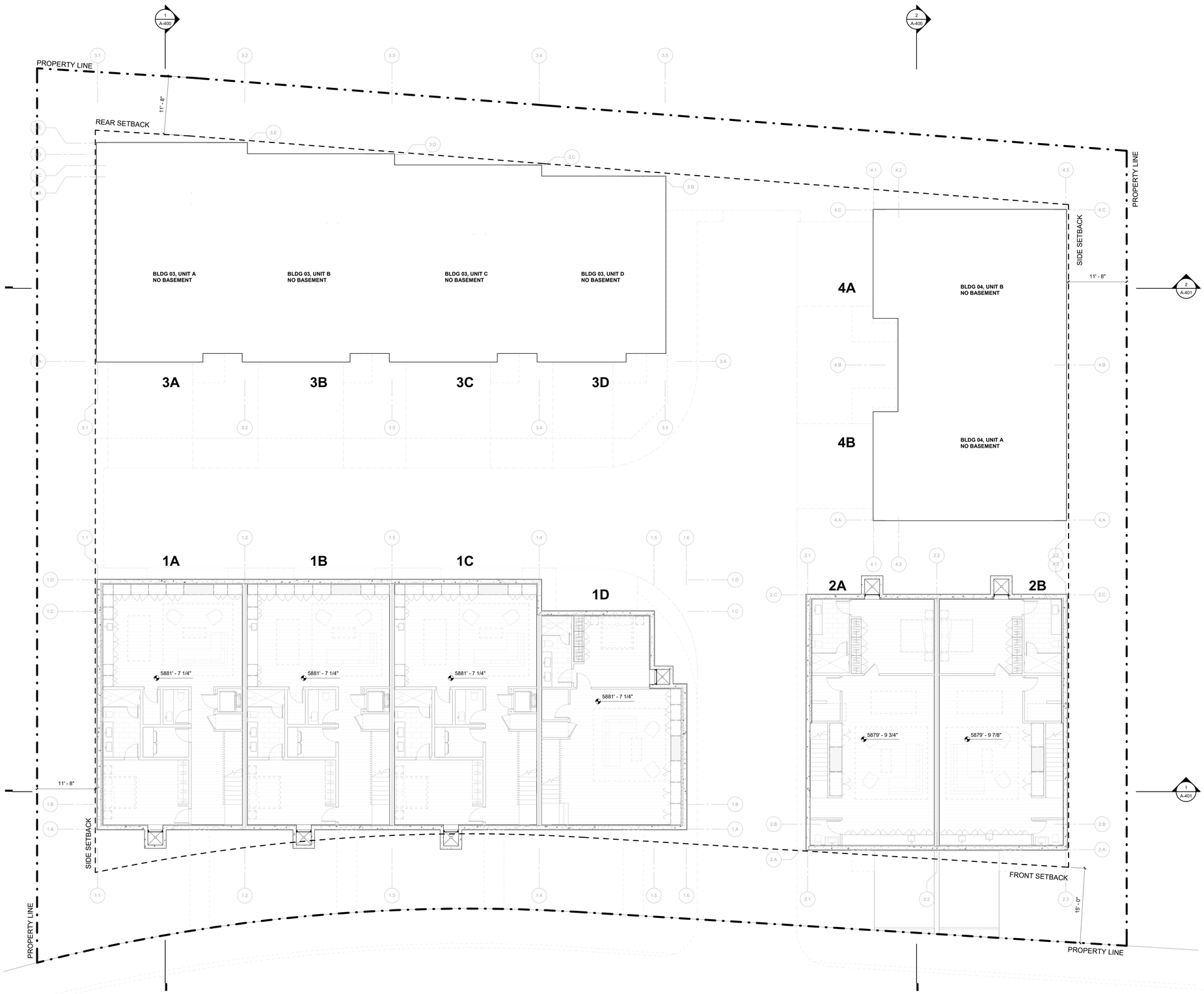
DESIGN REVIEW APPLICATION

SHEET TITLE

SCHEDULES

SHEET NO.

E0.12



1 | 1/8" = 1'-0" | **OVERALL PLAN - LEVEL 0**

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

108-110 RITCHIE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340
TEL: 603.801.0419

BUILDING ARCHITECT:

RO | ROCKETT DESIGN
1031 W. MANCHESTER BLVD. UNIT 6
INGLEWOOD, CA 90301
TEL: 213.784.0014

STRUCTURAL ENGINEER:

ZFA STRUCTURAL ENGINEERS
601 MONTGOMERY STREET SUITE 1450
SAN FRANCISCO, CA 94111
TEL: 415.243.4091

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

PROFICIENT ENGINEERING
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DENVER, CO 80212
TEL: 720.779.3556

CIVIL ENGINEER:

GALENA BENCHMARK ASSOCIATES
100 BELL DRIVE SUITE C
KETCHUM, ID 83340
TEL: 208.726.9512

LANDSCAPE ARCHITECT:

EGGERS ASSOCIATES
560 NORTH 2ND AVENUE
KETCHUM, ID 83340
TEL: 208.725.0988

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

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PROJECT:
WARM SPRINGS TOWNHOMES KETCHUM, ID
108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:
LEVEL 00 OVERALL FLOOR PLAN

SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
A-100

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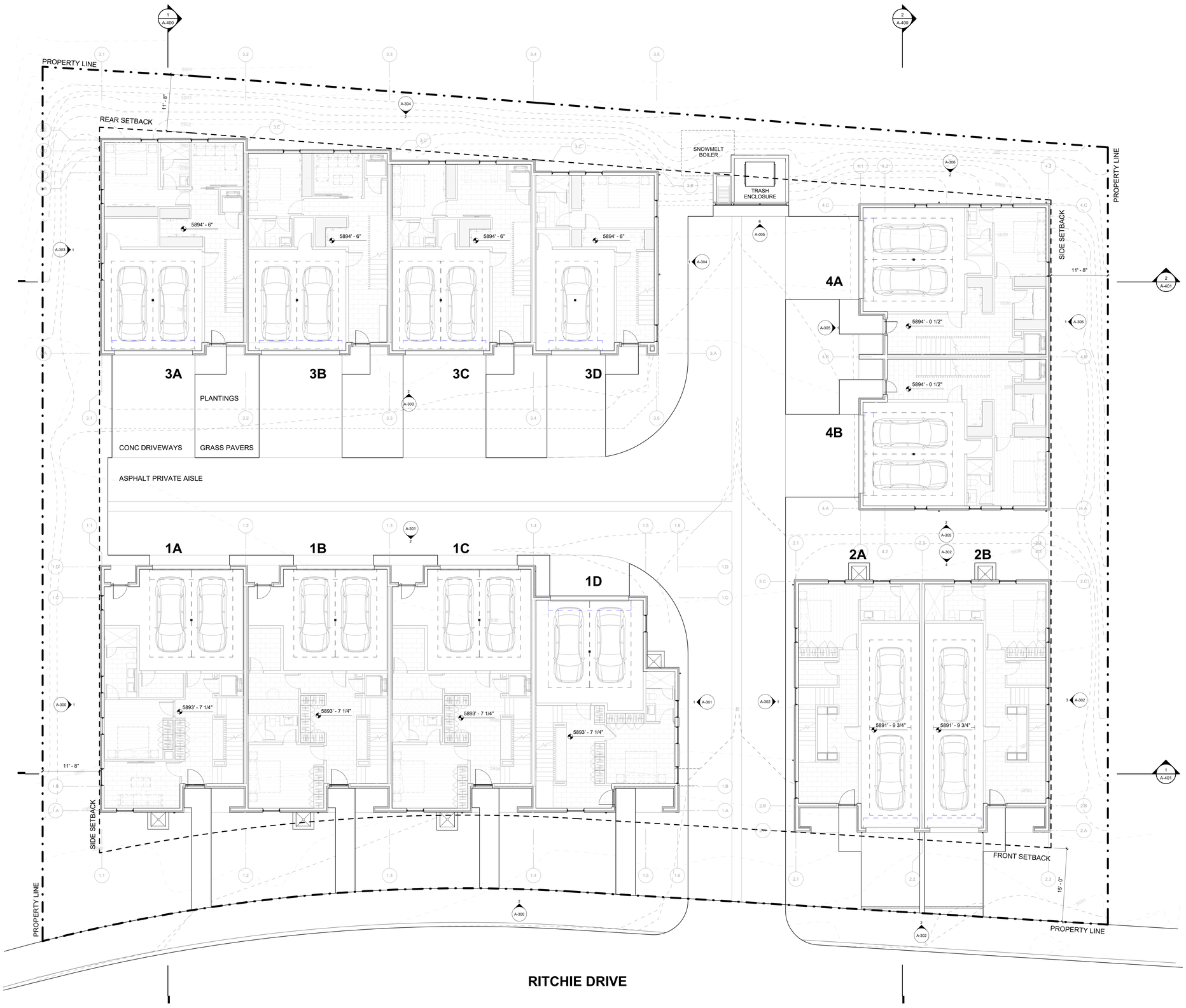

NOTES:
1. "NO PARKING" SIGNS SHALL BE POSTED FOR ANY DRIVEWAY THAT DOES NOT MEET THE DIMENSIONAL STANDARDS FOR PARKING (9' W x 18' L)

1	1/8" = 1'-0"	**OVERALL PLAN - LEVEL 01**

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

108-110 RITCHIE LLC
P.O. BOX 14001-174
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LANDSCAPE ARCHITECT:

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PROJECT:
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108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:
LEVEL 01 OVERALL FLOOR PLAN

SEAL:

PROJECT NUMBER
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DRAWING NUMBER:
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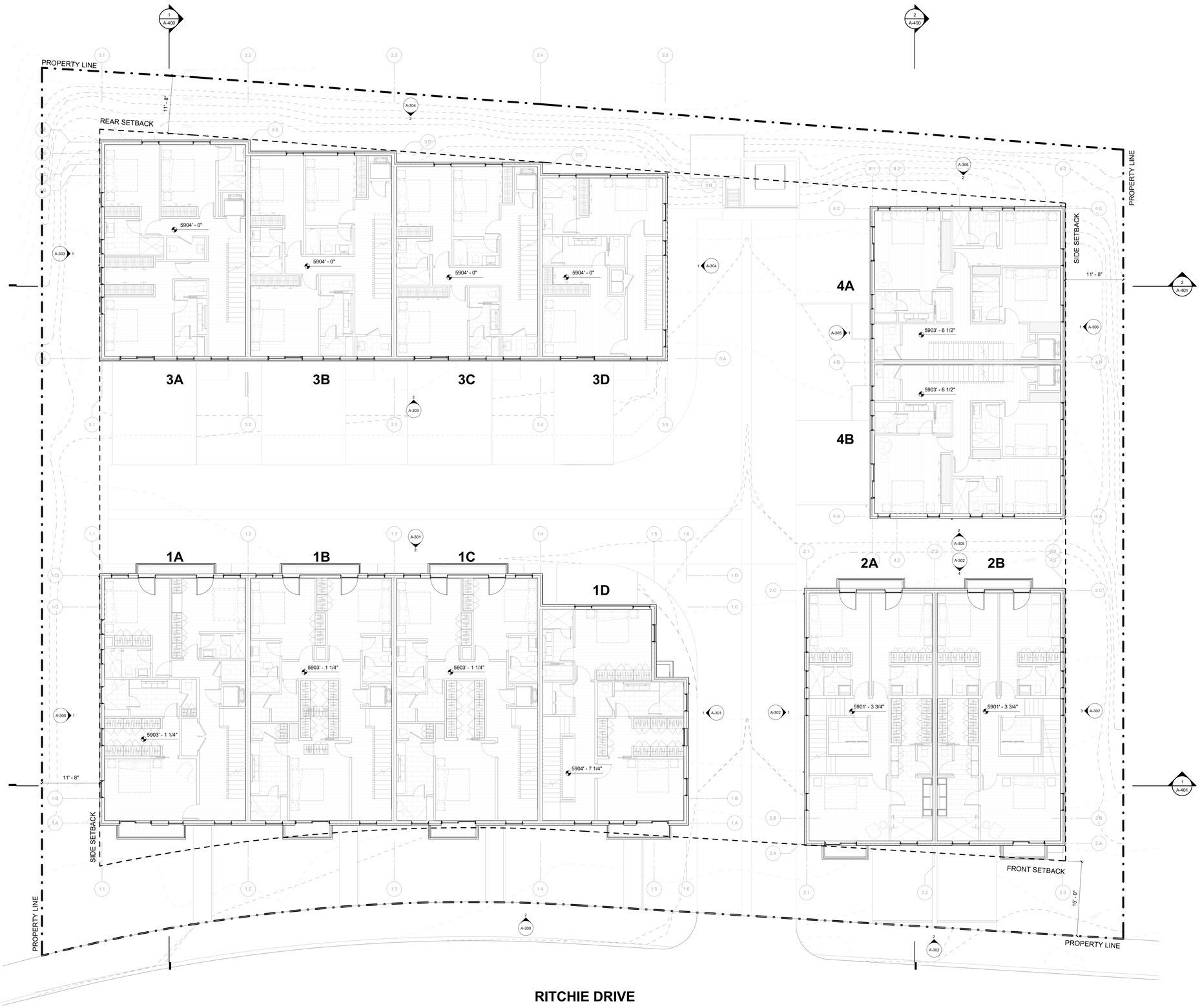

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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TEL: 603.801.0419

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KETCHUM, IDAHO

DRAWING TITLE:
LEVEL 02 OVERALL FLOOR PLAN

SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
A-102

1 | 1/8" = 1'-0" | **OVERALL PLAN - LEVEL 02**

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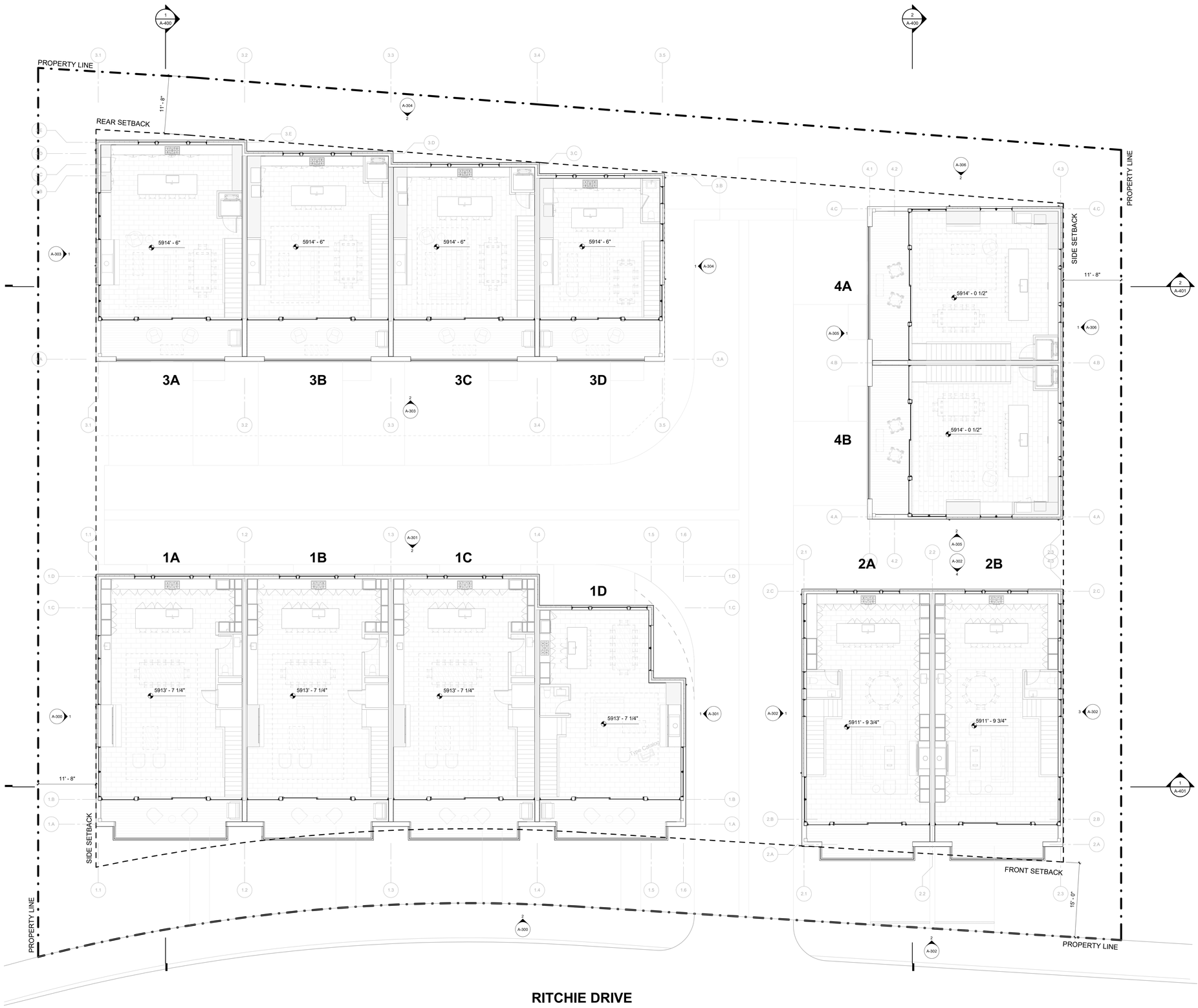

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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ISSUE	DESCRIPTION	DATE
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PROJECT:
WARM SPRINGS TOWNHOMES KETCHUM, ID
108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:
LEVEL 03 OVERALL FLOOR PLAN

SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
A-103

1 | 1/8" = 1'-0" | **OVERALL PLAN - LEVEL 03**

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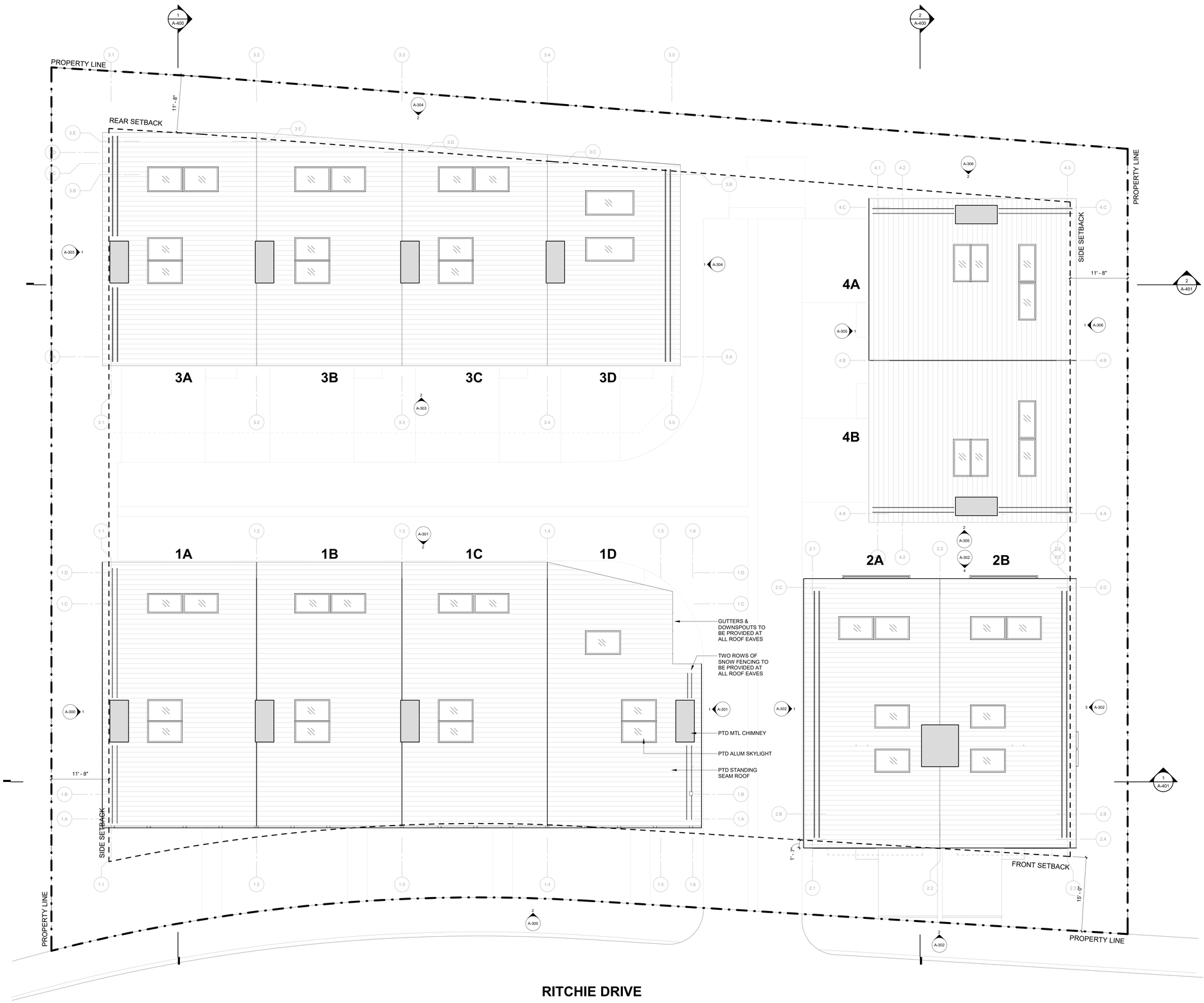

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

108-110 RITCHIE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340
TEL: 603.801.0419

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ISSUE	DESCRIPTION	DATE
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PROJECT:
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108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:
OVERALL ROOF PLAN

SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
A-104

1 | 1/8" = 1'-0" | **OVERALL PLAN - ROOF**

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2 | 1/4" = 1'-0" | **BUILDING 1 / ELEVATION - EAST**

1 | 1/4" = 1'-0" | **BUILDING 1 / ELEVATION - SOUTH**

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

108-110 RITCHIE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340
TEL: 603.801.0419

BUILDING ARCHITECT:

RO | ROCKETT DESIGN
1031 W. MANCHESTER BLVD. UNIT 6
INGLEWOOD, CA 90301
TEL: 213.784.0014

STRUCTURAL ENGINEER:

ZFA STRUCTURAL ENGINEERS
601 MONTGOMERY STREET SUITE 1450
SAN FRANCISCO, CA 94111
TEL: 415.243.4091

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

PROFICIENT ENGINEERING
4704 HARLAN STREET SUITE 620
DENVER, CO 80212
TEL: 720.779.3556

CIVIL ENGINEER:

GALENA BENCHMARK ASSOCIATES
100 BELL DRIVE SUITE C
KETCHUM, ID 83340
TEL: 208.726.9512

LANDSCAPE ARCHITECT:

EGGERS ASSOCIATES
560 NORTH 2ND AVENUE
KETCHUM, ID 83340
TEL: 208.725.0988

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

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PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

BUILDING ELEVATIONS - BUILDING 1

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-300

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2 | 1/4" = 1'-0" | **BUILDING 1 / ELEVATION - WEST**

1 | 1/4" = 1'-0" | **BUILDING 1 / ELEVATION - NORTH**

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

108-110 RITCHIE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340
TEL: 603.801.0419

BUILDING ARCHITECT:

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STRUCTURAL ENGINEER:

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CIVIL ENGINEER:

GALENA BENCHMARK ASSOCIATES
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LANDSCAPE ARCHITECT:

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ISSUE	DESCRIPTION	DATE
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PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

BUILDING ELEVATIONS - BUILDING 1

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-301

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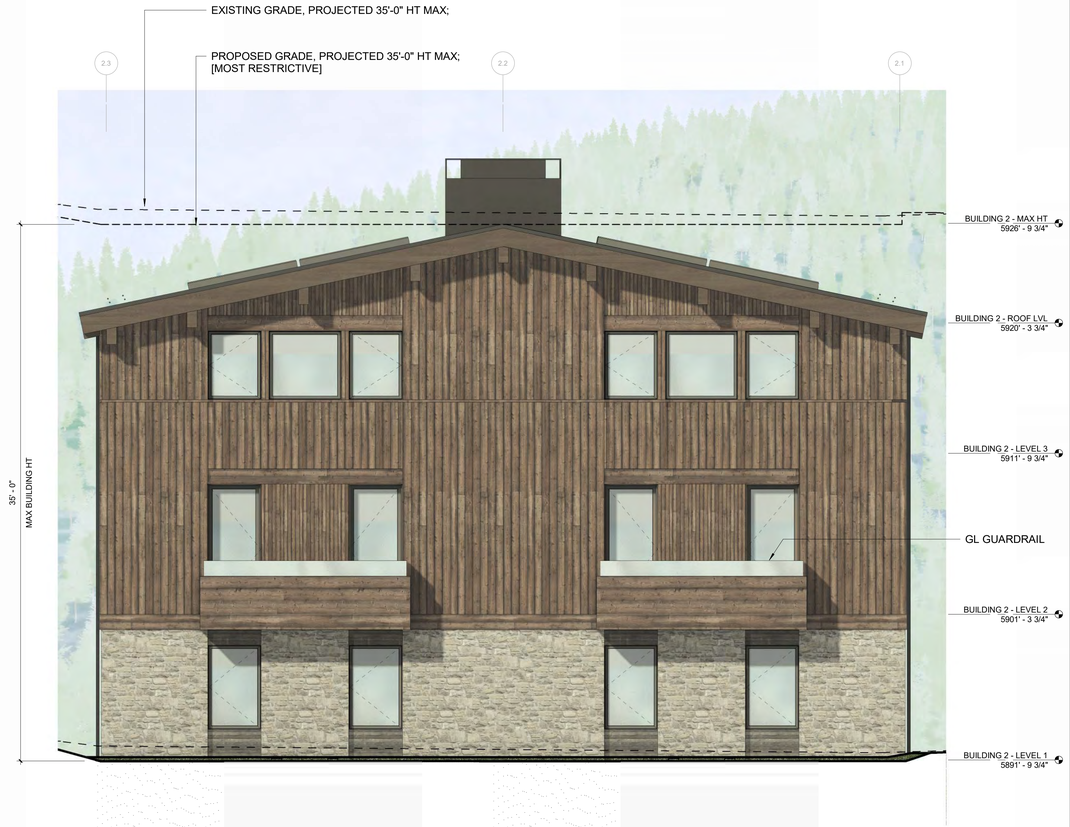

4 | 1/4" = 1'-0" | **BUILDING 2 / ELEVATION - WEST**

2 | 1/4" = 1'-0" | **BUILDING 2 / ELEVATION - EAST**

3 | 1/4" = 1'-0" | **BUILDING 2 / ELEVATION - NORTH**

1 | 1/4" = 1'-0" | **BUILDING 2 / ELEVATION - SOUTH**

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

108-110 RITCHIE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340
TEL: 603.801.0419

BUILDING ARCHITECT:

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PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

BUILDING ELEVATIONS - BUILDING 2

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-302

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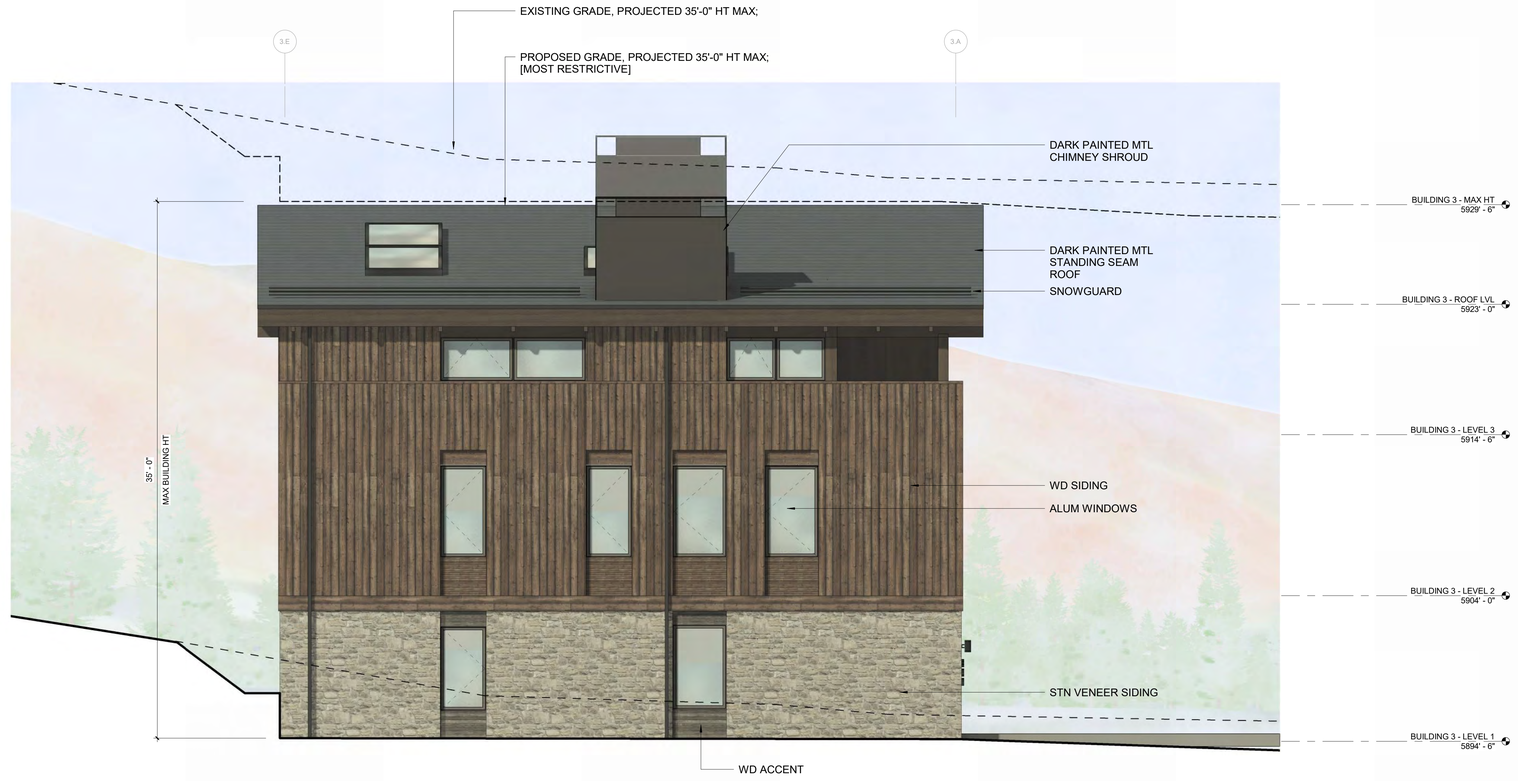
2 | 1/4" = 1'-0" | **BUILDING 3 / ELEVATION - EAST**



1 | 1/4" = 1'-0" | **BUILDING 3 / ELEVATION - SOUTH**

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

108-110 RITCHIE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340
TEL: 603.801.0419

BUILDING ARCHITECT:

RO | ROCKETT DESIGN
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TEL: 213.784.0014

STRUCTURAL ENGINEER:

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CIVIL ENGINEER:

GALENA BENCHMARK ASSOCIATES
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KETCHUM, ID 83340
TEL: 208.726.9512

LANDSCAPE ARCHITECT:

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ISSUE	DESCRIPTION	DATE
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PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

BUILDING ELEVATIONS - BUILDING 3

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-303

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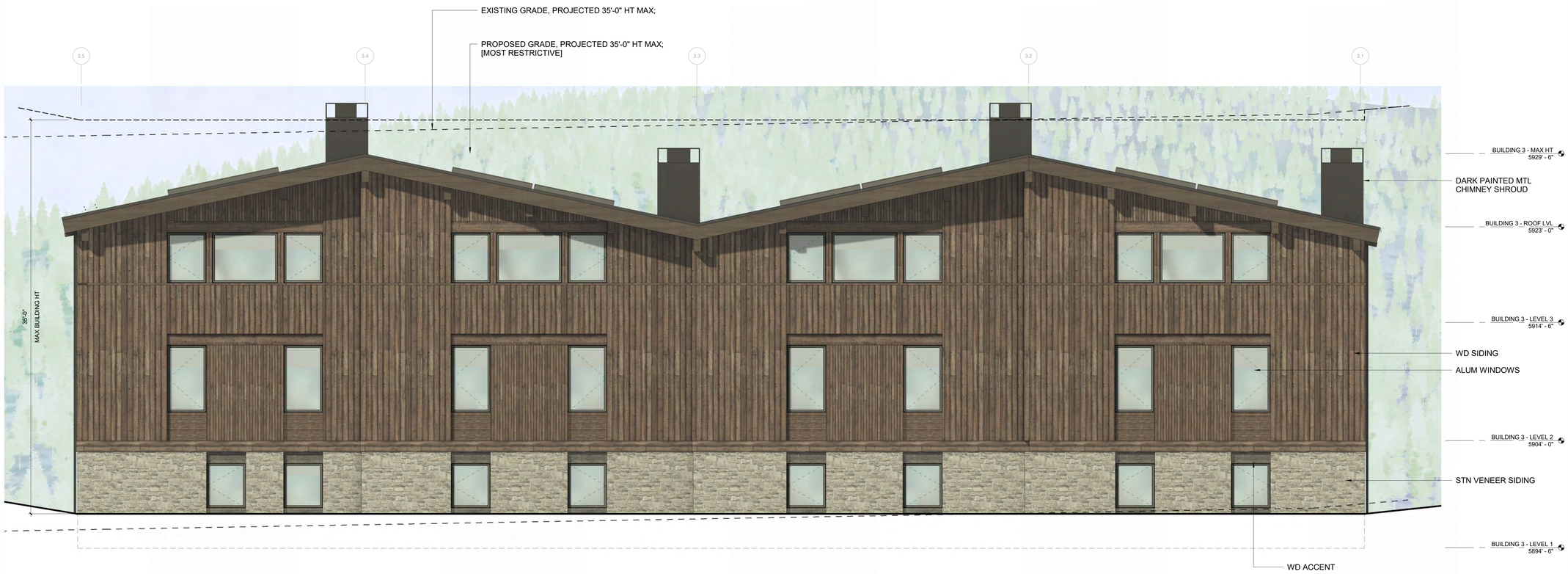

2 | 1/4" = 1'-0" | **BUILDING 3 / ELEVATION - WEST**

1 | 1/4" = 1'-0" | **BUILDING 3 / ELEVATION - NORTH**

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

108-110 RITCHIE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340
TEL: 603.801.0419

BUILDING ARCHITECT:

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LANDSCAPE ARCHITECT:

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PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

BUILDING ELEVATIONS - BUILDING 3

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-304

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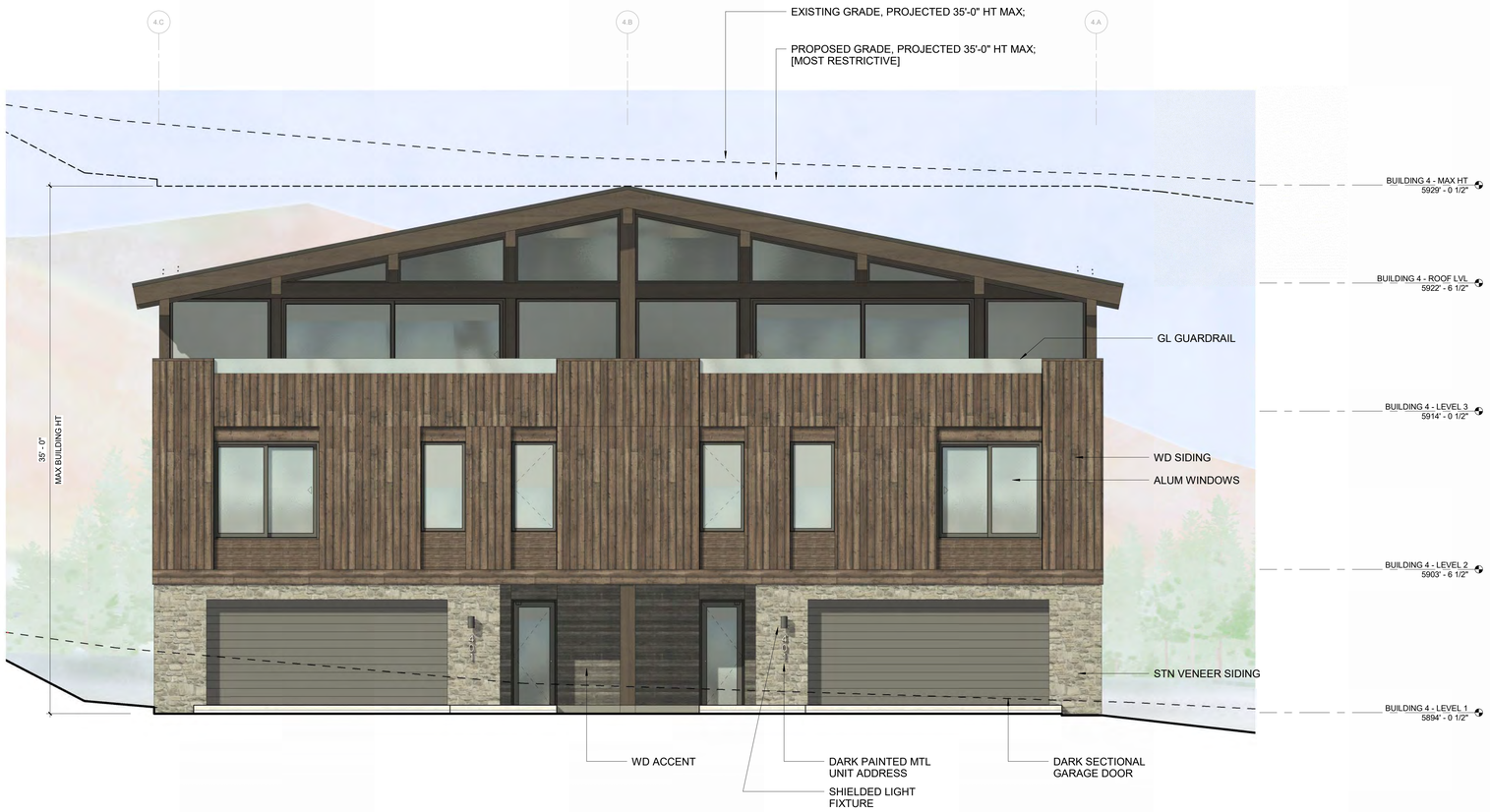
2 | 1/4" = 1'-0" | **BUILDING 4 / ELEVATION - EAST**



1 | 1/4" = 1'-0" | **BUILDING 4 / ELEVATION - SOUTH**

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

108-110 RITCHIE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340
TEL: 603.801.0419

BUILDING ARCHITECT:

RO | ROCKETT DESIGN
1031 W. MANCHESTER BLVD. UNIT 6
INGLEWOOD, CA 90301
TEL: 213.784.0014

STRUCTURAL ENGINEER:

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TEL: 415.243.4091

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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TEL: 720.779.3556

CIVIL ENGINEER:

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100 BELL DRIVE SUITE C
KETCHUM, ID 83340
TEL: 208.726.9512

LANDSCAPE ARCHITECT:

EGGERS ASSOCIATES
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PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

BUILDING ELEVATIONS - BUILDING 4

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-305

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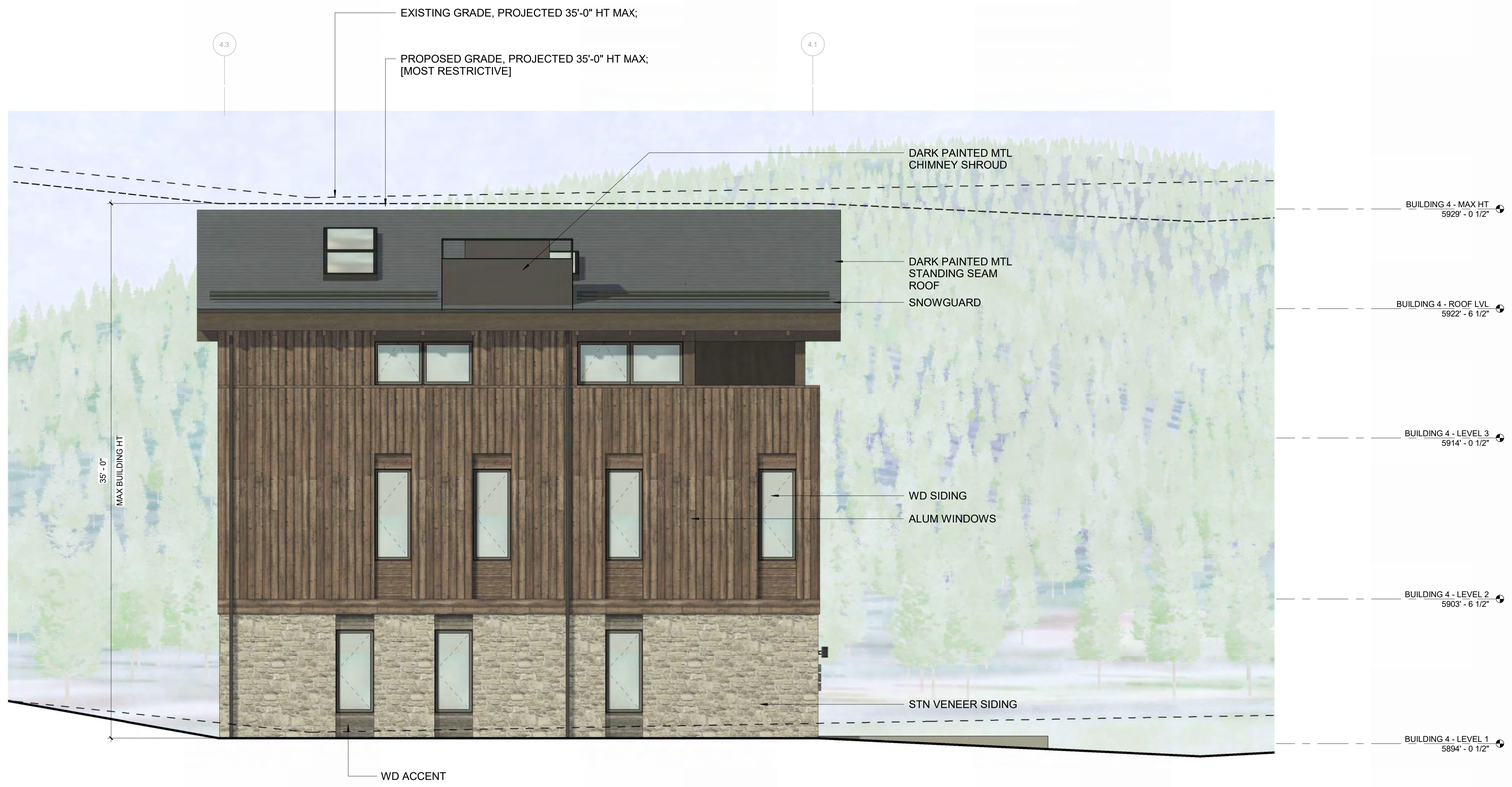
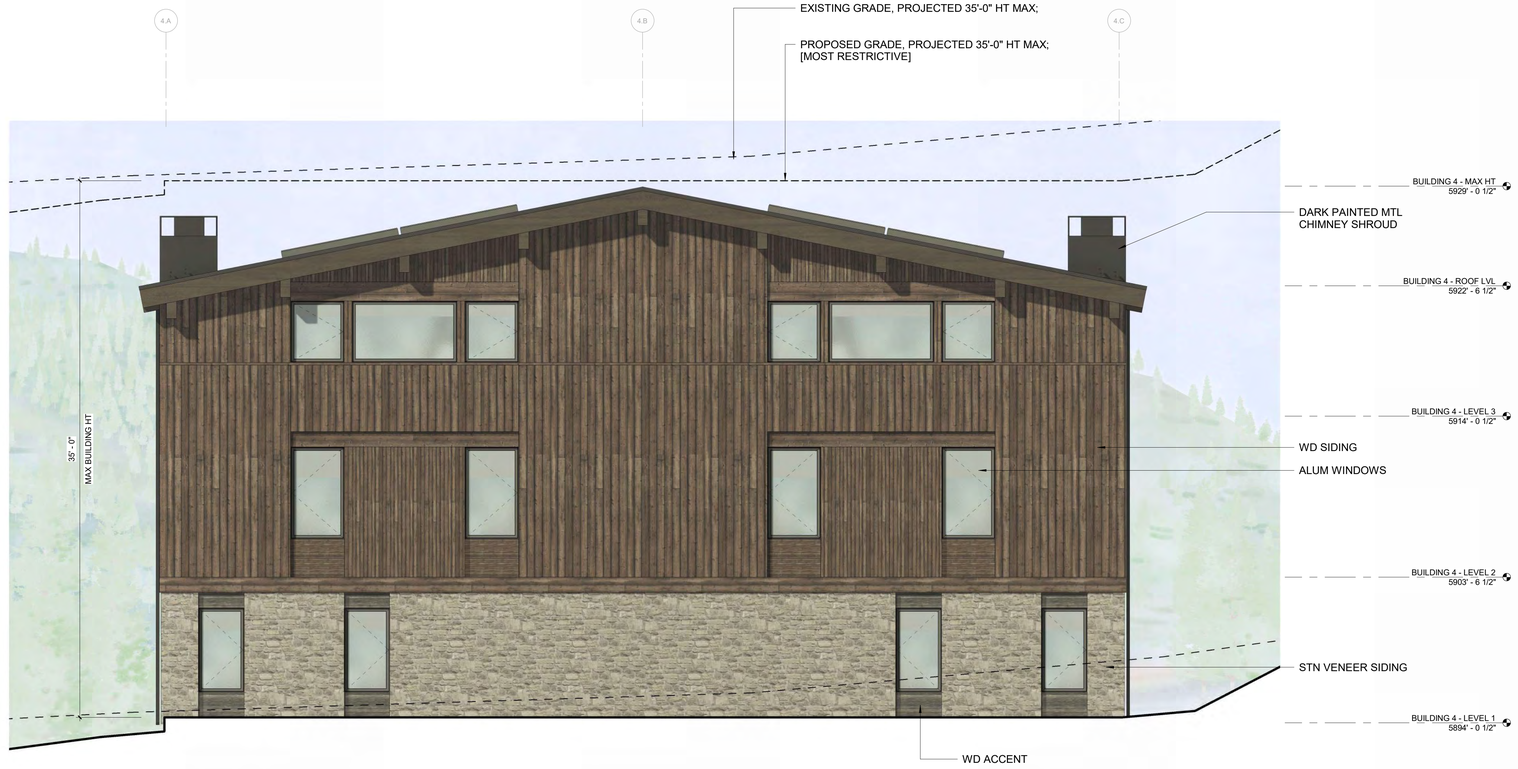


2 | 1/4" = 1'-0" | **BUILDING 4 / ELEVATION - WEST**



1 | 1/4" = 1'-0" | **BUILDING 4 / ELEVATION - NORTH**

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

108-110 RITCHIE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340
TEL: 603.801.0419

BUILDING ARCHITECT:

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TEL: 720.779.3556

CIVIL ENGINEER:

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KETCHUM, ID 83340
TEL: 208.726.9512

LANDSCAPE ARCHITECT:

EGGERS ASSOCIATES
560 NORTH 2ND AVENUE
KETCHUM, ID 83340
TEL: 208.725.0988

ISSUE	DESCRIPTION	DATE
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PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

BUILDING ELEVATIONS - BUILDING 4

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-306

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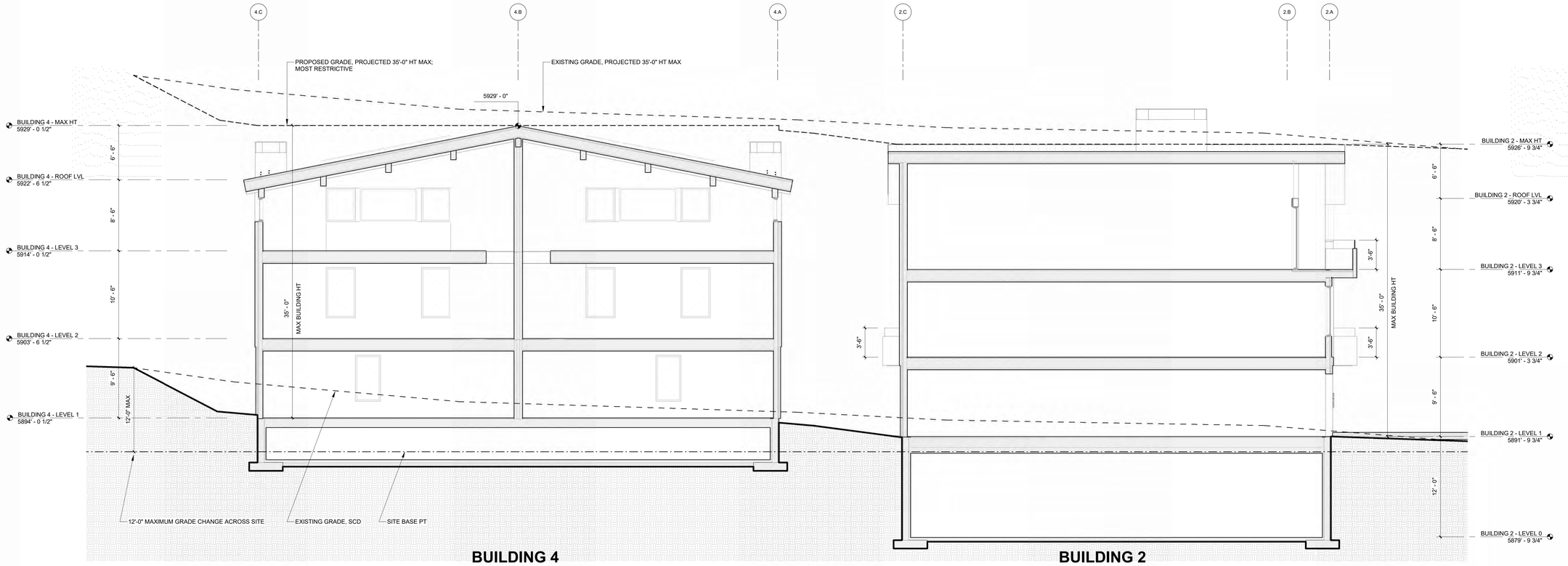
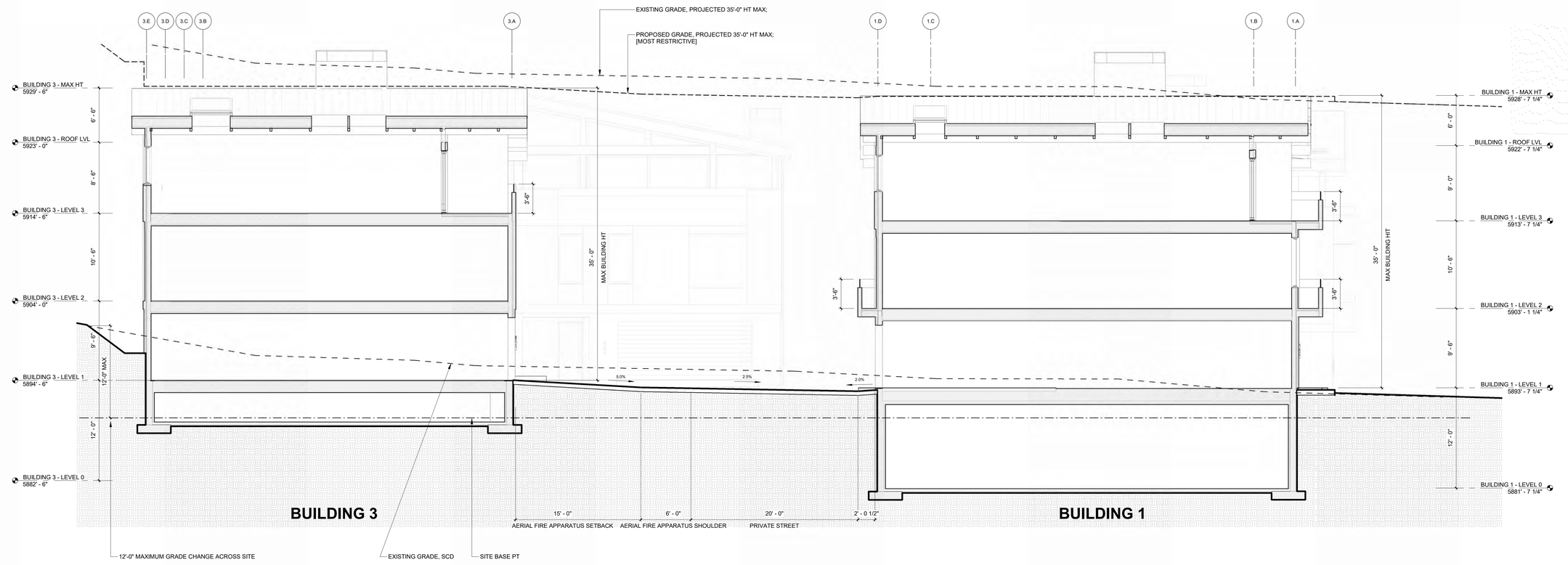


2 | 3/16" = 1'-0" | **BUILDING SECTION - EW B**



1 | 3/16" = 1'-0" | **BUILDING SECTION - EW A**

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

108-110 RITCHIE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340
TEL: 603.801.0419

BUILDING ARCHITECT:

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LANDSCAPE ARCHITECT:

EGGERS ASSOCIATES
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KETCHUM, ID 83340
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ISSUE	DESCRIPTION	DATE
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PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

BUILDING SECTIONS

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-400

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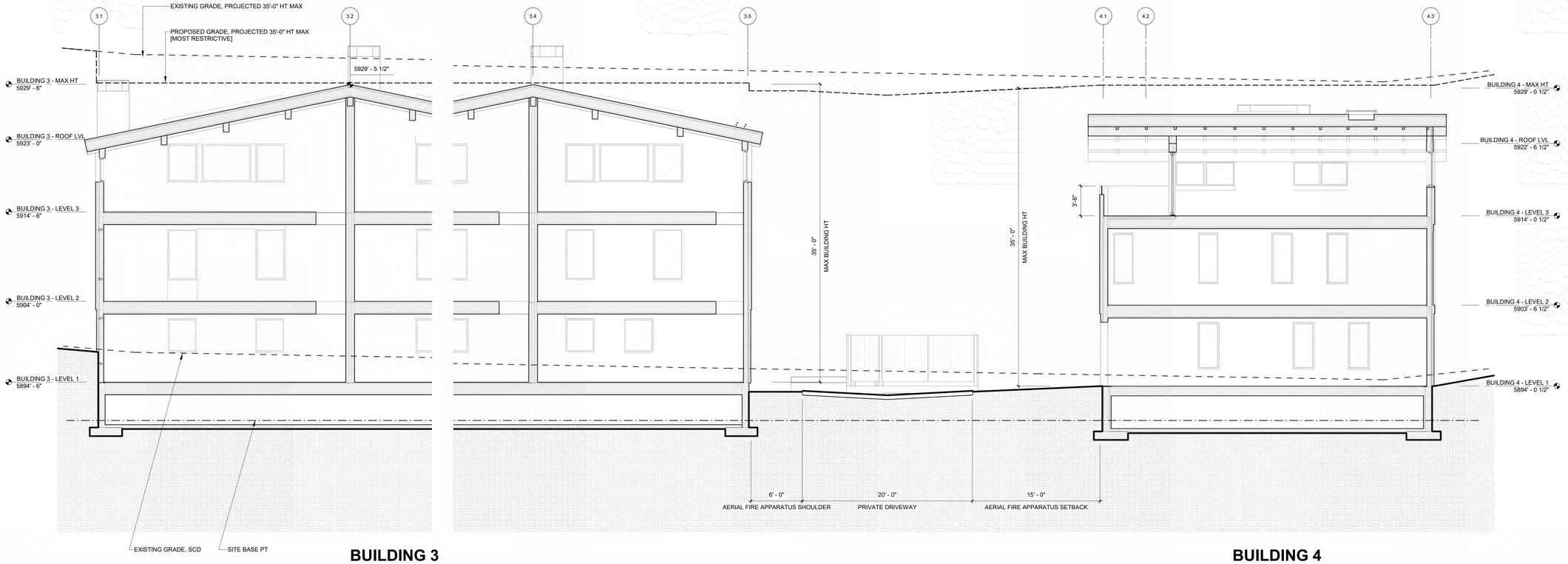
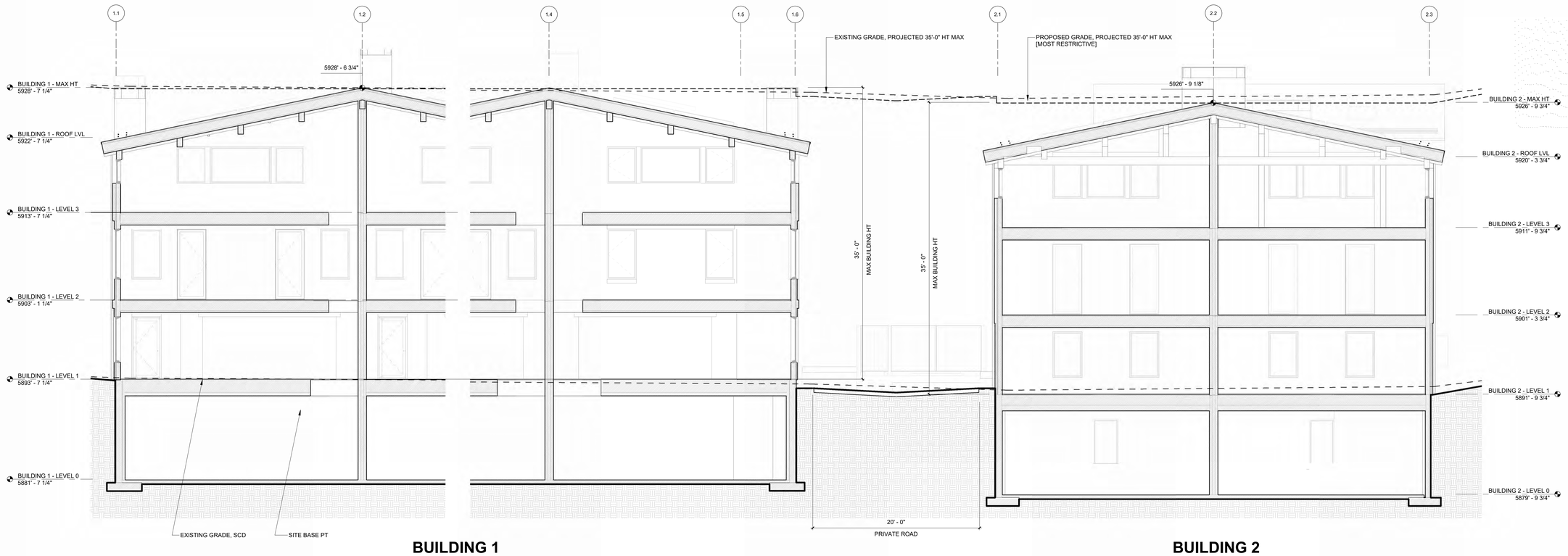


BUILDING 3

BUILDING 4

2 | 3/16" = 1'-0" | **BUILDING SECTION - NS B**



BUILDING 1

BUILDING 2

1 | 3/16" = 1'-0" | **BUILDING SECTION - NS A**

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

108-110 RITCHIE LLC
P.O. BOX 14001-174
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TEL: 603.801.0419

BUILDING ARCHITECT:

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INGLEWOOD, CA 90301
TEL: 213.784.0014

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PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

BUILDING SECTIONS

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-401

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MEDIUM GREY, PARGED FIELD STONE

MEDIUM BROWN, RUSTIC TONGUE AND GROOVE WOOD SIDING W/ FACE NAILING

MEDIUM BROWN, RUSTIC WD BEAMS, FASCIA & ACCENTS

DARK, RUSTIC WD TONGUE AND GROOVE ACCENTS

DARK STANDING SEAM ROOF

DARK METAL TRIM & WINDOW FRAMES

WARM SPRINGS TOWNHOMES
KETCHUM, ID

OWNER:

108-110 RITCHIE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340
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PROJECT:
WARM SPRINGS TOWNHOMES
KETCHUM, ID
108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:
MATERIALS

SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
A-500

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2 | 12" = 1'-0" | **SITE ELEVATION - EAST**

1 | 12" = 1'-0" | **SITE ELEVATION - SOUTH**

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

108-110 RITCHIE LLC
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MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

PROFICIENT ENGINEERING
4704 HARLAN STREET SUITE 620
DENVER, CO 80212
TEL: 720.779.3556

CIVIL ENGINEER:

GALENA BENCHMARK ASSOCIATES
100 BELL DRIVE SUITE C
KETCHUM, ID 83340
TEL: 208.726.9512

LANDSCAPE ARCHITECT:

EGGERS ASSOCIATES
560 NORTH 2ND AVENUE
KETCHUM, ID 83340
TEL: 208.725.0988

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

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PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

RENDERED ELEVATIONS

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-501

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2 | 12" = 1'-0" | **SITE ELEVATION - WEST**

1 | 12" = 1'-0" | **SITE ELEVATION - NORTH**

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

108-110 RITCHIE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340
TEL: 603.801.0419

BUILDING ARCHITECT:

RO | ROCKETT DESIGN
1031 W. MANCHESTER BLVD. UNIT 6
INGLEWOOD, CA 90301
TEL: 213.784.0014

STRUCTURAL ENGINEER:

ZFA STRUCTURAL ENGINEERS
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SAN FRANCISCO, CA 94111
TEL: 415.243.4091

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PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

RENDERED ELEVATIONS

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-502

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VIEW FROM AERIAL PERSPECTIVE

VIEW FROM RITCHIE DRIVE - NORTH

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

108-110 RITCHIE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340
TEL: 603.801.0419

BUILDING ARCHITECT:

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PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

PERSPECTIVE RENDERINGS

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-503

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VIEW FROM RITCHIE DRIVE - SOUTH

VIEW FROM RITCHIE DRIVE

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

108-110 RITCHIE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340
TEL: 603.801.0419

BUILDING ARCHITECT:

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WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

PERSPECTIVE RENDERINGS

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-504

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VIEW TO BUILDING 01 - REAR

VIEW TO BUILDING 03 - FRONT

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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P.O. BOX 14001-174
KETCHUM, ID 83340
TEL: 603.801.0419

BUILDING ARCHITECT:

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PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

PERSPECTIVE RENDERINGS

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-505

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City of Ketchum

ATTACHMENT C:

Zoning and Dimensional Standards Analysis

City of Ketchum
Planning & Building

PROJECT NAME: Warm Springs Townhomes
DESIGN REVIEW FILE NUMBER: P24-063
ADDRESS: 108 Ritchie Dr.
ZONE DISTRICT: T-3000

Zoning and Dimensional Standards Analysis				
Compliant			**Ketchum Municipal Code Standards and Staff Comments**	
Yes	**No**	**N/A**	**KMC §**	**Standards and Staff Comments**
☒	☐	☐	**17.12.030**	**Minimum Lot Area and Width**
			Staff Comments	**Permitted**: 8,000 square feet with minimum of 80-foot width **Existing:** Per Sheet A-002 35,799 SF lot area – 5,897 SF of private road and fire lane area = 29,902 SF
☒	☐	☐	**17.12.030**	**FAR or Lot Coverage**
			Staff Comments	**Permitted FAR:** 0.5 **Permitted FAR with Community Housing:** 1.6 **Floor Area, Gross:** The sum of the horizontal area of the building measured along the outside walls of each floor of a building or portion of a building, including stair towers and elevators on the ground floor only, and 50 percent of atriums over 18 feet plate height, but not including basements, underground parking areas or open unenclosed decks. Parking areas covered by a roof or portion of the building and enclosed on three or more sides by building walls are included. Four parking stalls for developments on single Ketchum Town Site lots of 5,600 square feet in size or less are not included in the gross floor area calculation. **Proposed:** Per Sheet A-000 Gross Square Footage – 41,003 SF Total Lot Area – 29,902 SF FAR – 1.37 FAR

				Community Housing Mitigation Calculation: Permitted Gross Square Feet (0.5 FAR): 14,951 SF Proposed Gross Square Feet: 41,003 SF Increase Above Permitted FAR: 26,052 SF 20% of Increase: 5,210 SF Net Livable (15% Reduction): 4,429 SF Fee In-Lieu Proposed: 4,429 SF x $550/SF = $2,453,950
☒	☐	☐	**17.12.030**	**Minimum Building Setbacks**
			Staff Comments	**Permitted:** Front (Ritchie/south): 15 feet Side (west): The greater of 1 foot per 3 feet in building height, or 5 feet. Side (east): The greater of 1 foot per 3 feet in building height, or 5 feet. Rear (north): The greater of 1 foot per 3 feet of building height, or 10 feet. Height of building: The greatest vertical distance measured at any point from the roof to natural, existing, or finished grade, whichever is lowest. The maximum vertical distance from the lowest exposed finished floor to the highest point of the roof (regardless of vertical alignment) shall be no more than five feet greater than the maximum height permitted in the zoning district (see illustration B on file in the office of the City Clerk). No facade shall be greater than the maximum height permitted in the zoning district. (See definition of "facade" in this section and illustration B on file in the office of the City Clerk.) Facades which step up or down hillsides shall be set back from the lower facade a minimum of 50 percent of the height of the lower facade; except, that roof overhangs may extend up to three feet into this area (see illustration B on file in the office of the City Clerk). This building height provision shall apply to parapets, Boston roofs and any other portion of a building roof, but shall not apply to flagpoles, lightning rods, weather vanes, antennas or chimneys. Proposed Building Height: Per Sheets A-300 through A-306 Building 1 – 35 ft Building 2 – 35 ft Building 3 – 35ft

				Building 4 – 35ft *11.6 ft of setback required on sides and rear **Proposed:** Per Sheet A-001 Front (Ritchie, south): 15 feet Side (west): 11 feet 8 inches Side (east): 11 feet 8 inches Rear (Alley/east): 11 feet 8 inches
☒	☐	☐	**17.12.030**	**Building Height**
			Staff Comments	**Permitted:** 35 feet **Proposed:** Per Sheets A-300 through A-306 Building 1 – 35 ft Building 2 – 35 ft Building 3 – 35ft Building 4 – 35ft
☒	☐	☐	**17.125.030H**	**Driveway**
			Staff Comments	**Permitted:** Not less than 12 feet and not more than 35% of street frontage or 30 feet (whichever is less) unless otherwise approved by the City Engineer. **Proposed:** Private roads curb cuts onto public roads are not subject to driveway width requirements. Building 2 has driveways directly onto Ritchie Dr which are 12 feet in width for a total of 24 feet. The total length of the property is approximately 219 ft. 35% of street frontage would be 77 ft, therefore the maximum width is 30 feet. A total of 24 feet is proposed.
☒	☐	☐	**17.125.040**	**Parking Spaces**
			Staff Comments	**Required:** 1 space for units between 751 and 2,000 SF 2 spaces for units 2,001 SF and greater

				Proposed: (per Page 11) 12 units total 11 units over 2,001 SF = 22 parking spaces required 1 unit between 751 and 2,000 SF = 1 parking space required Total spaces required: 23 Total Spaces provided: 23 **Bicycle Parking:** Required: One bike rack (for two bikes) for every 4 required spaces. 23/4 = 6 (5.75) racks are required. Proposed: None identified on the development plans, see condition of approval #6.
☒	☐	☐	**17.12.030**	**Open Site Area**
			Staff Comments	**Required:** 35% site area excluding buildings, structures, parking areas, driveways, cul-de-sacs or streets - A maximum of five percent open site area may be used for private decks or patios and walkways subject to design review approval. **Required Open Site Area:** 12,523 SF (35%) total – of that total, a maximum of 626 SF can be private decks or patios and walkways **Proposed: Per Sheet A-003** Total Lot area: 35,799 SF Total SF of Buildings, Streets, Driveways, and Dumpster = 23,091 SF 35,799 SF – 23,091 SF = 12,708 SF = 35% Total proposed patios and walkways = 622.25 SF = <5%
☒	☐	☐	**17.124.180**	**Minimum Residential Density**
			Staff Comments	**Required:** 4 residential units per 10,000 SF of lot area Total Lot Area: 29,902 SF / 10,000 SF = 2.99 2.99 x 4 units = 12 units **Proposed:** 12 Units
X			**17.124.130**	**Fences/Hedges/Walls**

			Staff Comments	**Required:** All retaining walls must meet the requirements of 17.124.130.E including: - Setback a minimum of one foot from property lines unless adjacent owner authorizes - All retaining structures four feet or more in height that are visible from public rights of way shall be constructed or faced with materials that reduce the apparent mass of the retaining structure - There is no maximum height limit in the Tourist 3000 zone district for retaining. **Proposed:** Per sheets C1.0 and L2.0/L3.0, boulder retaining walls are proposed along the rear and side property lines to manage grade. The height of the retaining on the eastern side property line varies between 1-4 feet in height. The retaining proposed along the eastern property line is located more than 30 feet from the front lot line but is located within one foot of the property line (see condition #13). The western property line contains retaining that varies from 1-4 feet with the highest retaining toward the rear property line. The rear of the property includes retaining that varies from 4-6 feet with 7 ft retaining adjacent to the garbage and snow vault area. There is no maximum height limit in the Tourist 3000 zone district for retaining. As shown on sheet L4.0, all retaining walls are to be constructed with natural boulders and have plantings in between grade changes to soften the appearance.
X			**17.132.030**	**Exterior Lighting**
			Staff Comments	**Required:** All exterior lighting shall meet dark sky requirements including: - Maximum color temperature of 2700 Kelvins - Fixtures must be dark sky compliant and meet the definition of full cutoff fixture - Zero foot candles measured along all property lines **Proposed:** Per Sheets E0.10, E0.11, and E0.12 - The development shows zero-foot candles at all property lines - All proposed fixtures are full cut-off fixtures - All fixtures are factory equipped for 2700 Kelvins, see condition of approval #12

City of Ketchum

ATTACHMENT D:

Design Review Standards Analysis

City of Ketchum
Planning & Building

CONFORMANCE WITH DESIGN REVIEW STANDARDS

17.96.060.A.1 - Streets	Conformance
The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.	YES Condition #11
Finding: The proposed development accesses directly off of Ritchie Dr via a private road for the majority of the units, except the two units contained within Building 2. The two units in building two are access with private driveways directly off of Ritchie Dr. The City Engineer has conducted a review of the development plans and believes the proposed right-of-way improvements comply with city standards. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all right-of-way improvements, including sidewalks, alley asphalt, streetlights, utilities, and drainage facilities, for review and approval by the City Engineer, Streets Department, Utilities Department, and Planning Department prior to issuance of a building permit for the project pursuant to condition of approval #11. The developer is responsible for the cost of all improvements related to the development. No funds are supplied by the city for the development.	

17.96.060.A.2 - Streets	Conformance
All street designs shall be approved by the City Engineer.	YES Condition #11
Finding: As noted above, the development proposes a private street to access the development. The city engineer and the fire department have reviewed the proposed street layout and dimensions and have confirmed that the road is adequate to serve the residences and provide adequate access for fire and emergency vehicles. Final civil drawings for all associated right-of-way improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department. Final review of all right-of-way improvements will be completed prior to issuance of a building permit for the project pursuant to condition of approval #11.	

17.96.060.B.1 - Sidewalks	Conformance
All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.	YES
Finding: Ketchum Municipal Code 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. As the project is within the T zone district, sidewalks are required and included in the development plans. Pursuant to KMC Section 12.04.030.M.6 the applicant has proposed to install a new 7-foot-wide sidewalk along Ritchie Dr.	

17.96.060.B.2 - Sidewalks	Conformance
Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.	YES
Finding: The applicant has proposed installing a new 7-foot-wide, concrete sidewalk along Ritchie Dr. The City Engineer and Streets Department have conducted a review of the development plans and believe the proposed right-of-way improvements comply with city standards. No waiver for sidewalk width was approved by the city engineer.	

17.96.060.B.3 - Sidewalks	Conformance
Sidewalks may be waived if one of the following criteria is met: *a) The project comprises an addition of less than 250 square feet of conditioned space.* b) *The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.*	N/A
Finding: N/A. Sidewalks are required for the project. The applicant has not requested, nor has the City Engineer granted, a waiver to the sidewalk requirement for the project.	

17.96.060.B.4 - Sidewalks	Conformance
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.	YES
Finding: The proposed sidewalk improvements are equal to the length of the subject property's frontage along Ritchie Dr as shown on Sheet C1.00 of the development plans.	

17.96.060.B.5 – Sidewalks	Conformance
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.	YES
Finding: Sidewalks adjacent to the subject property do not exist but are planned. To the north are the Warm Springs Vilas Condos, with the Sawtooth Condos to the south along Ritchie Dr. Neither condominium complexes have sidewalks, however, sidewalk improvements are included in the city's sidewalk plan for future construction by the city. Sidewalks do exist on the south side of Ritchie Dr between the subject property and Jane Lane. In addition, as shown on Sheet C1.00, individual walkways are planned for each unit along Ritchie Dr and from the private road to each unit.	

17.96.060.B.6 - Sidewalks	Conformance
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 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.	N/A
Finding: N/A. The applicant has not requested relief from the requirement to construct sidewalks nor has the city granted any such request.	

17.96.060.C.1 - Drainage	Conformance
All stormwater shall be retained on site.	YES Condition #11
Finding: As shown on Sheet C1.00, all stormwater from development surfaces are collected within a series of catch basins and drywells contained on the subject property. The private road is designed to ensure that all surface water from the road drains to catch basins into two on-site drywells. Additionally, there is a catch basin and drywell within the city right-of-way to manage drainage from the sidewalk and street. Pursuant to condition of approval #11, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.	

17.96.060.C.2 - Drainage	Conformance
Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.	YES Condition #11
Finding: As shown on Sheet C1.00, the project proposes to construct drainage improvements along the length of the subject property, including curb and gutter, along Ritchie Dr. In addition, drainage facilities are accounted for along the private road internal to the development. All drainage improvements are required to be constructed to comply with city standards. Pursuant to condition of approval #11, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.	

17.96.060.C.3 - Drainage	Conformance
The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.	YES Condition #11
Finding: The City Engineer has reviewed the preliminary drainage plans and determined that the proposed improvements are sufficient, however, a final review of all drainage improvements will be conducted during the building permit review stage. The City Engineer may require additional documentation to verify drainage improvement adequacy at that time. Pursuant to condition of approval #11, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.	

17.96.060.C.4 - Drainage	Conformance
Drainage facilities shall be constructed per City standards.	YES Condition #11
Finding: The City Engineer and Streets Department have conducted a review of the project plans and believe the proposed right-of-way improvements comply with city standards. Pursuant to condition of approval #11, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.	

17.96.060.D.1 - Utilities	Conformance
All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.	YES
Finding: All project costs associated with the development, including the installation of utilities, are the responsibility of the applicant. The applicant has not made requests for funding to the city for utility improvements. No funds have been provided by the city for the development.	

17.96.060.D.2 - Utilities	Conformance
Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.	YES Condition #7
Finding: The civil and landscape plans both show proposed locations of transformers to serve the development. Multiple transformers are necessary to serve all 12 units. Per the letter from Idaho Power dated May 17, 2024, the final location of the transformers has not been finalized until further analysis by Idaho Power is conducted. The letter does state that the proposed locations are acceptable, and all may not be needed. Condition of approval #7 states that the	

development shall utilize internal transformer locations for the development first and that street facing transformers shall only be utilized if no other alternative is feasible. All transformers shall be adequately screened from public view and final screening proposals shall be reviewed and approved by the Planning Department prior to installation.

17.96.060.D.3 - Utilities	Conformance
When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.	YES Condition #9
Finding: At the time of this application, it has not been determined if fiber optic services exist adjacent to the subject property. Condition of approval #9 states that prior to building permit submittal, the applicant shall investigate the existence of fiber optic conduit. If none is found, the civil plans shall be revised to reflect the addition of fiber optic conduit along the subject property.	

17.96.060.E.1 – Compatibility of Design	Conformance
The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.	YES
Finding: The materials palette is shown on Sheet A-500. All four buildings are proposed to have the same material and color palette including a stone base, warm brown wood siding and beams for facia and accents, and darker wood and metal accents for the roof, windows, and trim. The Warm Springs Base Area neighborhood consists of multi-family developments featuring warm brown of varying shades on wood siding being the predominant material. Developments adjacent to the proposed development have varying degrees of darkness in the brown they feature. Some developments include stone as an accent material in contrast to the predominant material of brown wood. The tone of the wood with the stone accent proposed for the development is complementary with the townscape, surrounding neighborhood and adjoining structures.	

17.96.060.E.2 – Compatibility of Design	Conformance
Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.	N/A
Finding: The subject property is vacant and does not contain a historical or cultural landmark on the city of Ketchum's Historical Building/Site List, therefore this standard does not apply.	

17.96.060.E.3 – Compatibility of Design	Conformance
Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.	N/A
Finding: N/A. The subject property is vacant.	

17.96.060.F.1 – Architectural	Conformance
Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.	YES
Finding: As noted above, all buildings have access to the new 7-foot sidewalk along Ritchie Dr from individual walkways, driveways, or the private road. Each residential unit has a separate front door entrance from the garage that is oriented to the street.	

17.96.060.F.2 – Architectural	Conformance
The building character shall be clearly defined by the use of architectural features.	NO
Finding: The building character is consistent with many other single family condominium buildings in the neighborhood which include architectural features such as pitched roofs with exposed beam rafters, decks/windows that project and recess from the building façade, window detailing, and individual unit entrances, and material differentiation. Buildings 1 and 2 that front Ritche Dr. have a stronger use of architectural features than buildings 3 and 4. See the staff report for further discussion.	

17.96.060.F.3 – Architectural	Conformance
There shall be continuity of materials, colors and signing within the project.	NO
Finding: No signage is proposed with the development aside from addressing. The materials palette is shown on Sheet A-500. All four buildings are proposed to have the same material and color palette including a stone base, warm brown wood siding and beams for facia and accents, and darker wood and metal accents for the roof, windows, and trim. The materials and color palette are continuous throughout the development. However, the glass railing material at the top of the outdoor decks seems incongruous from the rest of the materials palette. See the staff report for further discussion on this item.	

17.96.060.F.4 – Architectural	Conformance
Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.	YES
Finding: The development proposes a perimeter fence along three sides of the subject property. Fence materials and details are shown on Sheet A-005. The fencing material is a wood slat that matches the wood siding proposed on the buildings with metal structure that matches the metal detailing color of the windows/trim. The development also proposes	

natural boulder retaining walls with plantings between along the rear property line to manage grade changes. Natural boulder walls are complementary to the building and the overall landscape plan for the development.

17.96.060.F.5 – Architectural	Conformance
Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.	NO

Finding: There are four buildings within the proposed development, each one with certain aspects of the building visible from public vantage points. Elevations of the buildings are included in Sheets A-300 through A-306. Perspectives from the street are provided on Sheets A-500 through A-505. Buildings 1 and 2 front Ritchie Dr. These elevations have pitched roofs with modest overhangs that do not extend past the cantilevered decks below. The roof detailing also includes exposed beams which is a common architectural feature in the area that softens any sharpness created by the roof overhang. The cantilevered decks, although repetitive along the façade, occur at a separation that accentuates the individual units. The glazing of the second floor is appropriate for the scale of the façade. There are recessions on the ground floor for entrances which also create interest at the street level.

However, the side elevations of all 4 buildings and the front elevations of Buildings 3 and 4 lack undulation and relief. See the staff report for further discussion.

17.96.060.F.6 – Architectural	Conformance
Building(s) shall orient toward their primary street frontage.	YES

Finding: The development has street frontage along Ritchie Dr. and internal along the private road. For buildings 1 and 2 that front Ritchie, the buildings are designed with front door entrances directly from the street with individual walkways from the pedestrian sidewalk to the front doors. Similar treatments are proposed with Buildings 3 and 4 that front the internal private road. The buildings are designed with front door entrances from the street, in addition to garage entrances. Additionally, outdoor spaces such as decks and patios are oriented toward Ritchie Dr and the private road.

17.96.060.F.7 – Architectural	Conformance
Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.	YES

Finding: The subject property is not accessed by an alley. However, as shown on the development plans, there is a consolidated dumpster that serves all 12 of the units. The garbage dumpster is enclosed and located at the rear of the property between buildings 3 and 4. Details of the garbage enclosure can be found on Sheets A-005. No satellite receivers are proposed.

17.96.060.F.8 – Architectural	Conformance
Building 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.	YES
Finding: Sheet A-104 of the development plans shows the roof plan for the development. As shown, two rows of snow fencing is called for on all roofs with gutters and downspouts at all roof eaves to manage roof drainage. None of the roofs or projected decks overhang onto sidewalks where pedestrians gather and setback requirements are adequate for the accumulation of snow if and when roofs need to be cleared during the winter.	

17.96.060.G.1 – Circulation Design	Conformance
Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.	YES
Finding: There are no equestrian access points or trail easements adjacent to the property. The Warm Springs regional bike path is accessed by taking Ritchie Dr. to Skiway Dr and on to Warm Springs Rd. As noted above, there are no pedestrian sidewalks to the north or south constructed. However, these improvements are planned for in the city's sidewalk plan and there is a sidewalk that exists on the south side of Ritchie Dr between the subject property and Jane Lane.	

17.96.060.G.2 – Circulation Design	Conformance
Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.	N/A
Finding: N/A. No awnings are proposed to extend over the property line.	

17.96.060.G.3 – Circulation Design	Conformance
Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.	YES
Finding: Access to the project is provided along Ritchie Dr for vehicles, bicycles, and pedestrians. Vehicular access onto Ritchie Dr. is consolidated on the private road and two private driveways. Front setbacks allow for adequate site distance for vehicles and bicycles exiting the development from the private road. Pedestrians walking to the Warm Springs base area will cross Ritchie Dr. to the south side to access sidewalks into the base area.	

17.96.060.G.4 – Circulation Design	Conformance
Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.	YES
Finding: The city engineer reviewed the driveway entrances in relationship to the private road access to the overall development and determined that the 20 feet minimum distance does not apply as the private road functions more like a private driveway with access to only this development, rather than a residential street which serves residences along the street and through traffic from other origins and destinations. Because parking is not permitted within the driveways, site visibility requirements are met and congestion concerns do not exist due to traffic volumes on Ritchie Dr.	

17.96.060.G.5 – Circulation Design	Conformance
Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.	YES Condition #8
Finding: Unobstructed access for emergency vehicles, snowplows, garbage trucks, and similar service vehicles is provided to the project from Ritchie Dr and the private road serving the development. The private road and driveways are snow melted to ensure adequate access during winter months. Condition of approval #8 addresses snow removal in the grass-crete areas to ensure that access for fire and emergency services remain unobstructed during winter months.	

17.96.060.H.1 – Snow Storage	Conformance
Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.	YES Condition #8
Finding: As shown in the snowmelt diagram on Sheet A-004. The private road, driveways, and walkways are proposed to be snow melted. Therefore, no snow storage is required for those elements. There is 638 SF of grass-crete, or grass block and gravel that is required space for fire and emergency service vehicles. This area will remain open and unobstructed during the summer months, however, the grass-crete area is not snow-melted. The development proposes to hand shovel those areas to ensure they remain unobstructed. The snow storage areas for this snow is shown as being landscaped with trees and shrubs. Due to the size of the grass-crete areas, the proposed snow storage should be adequate. Condition of approval #8 states that the grass-crete areas shall remain clear of snow at all times. In the event snow cannot be accommodated by designated snow storage areas, snow shall be hauled off site to ensure unobstructed access for fire and emergency vehicles.	

17.96.060.H.2 – Snow Storage	Conformance
Snow storage areas shall be provided on site.	YES Condition #8
Finding: On-site snow storage areas are designated on Sheet A-004. Should the snow storage areas prove to be inadequate during large snow years, snow shall be hauled off-site per condition of approval #8.	

17.96.060.H.3 – Snow Storage	Conformance
A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.	YES
Finding: As shown on Sheet A-004, the smallest snow storage area is 7.5 ft x 7.5 ft (56 square feet). All other snow storage areas are larger in size. All snow storage areas meet the minimum requirements of this standard.	

17.96.060.H.4 – Snow Storage	Conformance
In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.	YES Condition #8
Finding: As noted above, all areas are proposed to be snow melted except the grass-crete areas. Per condition of approval #8, snow shall be hauled off-site if proposed snow storage areas are inadequate.	

17.96.060.I.1 – Landscaping	Conformance
Landscaping is required for all projects.	YES
Finding: The development project has a comprehensive landscape plan proposed with internal and external landscaping. See Sheets L3.0, L3.2, L4.0 for the landscape plan, planting plan, and sample species.	

17.96.060.I.2 – Landscaping	Conformance
Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.	YES
Finding: The landscape plan for the development implements many species and planting patterns consistent with the neighborhood. The Warm Springs Base Area is known for having large mature deciduous and evergreen trees fronting streets with attached and detached sidewalks. The proposed plan includes an attached sidewalk with individual walkways leading to each front facing residential unit along Ritchie Dr. Landscaping along Ritchie includes a mix of evergreen (fir and pine) and deciduous (flowering crab) trees covering a variety of species and sizes of shrubs. Proposed landscaping is well placed to create aesthetic appeal from the street and buffer the development from surrounding properties. Public comments received	

during the Pre-Application Design Review meeting resulted in a request by the Commission to reduce the size of landscaping along the rear of the property. The proposed landscape plan is predominantly shrubs with a few sparse trees. All proposed species are readily adaptable to the Ketchum climate and are found throughout the Warm Springs Base Area.

17.96.060.I.3 – Landscaping	Conformance
All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.	YES Condition #5
Finding: The planting plan proposed for the development includes general species labels of moderately and somewhat drought tolerant species. However, not all species are noted as drought tolerant. Condition #5 outlines a requirement for all species to be a minimum of moderately drought tolerant and that a final planting plan with detailed plant list shall be provided for review and approval by the Planning Department prior to building permit issuance.	

17.96.060.I.4 – Landscaping	Conformance
Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.	YES
Finding: As noted above, The proposed plan includes an attached sidewalk with individual walkways leading to each front facing residential unit along Ritchie Dr. Landscaping along Ritchie includes a mix of evergreen (fir and pine) and deciduous (flowering crab) trees covering a variety of species and sizes of shrubs. Proposed landscaping is well placed to create aesthetic appeal from the street and buffer the development from surrounding properties. Public comments received during the PreApplication Design Review meeting resulted in a request by the Commission to reduce the size of landscaping along the rear of the property. The proposed landscape plan is predominantly shrubs with a few sparse trees. Public courtyards are not included in the development as the interior of the development is accessible by a private road, not public. However, there are small pockets of programmed landscaping between buildings.	

17.96.060.J.1 – Public Amenities	Conformance
Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.	YES
Finding: Sidewalks are required for the development; however, public amenities are not necessary for the development as the development is not located near the base area or along a frequently traveled pedestrian pathway that would warrant the addition of benches, trash	

receptacles, kiosks or bus shelters. In addition, there are no bus stops adjacent to the development. Should the city choose to install public amenities in the future as part of the comprehensive sidewalk plan, the 7-foot sidewalk would have some space for certain improvements.

17.96.060.K.1 – Underground Encroachments	Conformance
Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.	YES

Finding: The development plans include one below grade encroachment, the snow melt vault on the north end of the property adjacent to the garbage enclosure. As shown on Sheet A-003, the enclosure is within the rear setback of the development. As shown on Sheet A-005, the portion of the vault within the setback is completed below grade. The landscape plan on Sheet L3.0 shows the minimum depth of soil for landscape cover of the vault. The below grade encroachment meetings the requirements outlined in KMC 17.128.020.K as there is no riparian setback, the construction does not encroach onto adjacent properties, there are no conflicting easements or sensitive areas, and it is located completely below grade. Finally, the below grade encroachment is located deep enough to allow for landscaping above the encroachment that is consistent and compatible with the rest of the development's proposed landscaping. The city engineer has reviewed the below grade encroachment and verified that there are no impediments to proper drainage with the encroachment. The snow melt vault does have a portion that is open air with ladder access to the boiler room. The development proposed to snow melt the floor of the vault to ensure proper drainage and to maintain adequate access to the system during winter months.

17.96.060.K.2 – Underground Encroachments	Conformance
No below grade structure shall be permitted to encroach into the riparian setback.	N/A

Finding: N/A. The subject property is not adjacent to a river or other water body, therefore no riparian setback exists.

City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF SEPTEMBER 9, 2025

PROJECT:	The Bitterroot
FILE NUMBER:	P25-020
APPLICATION:	Pre-Application Design Review
PROPERTY OWNER:	Sundance R3 Devco LLC
ARCHITECT:	Daniel Hollis, Hollis Partners Architects
REQUEST:	Pre-Application Design Review for a new three-story mixed-use building
LOCATION:	200 N Spruce Ave (Existing: Bitterroot Square Condominiums) RPK07280000010
ZONING:	Mixed-Use Subdistrict of the Community Core (CC-2 Zone)
OVERLAY:	None
REVIEWER:	Abby Rivin, AICP – Senior Planner
NOTICE:	A courtesy notice for the public meeting on the project was mailed to all property owners within 300 feet of the project site on August 20, 2025. The notice was published in the Idaho Mountain Express on August 20, 2025 and published on the city's website on August 19, 2025. The notice was posted on the subject property on September 2, 2025. Public comment is included as Attachment C.

EXECUTIVE SUMMARY

The applicant has submitted a Pre-Application Design Review for the proposed redevelopment of the property located at 200 N Spruce Avenue (the "subject property", see Figure 1) within the Mixed-Use Subdistrict of the Community Core (CC-2 Zone). As shown in Figure 1, a portion of the subject property is located within the City of Sun Valley. This portion of the subject property will need to be annexed into the City of Ketchum. The subject property is 16,801 square feet in size and is developed with an existing three-story commercial building called the Bitterroot Square Condominiums, which was originally constructed in 1970. The existing Bitterroot Square building is proposed to be demolished to accommodate the development of a new mixed-use building called

The Bitterroot (the "project"). The Pre-Application drawings are included as Attachment A and supporting documents are included as Attachment B.

Figure 1: Subject Property Aerial Map

The project is 16,080 gross square feet, has a Floor Area Ratio (FAR) of 0.96, and is 40'-2" in height. The proposed mixed-use building includes one 1,000-square-foot commercial space along Spruce Avenue and four market-rate, multi-family dwelling units. Vehicular access to the project is provided through a curb cut along Spruce Avenue that ramps down to an underground parking garage. The underground parking level includes four private garages for each of the residences containing two parking spaces each as well as one ADA parking space. Access to the residential units is provided from a common elevator and stairwell in the underground parking garage. In addition, access to a residential lobby area is provided on the ground floor along Spruce Avenue. Each of the four residential units contains its own elevator and stairwell to access the upper levels of the units. The four luxury residential units range in size between 3,158 to 3,826 square feet.

The project is subject to Pre-Application Design Review pursuant to KMC §17.96.010.D.1 as the property is greater than 11,000 square feet. Pre-Application Design Review is an opportunity for the Planning and Zoning Commission (the "Commission") to give the applicant feedback on the proposed project. This preliminary review allows the Commission to ask questions, identify code compliance issues or design concerns, and provide recommendations to the applicant. As this is a Pre-Application meeting, there is no formal staff recommendation and no motion or action for the Commission to take at this time.

BACKGROUND

Process to Date

The Planning and Building Department received Pre-Application Design Review on May 2, 2025. The submittal was reviewed by all city departments and comments were provided to the applicant for review on June 21, 2025. Revisions in response to staff comments are not required for the Pre-Application process. The applicant chose to respond by revising the project plans to address certain staff comments and submitted the updated drawings on August 8, 2025. All city department comments and feedback provided by the Commission will be addressed by the applicant upon

submittal of the final Design Review application. Pursuant to KMC §17.96.010.D5, the applicant must file a complete Design Review application and pay all required fees within 180 calendars of the last Pre-Application Design Review meeting with the Commission, otherwise the Pre-Application will become null and void.

ANALYSIS

Pursuant to KMC §17.96.050.A, the Commission shall determine the following before granting Design Review approval:

1. The project does not jeopardize the health, safety or welfare of the public.
2. The project generally conforms with the goals, policies, and objectives of the adopted comprehensive plan.
3. The project conforms to all applicable standards and criteria as set forth in this chapter, this title, and any other standards as adopted or amended by the City of Ketchum from time to time.

Criteria 1 & Criteria 2: Public Health, Safety, and Welfare & Comprehensive Plan Conformance

Future Land Use

The subject property is designated as Retail Core on the future land map of the 2104 Comprehensive Plan ("2014 Plan"). The Retail Core is described as the city's key gathering place for residents and visitors for shopping, dining, and entertainment. The future land use plan states:

> *The community's primary shopping district is the Retail Core. The Retail Core provides a variety of mixed-use buildings that have ground-floor storefronts. Specialty shops, restaurants, and outdoor seating areas line the sidewalks, creating an active pedestrian-friendly environment. Convenient shopping and dining is served by sidewalks, parking, and bike access. Upper floors include a mix of residential uses and offices (page 69).*

While designated as Retail Core on the 2014 Plan's future land use map, the subject property is within the CC-2 Zone. The draft 2025 Comprehensive Plan proposes to designate the subject property as Community Mixed-Use to align with existing zoning downtown.

The 2014 Plan supports redevelopment, the intensification of land uses, and a mixture of uses downtown. Goal LU-1 promotes, "a functional, compact, and mixed-use pattern that integrates and balances residential and non-residential land uses." Goal LU-2 supports, "infill and redevelopment in the downtown, major activity areas and specific areas that can take advantage of proximity to services and transportation" (page 71). As noted in the 2014 Plan, redevelopment, "means the more intensive use of existing or underused buildings and sites or the replacement of buildings with larger buildings" (page 71). Policy LU-2.1 supports the intensification of land uses on appropriate redevelopment sites downtown (page 71).

In addition to encouraging an intensification and mixture of uses, the 2014 Plan promotes housing density downtown. Policy H-1.4 states, "Housing should be integrated into the downtown core and light industrial areas, and close to the ski bases" (page 20). Policy M-1.3 encourages housing density downtown to, "increase opportunities for walking, bicycling, and transit ridership and reduce vehicle trips" (page 42). While residential density downtown is encouraged, the 2014 Plan emphasizes that downtown as a vibrant commercial area. The 2014 Plan states, "We will continue to reinforce the downtown as the City's primary business district, retail core, and key gathering place for residents and visitors for shopping, dining, and entertainment" (page 8).

The 2014 Plan emphasizes that local businesses are critical not only to the city's economic sustainability but also to Ketchum's unique small-town character and vibrancy. Goal E-1 states, "Ketchum will work to retain and help expand existing independent small local businesses and corporations" (page 16). The 2014 Plan provides the following policies to support this goal:

- *Policy E-1(a) Support for Local, Independent Businesses*: Our community will foster a business climate that helps to retain our existing businesses and to attract and support new independent local businesses. This will reduce economic leakages to other communities and provide residents with essential goods and services. We also will work to encourage a greater local purchasing culture and identify voids in businesses or services that are contributing to the leakage.
- *Policy E-1(b) Downtown as a Major Community Asset and Tourism Attraction*: The community will strive to maintain a single concentrate commercial and retail core. The City will reinforce the downtown core's role as a major asset and visitor attraction by encouraging businesses that fit the downtown character and by developing policies, programs, investment strategies, and organizations that help retain downtown businesses.

The existing Bitterroot Square building provides 12,799 square feet of affordable commercial space to local businesses in downtown Ketchum. As shown in Figure 2, the existing Bitterroot Square building is home to many different types of local businesses ranging from contractor-related business offices to personal service uses like acupuncture and hair salons.

Figure 2: Existing Bitterroot Square Directory

The Bitterroot project proposes to construct only one 1,000-square-foot commercial space on the ground floor along Spruce Avenue. The redevelopment project will result in a loss of 11,799 square feet of affordable commercial space downtown. With only 1,000 square feet of commercial space along Spruce Avenue, the project significantly decreases the intensity of the existing commercial use on the subject property. The project introduces 13,721 square feet of new luxury residential use with the four multi-family dwelling units that are proposed to be constructed. As shown in Table 1, the proposed residential density is only two dwelling units per acre.

Table 1: Adjacent Mixed-Use Developments Commercial Area & Residential Density					
Mixed-Use Development	**Address**	**Commercial Area (square feet)**	**# Dwelling Units**	**Lot Area (square feet)**	**Density (DU/acre)**
Les Saisons	680 E Sun Valley Rd	10,153	12	21,572	6
The Christiania	675 E Sun Valley Rd	27,793	5	39,532	5
The Colonnade	615 & 645 E Sun Valley Rd	14,781	9	33,078	7
The Bitterroot	*200 N Spruce Ave*	*1,000*	*4*	*16,801*	*2*

The proposed residential density is significantly lower than adjacent mixed-use developments. In addition, the project provides significantly less commercial space than adjacent mixed-use developments. Staff does not believe the project achieves the appropriate balance of commercial and residential uses.

Compatible Infill & High-Quality Design

Goal CD-1 of the 2014 Plan states, "Our community will preserve its small-town character and the distinct image of neighborhoods and districts" (page 26). The following policies are intended to support this goal:

- *Policy CD-1.3 Compatible Infill and Redevelopment Projects*: "Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style" (page 26).
- *Policy CD-1.4 High-Quality Site Planning and Building and Landscape Design*: "Each new project should be well-designed and attractive, and should complement surrounding land uses and existing neighborhood character"(page 26).

Staff has concerns about the design of the front elevation along Spruce Avenue and north side wall visible along Sun Valley Road. These concerns as well as staff's recommendations are detailed in the Design Review analysis section below.

Criteria 3: Zoning and Design Review Standards

Zoning and Dimensional Standards Analysis

Staff reviewed the project plans for applicable zoning and dimensional standards, including setbacks, building height, and FAR. Staff was unable to verify compliance with the dimensional standards required in the CC-2 Zone due to the level of detail in the Pre-Application drawing set. All zoning and dimensional standards will be reviewed again at the final Design Review stage to ensure the project complies with all requirements in the CC-2 Zone.

Design Review Analysis

Staff reviewed the project for conformance with Design Review standards and required improvements specified in KMC §17.96.060 and requirements for developments within the Community Core specified in KMC §17.96.070. Certain standards were unable to be verified by staff based on the level of information provided in the Pre-Application submittal (see Attachments A & B). All Design Review standards will be reviewed by city departments again at the final Design Review stage to ensure the project complies with all requirements. The following analysis highlights key issues that staff has identified for the Commission's review and consideration. Staff recommends the Commission consider the following design issues and recommendations and provide feedback to the applicant.

Architectural Standards

Pursuant to KMC §17.96.060.F.5, building walls shall provide undulation and relief to reduce the appearance of bulk and flatness. While the subject property, does not have street frontage along Sun Valley Road, this elevation is exposed as the adjacent properties include a single-story building and surface parking lot. As shown in Figure 3, portions of the building wall visible from Sun Valley Road appear monotonous and flat. In addition Staff believes the vertical standing seam roof, vertical wood siding, and vertical window lentils exacerbate the building's height and mass at this elevation. Staff recommends the applicant consider design changes that provide visual interest and help animate the side façade that is visible from Sun Valley Road.

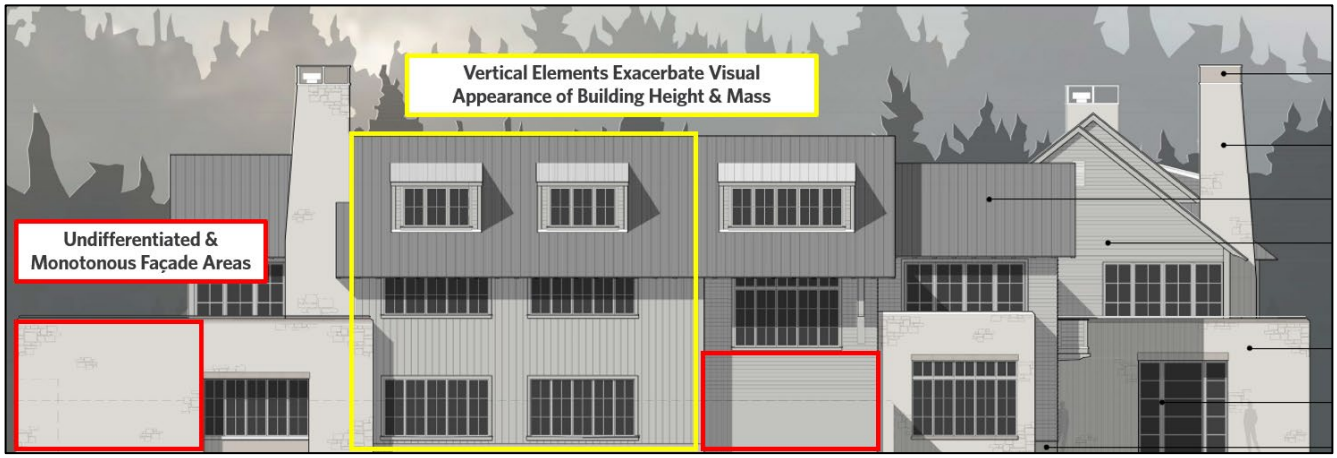

Figure 3: Side Facade Visible from Sun Valley Rd Concerns

KMC §17.96.060.F1 requires that, "Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined." As shown in the massing model on page 14 of the drawings (see Figure 4), entrances to the residential lobby and commercial space are frame the outdoor plaza area along Spruce Avenue. The entrance to the residential lobby is covered by a cantilevered deck that extends from the second floor above. The commercial space includes the same fenestration design as the residential space but the windows are larger and taller. The commercial space is clad in stone, which helps differentiate the commercial space from the residential use that is clad in wood siding. While the stone helps define the commercial space, staff recommends the applicant consider design treatments to further distinguish the commercial space and make its entrance more prominent along Spruce Avenue.

Figure 4: Residential & Commercial Entrances

The proposed outdoor plaza will help create a pedestrian-friendly streetscape along Spruce Avenue. Staff believes the design of the outdoor plaza could be enhanced to further activate this public

gathering space. In addition to making the commercial entrance more prominent, staff recommends the applicant consider lowering the exterior plaza to be level with the sidewalk along Spruce Avenue. Public gathering spaces on private property are more welcoming when they are level with the sidewalk. Staff also recommends the applicant consider adding more pedestrian amenities like outdoor seating/benches.

Exterior Materials & Colors

Pursuant to KMC §17.96.060.E1, "The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods, and adjoining structures." The proposed exterior material and color palette is provided on page 6 of the drawing set (see Attachment A and Figure 5). The proposed exterior materials include Hayden Limestone, rough sawn ThermoWood Spruce wood siding, a zinc standing seam roof, and blackened steel fenestration frames, window lintels, and chimney shrouds. Inspired by the winter and fall seasons, the proposed exterior material palate is comprised of cooler color tones. Staff is concerned that the proposed colors may appear cold and stark. Staff is also concerned that the similar color tones of the primary stone and wood materials will make the building walls appear more monotonous and flat.

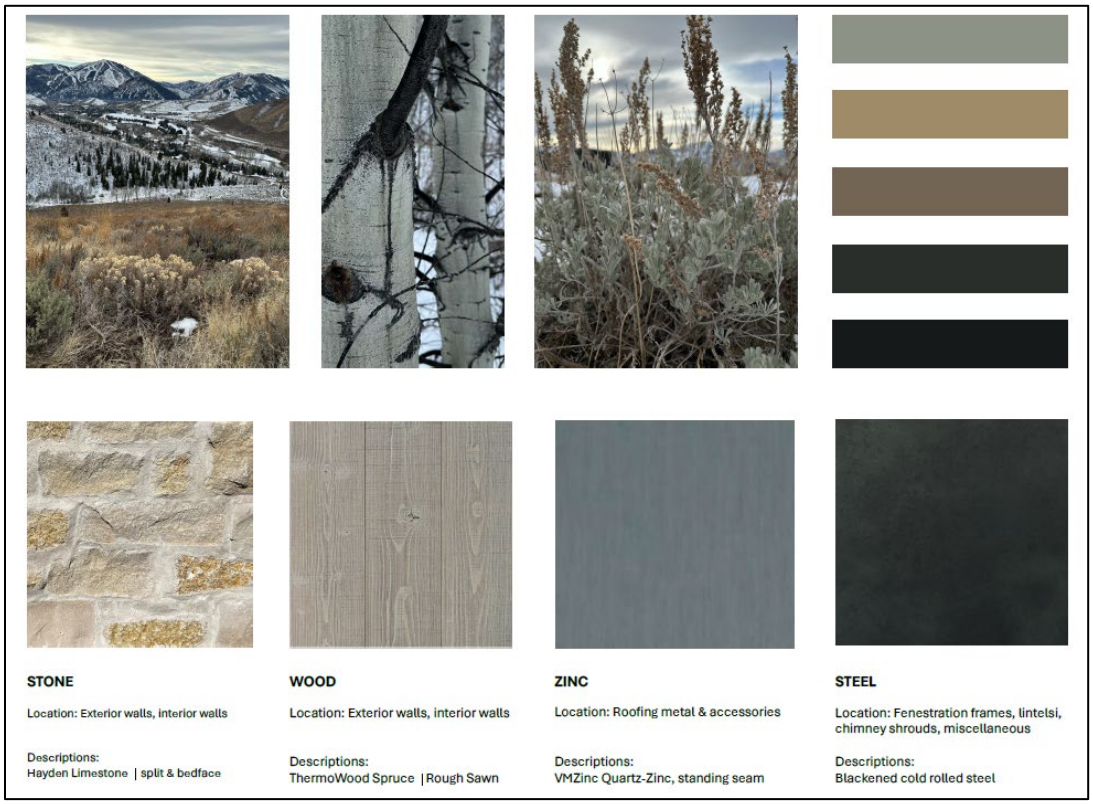

Figure 5: Exterior Material & Color Palette

During city department review, staff recommend the applicant consider the following design changes: (1) add warmer color tones into the exterior material palette, (2) incorporate more obvious changes in exterior materials, colors, and architectural details to add visual interest, and (3) include exterior materials with detailing, depth, and patterns to animate the facades. The applicant did not propose any changes or revisions in response to staff's recommendations stating that:

> *The design team has worked hard to identify a color palette and exterior material scheme that aims to both blend with the area of the town and also honor the natural context given its proximity to*

Trail Creek. The color palette has been modeled after some fall and winter colors observed from the trees and shrubs around the property.

STAFF RECOMMENDATION

As this is a Pre-Application meeting, there is no recommendation from staff and no action by the Commission. Staff requests the Commission provide feedback to the applicant on the design, the issues identified in the staff report, and any other items the Commission deems relevant to the proposed project.

ATTACHMENTS:

A. Pre-Application Drawings
B. Pre-Application Form & Supporting Documents
C. Public Comment

Attachment A

Pre-Application Drawings

The Bitterroot

A Sundance R3 Development Property

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GEOTECHNICAL ENGINEER

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KETCHUM, ID 83340
P: 208.720.6432
E: svgeotech@gmail.com

CIVIL ENGINEER

OPAL ENGINEERING, PLLC
P.O Box 2530
HAILEY, ID 83333
P: 208.720.9608
E: sam@opal-engineering.com

CODE COMPLIANCE

SHUMS CODA ASSOCIATES
4610 SOUTH ULSTER ST, SUITE 150
DENVER CO 80236
P: 303.400.6584
E: bill.clayton@shumscoda.com

MECHANICAL ELECTRICAL & PLUMBING ENGINEERS

DC ENGINEERING @ DESIGN
440 E CORPORATE DR (COURIER)
MERIDIAN, ID 83642
P: 208.493.0088
E: rewing@dcengineering.net

LANDSCAPE ARCHITECT

NS CONSULTING, PLLC
380 E. HIGHWAY 26
SHOSHONE, ID 83352
P: 208.320.2911
E: nathanwschutte@gmail.com

PROJECT DATA

LEGAL OWNER	SUNDANCE R3 DEVCO LLC
OWNER'S ADDRESS	200 SPRUCE STREET
	KETCHUM, ID, 83340
	RPK07280000010

SITE INFORMATION

LEGAL DESCRIPTION:
BITTEROOT SQUARE CONDOS UNIT 1-9 PARCEL

CODE:	2018	
ZONING:	CC-2 COMMUNITY CORE- MIXED USE	
CURRENT USE:	COM. TENANT BLDG	
PROPOSED USE:	MIXED USE	
SETBACKS REQUIRED:	FRONT:	5'-0" AVE (5'-0" PROPOSED)
	NORTH SIDE:	0'-0" (7'-0" PROPOSED)
	SOUTH SIDE:	0'-0" (5'-0" PROPOSED)
	REAR:	0'-0" (6'-6" PROPOSED)
HT LIMITATION	42' (PROPOSED 38'-0")	
USE OCCUPANCY:	RESIDENTAL: GROUP R-2 BUISNESS: GROUP B PARKING: GROUP U / S-2	
CONST. TYPE	TYPE II-B (SPRINKLERED)	
FLOOR LIVE LOAD:	100 PSF, 40 PSF RESIDENTAL	
ROOF LIVE LOAD:	100 PSF (SNOW LOAD)	
SEISMIC ZONE:	D1	
WIND LOADS:	115 MPH 3 SECOND GUST (ULT) CATEGORY II IMPORTANCE FACTOR = 1	
CODE COMPLIANCE:	IBC 2018 IRC 2018 IECC 2018 CMEC 2018 IPMC 2018 IFC 2018	

PROVIDE REQUIRED UNDER FLOOR VENTING/
RADON MITIGATION AS REQUIRED.

PROVIDE REQUIRED UNDER FLOOR VENTING
MOLD MITIGATION AS REQUIRED

PROVIDE UNDER FLOOR (CRAWL SPACE)
VENTILATION OF 1 CFM PER 150 SF OF FLOOR
AREA

BUILDING PROGRAM

PROPOSED SF (GROSS):

PROPOSED HABITABLE AREA FAR 0.957 (1.0)		
BASEMENT LEVEL	=	10,025 SF
GROUND LEVEL	=	7,461 SF
SECOND LEVEL	=	6,468 SF
THIRD LEVEL	=	2,151 SF
TOTAL ABOVE GRADE	=	16,080 SF
LOT COVERAGE	=	46.3%

PROPOSED PROGRAM SF BREAKDOWN:

UNIT 1	=	3,826 SF
UNIT 2	=	3,213 SF
UNIT 3	=	3,158 SF
UNIT 4	=	3,524 SF
COMMERCIAL SPACE	=	1,000 SF
COMMON AREA/MECH	=	1,127 SF

SHEET INDEX

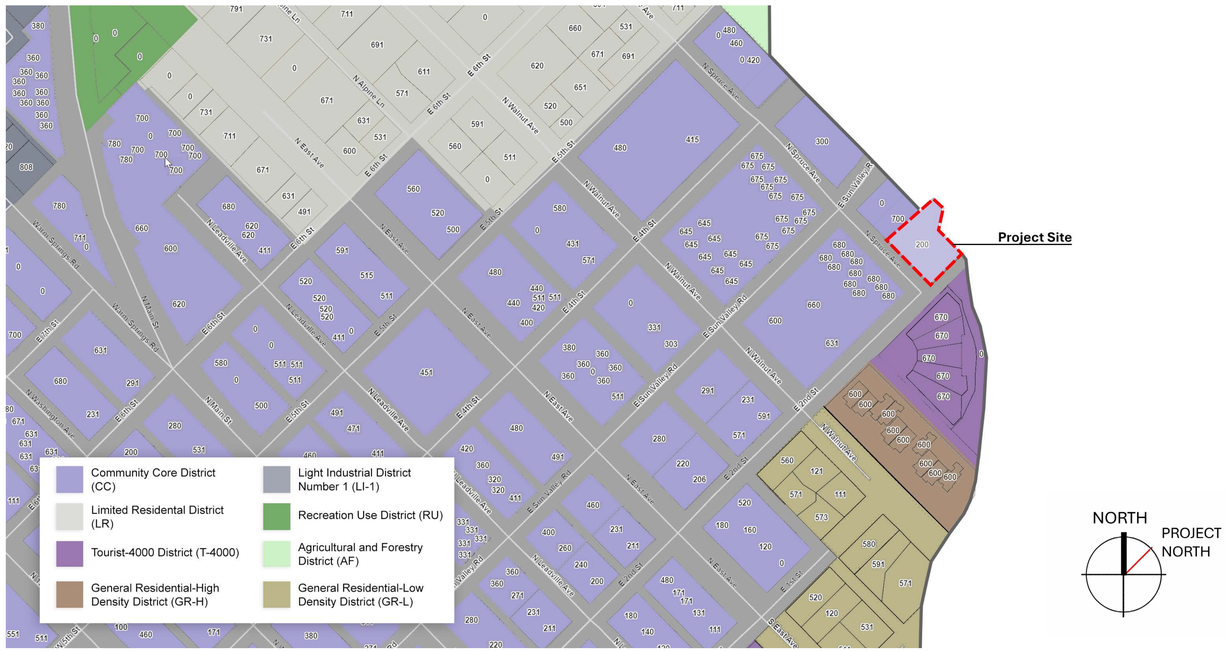
GENERAL

PROJECT DATA / GENERAL NOTES / INDEX
EXISTING SITE PLAN & ZONING INFO
EXISTING CONTEXT - BIRD EYE VIEW
INSPIRATION IMAGES - HISTORICAL PRECEDENTS
PROPOSED COLOUR & MATERIAL PALETTE
PROPOSED ZONING
PROPOSED SITE PLAN & ZONING REQUIREMENTS
PROPOSED ELEVATIONS
PROPOSED SITE CONTEXT - SPRUCE STREET ELEVATION
PROPOSED SITE CONTEXT - SUN VALLEY ROAD ELEVATION
PROPOSED SITE CONTEXT - PERSPECTIVE
PROPOSED VIEW - FROM SUN VALLEY ROAD & SPRUCE STREET
PROPOSED VIEW - FROM SPRUCE STREET
PROPOSED VIEW - FROM 2ND STREET
PROPOSED UNDERGROUNDD GARAGE FLOOR PLAN
PROPOSED FIRST FLOOR PLAN
PROPOSED SECOND FLOOR PLAN
PROPOSED THIRD FLOOR PLAN

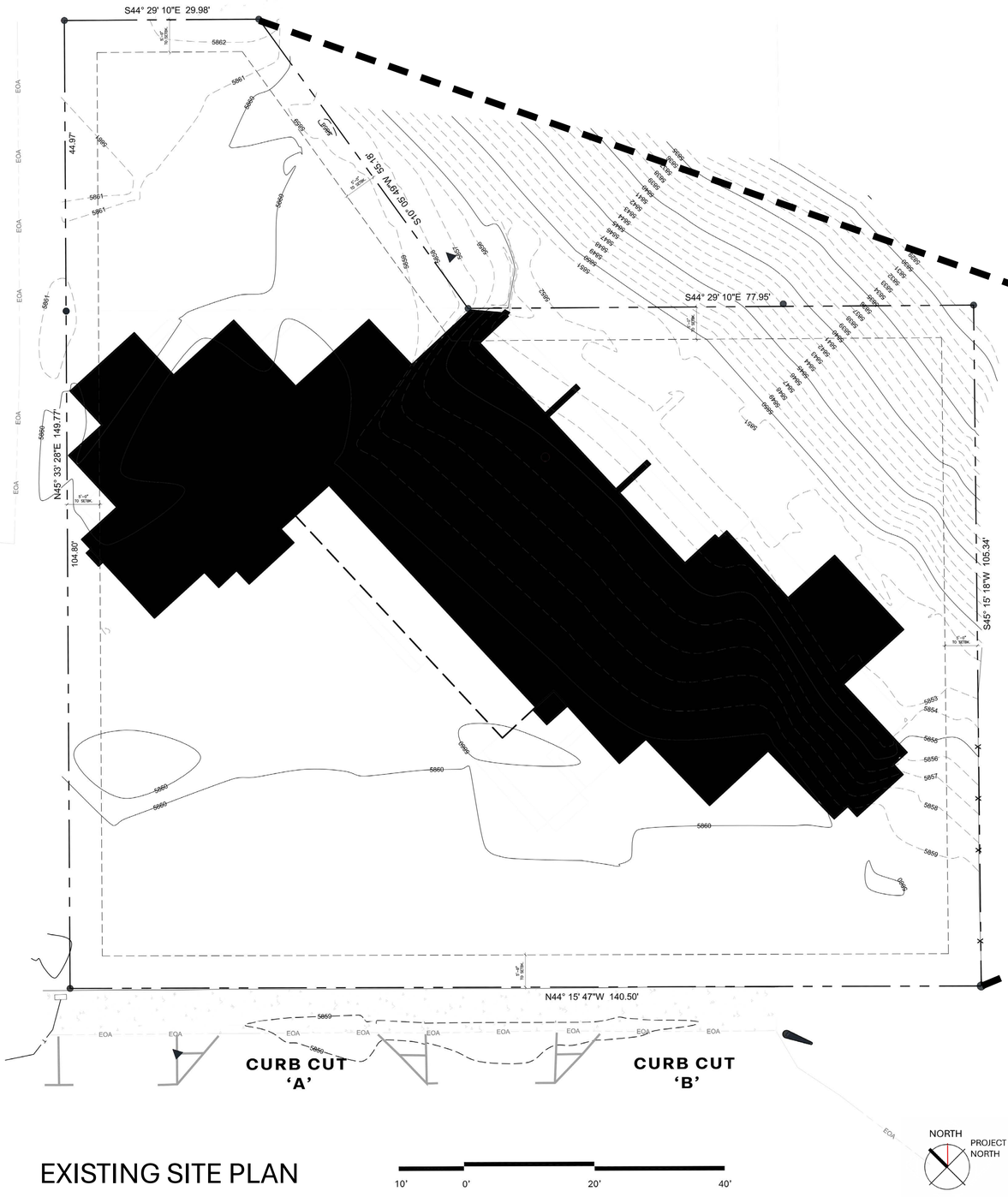
SITE VICINITY

BITTERROOT SQUARE CONDOS UNIT 1-9, 200N SPRUCE ST, KETCHUM, ID

SITE VICINITY ZONING



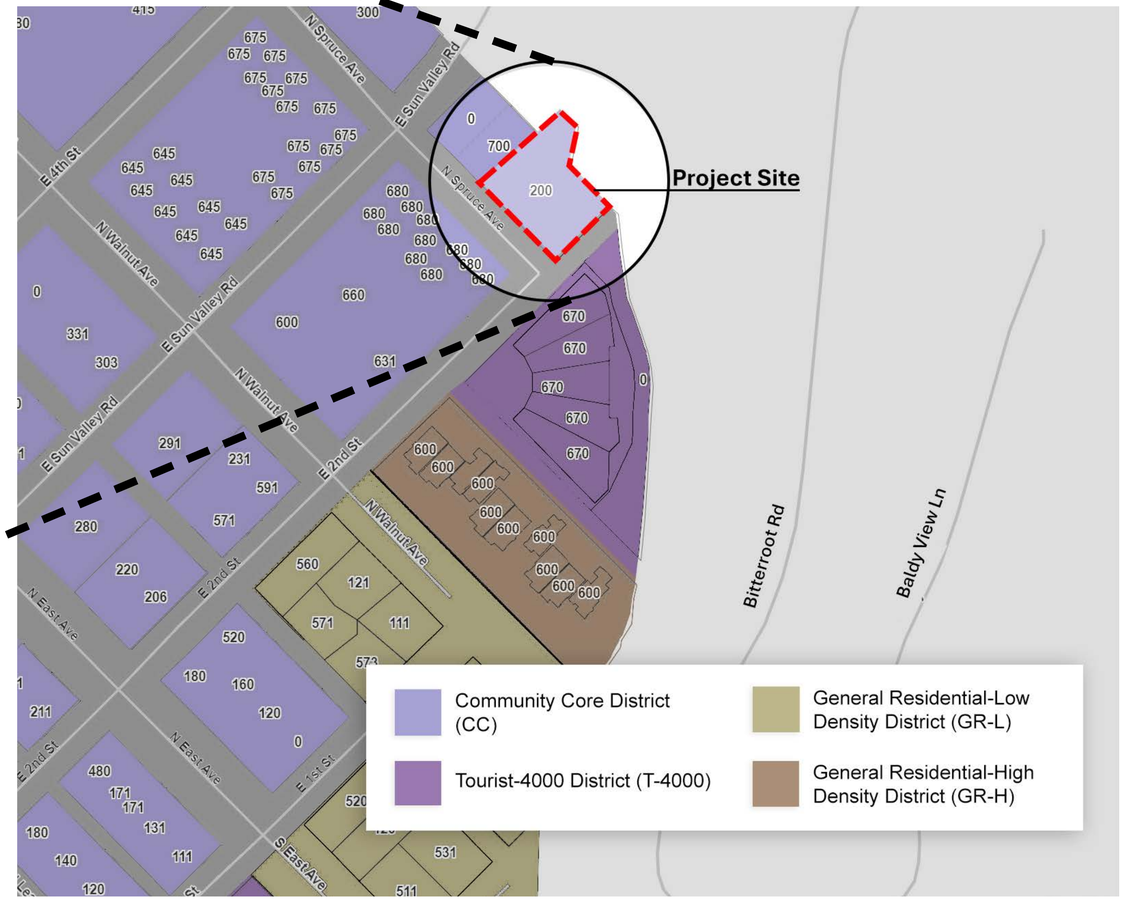
EXISTING SITE PLAN & ZONING INFORMATION



EXISTING SITE PLAN

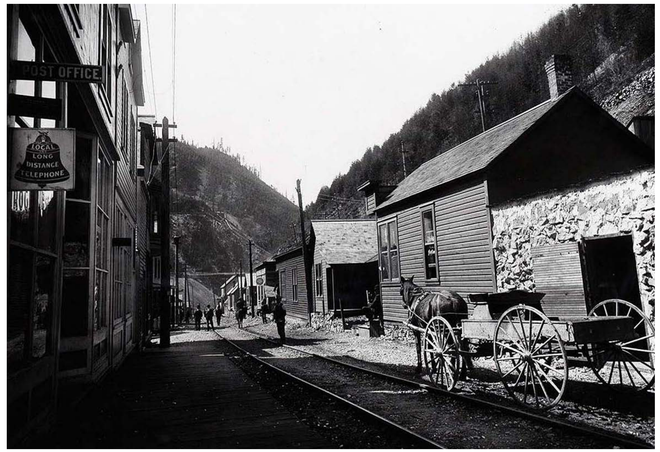
LEGAL DESCRIPTION:
Bitterroot Square Condos Unit 1-9 Parcel

Lot Size:	16,801 sf
Code:	2018
Zoning:	CC-2 Community Core - Mixed Use
Current Use:	Commercial Tenant Building
Proposed Use:	Mixed - Use (Commercial - Residental)

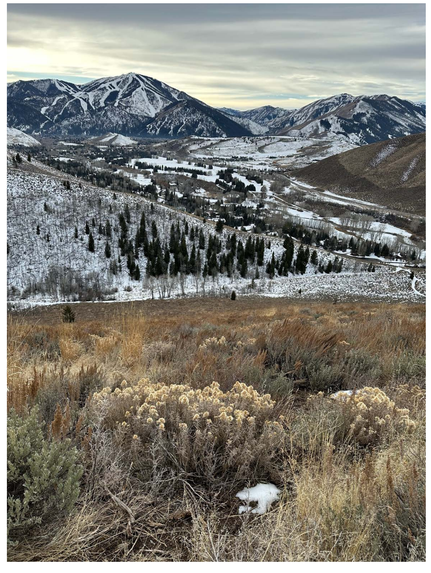


EXISTING CONTEXT

HISTORIC PRECEDENTS



PROPOSED COLOUR & MATERIAL PALETTE



STONE

Location: Exterior walls, interior walls

Descriptions:
Hayden Limestone | split & bedface

WOOD

Location: Exterior walls, interior walls

Descriptions:
ThermoWood Spruce | Rough Sawn

ZINC

Location: Roofing metal & accessories

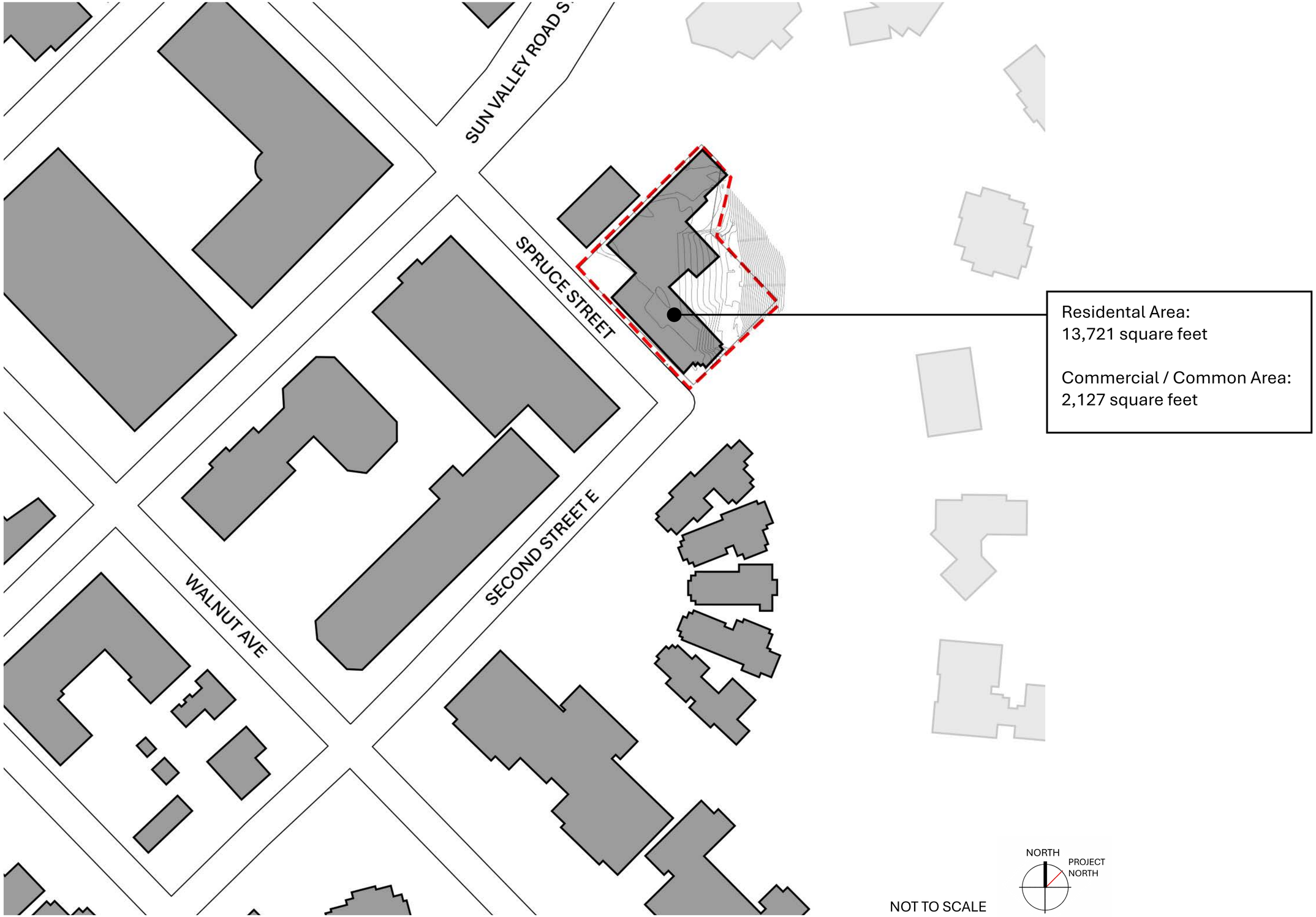
Descriptions:
VMZinc Quartz-Zinc, standing seam

STEEL

Location: Fenestration frames, lintelsi, chimney shrouds, miscellaneous

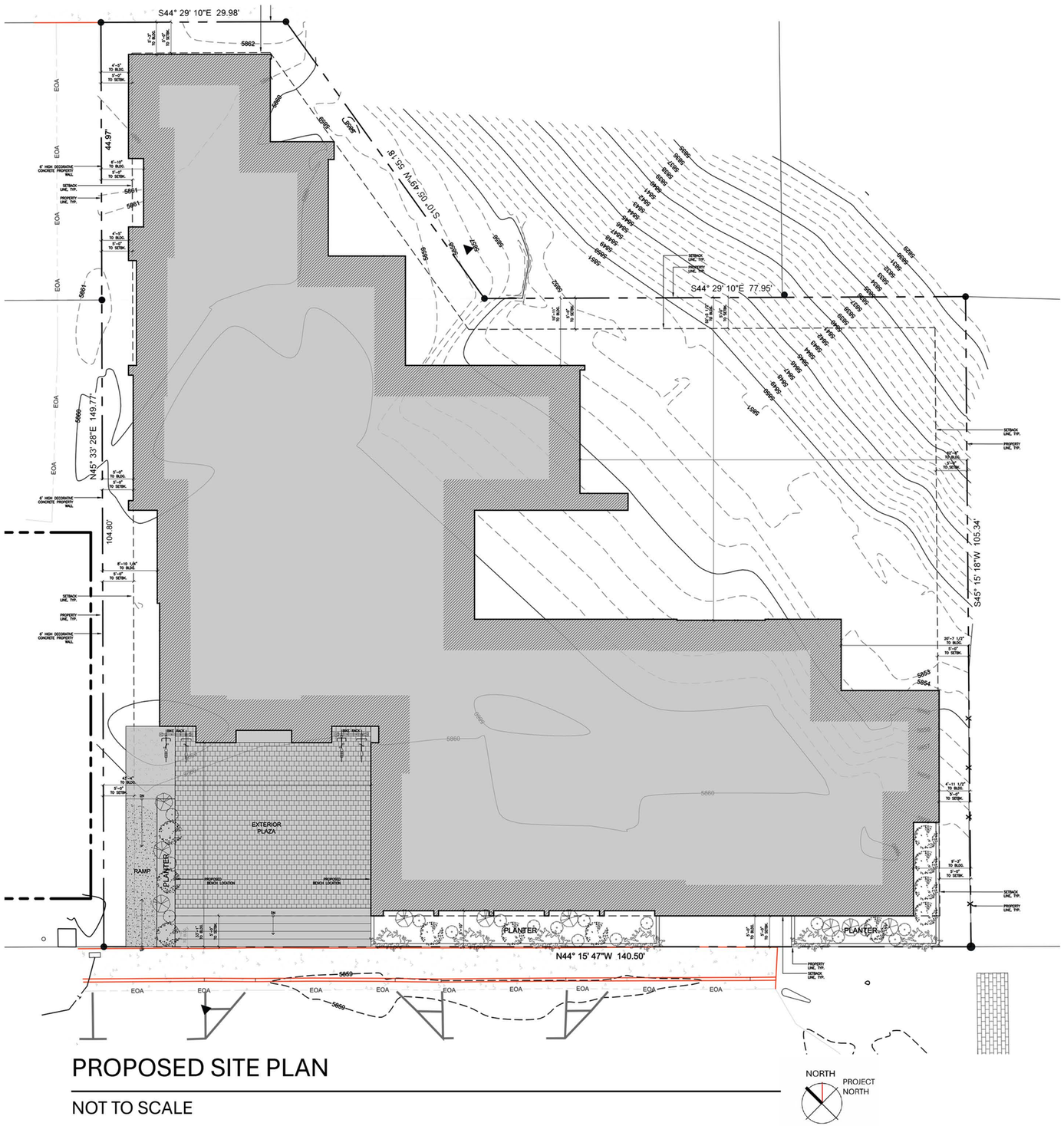
Descriptions:
Blackened cold rolled steel

PROPOSED DEVELOPMENT



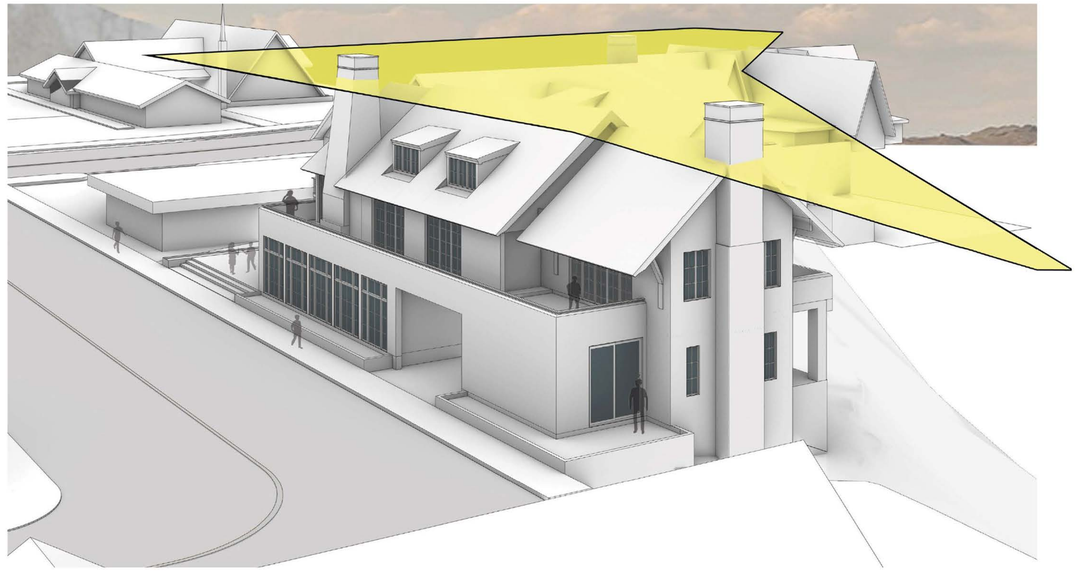
NOT TO SCALE

PROPOSED SITE PLAN & ZONING REQUIREMENTS



PROPOSED SITE PLAN

NOT TO SCALE



BUILDING HEIGHT LIMITATION

Zoning Parameters	Requirements	Proposed
Building Height Limitation:	42’ - 0” max *(show in yellow)*	*40’ - 1 3/4”*
Allowable FAR:	1.0	0.949
Use Occupancy:	Res Group R-1 Buisness: Group B Low Hazard Storage Group S-2	
Setbacks:		
Front (Spruce Street)	Average of 5’-0”	5’-0” plus plaza depht
Side Setback	0’-0”	6’-6” on both side setback
Rear Setback	0’-0”	0’-0”

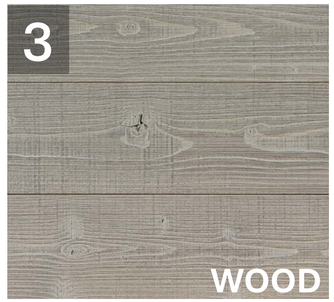
ELEVATIONS

PROPOSED ELEVATION - SPRUCE STREET

PROPOSED ELEVATION - SUN VALLEY ROAD

SPRUCE STREET ELEVATION

PROPOSED ELEVATION - SPRUCE STREET



SUN VALLEY ROAD ELEVATION

PROPOSED ELEVATION - SUN VALLEY ROAD

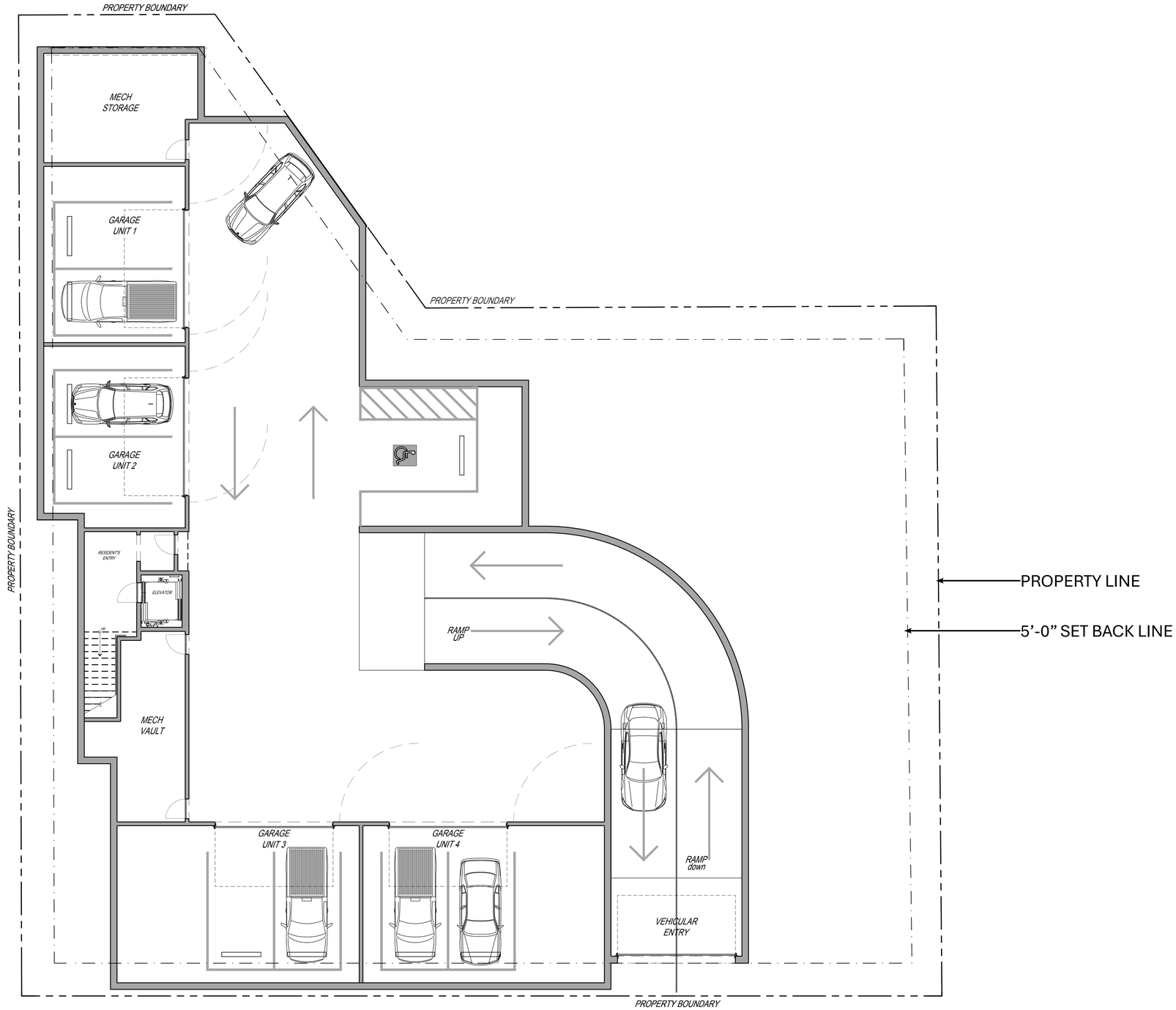
PROPOSED CONTEXT PERSPECTIVE

PROPOSED VIEW FROM SUN VALLEY ROAD & SPRUCE STREET

PROPOSED VIEW FROM SPRUCE STREET

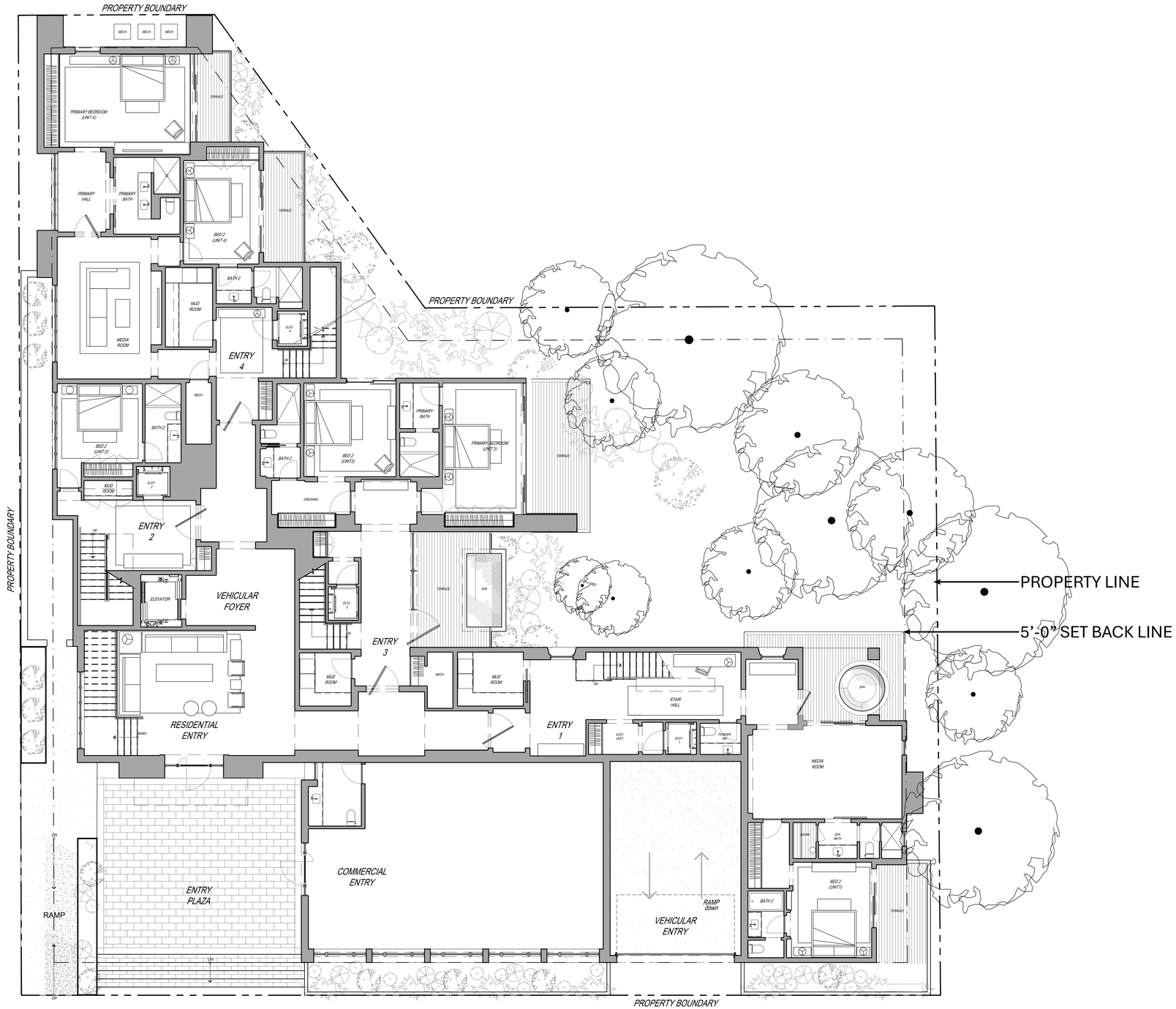
PROPOSED VIEW FROM 2ND STREET

UNDERGROUND GARAGE FLOOR PLAN



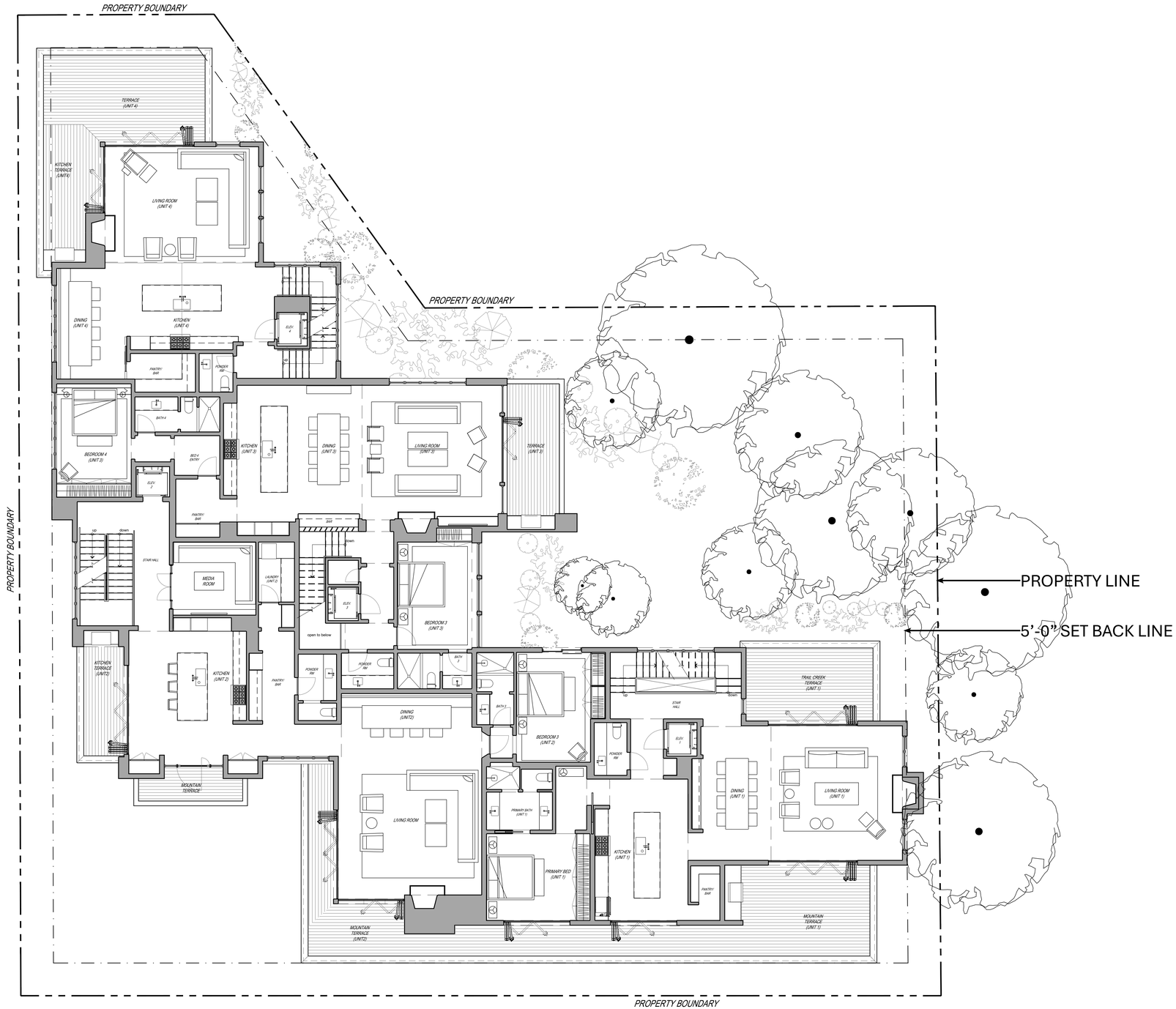
PROPOSED PLAN - UNDERGROUND

GROUND FLOOR PLAN



PROPOSED PLAN - GROUND FLOOR

SECOND FLOOR PLAN

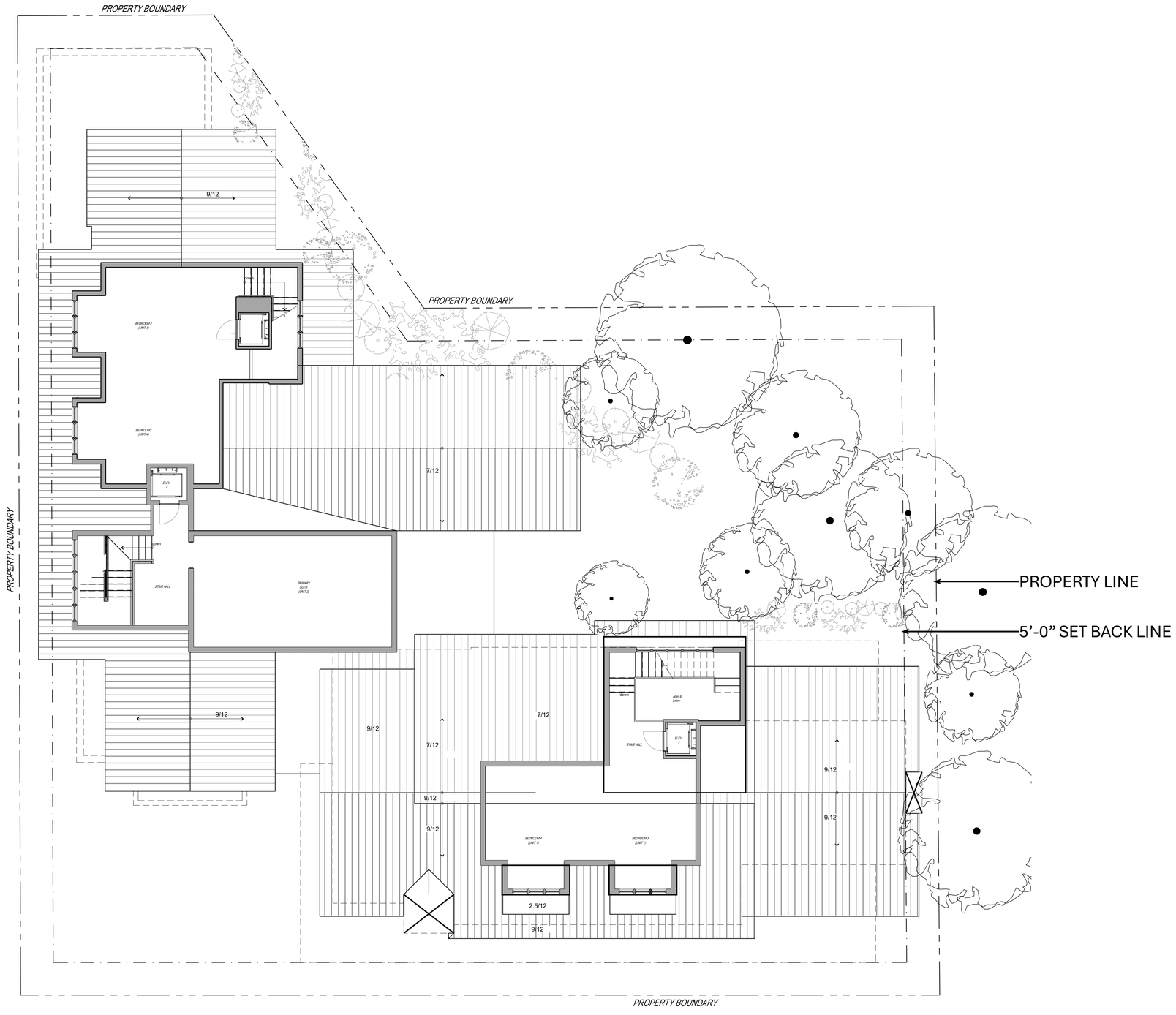


PROPOSED PLAN - SECOND FLOOR

0 4 8 16 32 ft

NORTH
PROJECT NORTH

THIRD FLOOR PLAN



PROPOSED PLAN - THIRD FLOOR

Attachment B

Pre-Application Form

&

Supporting Documents

City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
File Number:	P25-020
Date Received:	5/2/25
By:	GB
Pre-Application Fee Paid	$4300
Design Review Fee Paid:	
By:	

Pre-Application Design Review

Submit completed application and documentation to planningandbuilding@ketchumidaho.org.If you have questions, please contact the Planning and Building Department at (208) 726-7801. Design Review criteria, zoning regulations, and development standards are specified in Title 17 of Ketchum Municipal Code, which may be viewed by clicking the link here. You will be contacted and invoiced once your application package is complete.

APPLICANT INFORMATION			
Project Name: The Residences on Trail Creek		Phone: 208.720.8244	
Owner: Sundance R3 DEVCO LLC		Mailing Address: PO Box 5023 Ketchum, ID 83340	
Email: reid.sanborn@evrealestate.com			
Architect/Representative: Hollis Partners Architects AIA		Phone: 208.721.7160	
Email: daniel@hp-architects.com		Mailing Address: PO Box 1769, Sun Valley ID 83353	
Architect License Number: AR985372			
Engineer of Record: DC Engineering & Design		Phone: 208.493.0088	
Email: rewing@dcengineering.net		Mailing Address: 440 E. Corporate Dr, Meridan, ID 83642	
Engineer License Number: NA			
Primary Contact Name and Phone Number: Daniel Hollis (208) 721 7160			
PROJECT INFORMATION			
Legal Land Description: Bitteroot Square Condo's Unit 1-9		Street Address: 200 Spruce Street, Ketchum	
Lot Area (Square Feet): 16,802 sf	Zoning District: CC-2	RPK #: 07280000010	
Overlay District: ☐Floodplain	☐ Avalanche	☐Mountain	☒None
Type of Construction: ☒New	☐Addition	☐Remodel	☐Other
Anticipated Use: Residential / Commercial		Number of Residential Units:4 Residential units plus 1 commercial space	

GROSS FLOOR AREA		
	Proposed	**Existing** Existing building to be demolished
Basements	10,023 Sq. Ft.	Sq. Ft.
1st Floor	7,634 Sq. Ft.	4,237 Sq. Ft.
2nd Floor	6,396 Sq. Ft.	4,278 Sq. Ft.
3rd Floor	1,915 Sq. Ft.	4,284 Sq. Ft.
Mezzanine	Sq. Ft.	Sq. Ft.
Total	15,945 SF above grade Sq. Ft.	12,799 Sq. Ft.

FLOOR AREA RATIO		
Community Core: 1.0 Prop: 0.949	Tourist:	General Residential-High:

BUILDING COVERAGE/OPEN SPACE
Percent of Building Coverage: 45.3%

DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 5'-0" Ave. Prop: 5'-0 - 33'-0"	**Side:** 0'-0" Prop: 7'-0"	**Side:** 0'-0" Prop: 5'-0"	**Rear:** 0'-0" Prop: 6'-6"
Building Height: 38'-0"			

OFF STREET PARKING		
Parking Spaces Provided: 8 + 1 ADA	Curb Cut:20'-0" EXISTSq. Ft.	% 14.2%

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: 4/29/25

HollisRumpeltes
AIA LEED AP

PO Box 1769 [post]
Sun Valley, ID 83353
220 E. River Street [courier]
Ketchum, ID 83340
v 208.721.7160

April 30th 2025

City of Ketchum – Planners
P.O Box 2315
480 East Ave. N.
Ketchum, ID 83340

Dear City of Ketchum Planners/commissioners,

This application is for the property located at 200 N Spruce Ave. The proposed Bitterroot development project is an exciting mixed-use building on the edge of downtown. The proposed design is centered around a communal plaza that aims to activate this area of Spruce Ave. The plaza is intended to welcome pedestrian traffic down Spruce Ave as well as create a connection point for the commercial and residential spaces. The existing commercial building is three stories with a total of 12,799s f. The lot size is 16,801sf. The proposed mixed-use design is three stories with a total of 15,945 sf, maintaining a below 1.0 FAR (0.949 FAR). To create a more animated ground level, we have placed the garage below grade in the basement. There are two parking spaces for each of the 4 residences as well as an ADA parking space. The ground floor is designed with the commercial and the public plaza occupying the majority of the street frontage along Spruce. The intention behind the design is to break up the massing and step back the 2nd and 3rd floors from the plaza. The ground floor occupies the largest footprint and the 2nd and 3rd floors are substantially smaller in square footage in order to maintain an inviting street level scale. The exterior material palette draws on local color tones as its reference point. There will be a local natural stone anchoring the ground level with natural wood carried onto the 2nd and 3rd floors.

View from Spruce Street towards project

Please see the responses below describing how the project design meets the City of Ketchum's design guidelines.

Design Review Evaluation Standards

17.96.060: Improvements and Standards

A. Streets:

1. The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development. *HPA Response; we are aware of this standard and the details will be provided at the time of formal design review application. Scope of work to be completed by a licensed Civil Engineer (Opal Engineering)*

2. All street designs shall be approved by the City Engineer. *HPA Response; we are aware of this standard and the details will be provided at the time of formal design review application. Scope of work to be completed by a licensed Civil Engineer (Opal Engineering)*

B. Sidewalks:

1. All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks as required by the Public Works Department. *HPA Response; Confirmed.*

2. Sidewalk width shall conform to the city's right of way standards; however, the city engineer may reduce or increase the sidewalk width and design standard requirements at their discretion. *HPA Response; Confirmed.*

3. Sidewalks may be waived if one of the following criteria is met:

i. The project comprises an addition of less than two hundred fifty (250) square feet of conditioned space. *HPA Response; NA*

ii. The city engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public. *HPA Response; NA*

4. 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. *HPA Response; confirmed, the proposed sidewalk to be designed by the civil engineer (Opal) will be the length of the Spruce Street property extremity.*

5. 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. *HPA Response; Confirmed. The sidewalks for this project will be designed to meet city codes along Spruce Ave.*

6. 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 city engineer. Any approved in lieu contribution shall be paid before the city issues a certificate of occupancy. *HPA Response; NA*

C. Drainage:

1. All storm water shall be retained on site. *HPA Response; Confirmed. Detailed information to be submitted at the time of final Design review documentation (Opal engineering)*

2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street. *HPA Response; Confirmed. Detailed information to be submitted at the time of final Design review documentation (Opal engineering)*

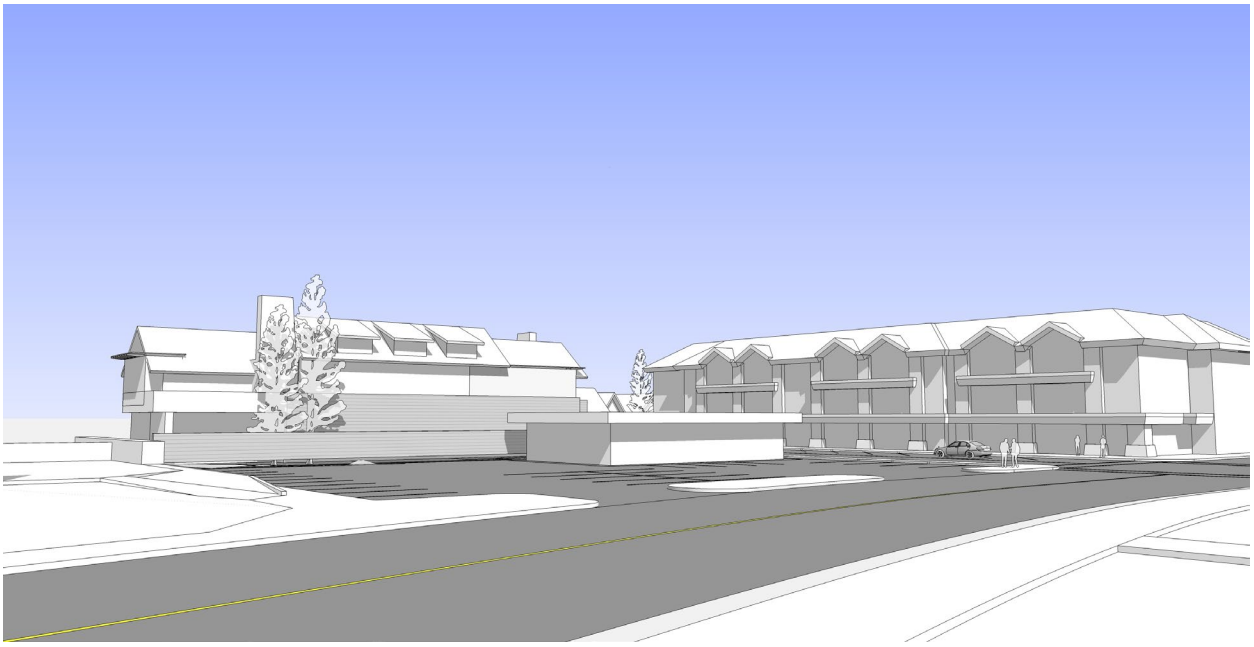
3. The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site. *HPA Response; Confirmed. Detailed information to be submitted at the time of final Design review documentation (Opal engineering)*

4. Drainage facilities shall be constructed per city standards. *HPA Response; Confirmed. Civil Engineer (Opal) will design drainage needed onsite to meet the city standards.*

D. Utilities:

1. All utilities necessary for the development shall be improved and installed at the sole expense of the applicant. *HPA Response; Confirmed, developer will cover the costs of the utility upgrades.*

2. Utilities shall be located underground and above grade utility, power and communication equipment within the development site shall be concealed from public view. *HPA Response; Confirmed. Utilities will be screened from public view.*
3. When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer. *HPA Response; Confirmed. This will be handled by the electrical engineer at the time of permitting.*



View from Sun Valley Road towards project on left and Les Saisons building on the right.

E. Compatibility of Design:

1. The project's materials, colors and signing shall be complementary to the townscape, surrounding neighborhoods and adjoining structures. *HPA Response; The exterior palette we are proposing will be very complimentary not only to the surrounding built context but also the natural background of the hills and river front. The palette uses a combination of natural stone and wood.*
2. Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community. *HPA Response; No significant landmarks exist on this property that we or the owners know about.*
3. Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to. *HPA Response; Confirmed. The existing building materials will be either donated to the BCHA or demolished.*

F. Architectural:

1. Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined. *HPA Response; As previously mentioned at the time we introduced this project to city planners, we are incorporating a public plaza on the NW corner of the project. This will be a major throughfare to and from the site by pedestrians (owners, guests and business users.*
2. The building character shall be clearly defined by use of architectural features. *HPA Response; Confirmed.*
3. There shall be continuity of materials, colors and signing within the project. *HPA Response; We propose using natural materials and colors through the project to keep consistent.*
4. Accessory structures, fences, walls, and landscape features within the project shall match or complement the principal building. *HPA Response; Confirmed. Fence along North and East property line will match the wood material used in the accents of the proposed exterior elevations.*

5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness. *HPA Response; Confirmed. Currently the design on the ground floor level has undulation to highlight the main access points for pedestrian into the project. On the upper floors the plan undulates through the use of eroded decks along the major street facades. The topography along the East diagonal of the site makes the building footprint undulate to meet the topography.*

6. Building(s) shall orient towards their primary street frontage. *HPA Response; Confirmed. The current design orients the main building towards each of the street frontage. Seeing the longest building dimension is along Spruce Street, this is where the two major building entrances (Pedestrian and vehicular) are located with a secondary access point located on the SW corner of the project.*

7. Garbage storage areas and satellite receivers shall be screened from public view and located off alleys. *HPA Response; We will work with Clear Creek Disposal to get their "Will Serve" letter on the below grade garbage storage area. Proposed to have bi-weekly pickups. Where the property managers move the garbage receptacles to the sidewalk. There is no alleyway on this site.*

8. Building 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. *HPA Response; All upper roofs to have snow retention bars to eliminate sliding snow. The upper roof along Spruce Street is stepped back, if snow were to slide over the snow retention, this would fall onto the 2md floor decks below. The gable direction at the main entry point into the project is sloped in a way not to dump sliding snow onto the plaza area.*

G. Circulation Design:

1. Pedestrian, equestrian, and bicycle access shall be located to connect with existing and anticipated easements and pathways. *HPA Response; Confirmed. There is an existing concrete sidewalk on the Spruce Street aspect of the project but will probably need upgrading if the developers decide to do a radiant / snowmelt system. This will be decided by the Final Design review submittal.*

2. Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.

3. Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian, and equestrian use. Consideration shall be given to adequate sight distances and proper signage. *HPA Response; Confirmed. Currently no awnings along the Spruce Street façade are proposed.*

4. Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements. *HPA Response; Confirmed. All vehicle access to the site will be from Spruce Street, as there is no alleyway adjacent to this site. Currently we are proposing to use the South existing curb cut that is currently being used on the site. This is 30'-6" form the SW property corner. Refer to traffic study images that show the sighting coming into the site and leaving.*

5. Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project. *HPA Response; Confirmed.*

H. Snow Storage:

1. Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas. *HPA Response; Confirmed. See below #4 response.*

2. Snow storage areas shall be provided on-site. *HPA Response; Confirmed. See below #4 response.*

3. A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet. *HPA Response; Confirmed. See below #4 response.*

4. In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed. *HPA Response; Confirmed. The applicant is considering snowmelt/radiant system for the hard*

surfaces at the ground level that are exposed. Final decision will be made before the final design review submittal.

I. Landscaping:

1. Landscaping is required for all projects. *HPA Response; Confirmed. At this early stage of the project, we are proposing to have a series of landscape and planter beds along Spruce Street. As well planters around the public plaza. More detail to follow at the time of the final design review submittal in the form of the landscape plan completed by a licensed landscape architect.*
2. Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape. *HPA Response; Confirmed. At this early stage of the project, we are proposing to have a series of landscape and planter beds along Spruce Street. As well planters around the public plaza. More detail to follow at the time of the final design review submittal in the form of the landscape plan completed by a licensed landscape architect.*
3. All plant species shall be drought tolerant. Native species are recommended but not required. *HPA Response; Confirmed. Plant species will be listed in the final design review submittal.*
4. Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged. *HPA Response; Confirmed. At this early stage of the project, we are proposing to have a series of landscape and planter beds along Spruce Street. As well planters around the public plaza. More detail to follow at the time of the final design review submittal in the form of the landscape plan completed by a licensed landscape architect.*

J. Public Amenities:

1. Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall be approved by the Public Works Director prior to design review approval from the Commission. *HPA Response; Confirmed. We are proposing a bench along Spruce Street set into one of the planters in front of the commercial space. Several benches proposed in the plaza area as well.*

17.96.070: COMMUNITY CORE (CC) PROJECTS

In addition to the requirements of section 17.96.060, unless otherwise specified, the below standards apply to projects in the Community Core district.

A. Streets:

1. Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department. *HPA Response; Confirmed.*
2. Street trees with a minimum caliper size of three inches (3"), shall be placed in tree grates. *HPA Response; NA No trees in the city ROW at this point of the design.*
3. Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.

B. Architectural:

1. Facades facing a street or alley or located more than five (5') feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials and colors as the front façade. *HPA Response; Confirmed*
2. For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways. *HPA Response; Confirmed*
3. For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows. *HPA Response; Confirmed*
4. Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited. *HPA Response; Confirmed. At this time of the design we are going to be utilizing a flat roof to use as roof top decks.*

5. All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters and downspouts. *HPA Response; Confirmed. If we change direction from the flat roof design element, all pitched roof will have snow retention bars, as well gutters and integrated downspouts.*
6. Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Director. *HPA Response; No Overhangs are proposed into the city ROW.*
7. Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials. *HPA Response; Proposed design at this time does not enclose the listed above areas.*

C. Service Areas and Mechanical/Electrical Equipment:

1. Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right of way and shall be screened from public views. *HPA Response; Confirmed. We will work with Clear Creek Disposal to get their "Will Serve" letter on the below grade garbage storage area. Proposed to have bi-weekly pickups. Where the property managers move the garbage receptacles to the sidewalk. There is no alleyway on this site, so Spruce Street will be primary pickup points for trash.*
2. Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design. *HPA Response; Confirmed. We are proposing a 3'-0" perforated metal screening around the major mechanical areas at the ground and roof levels.*

D. Landscaping:

1. When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site. *HPA Response; Confirmed. We are proposing on removing a (#?) number of mature growth trees onsite to make way for the new project. We will propose replace trees offsite where the city advises to do so and tree species. We will be maintaining a majority of the mature growth on the sloped section of the site down to trail creek.*
2. Trees that are placed within a courtyard, plaza or pedestrian walkway shall be placed within tree wells that are covered by tree grates. *HPA Response; NA, planter boxes are proposed in the plaza area with low growing plant material.*
3. The city arborist shall approve all parking lot and replacement trees. *HPA Response; Confirmed. We will wait on that report from the city arborist for final replacement numbers, species types and location.*

E. Surface Parking Lots:

1. Surface parking lots shall be accessed from off the alley and shall be fully screened from the street. *HPA Response; Confirmed. No surface parking is proposed in this design. Below grade parking only.*
2. Surface parking lots shall incorporate at least one (1) tree and one (1) additional tree per ten (10) onsite parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public. *HPA Response; Confirmed. No surface parking is proposed in this design.*
3. Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways. *HPA Response; Confirmed. At this early stage of the project, we are proposing to have a series of landscape and planter beds along the Spruce Street façade. More detail to follow at the time of the final design review submittal in the form of the landscape plan completed by a licensed landscape architect.*

F. Bicycle Parking:

1. One (1) bicycle rack, able to accommodate at least two (2) bicycles, shall be provided for every four (4) parking spaces as required by the proposed use. At a minimum, one (1) bicycle rack shall be required per development on private property. Bike racks shall not be located in the public right-or-way. *HPA Response; Confirmed. We are proposing a bike rack at each of the main*

entrances along Spruce Street, within the plaza area. In our earlier design conversations, the city said they would be open to having bike racks in the city ROW – please confirm??

2. When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half (1/2) shall be adjusted to the next highest whole number. *HPA Response; Confirmed. As above, 8 parking spaces required, two bike racks proposed.*

3. Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less that fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. *HPA Response; Confirmed. We are proposing a bike rack at each of the main entrances along Spruce Street, with the plaza area which serves as the main entry into the residential component of the project and commercial access.*

We hope this answers any questions you have about the concept design and how we have used the City design guidelines to influence the proposed project. Please let us know if you have additional questions and we can answer them during the design review meeting.

Thank you.

Sincerely,

Daniel Hollis, Principal

Attachment C

Public Comment

My name is Carole King Klein. I'm a year-round Ketchum resident and voter.

I urge the City of Ketchum ("the City") to protect its interest after having adopted the Blaine County Climate Action Plan" ("5B CAN") on September 16, 2024, and require compliance with 5B CAN by developers who seek approval from the City.

The City also has an interest in protecting local businesses from harm caused by the project.

1. Old growth trees, the hillside, Trail Creek, and the climate.

From the "The Residences on Trail Creek" project ("200 SAP") proposal's Landscape paragraph:

We are proposing on removing a (#?) [sic] number of mature growth trees onsite to make way for the new project. We will propose replace trees offsite where the city advises to do so and tree species. We will be maintaining a majority of the mature growth on the sloped section of the site down to trail creek.

Removing mature growth trees is NOT in compliance with 5B CAN. Replacing the old growth trees with new trees defies common sense—as IF putting in new trees will make the ecosystem as functional and beneficial as it was before removal of the old ones.

Mature trees are a free, existing carbon storage mechanism that pulls carbon from the atmosphere and stores it in the trees and the soil below at 0 cost to the City and 0 cost to taxpayers.

Removing mature trees *accelerates* climate change, which is non-compliant with 5B CAN.

The developers gloss over the time lag between removing trees and waiting two or more years for the construction to be over, then waiting for smaller trees to be planted, take hold, grow, and form a new interconnected root system.

Suggesting that replacement trees will restore the environment to what it is now is disingenuous. If the City approves this project as presented, they'll reinforce the disenchantment of young people who believe their elders and elected officials don't care about their concerns about climate change.

Preservation of existing old growth trees should include their roots on all sides. If preservation of existing carbon storage that also provides habitat for wildlife necessitates changing the design and/or the location of a new building on the property, preservation must have priority.

In addition to trees' function as a carbon storage mechanism, the old growth trees at 200 SAP are a vital part of an interconnected ecosystem that includes thousands of species ranging from insects and flora to wildlife such as deer, elk, moose, birds, ducks, mountain lions, geese, and so many more—including fish.

Fish?

Yes. When mature trees are removed above a creek or a river—and typically mature trees are not removed in isolation but along with smaller trees and bushes, creating a clearcut—rocks and sediment erode into a stream, river, or creek below—in this case, Trail Creek. See links below to studies in support.

Note that the developers are using the name Trail Creek in the name of their project. Will Ketchum's planners insist that they protect Trail Creek?
Also note that the machines removing the trees will add to the soil disturbance and exacerbate erosion.

Those machines and the removal of old growth trees will compromise the health of the ecosystem in and above Trail Creek, which will compromise the health of fish and other species in Trail Creek, Wood River, and potentially beyond.

Erosion can also change the course of a stream, a creek, a river—our local waters—**which will potentially cause harm to the owners of hundreds of millions of dollars' worth of property downstream of Spruce Avenue.**

Harm to fish will adversely affect our local businesses that serve anglers.

Removal of old growth trees is known to increase the risk of wildfire spreading more rapidly; reduce water supply; and cause desertification. Those problems will affect a much larger area than the land and water just below 200 SAP.

The suggestion in 200 SAP's Landscape paragraph that the developer will remove and "replace" the existing trees [after two or three years of construction—don't worry, the landscape will be just as it was before—] is absurd. One cannot "replace" an interconnected forest ecosystem that has provided stability for a multiplicity of species for decades.

As developers seek to integrate their project into our community, the City must require them to integrate preservation of the ecosystem on their property with the interconnected ecosystem around it. The developers must redesign their project to accommodate such preservation.

Here are some photos and videos of some of the existing old growth trees and interconnected smaller trees and plants in and around the 200 SAP property:

https://share.icloud.com/photos/027ywOjluSMlM-MRozqePpXyQ

The City must require 200 SAP to change their design to preserve not just the existing trees but the **roots**, and to do whatever else is necessary to comply with the goals of 5B CAN and prevent erosion.

The City should also require 200 SAP to amend the design so it no longer requires removal of the massive amount of soil needed to create space for the underground garage.

Here are some studies that support preservation of the old growth trees and the hillside they stabilize. Note that some of these studies have been successful in winning court rulings to stop or modify projects.

https://fwp.mt.gov/binaries/content/assets/fwp/montana-outdoors/2018/bulltrout.pdf

https://www.fs.usda.gov/rm/pubs_rm/rm_gtr120/rm_gtr120_315_319.pdf

https://library.weconservepa.org/guides/110-impacts-of-natural-land-loss-on-water-quality#:~:text=Forests%2C%20riparian%20buffers%2C%20wetlands%20and,periods%20of%20low%20stream%20flows.

https://www.srs.fs.usda.gov/pubs/gtr/gtr_srs092/gtr_srs092-092-summer.pdf

https://bluemountainsbiodiversityproject.org/2361-2/

2. The size and setback of the structure

The proposed height and proximity to Spruce Avenue of 200 SAP along with Les Saisons across the street, of similar height and proximity, will create an urban canyon on Spruce Avenue. Add a narrow sidewalk and a minuscule setback from the street, and visitors will be unlikely to find it inviting to walk **to**, let alone **into**, the proposed commercial area.

3. Conclusion:

Given 200 SAP's current design's non-compliance with 5B CAN, with established science and common sense supporting preservation of ecosystems, and with the economic risks to businesses and property owners downstream of harm caused by erosion, I am asking the Planning and Zoning Department to require that the architect and developers of 200 SAP revise their design to meet the concerns listed above.

I've also heard a variation of the following sentiment from many of my neighbors and other Ketchum residents and property owners who remember when we could drive into

town from the south and be greeted by Ketchum's magnificent mountains on both sides of the highway with no 5-story hotels obstructing the view.

Just because developers *can* build a structure that takes up nearly every square inch on, above, and below a property they own doesn't mean that they *should*.

And now, let's hear from two thoughtful non-residents.

"Don't it always seem to go that you don't know what you've got till it's gone,
They paved paradise, put up a parking lot."
-Joni Mitchell, "Big Yellow Taxi"

"Unless someone like you cares a whole awful lot, nothing is going to get better."
-the Once-ler in Dr. Seuss's *The Lorax*

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