

PLANNING AND ZONING COMMISSION Tuesday, March 26, 2024, 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 <u>www.ketchumidaho.org/meetings</u>.

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

- Join us via Zoom (please mute your device until called upon).
 Join the Webinar: https://ketchumidaho-org.zoom.us/j/86536069952
 Webinar ID: 865 3606 9952
- 2. Address the Commission in person at City Hall.
- 3. Submit your comments in writing at participate@ketchumidaho.org (by noon the day of the meeting)

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

CALL TO ORDER: ROLL CALL: COMMUNICATIONS FROM COMMISSIONERS: CONSENT AGENDA:

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

1. ACTION ITEM: Approval of the March 12, 2024 minutes

PUBLIC MEETING:

2. Recommendation to review and provide feedback on the Pre-Application Design Review application for the Bigwood Clubhouse project at 105 Clubhouse Drive

NEW BUSINESS:

 <u>3.</u> Cohesive Ketchum Project Discussion: March Presentation Series and Community Feedback on Proposed Updates to Core Values
 EXECUTIVE SESSION: ADJOURNMENT:



Tuesday, March 12, 2024

CALL TO ORDER: (00:00:20 in video)

Neil Morrow called the meeting of the Ketchum Planning and Zoning Commission to order at 4:33 p.m.

ROLL CALL:

Neil Morrow Susan Passovoy Brenda Moczygemba Tim Carter *absent Matthew McGraw

ALSO PRESENT:

Adam Crutcher – Associate Planner Abby Rivin – Senior Planner Paige Nied – Associate Planner Heather Nicolai – Office Administrator

COMMUNICATIONS FROM COMMISSIONERS: (00:00:48 in video)

None

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

1. ACTION ITEM: Approval of the February 13, 2024 minutes

Motion to approve the February 13, 2024 minutes. Motion made by Susan Passovoy seconded by Matthew McGraw (00:02:05 in video) MOVER: Brenda Moczygemba SECONDER: Matthew McGraw AYES: Brenda Moczygemba, Susan Passovoy, Matthew McGraw, & Neil Morrow NAYS: RESULT: UNANIMOUSLY ADOPTED

2. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for 200 North Main Design Review Application File No. P23-049

Motion to approve the Findings of Fact, Conclusions of Law, and Decision for 200 North Main Design Review Application File No. P23-049 with suggestions made by applicant. Motion made by Brenda Moczygemba seconded by Matthew McGraw (00:02:42 in video)

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

RESULT: UNANIMOUSLY ADOPTED

3. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for 200 North Main Conditional Use Permit Application File No. P23-049A

Motion to approve the Findings of Fact, Conclusions of Law, and Decision for 200 North Main Conditional Use Permit Application File No. P23-049A. Motion made by Brenda Moczygemba seconded by Matthew McGraw (00:03:20 in video) MOVER: Brenda Moczygemba

SECONDER: Matthew McGraw AYES: Brenda Moczygemba, Susan Passovoy, Matthew McGraw, & Neil Morrow NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: (00:03:36 in video)

None

4.

NEW BUSINESS: (00:3:40 in video)

- Project Update: Cohesive Ketchum Joint Meeting Debrief & Code User Survey Results
 - Staff Presentation-Abby Riven, Senior Planner with Commissioner comments and questions (00:03:55 in video)
 - Staff Presentation-Adam Crutcher, Associate Planner with Commissioner comments and questions (00:12:39 in video)
 - Option for public comment
 - i. Thia Konig (00:39:27 in video)
 - *ii.* Commission dialog with Thia Konig (00:45:55 in video)
 - Public comment closed (00:53:10 in video)
 - Commissioner comments & questions for staff, staff responses (00:53:15 in video)

ADJOURNMENT:

Motion to adjourn at 535 pm (01:02:05 in video)

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

Neil Morrow – P & Z Commissioner

Morgan Landers - Director of Planning & Building



City of Ketchum Planning & Building

STAFF REPORT KETCHUM PLANNING AND ZONING COMMISSION MEETING OF MARCH 26th, 2024

PROJECT:	Bigwood Clubhouse
FILE NUMBER:	P24-007
APPLICATION:	Pre-Application Design Review
PROPERTY OWNER:	Bigwood Property Owners Association
ARCHITECT:	Scott Prentice
LOCATION:	105 Clubhouse Dr (Block 19 Bigwood Subdivision)
ZONING:	Recreation Use (RU)
OVERLAY:	None
REVIEWER:	Adam Crutcher, Associate Planner
NOTICE:	As a courtesy, 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 March 6, 2024. The notice was published in the Idaho Mountain Express on March 6, 2024. A notice was posted on the project site on March 19, 2024 and the city's website on March 11, 2024.

EXECUTIVE SUMMARY

The applicant has submitted a Pre-Application Design Review for the development of a new clubhouse building at Block 19 within the Bigwood Subdivision (the "subject property"). The subject property is zoned Recreation Use (RU) and contains an existing clubhouse which is proposed to be demolished as part of the project. The subject property is also located within the Bigwood PUD which received approval on August 15, 1985. The existing clubhouse building was approved in 1987 and is approximately 5,000 square feet. The proposed clubhouse building aims to reduce the size of the clubhouse and is approximately 1,800 square feet. No change is proposed to the existing parking or sports courts, with minor renovations of the pool and pool decking.

The project is subject to Pre-Application Design Review pursuant to Ketchum Municipal Code §17.96.010.D.1. Pre-Application Design Review is an opportunity for the Planning and Zoning 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. Design Review is required for the development of nonresidential buildings pursuant to Ketchum Municipal Code §17.96.010.A.1.



Figure 1. Subject Property location

BACKGROUND

Bigwood DA & PUD

The Bigwood PUD and Development Agreement ("DA") were approved, with conditions, in 1985, to annex the property containing the present day Bigwood Golf Course and neighboring residential lots, within the City limits. The Bigwood Annexation, Services and Development Agreement identified allowed uses on each block within the Bigwood subdivision. The development permitted on Block 19 is a recreation center with a variety of allowed uses inside the building including, "a tennis pro shop, a community recreation room, property management areas, lock rooms, showers, restroom facilities, food and beverage service which shall be limited to the hours of golf course operation, except for Bigwood Property Owners Association uses or functions." The proposed building includes restrooms, changing rooms, storage, and a recreation/clubhouse room. All of the proposed uses align with the allowed uses in the DA, therefore not requiring any amendment to the PUD or DA documents.

Process to Date

The Planning and Building Department received the Pre-Application Design Review application on January 29, 2024. The application was reviewed and scheduled for hearing on February 28, 2024 after

one round of review. As of the date of this staff report, all department comments have been resolved or will be addressed upon submittal of a design review application.

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.

Staff found criteria #1 & #2 were met as the proposal meets the uses detailed in the Open Space, Parks and Recreation category of the Future Land Use Map. This category speaks to "Public and private open space, trails, park, and golf courses" as appropriate primary uses and "public utilities or facilities" as appropriate secondary uses. The proposed development contains restrooms for golf course users and is primarily a private recreation center/park for residents of the Bigwood PUD.

Staff also found criteria #3 meet through their review of the project against design review criteria as well as dimensional standards for the RU zoning district. In staffs review of the design review standards, the project demonstrated compatibility of design with surrounding residences through the use of natural materials (wood and stone) as well as the inclusion of a pitched roof. Staff also found the use of gable roof ends, windows used throughout the building, and the covered patio/seating area to provide defining architectural features and reduce the appearance of flatness.

Staff identified the following items which will need to be included upon submitting of a final design review application:

- Include proposed exterior lighting
- Verify height of deck encroaching into rear yard setback
- Include landscape plan with proposed species
- Identify proposed snow storage areas
- Verify building height measurement from proposed/existing grade
- Include all setback and building coverage calculations on plans

As stated above, staff did not identify any code compliance issues and found the project to meet applicable design review criteria as proposed.

Attachments:

A. Bigwood Clubhouse Project Plans



City of Ketchum Planning & Building

OFFICIAL	USE ONLY
File Number:	P24-007
Date Received:	1/29/24
By:	HLN
Pre-Application	Fee 3300
Design Review Fee Paid:	
By:	

Pre-Application Design Review

Submit completed application and documentation to <u>planningandzoning@ketchumidaho.org</u>. 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 <u>here</u>. You will be contacted and invoiced once your application package is complete.

APPLICANT INFORMATION							
Project Name: Bigwood Property Owners Clubhouse		Phone: (20	8)726-456	5			
Owner: Bigwood Property Owners Association		Mailing Add					
Email: MUllman@ch	narteroak-equity.com		PO Box 9	933, Ketchu	ım ID 83340		
Architect/Representa	ative: Scott Prentice	Architects	Phone: (31	0)991-476	3		
Email: scott@scottpre	nticearchitects.com		Mailing Add	ress:			
Architect License Nur	mber: AR-986291		PO Box	k 518, Paci	fic Palisades CA 9027	2	
Engineer of Record:	Plan North Engineer	8	Phone: (208	8)874-3996	6		
Email: david@plan-no	rth.com		Mailing Add				
Engineer License Nur	nber:		1401	S Robe	rt St. Boise		
Primary Contact Nam	ne and Phone Num	ber: Scott Prentice, (31	0)991-4763				
PROJECT INFORMAT	ION						
Legal Land Description	n: Block 19, Bigwoo	od Subdivision	Street Add	ress:			
Lot Area (Square Fee	t): 108,161	Zoning District: F	RU		RPK #: RPK04260	0000190	
Overlay District:	□Floodplain	🗆 Avalanche	□Mountain	D	None		
Type of Construction	: 🖾New	□Addition	□Remodel		□Other		
Anticipated Use: Ho	meowners Clubhouse, S	torage, Restroom/ Changing	Number of I	Residenti	al Units: None		
GROSS FLOOR AREA							
GROUD TEOOR AREA							
		Proposed			Existing		
GROUND FLOOR	Pool Storage/ Equipme	-	312.13	Sq. Ft.	Existing	312.13	Sq. Ft.
GROUND FLOOR	Pool Storage/ Equipme etached Golfers Restroo	nt	312.13 51.79	Sq. Ft. Sq. Ft.	Existing	312.13	Sq. Ft. Sq. Ft.
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GROUND FLOOR	etached Golfers Restroo Clubhous	nt m	51.79 1792.27 0	Sq. Ft. Sq. Ft. Sq. Ft. Sq. Ft.	To Be Demolished	4446.75 (Approx.) 600 (Approx.)	Sq. Ft. Sq. Ft. Sq. Ft. Sq. Ft.
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Vohm

11/10/23

Signature of Owner/Representative

Date

PRE-APPLICATION DESIGN REVIEW SUBMITTAL CHECKLIST

A Pre-Application Design Review submittal shall include the materials listed in the following table in digital format. Please fill out the checklist in the table below and include the sheet number(s) where the required submittal material may be found in the project plan set. The applicant may elect to provide more details, additional plan sheets, and other supplemental materials not listed in the checklist at their discretion.

PRE-APPLICATION DESIGN REVIEW SUBMITTAL CHECKLIST				
Submitted by Applicant	Plan Sheet Number(s)	Pre-Application Required Materials		
	N/A	Project Narrative: A project narrative describing the approach and concept of the project and how the project meets the applicable design review criteria. (narrative shall include a response to each applicable criteria)		
X	AR.3 CO.20	Conceptual Site Plan: A conceptual site plan showing proposed on and off- site improvements. Site plan shall include conceptual landscaping and public amenities. Detailed plant list not required.		
	AR.4-6	Conceptual Elevations and Floor Plans: Elevations and floor plans for all facades and all levels shall be provided. Elevations shall depict materiality, however, colored renderings not required.		
	AR.7	Conceptual Materials and Color Palette: Materials and colors sample board shall be provided for all facades. Photos of materials, representative imagery, and other digital representation of concept is acceptable. Specifications of materials and colors are not required.		
X	AR.2 AR.7 AR.8	3D Perspectives: A minimum of two perspectives, one from a street view and one from bird's eye view, showing the massing of the proposed project within the context of the surrounding neighborhood. Adjacent properties and structures must be included. Full color renderings or photo-realistic perspectives are not required.		

Bigwood Clubhouse Project Narrative

The Bigwood Homeowners Association has voted at their latest annual meeting to replace the existing clubhouse structure which is in poor physical shape and too large based on the Association's needs. The proposed project replaces the current structure with a building that reduces existing floor area by 60% with an opportunity to replace an aging structure with a high efficiency, well functioning, timeless and beautiful structure. The Associations pre-design process included questionnaires and opportunity for homeowner input which has resulted in the proposed design.

The design includes a main enclosed area that includes two seating areas with windows and doors designed to bring the outside in and open to spectacular long views. The proposed structure orientation is modified strategically from existing to afford greater access to views and a closer visual and physical connection to the existing pool. The proposed structure includes storage and restroom changing facilities for both pool and sport court user use. The existing pool will be renovated and the spa relocated to take advantage of the long view to Bald Mountain. There is a covered exterior area as well as a trellised area with a fire pit directly opposite the pool and spa.

The exterior materials are designed to let the building recede into it's natal environment with proposed landscape that includes evergreen trees for screening while refreshing existing planting areas and replacing the areas of removed structure and decking with lawn and planting areas. A new entrance way is contemplated to replace the existing at the east parking area and includes replacement of the existing fencing for greater security of the pool area. The entrance way will include a stone wall, trellis and wood gate/fence that bring the materials and lines of the clubhouse structure to the entry of the sports court/pool/ clubhouse complex and will include updated landscape planting including an allay of trees and an metal entry trellis similar in material and detail to the proposed trellis area proposed for the clubhouse.

DESIGN REVIEW CRITERIA Synopsis

Streets

Existing parking areas and their connections to Clubhouse Drive and Big Wood Drive will remain as existing.

Sidewalks

No sidewalks exist or are contemplated for the project.

Drainage

Existing drainage onsite will be maintained to continue to retain all storm water onsite. Project results in a substantial transfer of existing impervious paving an structure area to pervious landscape planting area.

Utilities

Existing utilities are underground and will be retained for the new structure.

Compatibility of Design

The natural materials and colors of materials and the simple massing are contextually compatible with neighboring properties and represent a substantial reduction in height and mass from current clubhouse structure.

Architectural

Unobstructed pedestrian access through the newly designed entryway provides clear access to the clubhouse complex. The building character is clearly defined and there is continuity in its materials and placement across the existing pool equipment/storage room, a proposed detached golfers restroom and fencing/ entryway. Concealed garbage storage and snow retention devices will be provided.

Circulation Design

No change in current circulation on the site is proposed.

Snow Storage

Current snow storage at the south parking area will be maintained.

Landscaping

Project proposes removal of five pine trees adjacent to the proposed structure with replacement of trees to provide privacy as required. Existing planting beds to be refreshed. Landscape materials will be readily adaptable to the sites microclimate, soils conditions orientation and aspect, and shall serve to enhance the surrounding neighborhood. Existing evergreen tree screening along adjacent streets to be maintained. All proposed plant species to be drought tolerant and mostly native.

Public Amenities

The project proposes a golfer's restroom.



NOTES

SURVEY NARRATIVE: 1. THE PURPOSE OF THIS MAP IS TO SHOW LIMITED SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED IN RELATION TO PLATTED LOT LINES. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE. LOT LINES ARE BASED ON FOUND MONUMENTS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. SET MONUMENTS WERE ESTABLISHED USING PROPORTIONED DISTANCES AND BEARINGS.

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2. REFERENCED SURVEYS:

- AMENDED BIGWOOD SUBDIVISION, BIG BLOCK PLAT, INST. NO. 289785, RECORDS OF BLAINE COUNTY, IDAHO.
 BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED. FOR RECORD
- DIMENSIONS, SEE REFERENCED SURVEYS.
- VERTICAL DATUM: ELEVATIONS BASED ON NAVD 88 DATUM.
 UNDERGROUND UTILITIES WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
 THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT BY
- GALENA-BENCHMARK ENGINEERING AND IS NOT VALID OR TO BE USED BY OTHER PARTIES FOR ANY REASON INCLUDING BUT NOT LIMITED TO REAL ESTATE TRANSACTIONS, BUILDING APPLICATIONS, PERMITS, ETC.
 7. A TITLE POLICY HAS NOT BEEN SUBMITTED TO GALENA-BENCHMARK
- ENGINEERING, NOR HAS A TITLE SEARCH BEEN REQUESTED. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP.
- ELECTRONIC DATA: GALENA-BENCHMARK ENGINEERING ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT.
 THIS DRAWING IS VOID AFTER 2 YEARS AND NO FURTHER COPIES OR DIGITAL
- FILES WILL BE TRANSMITTED.

EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:

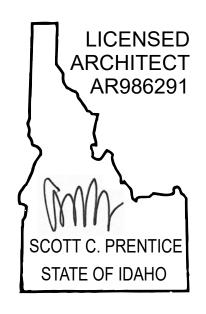
- BUILDING AREA: BUILDING ENVELOPE IF SHOWN, IS PER PLAT. SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY/COUNTY ORDINANCES MAY VARY FROM PLAT. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
 CONFIDENT PROTECTIONS - EXCEPT AS OFFICIENTLY STATED OF CHOMMENDED.
- 11. GENERAL RESTRICTIONS : EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS, AVALANCHE OR ANY OTHER LAND-USE REGULATIONS OR HAZARDS.

SURVEY AND SITE FEATURES

- BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN INTERNATIONAL FEET.
 BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT.
- REFER TO PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY. 14. UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE
- 14. UTILITIES AND DRAIN FIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
- 15. BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
 TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
- 18. CONTOUR INTERVAL: <u>1'</u>
- MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
 FEATURES OBSCURED FROM VIEW BY DEBRIS, SNOW, VEGETATION OR VEHICLES AT THE TIME OF SURVEY, DO NOT APPEAR ON THIS MAP.

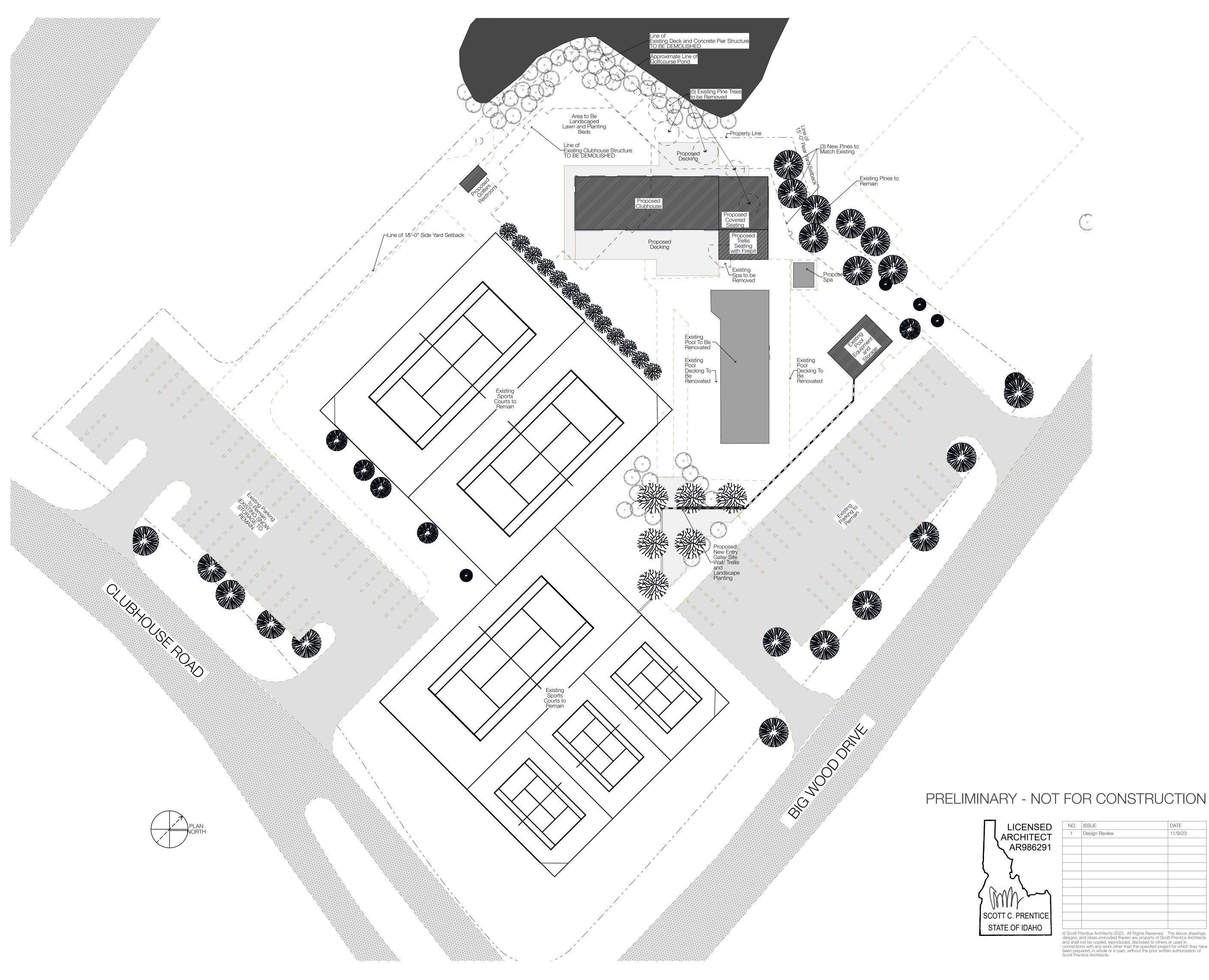
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	Property Line Adjoiner's Lot Line FD5/8 = Found 5/8" Rebar FD1/2 = Found 1/2" Rebar SET5/8 = Set 5/8" Rebar CNTRL = Survey Control Calculated point (not set) 5' Contour Interval 1' Contour Interval FL = Flow Line of Creek/Ditch Curb & Gutter FNC = Fence Line Building Asphalt Concrete Sidewalk Pavers Wood Deck RTW = Retaining Wall CT = Conifer Tree DT = Deciduous Tree Approximate Surface Water at time of Survey		SGN = Sign TVBOX = Cable TV Riser PHBOX = Telephone Riser Light PBOX = Power Box PMTR = Power Meter CB = Catch Basin DWELL = Dry Well Culvert FH = Fire Hydrant WV = Water Valve VB = Irrigation Valve Box AP = Angle Point BOW = Back of Walk COR = Corner CC = Curb Cut CMP = Corrugated Metal Pipe CMU = Concrete Masonry Unit EOA = Edge of Asphalt EOC = Edge of Concrete FF = Finished Floor FL = Flow Line IC = Illegible Cap LIP = Lip of Gutter NC = No Cap NG = Natural Ground TA = Top of Asphalt TC = Top Back of Curb TOP = Top of Slope W.C.= Witness Corner	FOR REVIEW GALENA-BENCHM	ENGINE Civil Engineers & Too Bell Drive Ketchum, Idaho 8 (208) 726-9512 www.benchmark-
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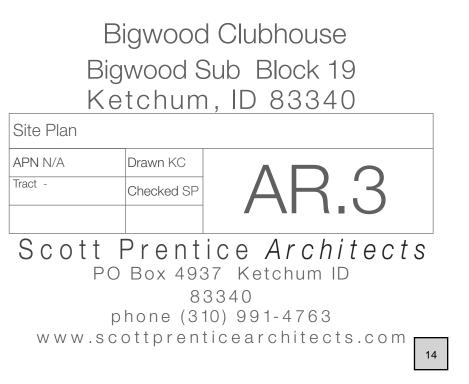


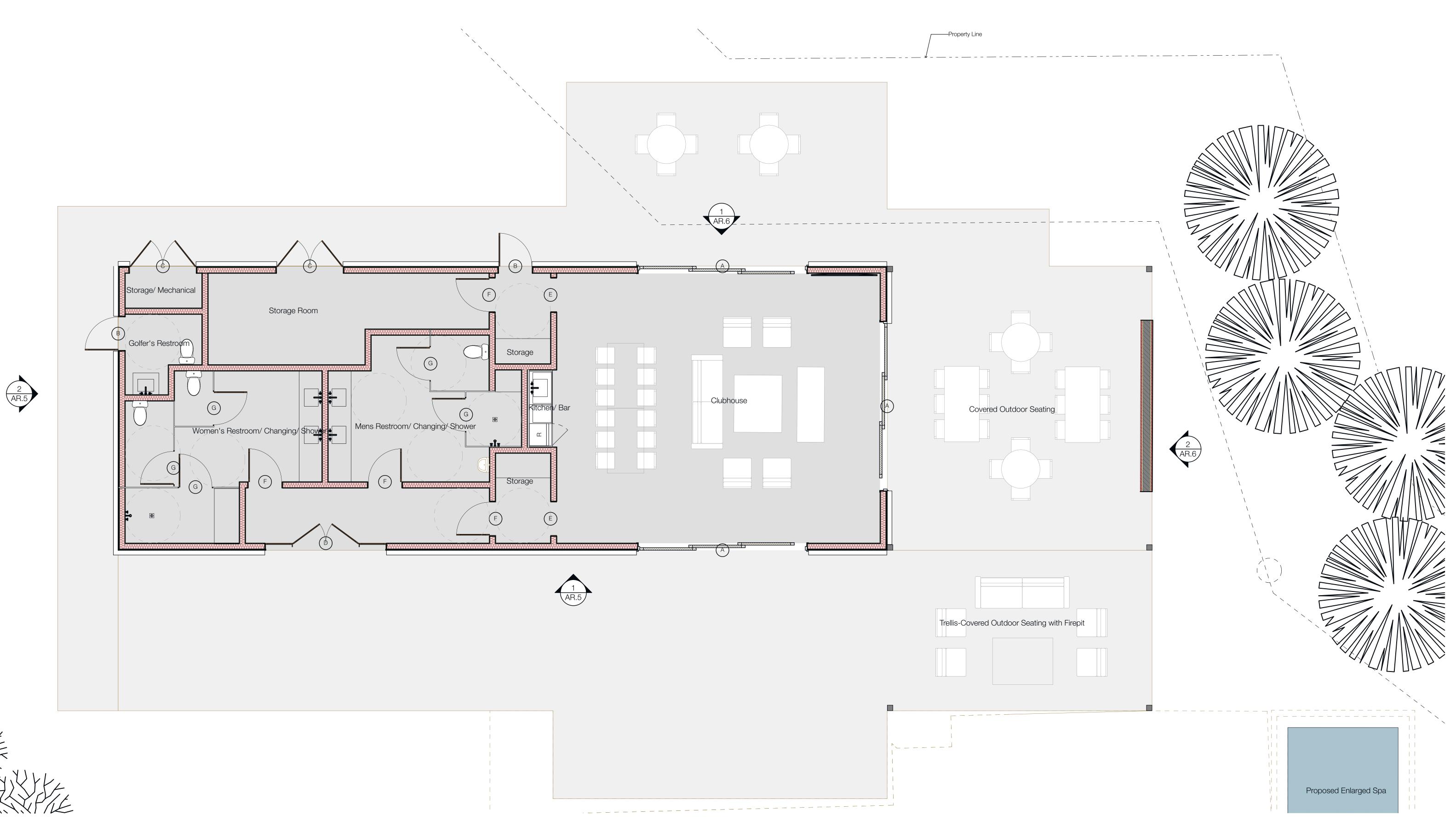
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E	Bigwood Clubhouse				
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Tract -	Checked SP	AR2			
Scott	Prent	ice Architects			
PC) Box 493	87 Ketchum ID			
83340					
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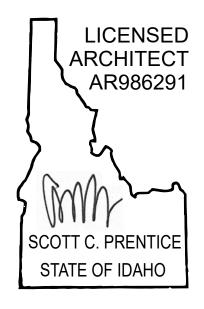


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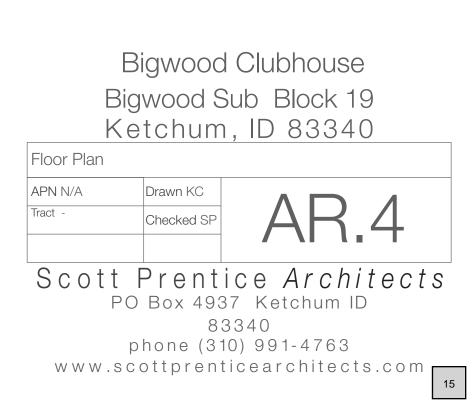
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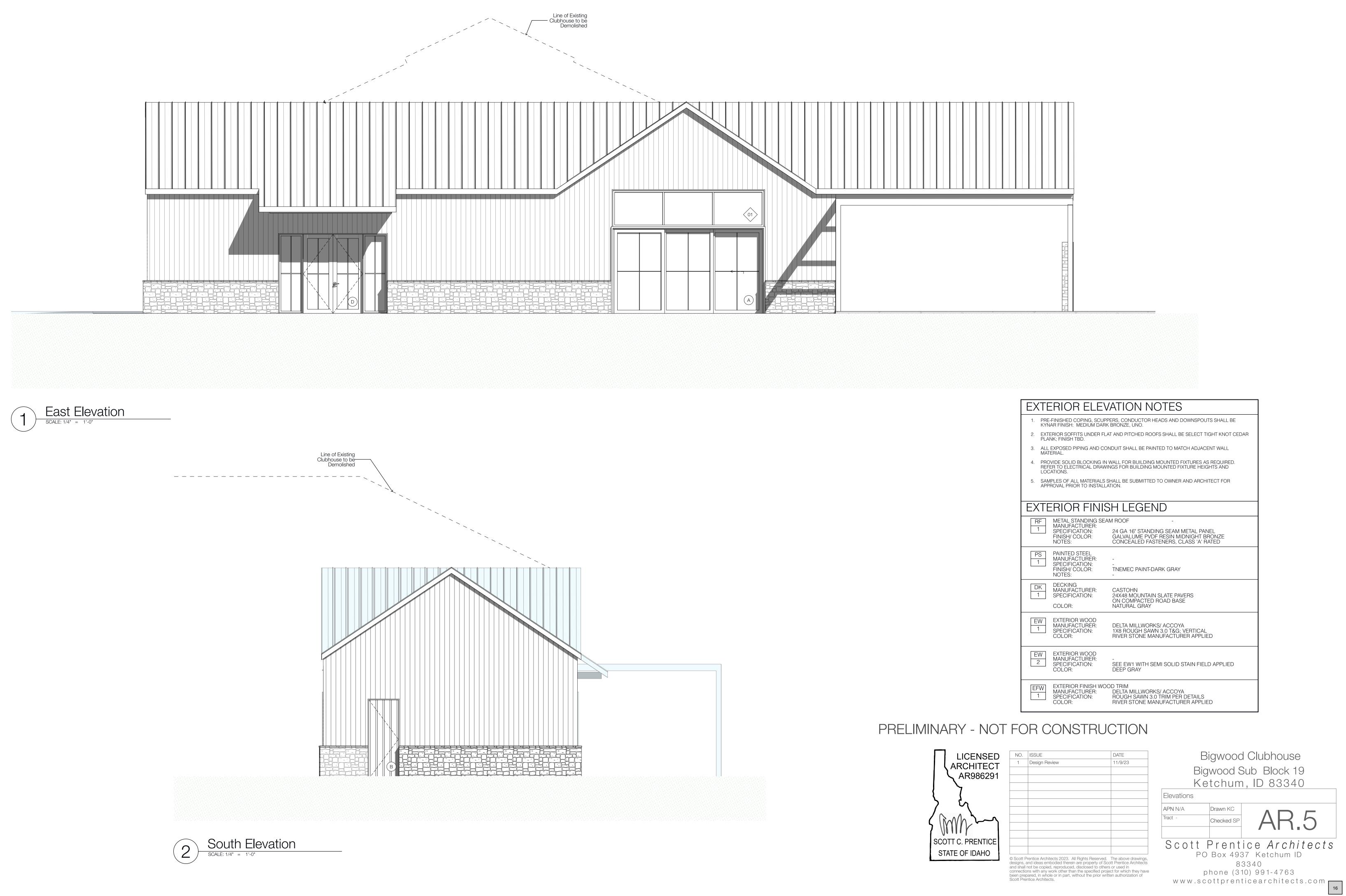
Clubhouse Floor Plan





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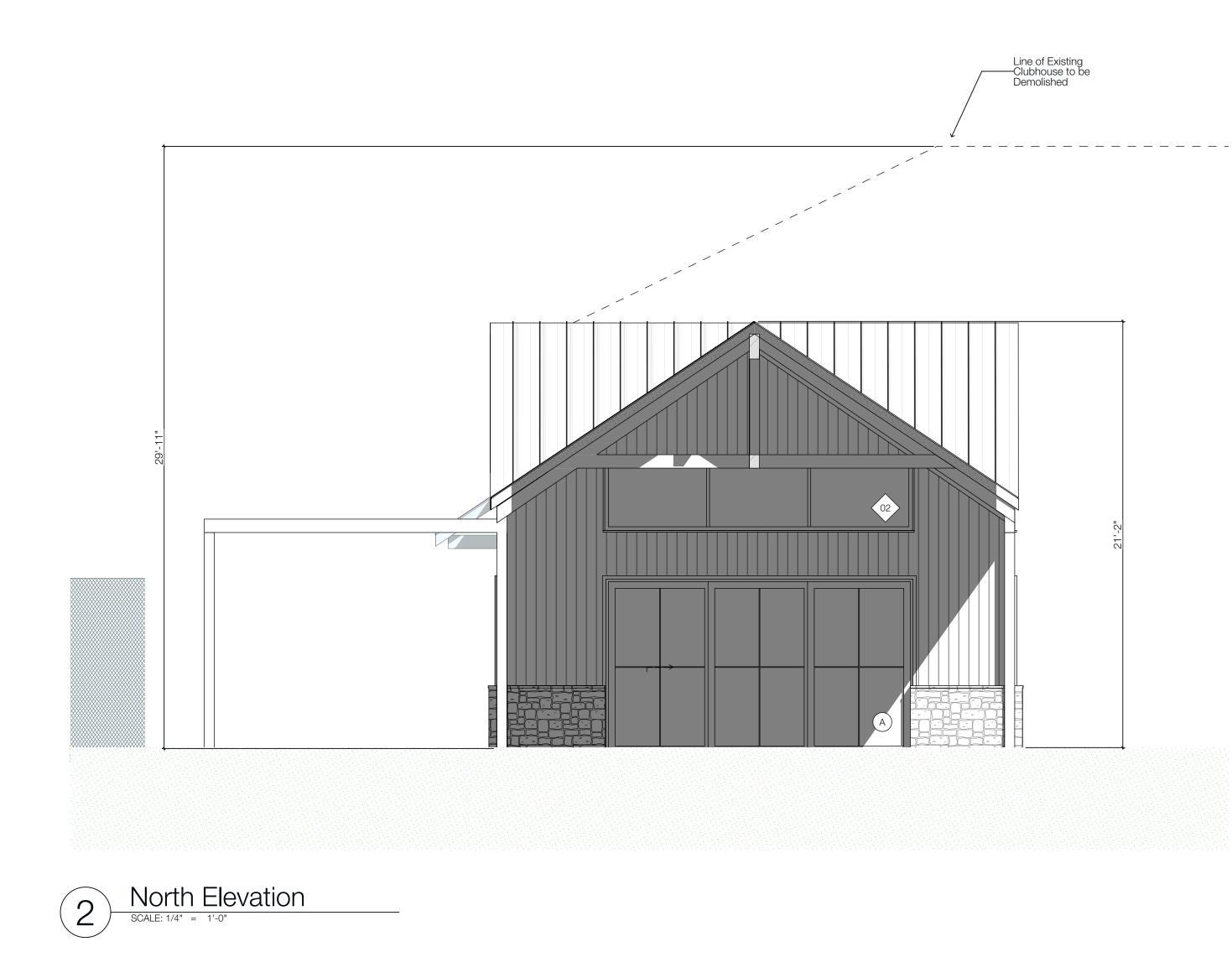




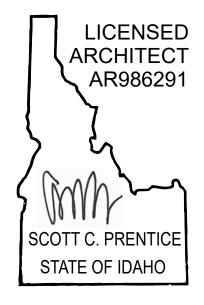
EXTE	EXTERIOR FINISH LEGEND				
RF 1	METAL STANDING SEA MANUFACTURER: SPECIFICATION: FINISH/ COLOR: NOTES:	M ROOF - 24 GA 16" STANDING SEAM METAL PANEL GALVALUME PVDF RESIN MIDNIGHT BRONZE CONCEALED FASTENERS, CLASS 'A' RATED			
PS 1	PAINTED STEEL MANUFACTURER: SPECIFICATION: FINISH/ COLOR: NOTES:	- - TNEMEC PAINT-DARK GRAY -			
DK 1	DECKING MANUFACTURER: SPECIFICATION: COLOR:	CASTOHN 24X48 MOUNTAIN SLATE PAVERS ON COMPACTED ROAD BASE NATURAL GRAY			
EW 1	EXTERIOR WOOD MANUFACTURER: SPECIFICATION: COLOR:	DELTA MILLWORKS/ ACCOYA 1X8 ROUGH SAWN 3.0 T&G VERTICAL RIVER STONE MANUFACTURER APPLIED			
EW 2	EXTERIOR WOOD MANUFACTURER: SPECIFICATION: COLOR:	- SEE EW1 WITH SEMI SOLID STAIN FIELD APPLIED DEEP GRAY			
EFW 1	EXTERIOR FINISH WOO MANUFACTURER: SPECIFICATION: COLOR:	DD TRIM DELTA MILLWORKS/ ACCOYA ROUGH SAWN 3.0 TRIM PER DETAILS RIVER STONE MANUFACTURER APPLIED			

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EXTE	RIOR ELEV	ATION NOTES
	NISHED COPING, SCUPP R FINISH: MEDIUM DARK	ERS, CONDUCTOR HEADS AND DOWNSPOUTS SHALL BE BRONZE, UNO.
	IOR SOFFITS UNDER FLA ;; FINISH TBD.	T AND PITCHED ROOFS SHALL BE SELECT TIGHT KNOT CEDAR
3. ALL EX MATER		IDUIT SHALL BE PAINTED TO MATCH ADJACENT WALL
	TO ELECTRICAL DRAWIN	WALL FOR BUILDING MOUNTED FIXTURES AS REQUIRED. NGS FOR BUILDING MOUNTED FIXTURE HEIGHTS AND
	ES OF ALL MATERIALS S VAL PRIOR TO INSTALLA	HALL BE SUBMITTED TO OWNER AND ARCHITECT FOR TION.
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	FINISH/ COLOR: NOTES:	TNEMEC PAINT-DARK GRAY -
	DECKING MANUFACTURER: SPECIFICATION:	CASTOHN 24X48 MOUNTAIN SLATE PAVERS
	COLOR:	ON COMPACTED ROAD BASE NATURAL GRAY
	EXTERIOR WOOD	DELTA MILLWORKS/ ACCOYA
	SPECIFICATION: COLOR:	1X8 ROUGH SAWN 3.0 T&G VERTICAL RIVER STONE MANUFACTURER APPLIED
	EXTERIOR WOOD MANUFACTURER:	-
2 S	SPECIFICATION: COLOR:	SEE EW1 WITH SEMI SOLID STAIN FIELD APPLIED DEEP GRAY
	EXTERIOR FINISH WOC	DELTA MILLWORKS/ ACCOYA
	SPECIFICATION: COLOR:	ROUGH SAWN 3.0 TRIM PER DETAILS RIVER STONE MANUFACTURER APPLIED



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BATTENLOK® HS

BattenLok[®] HS is a mechanically field-seamed, high strength structural standing seam roof system ideal for functionality with a wide array of coating options.

The BattenLok® HS panels have a 2" tall vertical seam and are available in both 12-inch and 16-inch widths. BattenLok® HS can be installed directly over purlins or bar joists and is capable of transitioning from roof to fascia. BattenLok® HS does not require a solid substructure for support. This panel is modeled after Steelox's LRX and PRX roof panels.

Available in a profile suitable for curving in the field or through a third-party vendor contracted by the customer. Please contact your District Sales Manager for order assistance.



RF1-METAL ROOFING



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PRODUCT SPECS

Accoya | Rough Sawn 3.0 | River Stone

STANDARD SIZES 3/4x6, 3/4x8, 1x6, 1x8, 1-1/2x6, 1-1/2x8, 2x6, 2x8

LENGTHS 8'-16' random, 5% or less 6'-8'

DURABILITY Class 1

FIRE RATING SFM 12-7A-1

WARRANTY Accoya Warranty Certificate SPECIES GUIDE Accoya Species Guide

EW1-EXTERIOR WOOD SIDING









SV1-STONE WALL VENEER

CONNECTICUT BLEND LEDGE THIN VENEER

CONNECTICUT BLEND LEDGE IS MADE UP OF FIVE FIVE UNIQUE STONES PROVIDING A WIDE COLOR RANGE OF BLUES, GREYS, TANS, BROWNS, AND CREAM COLORS. THE LEDGESTONE PATTERN HAS A MIX OF THIN PIECES WITH VARYING LENGTHS. THE VISIBLE PART OF THE STONE IS THE "END GRAIN" WHICH IS DISTINCTLY DIFFERENT FROM THE FACE OF THE STONE. STONE THICKNESS & SIZE RANGE

THICKNESS: 3/4" – 1 -1/2"

FACE VALUES: 1-4" HIGH X 6-12" LENGTHS **STONE WEIGHTS & COVERAGES**

FLATS: WEIGHT PER SQUARE FOOT: UNDER 15 LBS COVERAGE PER PALLET: LARGE BOX – 108 SQ FT // MEDIUM BOX – 54 SQFT

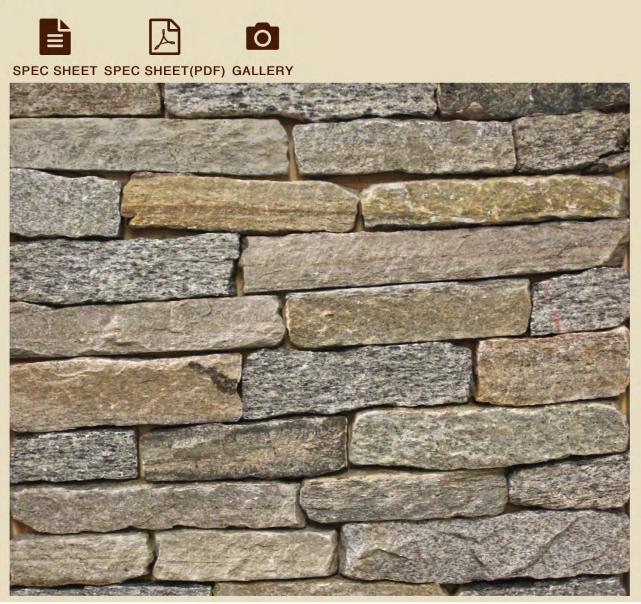
// SMALL BOX – 9 SQFT CORNERS:

FT // SMALL BOX – 5 LINFT

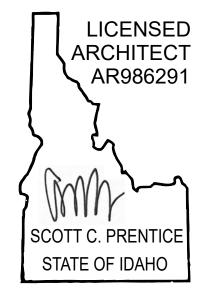
GEOLOGICAL STONE TYPE: GRANITE *ALL WEIGHTS AND COVERAGES ARE APPROXIMATE

DK1-DECKING

COVERAGE PER PALLETS: LARGE BOX - 100 LINFT // MEDIUM BOX - 50 LIN-



CONCEPTUAL MATERIALS AND COLOR PALETTE

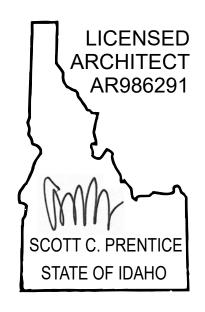


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Bigwood Clubhouse						
Bigwood Sub Block 19 Ketchum, ID 83340						
Concept Materials & Color Pallette						
APN N/A	Drawn KC					
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Scott Prentice Architects						
	PO Box 4937 Ketchum ID					
83340						
	phone (310) 991–4763					
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From: Julie Johnson <jjnourishme@gmail.com>
Sent: Tuesday, March 26, 2024 11:27 AM
To: Participate <<u>participate@ketchumidaho.org</u>>
Subject: Comment on the 2024 cohesive Ketchum project for today's P&Z meeting.

To whomever it may concern;

I would like to address our many community visions and core values.

"We aspire to be an authentic mountain community with world class character, yet smalltown feel..."

 "We value and support local businesses that contribute to uniqueness and vibrancy..." Many of these unique businesses are being threatened by the new proposed parking plan.
 "Our downtown core is critical to the economic health and well-being of Ketchum..." Many of the downtown core businesses will be affected by building high density in the downtown core and create a parking scarcity.

3.) "Ketchum is a place centered on the "town" and identifiable from the "country" be distinct edges..."

We have well defined country edges. We are surrounded by mountains . Which no doubt are probably here til the end of time.

4.) "...The community must explore ways to ensure that citizens have a reasonable choice of housing. Ketchum strives to use creative solutions to housing diversity by looking to partnerships, evaluating zoning, density, and infill policies; removing barriers, and creating incentives to achieve our goals."

We must continue to pursue alternate building sites other than on an existing parking lot.

5.) "Ketchum's citizens place great value on the exceptional natural setting and resources of the Wood River Valley..."

Everybody does. That is one of the biggest reasons why we live here.

6.) "Ketchum is an outdoor recreation mecca, where residents enjoy adventure sports right in their backyards..."

Everybody does. That is one of the biggest reasons why we live here. The county needs to be cautious where they allow building of private homes bordering public lands.

7.) ""A community-wide and regional system of sidewalks, on-street bike lanes, trails, public transit opportunities, and functional streets for vehicles brings us together to make us a connected community..."

Every single man, woman, child, dog and cat wants to be outside walking, biking and froliking when the weather and temperature are tolerable for that activity. We have 4 months. The remaining 8 months we are wrapped in winter clothing and driving to our destinations - including skiing.

8.) "Ketchum is a community where arts and culture are vitally important to our economy and quality of life - they tell our story..."

Absolutely.!

9.) "We want a well-planned and connected valley, avoiding sprawl and focusing on creating high-quality, well-planned places. We want to minimize the negative effects of development such as car pollution, roadway congestion and undesirable environmental impacts..."

This is a two part statement. A well connected community suggests public transportation. We applaud Mountain Rides, they have worked hard to connect. But because we are a resort community and business drops after the mountain closes, so does the bus schedule. This challenges those using the bus to get to and work in a timely fashion. The second part of this statement forgets that highway 75 is a highway that in the summer transports logging trucks, construction trucks. livestock trucks and semi's of all kinds. Without a thorough bypass Ketchum will always enjoy pollution from motor vehicles. It won't matter how many 'bulb outs' or beautiful sidewalks we have.

10.) "We will strive to integrate best practices in energy conservation, renewable energy use, multimodal transportation, waste reduction and recycling, low-impact development, stormwater management, tree preservation, and local food production among other areas. We support local food production, preferably regenerative ranching, farming and gardening.

Before we approve and build any more buildings in the downtown core of Ketchum I propose to stop until we have defined what an authentic mountain community looks like.

Nourishme & Julie Foods

Julie Johnson NTP 151 north main st. Ketchum, ID 83340 208 928 7604 /fax 928 7605