



AGENDA

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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/85029400957>
Webinar ID: 850 2940 0957
2. Address the Commission in person at City Hall.
3. Submit your comments in writing to participate@ketchumidaho.org at (*by noon the day of the meeting*)

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

CALL TO ORDER: By Chair Tim Carter

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: Approval of April 15, 2026 Meeting Minutes
2. ACTION: Approval of May 4, 2026 Special Joint Meeting Minutes
3. ACTION: Approval of May 7, 2026 Meeting Minutes
4. ACTION: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 233 Parkway Variance application.

PUBLIC HEARING:

5. ACTION: Recommendation to review and approve the Wood River YMCA Final Design Review Application (P25-068A), as conditioned, and direct staff to return with Findings of Fact. - Allison Kennedy, Senior Planner
6. ACTION: Recommendation to review and recommend approval to City Council Draft Ordinance 1276 which proposes to add “Cultural Facility” as a conditional use in the Light Industrial No. 2 Zone District in the Table of Ketchum Municipal Code 16.03.020.F. - Paige Nied, Associate Planner
7. ACTION: Recommendation to review and recommend approval to City Council on Draft Ordinance 1275: Rezone of 119 Townhouse Lane from Limited Residential (LR) to Tourist (T). - Genoa Beiser, Associate Planner

ADJOURNMENT:



CALL TO ORDER: (00.00.09 in video)

Chair Tim Carter called the meeting to order at 4:32pm

ROLL CALL:

Tim Carter
Joey Stevenson
Hannah Harris
Alex Monge

ALSO PRESENT:

Morgan Landers – Director of Planning and Building
Abby Rivin – Senior Planner
Paige Nied – Associate Planner
Genoa Beiser – Associate Planner
Matt Johnson – City Attorney **virtual*

COMMUNICATIONS FROM COMMISSIONERS:

CONSENT AGENDA: (00.00.52 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: Approval of the April 2, 2026 Meeting Minutes.

Motion to approve consent agenda at 4:33 PM.

MOVER: Hannah Harris

SECONDER: Joey Stevenson

AYES: Tim Carter, Alex Monge, Joey Stevenson, & Hannah Harris

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: (00.01.14 in video)

2. ACTION: Recommendation to review and provide direction on the Design Review and Townhouse Preliminary Plat applications for the townhouse development at 310 Georginia Road. - Associate Planner, Paige Nied
 - Presentation by Paige Nied, Associate Planner (00.01.28 in video)
 - Questions from Commissioners (00.13.50 in video)
 - Presentation from Bobbie Jordan, Applicant (00.16.03 in video)
 - Presentation from Alex Nelson, Applicant (00.22.30 in video)
 - Questions from Commissioners (00.26.25 in video)
 - Public Comment – Nicole Roos (00.33.53 in video)
 - Public Comment – Jordan Fitzgerald (00.37.30 in video)

- Public Comment – Warren Taylor (00.48.14 in video)
- Applicant response to public comments (00.50.10 in video)
- Questions from Commissioners for Staff (00.54.10 in video)
- Commissioner Deliberations (01.00.37 in video)

Motion to continue to a date uncertain for the Design Review and Townhouse Preliminary Plat applications for the townhouse development at 310 Georgia Road 5:57 PM.

MOVER: Joey Stevenson

SECONDER: Hannah Harris

AYES: Tim Carter, Alex Monge, Joey Stevenson, & Hannah Harris

NAYS:

RESULT: UNANIMOUSLY ADOPTED

NEW BUSINESS: (01.25.25 in video)

3. ACTION: Review and make a determination of Administrative Appeal P26-002 for the allowance of a nonconforming deck to be rebuilt at Prospector Condominiums Building 4. - Director of Planning and Building, Morgan Landers
 - Introduction by Morgan Landers, Director of Planning & Building, and Matt Johnson, City Attorney (01.25.39 in video)
 - Argument by Appellant Craig Maxwell (01.35.25 in video)
 - Questions from the Commissioners for Staff and the Appellant (01.56.25 in video)

Motion to overturn the Planning Directors decision and direct staff to return with a written decision 6:48PM:

MOVER: Hannah Harris

SECONDER: Alex Monge

AYES: Tim Carter, Joey Stevenson, Hannah Harris, & Alex Monge

NAYS:

RESULT: UNANIMOUSLY ADOPTED

ADJOURNMENT: (02.16.08 in video)

Motion to adjourn at 6:48PM:

MOVER: Joey Stevenson

SECONDER: Hannah Harris

AYES: Tim Carter, Hannah Harris, Joey Stevenson, & Alex Monge

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Tim Carter – Chairman of the Planning and Zoning Commission

Morgan Landers – Director of Planning and Building



CITY OF KETCHUM
***SPECIAL JOINT MEETING* MINUTES OF THE**
CITY COUNCIL AND PLANNING & ZONING COMMISSION

Monday, May 04, 2026
191 5th Street West, Ketchum, ID

CALL TO ORDER: (00:02:03 in video)

Mayor Pete Prekeges called the Ketchum City Council meeting to order at 2:30 p.m.

ROLL CALL CITY COUNCIL:

Matthew McGraw
Randy Hall
Tripp Hutchinson
Spencer Cordovano

ROLL CALL PLANNING AND ZONING COMMISSION:

Brenda Moczygemba
Hannah Harris
Joey Stevenson
Tim Carter

ABSENT:

Alex Monge—Planning and Zoning Commission

ALSO PRESENT:

Allison Kennedy—Senior Planner
Genoa Beiser—Associate Planner
Jade Riley—City Administrator
Matt Goebel—Goebel Partners (remote)
Matt Prosser—Economic Planning Systems (remote)
Morgan Landers—Director of Planning and Building
Professor Randall Teal—University of Idaho Architecture
Eliza Montague—University of Idaho Architecture student
Isaac Maust—University of Idaho Architecture student
Karli Yoshida-Williams—University of Idaho Architecture student
Marissa Ward—University of Idaho Architecture student

PUBLIC COMMENT

Public comment opened (00:03:54 in video)

Public comment closed (00:04:28 in video)

NEW BUSINESS:

3. Recommendation to review and provide feedback on initial changes considered for the Phase 3 zoning code update project. (00:04:45 in video)

- Comments and questions by the Council, Planning and Zoning Commission, and staff (00:11:38 in video)
- Morgan Landers' continued presentation (00:16:40 in video)
- Comments and questions by the Council, Planning and Zoning Commission, and staff (00:24:18 in video)
- Morgan Landers' continued presentation (00:31:50 in video)
- Comments and questions by the Council, Planning and Zoning Commission, and staff (00:36:10 in video)

- Morgan Landers' continued presentation (00:42:13 in video)
- Comments and questions by the Council, Planning and Zoning Commission, and staff (00:50:34 in video)

in video)

- Morgan Landers' continued presentation (01:40:15 *in video*)
- Comments and questions by the Council, Planning and Zoning Commission, and staff (01:44:52 *in video*)

Public comment opened (02:13:57 *in video*)

- Amanda Breen (02:14:10 *in video*)
- Kate Klossner (02:18:14 *in video*)
- Ned Burns – remote (02:26:18 *in video*)

Public comment closed (02:30:10 *in video*)

- Morgan Landers continued presentation (02:30:12 *in video*)
- Comments and questions by the Council, Planning and Zoning Commission, and staff (02:37:55 *in video*)
- Spencer Cordovano presented Code Drafting Process Fast Track Proposal 02:59:50 *in video*)
- Comments and questions by the Council, Planning and Zoning Commission, and staff (03:06:50 *in video*)
- Hannah Harris left the meeting (03:29:05 *in video*)
- Comments and questions by the Council, Planning and Zoning Commission, and staff (03:29:07 *in video*)

4. “Bridging the Gap” | A student-led visualization of the potential middle-income housing that Ketchum is missing – University of Idaho Architecture Students (03:32:26 *in video*)

- Comments and questions by the Council and Planning and Zoning Commission (03:51:07 *in video*)

Public comment opened (03:55:07 *in video*)

- M Carr (03:55:41 *in video*)

Public comment closed (03:58:31 *in video*)

Planning and Zoning Commission lost a quorum so is unable to motion to adjourn.

Planning and Zoning Commission dismissed (03:58:54 *in video*)

EXECUTIVE SESSION:

5. Idaho Code 74-206 (1-A): to consider hiring a public officer, employee, staff member, or individual agent. (03:58:36 *in video*)

Motion to move into Executive Session (03:58:55 *in video*)

MOVER: Matthew McGraw

SECONDER: Randy Hall

AYES: Matthew McGraw, Randy Hall, Tripp Hutchinson, Spencer Cordovano

Result: Motion Passes

No formal action taken in Executive Session (03:59:45 *in video*)

Motion to adjourn. (04:00:12 *in video*)

MOVER: Spencer Cordovano

SECONDER: Tripp Hutchinson

AYES: Matthew McGraw, Tripp Hutchinson, Spencer Cordovano, Randy Hall

RESULT: Adjourned

Tim Carter, Planning and Zoning Commission
Chair

Morgan Landers, Director of Planning & Building



CITY OF KETCHUM, IDAHO
MEETING MINUTES
PLANNING AND ZONING COMMISSION

Thursday, May 07, 2026
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER: *(00.00.11 in video)*

Chair Tim Carter called the meeting to order at 4:30pm

ROLL CALL:

Tim Carter
Brenda Moczygemba
Joey Stevenson

ALSO PRESENT:

Allison Kennedy – Senior Planner
Paige Nied – Associate Planner
Genoa Beiser – Associate Planner

COMMUNICATIONS FROM COMMISSIONERS: *(00.00.48 in video)*

- None

CONSENT AGENDA: *(00.00.50 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: Approval of the April 15, 2026 Meeting Minutes.
 - Commissioner Moczygemba notes that she was absent from the April 15th meeting and is recusing herself from this item causing a loss of quorum.

Motion to continue the April 15, 2026 meeting minutes to the May 20, 2026 meeting at 4:31 PM.

MOVER: Tim Carter

SECONDER: Brenda Moczygemba

AYES: Tim Carter, Brenda Moczygemba, & Joey Stevenson

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: *(00.01.43 in video)*

2. ACTION: Recommendation to discuss and provide feedback on the Preapplication Mountain Overlay Design Review of 330 Topaz Street.
 - Presentation by Allison Kennedy *(00.02.02 in video)*
 - Presentation by Gretchen Wagner – Applicant Team *(00.11.47 in video)*
 - Presentation by Jeff Lamoureux – Applicant Team *(00.16.48 in video)*
 - Questions from Commissioners *(00.20.44 in video)*
 - Presentation by Tim Bowler – Applicant Team *(00.23.45 in video)*
 - Questions from Commissioners *(00.27.47 in video)*
 - No Public Comment *(00.31.20 in video)*

- Commissioner Deliberations (00.31.33 in video)
3. ACTION: Recommendation to review and approve the 233 Parkway Drive Variance Application, as conditioned, and direct staff to return with Findings of Fact.
- Presentation by Paige Nied (00.37.20 in video)
 - Presentation by Darshan Amrit – Applicant Team (00.46.27 in video)
 - Questions from Commissioners (00.59.09 in video)
 - Public Comment – Dale Bates (01.01.27 in video)
 - Response by Applicant Jeff Bruner (01.03.57 in video)
 - Response by Applicant Michelle Bruner (01.08.49 in video)
 - Commission Deliberations (01.11.27 in video)

Motion to approve the 233 Parkway Drive Variance Application, as conditioned, and direct staff to return with Findings of Fact at 5:48 PM.

MOVER: Brenda Moczygemba

SECONDER: Joey Stevenson

AYES: Tim Carter, Brenda Moczygemba, & Joey Stevenson

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Questions for staff from Commissioners on staff follow-up after the May 4, 2026 Special Joint Meeting & staff responses (01.18.13 in video)

ADJOURNMENT: (01.20.05 in video)

Motion to adjourn at 5:50 PM:

MOVER: Joey Stevenson

SECONDER: Brenda Moczygemba

AYES: Tim Carter, Brenda Moczygemba, & Joey Stevenson

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Tim Carter – Chairman of the Planning and Zoning Commission

Morgan Landers – Director of Planning and Building



**City of Ketchum
Planning & Building**

IN RE:)
)
233 Parkway Variance) **KETCHUM PLANNING AND ZONING**
Variance) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**
Date: May 20, 2026) **DECISION**
)
File Number: P25-059)

PROJECT: 233 Parkway Variance
APPLICATION TYPE: Variance
FILE NUMBER: P25-059
REPRESENTATIVE: Darshan Amrit, A2 Studio (Architect)
OWNER: Jeff and Michelle Bruner
LOCATION: 233 Parkway Variance
ZONING: Limited Residential (LR)
OVERLAY: Floodplain

RECORD OF PROCEEDINGS

The City of Ketchum received an application for a Variance for the project on November 10, 2025. The application was scheduled for hearing after acceptance and department review. A public hearing notice for the variance was mailed to all owners of property within 300 feet of the project and all political subdivisions on February 11, 2026. The public hearing notice was published in the Idaho Mountain Express on February 11, 2026. A notice was posted on the City’s website on February 11, 2026, and the project site on February 26, 2026. The Ketchum Planning and Zoning Commission (the “Commission”) conducted their review of the Variance application during their meeting on March 5, 2026. At that meeting, the application was continued to a date certain of April 2, 2026, and then continued again to a date certain of May 7, 2026. After considering staff’s analysis and the application materials, the Commission approved the Variance application, as conditioned, unanimously.

BACKGROUND

The applicant is requesting a variance for approval to demolish an existing nonconforming one-car garage attached to the residence located at 233 Parkway Drive and increase the degree of nonconformity by constructing a two-vehicle garage in its place that increases the amount of nonconforming building area that encroaches into the minimum required front setback and marginally into the side setback. The subject property is within the Limited Residential (LR) Zone District and also contains Floodplain. The Variance application proposes to allow for an encroachment of approximately 8’-4” into the front setback and 1’-8” into the south side setback of the subject property. The proposed encroachment totals 144 square feet, which is a net increase of 30 square feet of nonconforming area from the existing garage.

FINDINGS OF FACT

The Commission, having reviewed the entire project record, provided notice, conducted the required public hearing, and considered the recommendation from the Commission, does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

FINDINGS REGARDING VARIANCE CRITERIA

Variance Criteria				
Compliant				
Yes	No	N/A	City Code	City Standards
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.148.010.A	The strict enforcement of the provisions of this title creates an undue hardship to the property owner; however, economic feasibility shall not be considered an undue hardship.
			<i>Findings</i>	The strict enforcement of this code would require substantial demolition and redesign of the existing residence to bring the non-conforming portion into compliance with the front setback requirement of the LR Zone. Due to the property’s shallow depth and easements along the south side and rear, compliant redevelopment would shift construction activity further into constrained and environmentally sensitive areas of the site. This creates an undue hardship, as it requires significant site disturbance, reduces reasonable use of the property, and impact to easement areas. The variance allows the applicant to preserve 82% of the existing structure and minimize environmental impact on the riparian and public access easement areas of the property. The proposed approach concentrates the most disruptive activities of demolition, excavation, and grading toward the street and away from the river.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.148.010.B	The variance is necessary because of the unique size, shape, topography or location of the subject property.
			<i>Findings</i>	<p>The subject property is constrained by the public access river easement along the southern boundary and the 25’ scenic easement along the rear. The developable area of the site is also severely restricted by the footprint of the existing residence. The residence stretches from the north to the south side setbacks which occupies 90% of the allowable building frontage and 93% of the building envelope along the northern side setback. With majority of the front and sides of the building envelope currently developed, focusing the new garage to the front southern corner is the least impactful and most appropriate area of the residence to accommodate the construction.</p> <p>The subject property has a relatively shallow depth compared to the other lots in the neighborhood. There are 7 river facing lots in the Park Wood Subdivision that are developed with multi-car garages. Those 7 lots have an average depth of 255’, and the subject property has a depth of 122’. In addition, the centerline of Parkway Drive is severely offset from the center of the right-of-way. As a result, although the garage is nonconforming, it remains farther from the roadway edge of asphalt than neighboring properties that comply with the 15’ front setback requirement. Only one off-street parking currently space exists for the residence within the existing one-car garage and all other parking for the residence occurs within the right-of-way.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.148.010.C	The subject property is deprived, by provision of this title, of rights and privileges enjoyed legally by other properties in the vicinity and under an identical zone.
			<i>Findings</i>	Single-family residences with garages are permitted in the LR Zone. The proposed two-vehicle garage in conjunction with the existing single-family residence will comply with the minimum of two off-street parking spaces required for single-family residences. The variance for a two-vehicle garage is in line with other properties in the vicinity which are also in the LR. However, as mentioned above, there are existing site conditions, due to the lot being previously developed and in its current condition, that other properties in the vicinity and under an identical zone are not impeded by. The variance restores parity by allowing the minimum off-street parking while maintaining a building placement that is functionally consistent with surrounding development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.148.010.D	The need for the variance is not the result of actions of the applicant or property owner.
			<i>Findings</i>	The existing footprint and configuration of the residence are the results of the original construction and additions that occurred prior to the current property owners purchase of the property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.148.010.E	The variance does not create health and safety hazards.
			<i>Findings</i>	The variance does not create health and safety hazards to adjacent properties or the general public. Conversely, the variance will create safer conditions for the property owners and for street maintenance operations by allowing the property owners to park two vehicles within the garage onsite and out of the right-of-way. Further, there is an existing water line access port/riser located in the driveway where the non-garaged vehicles park. By creating a condition where the vehicles are parked onsite and out of the driveway, City departments would have unobstructed access to the water line if/when needed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.148.010.F	The variance does not relieve an applicant from any of the procedural provisions of this title.
			<i>Findings</i>	Variations can be approved provided the request is reviewed and considered following the procedures outlined in Ketchum Municipal Code 17.148.020. This application has been reviewed pursuant to those requirements. The subject property has a platted building envelope, which the existing garage encroaches over. Condition of approval #1 requires the applicant to submit a plat amendment application to adjust the building envelope to contain the residence within the building envelope. The plat amendment application must be reviewed and approved by City Council prior to submitting a building permit application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.148.010.G	The variance does not relieve an applicant from any standard or provision that specifically states that no variance from such standard or provision is permitted.
			<i>Findings</i>	The Ketchum Municipal Code allows for variance to setbacks and there is no restriction on the consideration of the variance request for setbacks referenced in other sections of the KMC.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.148.010.H	The variance does not relieve an applicant from conditions established during prior permit review.
			<i>Findings</i>	The granting of this variance does not relieve the applicant of conditions as there were no special conditions of approval associate with the original building permit or subsequent permits for additions and remodels.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.148.010.I	The variance does not allow establishment of a use that is not otherwise permitted in the zone in which the subject property is located.
			<i>Findings</i>	This lot is zoned Tourist and the proposed use of a single-family residence and ADU is permitted as outlined in the District Use Matrix in Ketchum Municipal Code 17.12.020.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.148.010.J	The variance is the minimum necessary to grant relief to the applicant.
			<i>Findings</i>	The applicant explored several alternative studies for the two-car garage and determined that the proposed approach yields the least increase of nonconformity and be the least impactful to the existing structure. The applicant reduced the size of the nonconformity from the March 5, 2026, Planning & Zoning Commission meeting to better meet this standard. The variance request does not create a new nonconforming condition, as the existing garage is already nonconforming and will remain so regardless of the variance request. While the proposal introduces a new minor side setback encroachment and modestly increases the nonconforming building area within the front setback encroachment, it also decreases the degree of nonconformity by bringing the residence into conformance with off-street parking requirements. The proposed garage provides two off-street parking spaces, which is the minimum required for single-family residences.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Variance application for the development and use of the project site.
2. The Commission has authority to review and recommend approval of the applicant’s Variance application pursuant to Chapter 17.148 of Ketchum Code Title 17.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code 17.148.020.
4. The Variance application is governed under Chapter 17.148 of Ketchum Municipal Code.
5. The 233 Parkway Variance application meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Commission **approves** this Variance Application File No. P25-059 this Wednesday, May 20, 2026, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. Following Planning & Zoning Commission approval of the Variance Application, the applicant shall submit a plat amendment application to modify the platted building envelope to contain the residence within the envelope.

Findings of Fact **adopted** this 20th day of May 2026.

Tim Carter, Chair
City of Ketchum
Planning and Zoning Commission



STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF May 20, 2026

PROJECT: Wood River YMCA (Addition)

FILE NUMBER: P25-068A

APPLICATION: Design Review

PROPERTY OWNER: City of Ketchum Land and YMCA Lease
Matt Neilson, deChase Miksis Development (Owners representative)

ARCHITECT: Michael Bulls, RLB Architecture

REQUEST: Design Review for proposed addition of a new main entrance lobby, teen center, fieldhouse with upper-level running track and exterior improvements including: heated sidewalks, landscaped areas, removal of stairs leading up to the existing main entrance. In addition, the reconfigured parking and fire/emergency access located on the north side of the proposed addition. (Internal remodel not subject to design review)

LOCATION: 101 Saddle Road

ZONING: Tourist Zoning District (T)

OVERLAY: None

REVIEWER: Allison Kennedy - 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 April 29, 2026. The notice was published in the Idaho Mountain Express on April 29, 2026 and materials were posted on the City website on April 29, 2026. A notice was posted on premises May 13, 2026.

EXECUTIVE SUMMARY

A pre-application design review application was submitted December 31, 2025. A meeting was held with the Commission on March 5, 2026. [CLICK HERE](#) to listen to the recording of that meeting. Feedback from the Commission and staff has been incorporated into the development proposal including feedback on adequate lighting located on the rear of the structure, ADA accessibility, garage door design modification, and an update from the City in regard to the shared parking component. The Final Design Review application was submitted March 27, 2026 sent out for review to various city departments on April 15, 2026 and responses were received and the application was deemed complete on April 23, 2026. The Wood River YMCA is proposing an interior remodel, addition, and exterior improvements within their leased boundary located at 101 Saddle Road within the Tourist

District. (See Fig.1). A Design Review is required for the 26,464sf addition which includes a new main entrance lobby, teen center, and a field house with an upper-level running track proposed to be added to the north end of the facility. Exterior improvements are also proposed requiring design review; including a heated sidewalk, landscaped areas adjacent to addition, removal of existing main entrance stairs, and parking and fire/emergency access reconfiguration. See Attachments A & B: Project Narrative & Project Plans.

The application was submitted after the adoption of the new Comprehensive Plan, but prior to adoption of the updated code. Therefore, the application was reviewed under the previous Ketchum Municipal Code (KMC) Title 17 and 2025 Comprehensive Plan.



Figure 1 Vicinity Map

Background

A Planned Unit Development Conditional Use Permit (PUD-CUP 04-008) was approved by the city of Ketchum in October 2005 for a 84,155 square foot recreation complex to include: an ice rink approximately 32,500sf, a pool area approximately 12,000sf, a gymnasium approximately 6,000sf, locker rooms approximately 3,800 sf, climbing wall area approximately 2,000sf, aerobics room approximately 1,200 sf, community conference rooms approximately 3,000sf, staff offices approximately 2,000sf, and a daycare area approximately 1,400 sf.

The Wood River YMCA built 56,438sf of the recreation complex but have yet to build the 32,500sf addition on the northern portion of the complex which was originally contemplated and approved as part of the PUD-CUP. Since the original 2005 approval, an indoor ice rink arena was built in Hailey. With this community recreation need met and after operating within the Valley for 20 years, the Wood River YMCA is proposing to fully realize its approved square footage by instead creating a 26,464 sf addition on the north side of the existing structure to include the above referenced additions.

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 application generally conforms with the goals, policies, and objectives of the Comprehensive Plan. Specifically, the Distinct Built and Natural Environment Chapter which focuses on Land Use and Community Character. Policy BNE-1.5: Context Sensitive Development highlights the objective that the built environment should blend with the adjacent materials, mix of uses, massing, scale, building heights, and densities permitted within the underlying zoning districts. The application proposes extending the existing recreational facility with similar materials, uses, and heights that blend within the context of that particular built environment and therefore is congruent with the character of the existing area. In addition, the footprint of the proposed development is less than what was originally approved and therefore fits within the density planned for the site.

The application also meets Policy BNE-1.2: Neighborhood Characteristics which states the desire to reinforce the distinct characteristics of Ketchum's neighborhoods, encouraging creativity and innovation over uniformity. This innovation and flexibility of design over uniformity is highlighted with the proposed alteration of the underutilized main stairs and entrance way and the multitude of details such as the varied roof lines and a mix of building materials which is unusual for a large recreational facility. This YMCA design is unique to Ketchum and is not typical for this organization's usual utilitarian recreational facilities.

Criteria 3: Zoning and Design Review Standards

Zoning and Dimensional Standards

I. ZONING STANDARDS

The proposed application conforms with the zoning and dimensional standards of the underlying Tourist District (T) and the pre-existing site approvals. Planning staff have highlighted pertinent standards below for the Commission to better understand the context of the application and the standards it is subject to.

Height-The required building height per 2005 CUP-PUD is 45'6". Both proposed elevations are below the maximum height requirement.

Proposed elevations (Refer to Attachment B: Project Plans, Sheets A.4, A4.1):

- Northern addition of 34'7"
- West elevation lobby roof top 39'7"

Setbacks- The required setbacks for the Tourist Zone:

Front: 30' however a waiver to 25' was approved in 2005 CUP-PUD for Warm Springs Rd. & 15' for Saddle Rd.

Side: 1' for every 3' of building height or 16.5'

(A waiver to a side setback to Saddle Road to 0' for one portion of the building was approved in 2005 CUP-PUD for the anticipated ice rink. The new structure is setback ~50' from that line.)

Rear: 15'

The proposed addition maintains these required setbacks.

2005 CUP Ice Rink Square Footage Footprint Approval

The ice rink was approved at "approximately 32,500 square feet" in the 2005 CUP. The addition proposed is 26,464sf. The application proposes approximately 6,036sf less square footage than what was approved and therefore meets the standard in regard to size of footprint.

Floor Area Ratio Tourist Zone: The FAR associated with this 5.72 acre parcel located within the Tourist Zoning District is .5 up to 1.6. (82,902 sf total) =.33 FAR. The city of Ketchum had this lot surveyed and it is 5.72 acres. This standard is met and no action is required.

II. DESIGN REVIEW STANDARDS

The application will be reviewed pursuant to Design Standards KMC 17.96.060 Improvements and Standards. Reviewed below are standards A-K. See Attachment D for KMC Section 17.96.060

KMC 17.96.060 A. Streets: N/A No new streets are proposed. Warm Springs has a 100' ROW and Saddle Road 80' ROW.

KMC 17.96.060 B. Sidewalks: Standards 1-4 & 6. Are not applicable as the applicant is not proposing changes to existing sidewalks in the ROW.

Standard 5. Is applicable and appears to be met:

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.

The applicant proposes a 7' wide concrete sidewalk with a 6" vertical curb cut along the western edge of the parking lot. In addition, a 7' wide heated sidewalk is proposed along the northern and western portions of the building leading to the main entrance sidewalk. The heated sidewalks have included a R-5 foil faced insulation which is recommended by the city. Sidewalks are ADA compliant. (See Attachment B: Sheets C.1 & C.1.1, C1.2)

KMC 17.96.060 C. Drainage: Standards 1-5 listed below have all been met and reviewed by City Engineer. (See Attachment B: Sheet C1.0)

1. *All stormwater shall be retained on site.*
2. *Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.*
3. *The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.*
4. *Drainage facilities shall be constructed per City standards.*

KMC 17.96.060 D. Utilities

Will serve letters were received and the applicant proposes to install at their sole expense and install all connections underground per Ketchum Code standards:

1. *All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.*
2. *Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.*
3. *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.*

KMC 17.96.060 E. Compatibility of Design

Standards 2 & 3 are not applicable since the structure is neither a significant landmark or built prior to 1940. Standard 1. however is applicable: *The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.*

The materials proposed on the submitted project plans *Exterior Renderings* (A5.0, A5.1) and the *Building Elevations and Materials* sheets (A4.0& A4.1) match the existing structural materials including the shingled roof, brick, horizontal board siding, metal finishes, wood columns and beams, masonry, board and batten, and the existing metal and glass doors. The colors of the proposed materials are designed to match the

existing building therefore the addition would appear to be fully integrated into the existing architectural palate and materials. Signage on the building is not proposed to change however staff has added a suggested condition of approval in case the signage plan changes. Staff suggested Condition of Approval: A Sign Permit is required for any new signage or banners displaying or advertising the facility. (KMC 16.05) During the Pre-Application Design Review the Planning and Zoning Commission requested the applicant revise their garage door design. Originally a more utilitarian garage door painted a bronze color, the applicant has revised the design and now faced the door with wood and trim and kept the glazing windows on top so it appears more residential. In addition, the Commission asked for more lighting for safety be added on the back side of the building. The applicant added four full cut off wall mounted sconces on the proposed rear of the structure. (See Attachment B: Sheet A.7)

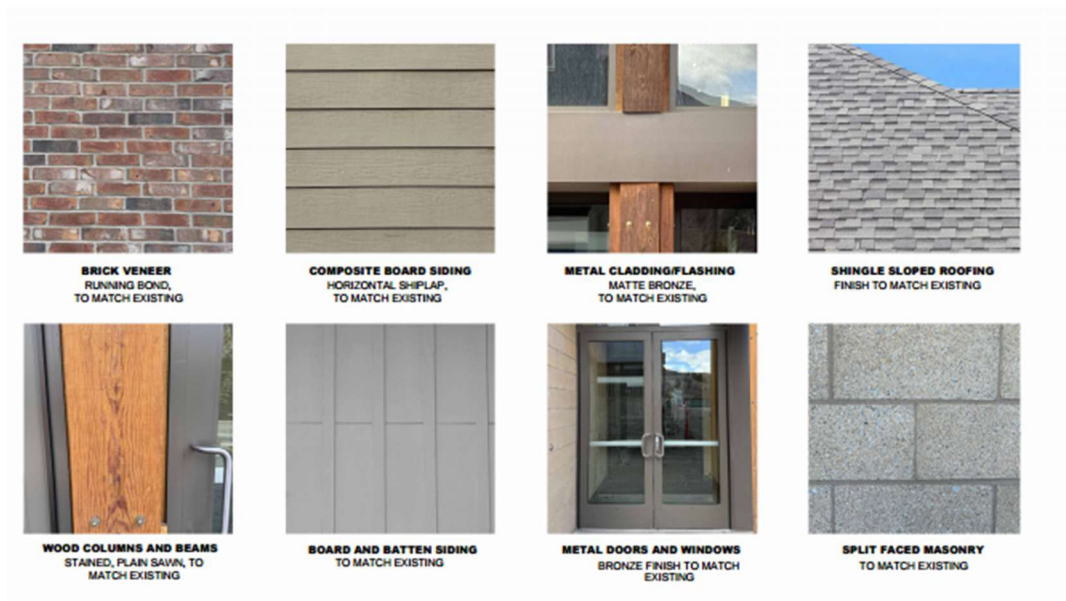


Figure 2 Building Materials Sheet A4.0

KMC 17.96.060 F. Architectural

The standards listed 1-8 appear to be met.

1. *Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.*

The proposed addition will modify the main entrance to be relocated at the north-west side of the building rather than the current western main entrance. Pedestrian access to the new entryway is shown to be clearly delineated by sidewalks, landscaping, and a large roof overhang above the main entrance doors. In addition, the existing entryway is proposed to be decommissioned by removing stairs and new landscaping.

2. *The building character shall be clearly defined by use of architectural features.*

3. *There shall be continuity of materials, colors and signing within the project.*

The proposed addition (See Fig 2 & 3) continues the existing character as seen in the use of the same materials and color palettes. The continuation of the flat roof and three sloped roofed areas add interest within the addition and mirror the roof design existing throughout the structure.

THE PLAN AND ELEVATION DRAWINGS ARE AN INSTRUMENT OF PROFESSIONAL SERVICE, THE PROPERTY OF ARCHITECTURAL SERVICES, INC., AND WILL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY OTHER USE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL SERVICES, INC. IS STRICTLY PROHIBITED.



Figure 3 Rendering Sheet A5.1

The western elevation (Fig 4) of the addition which faces Warm Spring Road has continued the design element of predominate brick veneer with the board and batten siding on the second level. The bulk and mass is broken up by: mirroring pedestrian scale awnings seen on the southern end of the building, inclusion of a variety of roof lines, and the large windows with panes to break up the flatness of the large walls. (See Attachment B: Sheet A.4 Building Elevations & Materials)



Figure 4 Western Elevation, Sheet A4.0



Figure 5 Eastern Elevation, Sheet A4.0

The eastern façade is facing the service alley and matches the existing rear façade with composite board horizontal siding on the majority, split masonry on the bottom, and a brick veneer building pop out. The two sloped roof lines and windows add interest and break up the large nature of the fieldhouse building.

4. Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.

Attachment B: Sheet L.1 shows that the applicant is proposing to match existing fencing, utilize pavers to match existing, and add uniformity with plant groupings.

5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness. The proposed utilization of three sloped roof features, three awnings to match the southern end of the structure, the use of brick, board and batten siding and large windows will help reduce the scale and flatness of the structure. In addition, the roof line will be lower than the existing roof line which will also help with bulk.

6. Building(s) shall orient toward their primary street frontage.

The main building entrance will be oriented on Saddle Road however the building is located on a corner and also spans along Warm Springs Road.

7. Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.

The garbage and recycling are located behind Bonnies Garden facing toward the rear alley and are screened from view. (See Attachment B: Sheet A1.1)

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.

The front lobby has a large flat roof over the entrance. The three sloped roofs have snow retention clips to help mitigate snow slide. (See Attachment B: Sheets A2.1 & A2.2)

KMC 17.96.060.G: Circulation of Design

1. Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.

2. 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.

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.

4. 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.

Standards 1-4 are met as the work proposed will not impede the existing connections with the preexisting sidewalks and ROW. A new 8' sidewalk is proposed on city property (lot 6) located in the rear of the structure within the new proposed parking area with striping for a crosswalk to aide circulation.

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

The Site Plan on Attachment B: Sheet C1.0 shows unobstructed access for fire and emergency vehicles. A fire lane of 26' hugs the northern portion of the structure and tapers to ~20' when servicing the rear of the structure. A siren activated gate is shown on Attachment B: Sheet A1.1. which could be accessed by emergency vehicles however a snowplow or other service vehicles would not be able to utilize this portion of

the alley and would have to back up quite aways in leu of a turnaround. Staff suggest a condition to change the siren activated gate to a manual obstruction to meet the need for both detracting passenger vehicles to and from the Lot 6 parking area but still allowing for the circulation of service vehicles when necessary. For example, a chain/roped off gate or something similar.

KMC 17.96.060.H: Snow Storage

- 1. Snow storage areas shall not be less than 30 percent 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 and shall be a minimum of 25 square feet.*
- 4. In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.*

Snow storage is provided on site. The existing facility has both stored snow within the northern lawn area and the southern parking lot. In addition, the north-eastern portion of the existing parking area has been used as temporary storage and has been hauled off site. This is the similar proposal for the addition to store both onsite and haul away snow. Specifically, the Site Plan shows: 1,500 sf of snow storage on the north lawn, 1,500sf of temporary snow storage within the north-east portion of the parking lot, & 1,900sf of snow storage located along the south parking lot. In high snow years excess snow has been hauled off site as needed. The City Street Department & Engineer had no comments in regards to snow storage proposed.

Snow melt is proposed along the sidewalks from the lease boundary to the lobby entrance.

KMC 17.96.060.I: Landscaping

- 1. Landscaping is required for all projects.*
- 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.*
- 3. All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.*
- 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.*

The landscaping standards appear to be met. The applicant has sited the landscaping adjacent to the structure and hardscapes to create a buffer. In addition, a new landscaped portion is proposed to buffer the front area where the removal of the stairs is proposed. Sixteen existing bike racks will remain at this western portion of the building and 14 more proposed at the new main lobby paver area. (See Attachment B: Sheet L.1) The new proposed entranceway is flagged on either side of the walkway with deciduous ornamental maples trees which will both provide shade in the summer and color in the fall. In addition, the vegetative height will help break up the mass of the facade facing Saddle Road and Warm Springs views of the building.

The shrubs, perennials, and grasses chosen while not all native varieties are generally more drought tolerant and will thrive in the high-altitude dessert environment.

KMC 17.96.060.J Public Amenities-N/A- No public amenities required in 2005 PUD. The proposal is not encroaching within the ROW.

KMC 17.96.060.K Underground encroachments- N/A No underground encroachments are within the required setbacks

Parking

While Parking is not part of the Design Review Application it was brought up at the pre-design review hearing as a topic of interest and that it be addressed in the Final Design Review hearing. The original 2005 CUP (Policy 8.9, p. 12) was approved on condition that a shared parking agreement was approved by the city with 150 parking spaces. Most of the parking for the facility is located outside of the YMCA leased boundary and therefore depends on a shared parking agreement with the city of Ketchum. This agreement is currently being finalized and has been reviewed by the URA, City Council, and the YMCA. The draft plan accommodates additional parking on city owned Lot 6 located in the rear of the proposed YMCA structure and provides spaces within the City Right-of-Way along Saddle Road. See Attachment C for a draft diagram of the temporary parking and ROW improvement proposal. If implemented it would accommodate approximately 171 vehicles: 22 vehicles along the eastern portion of Saddle Road, 7 vehicles on the western portion of Saddle Rd., approximately 28 vehicles in a satellite parking area with Lot 6 behind the YMCA addition, approximately 67 spaces in the existing parking area, and 47 spaces within the southern park and ride lot. This does not include the parking area in front of the fire station which includes an additional 43 spaces.

V. STAFF RECOMMENDATION

Staff recommends approval with conditions suggested and that all standards appear to be met.

The Commission has the following options:

- Approve the application
- Approve the application with conditions
- Deny the application

The Commission may delete, revise, or add to the conditions of approval based on the discussion. Suggested Conditions of approval.

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 4/22/2026 and the information presented and approved at the Planning and Zoning Commission included as Exhibit B. 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. 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 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.
4. A Sign Permit is required for any new signage or banners displaying or advertising the facility.

5. The siren activated gate shown within the plan set shall be replaced with a manually removable obstruction for access by service and snow removal vehicles.
6. 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 Project Narrative
- B. Project Plans
- C. City of Ketchum/YMCA Parking Draft
- D. KMC Title 17.96.060

Attachment A

Wood River Community YMCA Application and Narrative



**City of Ketchum
Planning & Building**


Design Review Application

OFFICIAL USE ONLY
File Number: P26-015
Date Received: 3/27/26
By: GB
Pre-Application Fee Paid:
Design Review Fee Paid: \$5200
By:

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:	Wood River Community YMCA	Phone:	520.270.6846
Owner: Matt Neilson, deChase Miksis Development (Owner's Rep)		Mailing Address:	PO Box 733 Boise, ID 83701
Email:	matt@dechase.com		
Architect/Representative:	Michael Bulls, RLB Architectura	Phone:	208.726.5608
Email:	mbulls@rlb-sv.com	Mailing Address:	PO Box 5619 Ketchum, ID 83340
Architect License Number:	AR 984243		
Engineer of Record:	Matt Walker, RLB Architectura	Phone:	208.726.5608
Email:	matt@rlb-sv.com	Mailing Address:	PO Box 5619 Ketchum, ID 83340
Engineer License Number:	12593		
Primary Contact Name and Phone Number: Michael Bulls, Architect, Office: 208.726.5608			
PROJECT INFORMATION			
Legal Land Description:	YMCA Building Located on TL 6689, Sec 12 4N 17E Exempt App Received 2025	Street Address:	101 Saddle Road, Ketchum, ID 83340
Lot Area (Square Feet):	249,163± (5.72 Acres)	Zoning District:	Tourist (T) Disrict
		RPK #:	LRK4N170121200
Overlay District:	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Avalanche	<input type="checkbox"/> Mountain <input checked="" type="checkbox"/> None
Type of Construction:	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Addition	<input checked="" type="checkbox"/> Remodel <input type="checkbox"/> Other
Anticipated Use:		Number of Residential Units:	
GROSS FLOOR AREA			
	Proposed	Existing	
Basements	NA Sq. Ft.	NA Sq. Ft.	
1 st Floor	18,819 Sq. Ft.	38,264 Sq. Ft.	
2 nd Floor	7,192 Sq. Ft.	18,077 Sq. Ft.	
3 rd Floor	NA Sq. Ft.	NA Sq. Ft.	
Mezzanine	NA Sq. Ft.	NA Sq. Ft.	
Total	26,011 Sq. Ft.	56,341 Sq. Ft.	
FLOOR AREA RATIO			
Community Core:	NA	Tourist:	0.33
		General Residential-High:	NA
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage: Building coverage/open space for entire Development Parcel to be confirmed with City of Ketchum			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front:	54'-0"± (SADDLE ROAD)	Side:	NA
		Side:	NA
		Rear:	15'- 6"± (SERVICE ALLEY)
Building Height: 45'-6" (EXISTING) , 39'-6" ± (PROPOSED ADDITION)			
OFF STREET PARKING			
Parking Spaces Provided:	Coordinate with City of Ketchum	Curb Cut:	NA Sq. Ft. NA % NA
WATER SYSTEM			
<input checked="" type="checkbox"/> Municipal Service		<input type="checkbox"/> 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.

 (Architect on behalf of the Owner) 03.27.26
 Signature of Owner/Representative Date

DESIGN REVIEW EVALUATION STANDARDS

(May not apply to Administrative Design Review):

17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

A. Streets:

1. The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
2. All street designs shall be approved by the City Engineer.

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.
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.
3. Sidewalks may be waived if one of the following criteria is met:
 - a. The project comprises an addition of less than two hundred fifty (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.
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.
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.
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.

C. Drainage:

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

D. Utilities:

1. All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
2. Utilities shall be located underground and above grade utility, power and communication equipment within the development site shall be concealed 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.

E. Compatibility of Design:

1. The project's materials, colors and signing shall be complementary to the townscape, surrounding neighborhoods and adjoining structures.
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.
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.

F. Architectural:

1. Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
2. The building character shall be clearly defined by use of architectural features.
3. There shall be continuity of materials, colors and signing within the project.
4. Accessory structures, fences, walls, and landscape features within the project shall match or complement the principal building.
5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
6. Building(s) shall orient towards their primary street frontage.
7. Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
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.

G. Circulation Design:

1. Pedestrian, equestrian, and bicycle access shall be located to connect with existing and anticipated easements and pathways.
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.
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.
5. Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.

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 (5') feet and shall be a minimum of twenty-five (25) square feet.
4. In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.

I. Landscaping:

1. Landscaping is required for all projects.
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.
3. All plant species shall be drought tolerant. Native species are recommended but not required.

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.

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.

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.
2. Street trees with a minimum caliper size of three inches (3"), shall be placed in tree grates.
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.
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.
3. For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.
4. Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.
5. All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters and 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.
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.

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.
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.

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.
2. Trees that are placed within a courtyard, plaza or pedestrian walkway shall be placed within tree wells that are covered by tree grates.
3. The city arborist shall approve all parking lot and replacement trees.

E. Surface Parking Lots:

1. Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.
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.
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.

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-of-way.
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.
3. Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest.

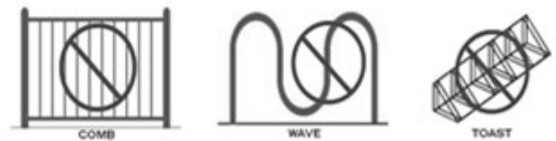
Supports frame in two places:



Appropriate designs:



Inappropriate designs:



17.96.080: NOTICE:

All property owners adjacent to properties under application for design review shall be notified by mail ten (10) days prior to the meeting of the date at which said design review is to be considered by the Commission.

17.96.090: TERMS OF APPROVAL:

A. Design Review Approval

1. The term of design review approval shall be twelve (12) months from the date that findings of fact, conclusions of law and decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations.
2. Application must be made for a building permit with the Ketchum planning and building department during the twelve (12) month term. Once a building permit has been issued, the design review approval shall be valid for the duration of the building permit.
3. Unless an extension is granted as set forth below, failure to file a complete building permit application for a project in accordance with these provisions shall cause said approval to be null and void.

B. Extensions of Design Review Approval.

1. For design review approvals pertaining to "civic" buildings, the Administrator may, upon written request by the holder, grant a maximum of two (2) twelve (12) month extensions to an unexpired design review approval.
2. For design review approvals pertaining to all other buildings, the city may, upon written request by the holder, grant a maximum of two (2) twelve (12) month extensions to an unexpired design review approval. The first twelve (12) month extension shall be reviewed by the Administrator. The second twelve (12) month extension shall be reviewed by the Commission. Whether or not an extension is warranted shall be based on the following considerations:
 - a. Whether there have been significant amendments to ordinances which will apply to the subject design review approval;
 - b. Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project;
 - c. Whether hazardous situations have developed or have been discovered in the project area; or

- d. Whether community facilities and services required for the project are now inadequate.
3. If any of the foregoing considerations are found to exist with regard to the project for which an extension is sought, an extension will not be granted and the city shall issue this decision in writing; otherwise the city shall approve such an extension. No extensions shall be granted for an expired design review approval.

17.96.100: FEES AND COSTS:

Each applicant for design review approval shall pay to the city certain fees and costs to reimburse the city the reasonable costs of administering and regulating this chapter, including reimbursement for city engineer fees. Said fees and refunds, if any, shall be set by resolution of the Council and shall be paid prior to scheduling of an application before the Commission for design review consideration. Said fees shall be nonrefundable.

DESIGN REVIEW APPLICATION CERTIFICATION OF COMPLETENESS

Project Name:	Reviewed by:
Date:	Time:

REQUIRED DOCUMENTS (CHECK ALL THAT APPLY):

- Design review application form including project name, location, applicant, owner, project representatives and contact information.

- One (1) PDF electronic set of the complete application containing all requirements as listed below, plans appropriately scaled, shall be submitted. Electronic record of the materials and color sample board may be satisfied with photos. One (1) hardcopy set of scalable plans showing at a minimum the following:
 - Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: a vicinity map must show location of adjacent buildings and structures.

 - Drainage plan (grading, catch basins, piping, and dry-wells).

 - Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).

 - Site plan, to scale, showing proposed parking (including parking stall dimensions), loading, general circulation and snow storage. List square footage of subject property including lot dimensions.

 - Landscape plan (existing landscaping on the site shown and adjacent right-of-way as retained, relocated or removed; proposed landscaping including species type, size and quantity).

 - Floor plan. List gross and net square footage for each floor. List occupancy classification and type of construction.

 - Detailed elevations of all sides of the proposed building and other exterior elements (colors, materials).

 - Exterior lighting plan, pursuant to chapter 17.132, showing location, height, type and lumen output; spec sheets for fixtures; illuminance levels/photometrics for exterior lighting.

 - Photometric analysis prepared by MH Companies (see city Right-of Way and Lighting Standards at https://www.ketchumidaho.org/sites/default/files/fileattachments/streets_amp_facilities/page/2851/row_standards_-_2022.pdf) showing placement of street light fixtures and average and maximum footcandle illumination along the sidewalk adjacent to the project.

 - Will-serve letters from Idaho Power Company and Clear Creek Disposal

 - One (1) 11" x 17" materials and colors sample board showing all exterior materials used on the façade of the structure. A digital copy may be sufficient as approved by the Administrator.

 - At least one week prior to the scheduled Commission meeting, on the site applicant shall stake the building corners for all proposed buildings and additions, all trees proposed to be removed shall be flagged and the applicant shall install story poles, or other height delineation method pre-approved by the Administrator, at the maximum roof peaks of the proposed buildings. Documentation of this work shall be provided to the project planner one week prior to the meeting. Failure by the applicant to perform this work one week prior to the Commission meeting shall result in a continuation of the project for consideration.

For projects requiring pre-application design review, a model or computer simulation renderings, as described in subsection 17.96.010(C) of this chapter shall be required.

- For new multi-tenant buildings, a master signage plan shall be submitted.
- The Administrator may waive some submittal requirements if it is determined the information is not relevant to the design review.
- Other information as required by the Administrator or the Commission.
- Design review fee shall be submitted as described in section 17.96.100 of this chapter.

STAFF COMMENTS:

WOOD RIVER COMMUNITY YMCA
CITY OF KETCHUM DESIGN REVIEW APPLICATION
PROJECT NARRATIVE
3.27.2026



PROJECT SCOPE OF WORK:

The scope of work includes alterations and an addition to the existing Wood River Community YMCA.

Interior Alterations

Main level interior alterations consist of expanding and renovating existing spaces including the senior program & community meeting room, community commons area, and youth education spaces. Upper level interior alterations include the relocation of health partner offices and the expansion of wellness and functional training areas.

Addition

The proposed addition consists of a new main entrance lobby, teen center, and fieldhouse with upper level running track located on the north end of the existing facility.

Exterior Improvements

Proposed exterior improvements will be located within the YMCA lease boundary and consist of new heated sidewalks, landscaped areas adjacent to the proposed addition, and the removal of stairs leading up to the existing main entrance. Reconfigured parking and fire/emergency access located on the north side of the proposed addition and within the YMCA lease boundary are included in the scope of work.

DESIGN APPROACH AND CONCEPT:

The proposed addition to the YMCA makes use of architectural features and materials similar to the existing facility to create an aesthetically cohesive building. Architectural elements are used to soften the perceived massing of the proposed fieldhouse. The new main entrance lobby is designed to complement the adjacent architectural forms with lofted clerestory glass and sloped roof.

DESIGN REVIEW EVALUATION STANDARDS:

17.96.060: Improvements and Standards

A. Streets

Existing street access from Saddle Road and Warm Springs Road are located adjacent to City of Ketchum parking areas to the north and south, respectively, of the YMCA lease area and are outside of the project scope. No new city street connections or curb cuts are proposed for the project.

B. Sidewalks

Existing sidewalks adjacent to Warm Springs and Saddle roads will remain and are outside of the project scope of work. A new section of sidewalk within the YMCA lease area and adjacent to the west edge of the north parking lot is proposed to accommodate the proposed addition. The new sidewalk section will extend to the new main entrance lobby and will tie into the existing sidewalks and paths within the YMCA lease area.

C. Drainage

Stormwater from the proposed addition, new sidewalks and hardscape, new planting areas, service alley / fire access lane, and the portion of the new parking area to the North of the proposed addition within the YMCA lease area will be retained on site. Existing stormwater drainage systems outside of the project scope of work will remain.

D. Utilities

All new utilities and connections required to service the proposed improvements will be installed at the sole expense of the applicant and will be installed underground, concealed from public view. At this time, no new service utility connections are anticipated. Will serve letters confirming adequate capacity for power, natural gas, municipal water, and wastewater systems to service the proposed improvements are provided.

E. Compatibility of Design

The project's materials, colors, and signage will match the existing YMCA facility where possible. Exterior materials including brick, composite wood wall siding, metal windows and doors, stained timber beams and details, and sloped shingle roofing are consistent with the various existing architecture seen in surrounding neighborhoods and across Ketchum. The proposed addition will serve to conceal the currently exposed structural concrete masonry units along the North elevation of the existing YMCA facility; thus, creating a proper architectural design for the north façade.

F. Architectural

The proposed addition to the YMCA makes use of architectural features and materials similar to the existing facility to create an aesthetically cohesive building. Architectural features including sloped roofs, awning roofs, stepped exterior walls, and differing materials are used to soften the perceived massing of the proposed fieldhouse addition. New and existing sidewalks will connect parking areas to a new main entrance lobby that is designed to complement the adjacent architectural forms with lofted clerestory glass and sloped roof. The length of the proposed addition and the overall YMCA facility orients toward Saddle and Warm Springs roads.

Garbage and recycling storage areas are proposed at the southeast corner of the facility and will be screened from public view by Bonni's Garden which extends from the southern façade of the existing building structure. No additional screen and gate structure is proposed.

Sloped roofs with engineered snow retention devices, gutters, and downspouts as well as flat roofs with internal roof drains will protect pedestrian areas below from snow sliding and ice accumulation.

G. Circulation Design

Vehicle access to the site occurs in parking areas to the north and south of the existing YMCA facility. These parking areas connect to Saddle Road and Warm Springs Road, respectively, on property owned by the City of Ketchum outside of the YMCA lease area. The south parking area is entirely outside of the project scope of work. The portion of the north parking area within the YMCA lease area will be partially reconfigured as part of the project scope of work. The YMCA shall coordinate with the City of Ketchum so that the greater parking layout meets fire apparatus access and accessible parking requirements. No new city street connections or curb cuts are included in the proposed scope of work.

New pedestrian and bicycle paths within the YMCA lease area will be snow-melted to provide safe approach to proposed addition and main entrance lobby. These paths will tie into the existing pathways within the YMCA lease area as well as into the existing sidewalks along Saddle Road and Warm Springs Roads. Existing bicycle racks will remain in place and new bicycle racks are proposed adjacent to the proposed addition and main entrance.

H. Snow Storage

Proposed snow storage areas for paved parking, circulation, and fire/emergency vehicle access are proposed in various locations on the north and south areas of the overall park and ride parcel. The lawn area to the west of the proposed addition, along with smaller areas to the north of the proposed addition, will continue to serve as snow storage areas for the north parking area and new service alley.

The YMCA and City of Ketchum will continue in collaboration to provide to provide snow removal activities to ensure safe parking, circulation, and fire/emergency access to the site.

New pedestrian and bicycle paths within the YMCA lease area are proposed to be snow-melted.

I. Landscaping

New landscaped areas are proposed along the north and west elevations of the new addition. Existing stairs to the west of the current main entry are to be removed and landscaped.

New landscaping shall follow City of Ketchum design standards and Ketchum Fire District requirements. Proposed landscaping species will be readily adaptable to the site's microclimate, soil conditions, orientation, and aspect, and shall be drought tolerant to the greatest extent possible.

New landscaping is proposed to serve as a buffer between streets and parking areas and the YMCA facility.

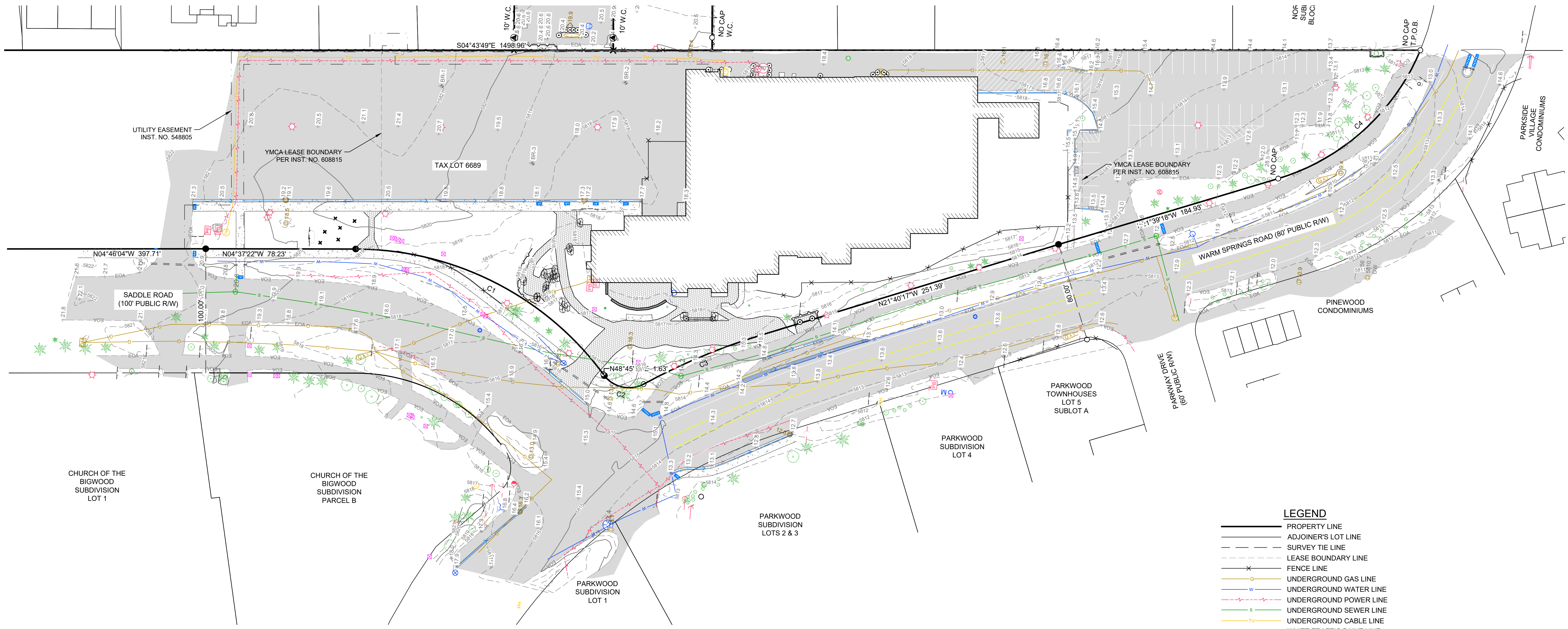
J. Public Amenities

The existing bus stop and associated benches, existing sidewalks and light fixtures, existing bicycle racks, existing public art installations, existing historical plaques, and Wendy's Park are outside of the project scope of work and will remain. New bicycle racks will be installed adjacent to the proposed addition.

End of document.

Attachment B

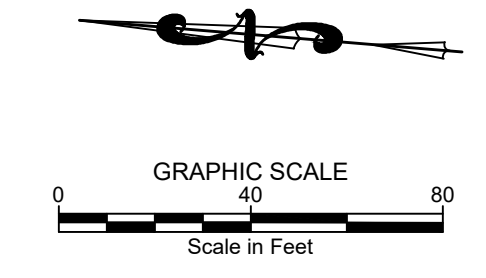
Wood River Community YMCA Project Plans



NOTES

- SURVEY NARRATIVE:**
- 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. FOR THE PURPOSE OF THIS SURVEY, THE RIGHT-OF-WAY BOUNDARY WAS RESOLVED ALONG TAX LOT 6689 AS PART OF ONGOING PLATTING WORK ON SAID TAX LOT AND OFFSET THE RECORD RIGHT-OF-WAY WIDTHS ACROSS WARM SPRINGS AND SADDLE ROADS REFERENCED SURVEYS:
 - A) PLAT OF PARKWOOD SUBDIVISION, INST. NO. 136388
 - B) PLAT OF PINWOOD CONDOMINIUMS, INST. NO. 176410
 - C) PLAT OF PARKSIDE VILLAGE, INST. NO. 194672
 - D) PLAT OF RESUBDIVISION NORTHWOOD P.U.D. SUBDIVISION LOT 4, INST. NO. 266897
 - E) PLAT OF RESUBDIVISION NORTHWOOD P.U.D. SUBDIVISION LOT 4 - REPLAT OF LOTS 6 & 7, INST. NO. 273966
 - F) PLAT OF RESUBDIVISION NORTHWOOD P.U.D. SUBDIVISION LOT 4 - REPLAT OF LOT 1, INST. NO. 304828
 - G) PLAT OF NORTHGATE SUBDIVISION, INST. NO. 308473
 - H) PLAT OF THE ROTH BUILDING CONDOMINIUMS, INST. NO. 329047
 - I) PLAT OF 331 LEWIS CENTER, INST. NO. 333851
 - J) PLAT OF KETCHUM TRADE CENTER, INST. NO. 339647
 - K) PLAT OF NORTHGATE: REPLAT OF LOTS 2 & 3A, INST. NO. 352727
 - L) PLAT OF CHURCH OF THE BIG WOOD SUBDIVISION, INST. NO. 449858
 - M) RECORD OF SURVEY OF A PORTION OF TAX LOT 6689, INST. NO. 572597
 - N) RECORD OF SURVEY SHOWING THE DEPOT, INST. NO. 672222
 - BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED FOR RECORD DIMENSIONS, SEE REFERENCED SURVEYS.
 - BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN FEET.
 - VERTICAL DATUM: ELEVATIONS BASED ON NAVD 88 (GEOID18) DATUM UTILIZING SMARTNET CORS STATION IDKM.
 - UNDERGROUND UTILITIES WERE LOCATED BASED ON SURFACE EVIDENCE AND MARKINGS PROVIDED BY IDAHO DIGLINE.
 - 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.
 - TITLE POLICY BY STEWART TITLE GUARANTY COMPANY, FILE NO. 2526076, DATED MAY 22, 2025. 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.
 - GENERAL RESTRICTIONS: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE 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:**
- BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT. REFER TO PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
 - UTILITIES AND DRAIN PIPES 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.
 - DUE TO VARYING FINISH MATERIALS, BUILDING WALLS IF SHOWN HEREON ARE APPROXIMATE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF A SPECIALIST IN ORDER TO ASCERTAIN AN ARCHITECTURAL AS-BUILT, IF DETAILED ARCHITECTURAL FEATURES OR FLOOR PLANS OF EXISTING STRUCTURES ARE REQUIRED. BUILDING FOOTPRINTS ARE SHOWN TO RELATE THEIR LOCATION TO LOT LINES. THIS SURVEY DOES NOT PURPORT TO SUBSTITUTE AN ARCHITECTURAL AS-BUILT.
 - SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
 - TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
 - CONTOUR INTERVAL: 1'
 - 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.



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	231.938	248.940	53°22'57"	N22°03'53"E	223.64
C2	35.134	25.000	80°31'18"	S07°23'29"W	32.31
C3	102.331	503.060	11°39'18"	N27°23'13"W	102.16
C4	159.595	181.410	50°24'21"	S46°48'04"E	154.50

- LEGEND**
- PROPERTY LINE
 - ADJOINER'S LOT LINE
 - SURVEY TIE LINE
 - LEASE BOUNDARY LINE
 - FENCE LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND POWER LINE
 - UNDERGROUND SEWER LINE
 - UNDERGROUND CABLE LINE
 - WHITE TRAFFIC PAINT LINE
 - YELLOW TRAFFIC PAINT LINE
 - RETAINING WALL
 - CURB & GUTTER LINE
 - CULVERT
 - ASPHALT
 - CONCRETE
 - PAVERS
 - ADA WARNING PAD
 - FOUND 1/2" REBAR (MARKED AS NOTED)
 - FOUND 5/8" REBAR (MARKED AS NOTED)
 - TO BE SET 5/8" REBAR - PLS 22869
 - SIGN
 - BOLLARD
 - WOOD POST
 - LIGHT POLE
 - POWER POLE
 - FLAG POLE
 - GUY WIRE
 - CABLE TV PEDESTAL
 - TELEPHONE PEDESTAL
 - DRYWELL
 - CATCHBASIN
 - GAS METER
 - GAS VALVE
 - GAS MARKER
 - POWER TRANSFORMER
 - POWER VAULT
 - SEWER MANHOLE
 - SEWER CLEANOUT
 - WATER VALVE
 - WATER MANHOLE
 - WATER METER
 - IRRIGATION CONTROL BOX
 - TEST PIT
 - ART INSTALLATION
 - LANDSCAPE BOULDER
 - DECIDUOUS TREE
 - CONIFER TREE

**TAX LOT 6689
YMCA LEASE AREA**

LOCATED WITHIN T.4 N., R.17 E., SECTIONS 12 & 13, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR: DECHASE MKSAS DEVELOPMENT
 PROJECT INFORMATION
 © BENCHMARK Engineering & Land Surveyors - YMCA Lease Area (Topo) (dwg) 25110 TOPO.dwg 11/06/25 10:22:43 AM



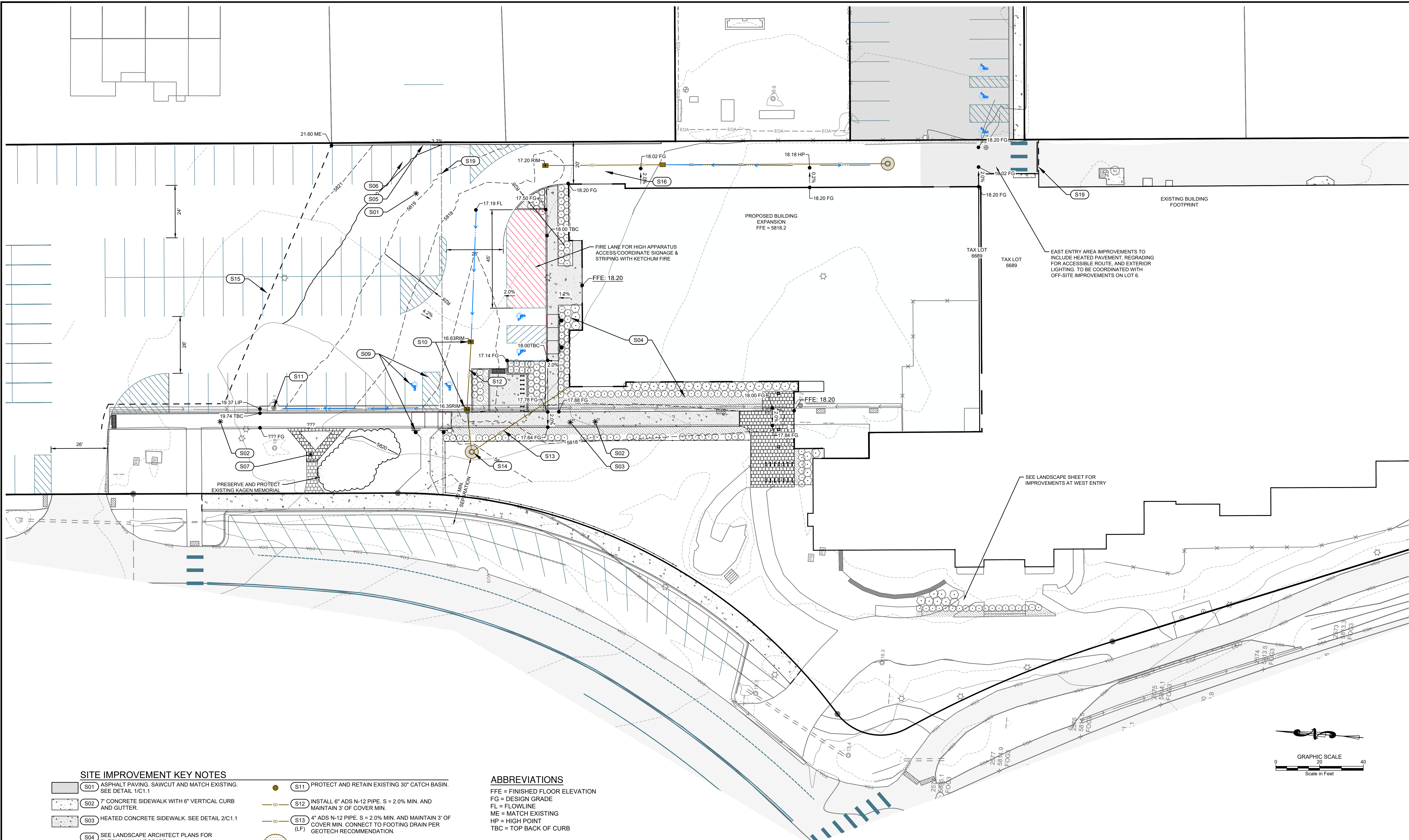
DESIGNED BY: MMW
 DRAWN BY: MMW
 CHECKED BY: MMW
 SURVEY DATE: 10/07/25

GALENA-BENCHMARK ENGINEERING
 Civil Engineers & Land Surveyors
 100 Bell Drive
 P.O. Box 733
 Ketchum, ID 83340
 (208) 726-6570
 www.benchmark-associates.com

PURPOSE: ISSUE FOR REVIEW

NO.	DATE	BY	REVISIONS

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this project except by agreement in writing with Galena-Benchmark Engineering.

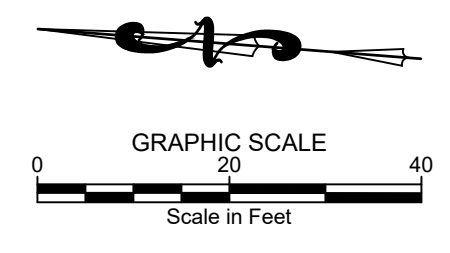


SITE IMPROVEMENT KEY NOTES

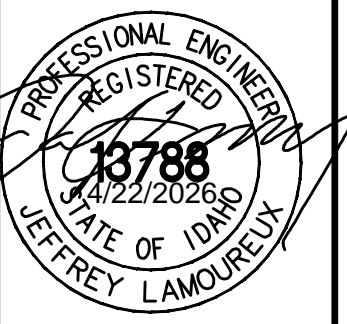
- S01 ASPHALT PAVING. SAWCUT AND MATCH EXISTING. SEE DETAIL 1/C1.1
- S02 7" CONCRETE SIDEWALK WITH 6" VERTICAL CURB AND GUTTER.
- S03 HEATED CONCRETE SIDEWALK. SEE DETAIL 2/C1.1
- S04 SEE LANDSCAPE ARCHITECT PLANS FOR ENTRYWAY LANDSCAPE.
- S05 NEW RETAINING WALL WITH FENCE OR WALL ABOVE.
- S06 EXISTING UTILITIES TO BE LOWERED OR RELOCATED AS NEEDED. COORDINATE WITH UTILITY PROVIDERS.
- S07 REPAIR OR REPLACE PAVER WALKWAY AS NEEDED.
- S08 REMOVE OR RELOCATE STREET LIGHT.
- S09 PAINT AND STRIPE ADA STALLS AND INSTALL SIGNAGE. TYPICAL.
- S10 INSTALL 30" CATCH BASIN. TYPICAL. SEE DETAIL 4/C1.1.
- S11 PROTECT AND RETAIN EXISTING 30" CATCH BASIN. SEE DETAIL 1/C1.1
- S12 INSTALL 6" ADS N-12 PIPE. S = 2.0% MIN. AND MAINTAIN 3" OF COVER MIN.
- S13 4" ADS N-12 PIPE. S = 2.0% MIN. AND MAINTAIN 3" OF COVER MIN. CONNECT TO FOOTING DRAIN PER GEOTECH RECOMMENDATION.
- S14 INSTALL ONSITE DRYWELL. SEE DETAIL 5/C1.1
- S15 APPROXIMATE LIMITS OF DISTURBANCE. SAWCUT AND MATCH EXISTING. TYPICAL.
- S16 GRADE AWAY FROM ALL STRUCTURES AT 2% SLOPE FOR A MINIMUM OF 5'. TYPICAL.
- S17 PROPOSED MAJOR & MINOR CONTOUR LINES. TYPICAL.
- S18 FLOWLINE (TYP).
- S19 YMCA LEASE BOUNDARY (TYP).
- S20 SIREN ACTIVATED GATE OR SIMILAR TO BE CONFIRMED WITH YMCA AND CITY OF KETCHUM FIRE

ABBREVIATIONS

- FFE = FINISHED FLOOR ELEVATION
- FG = DESIGN GRADE
- FL = FLOWLINE
- ME = MATCH EXISTING
- HP = HIGH POINT
- TBC = TOP BACK OF CURB



SITE, GRADING, & DRAINAGE PLAN
WOOD RIVER COMMUNITY YMCA EXPANSION
 LOCATED WITHIN T.4 N., R.17 E., SECTIONS 12 & 13, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR: RLB ARCHITECTURA
 PROJECT INFORMATION
 (S:\B\MAL_R0314N_R17E\Section 12 and 13\3533334.dwg\Construction\25334_Civil_Fire Revs.dwg 04/22/2026 5:18:16 PM)

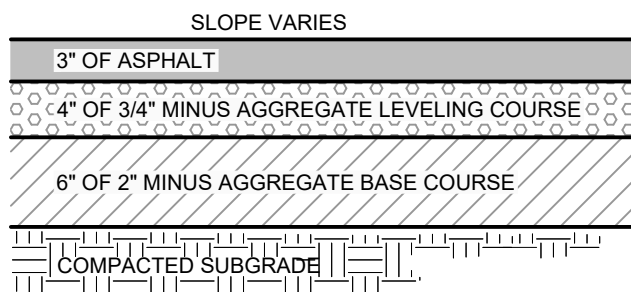


DESIGNED BY: PSF
 DRAWN BY: PSF
 CHECKED BY: JL
 SURVEY DATE: 10/07/25



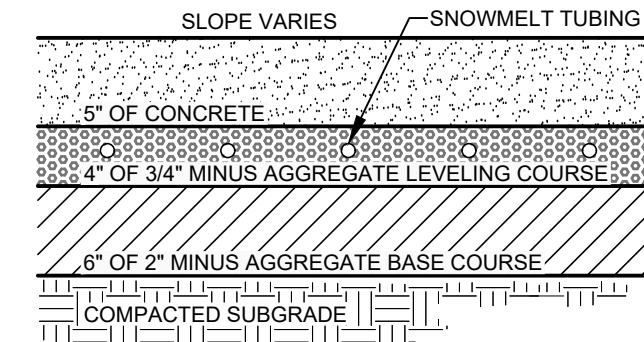
PURPOSE: ISSUED FOR CITY OF KETCHUM REVIEW - 04/22/2026

NO.	DATE	BY	REVISIONS



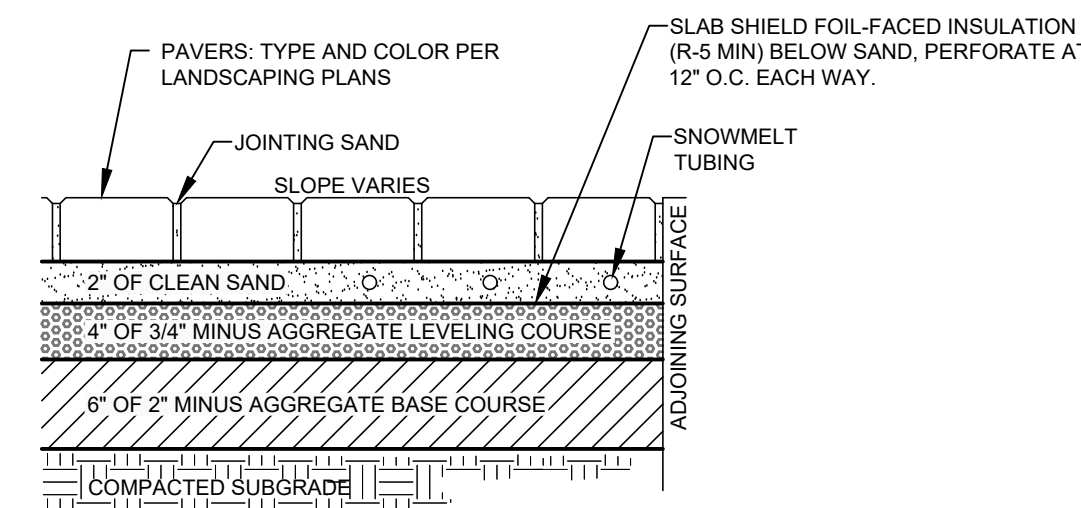
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

1
C1.1 **TYPICAL ASPHALT ROADWAY SECTION**
N.T.S.

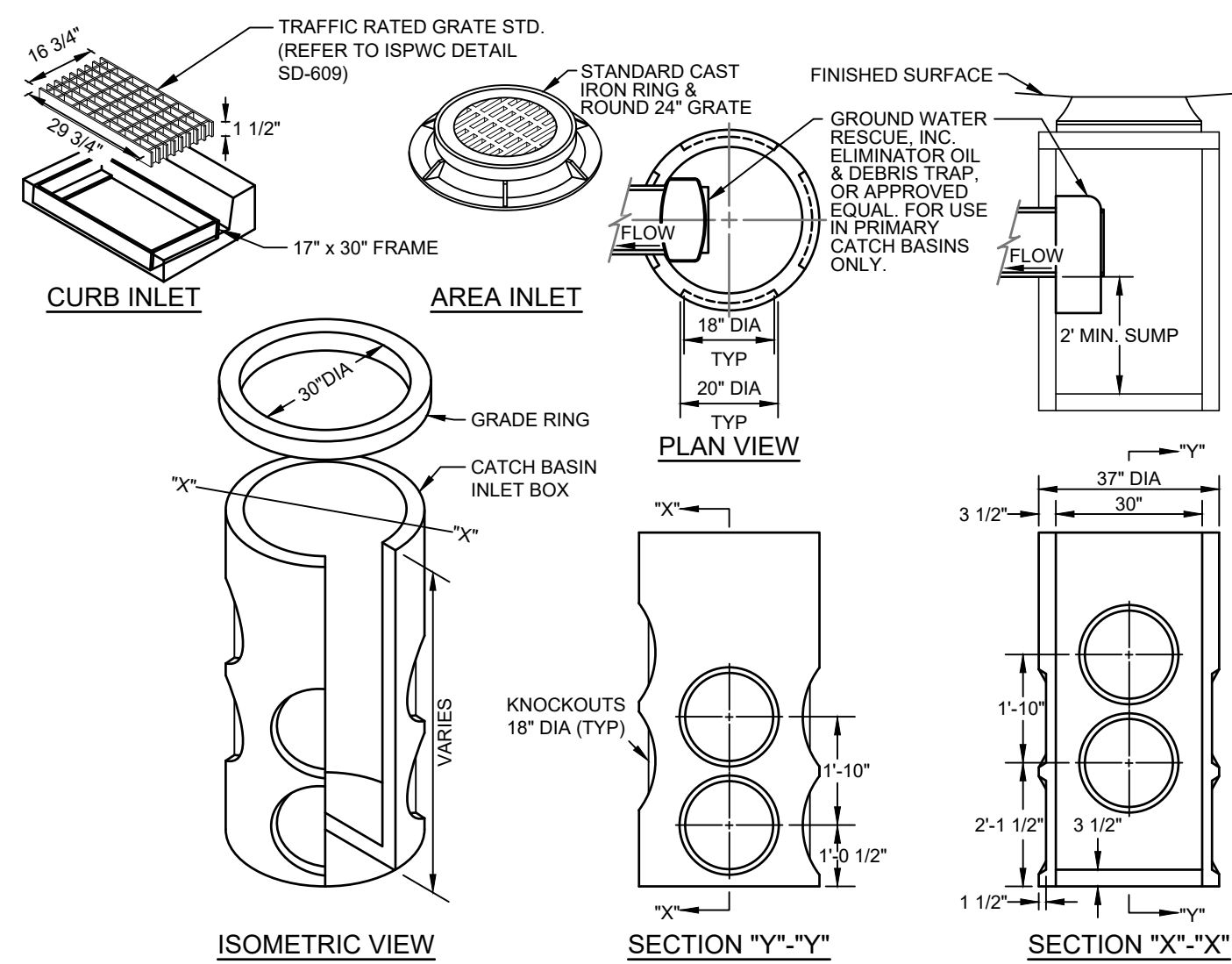


- NOTES:**
- 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
 - CONTINUOUS PLACEMENT PREFERRED. SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.
 - 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS.
 - MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPCW SPECIFICATIONS.

2
C1.1 **TYPICAL CONCRETE SECTION HEATED SIDEWALK**
N.T.S.



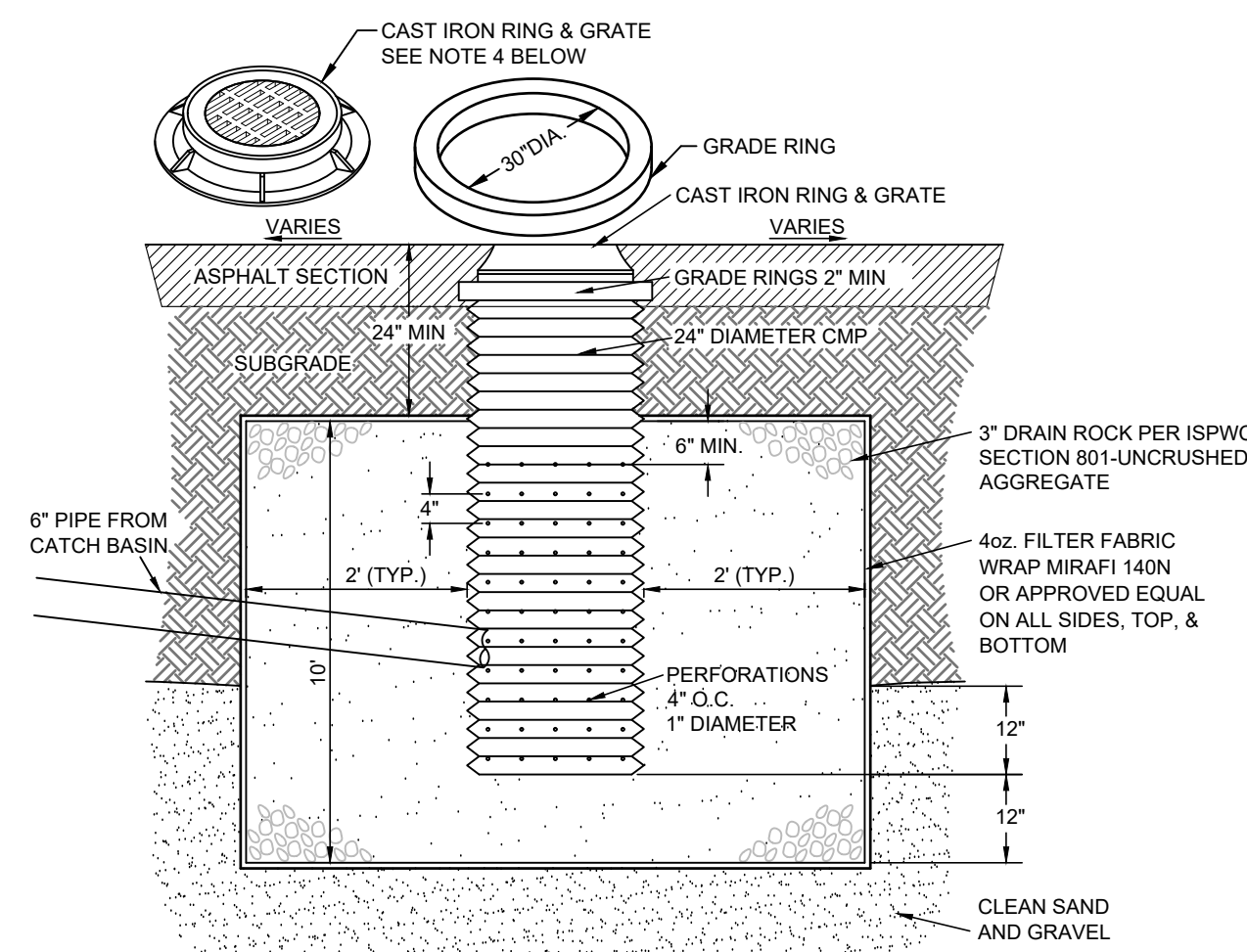
3
C1.1 **HEATED PAVER DETAIL**
N.T.S.



CATCH BASIN INSTALLATION NOTES:

- A PRIMARY CATCH BASIN IS DEFINED AS THE FIRST STORM STRUCTURE UPSTREAM OF A DRYWELL. A SATELLITE CATCH BASIN IS DEFINED AS THE STORM STRUCTURE UPSTREAM OF THE PRIMARY CATCH BASIN.
- THE OIL & DEBRIS TRAP SHALL BE INSTALLED ON THE OUTLET OF THE PRIMARY CATCH BASIN ONLY, NOT ON SATELLITE CATCH BASINS.
- PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPCW SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
- FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL, COMPACTED LEVEL TO THE TOP OF THE BEDDING.
- PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.

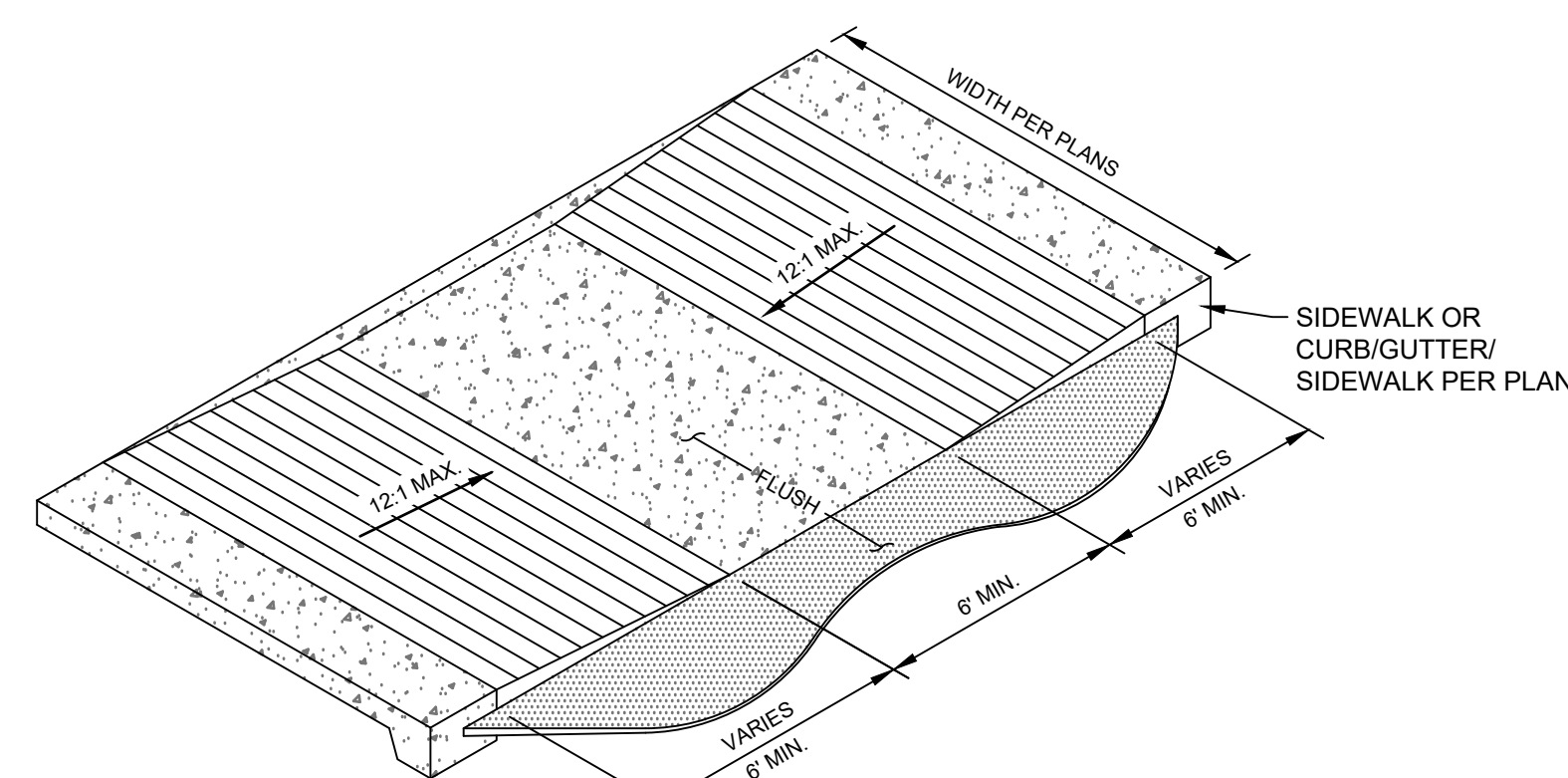
4
C1.1 **30" DIAMETER CATCH BASIN**
N.T.S.



NOTE:

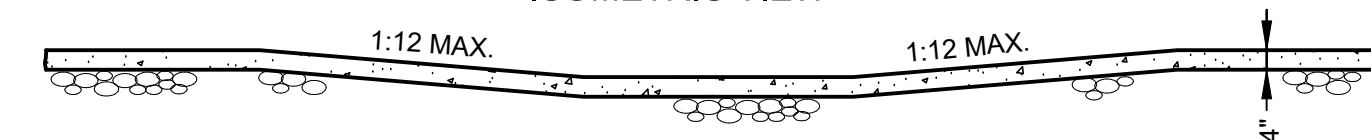
- THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
- MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
- IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
- GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

5
C1.1 **DRYWELL DETAIL**
N.T.S.



REFER TO SITE LAYOUT PLANS FOR ACTUAL RAMP CONFIGURATION. SITE LAYOUT PLAN SHALL SUPERSEED DETAIL CONFIGURATION

ISOMETRIC VIEW

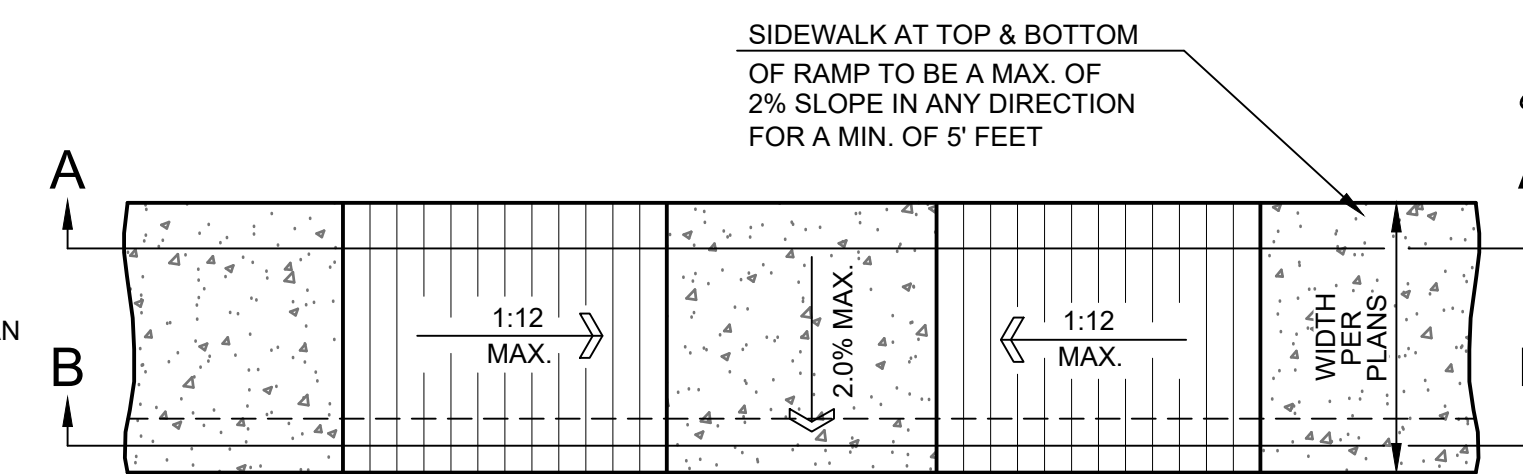


CROSS-SECTION A-A
N.T.S.

NOTES:

- 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
- CONTINUOUS PLACEMENT PREFERRED. SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.
- 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS.
- MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPCW SPECIFICATIONS.

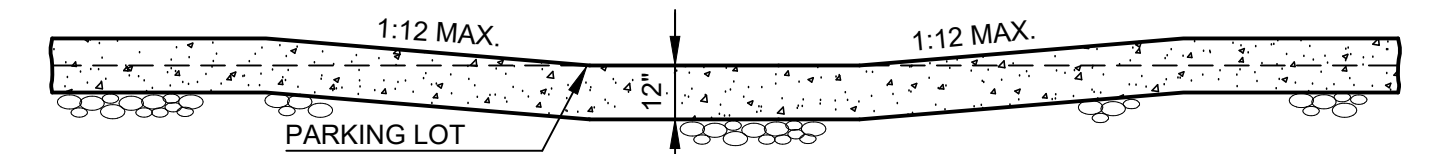
6
C1.1 **ADA ACCESS RAMP DETAIL**
N.T.S.



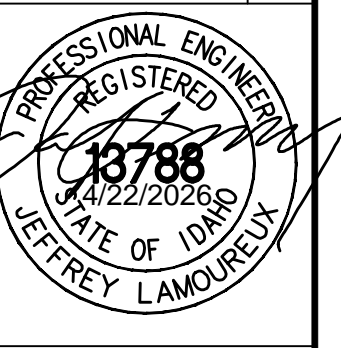
SIDEWALK AT TOP & BOTTOM OF RAMP TO BE A MAX. OF 2% SLOPE IN ANY DIRECTION FOR A MIN. OF 5' FEET

PARKING LOT GRADES WILL REQUIRE VARYING RUN-OUT LENGTHS TO ACHIEVE 1:12 SLOPE

PLAN VIEW
N.T.S.

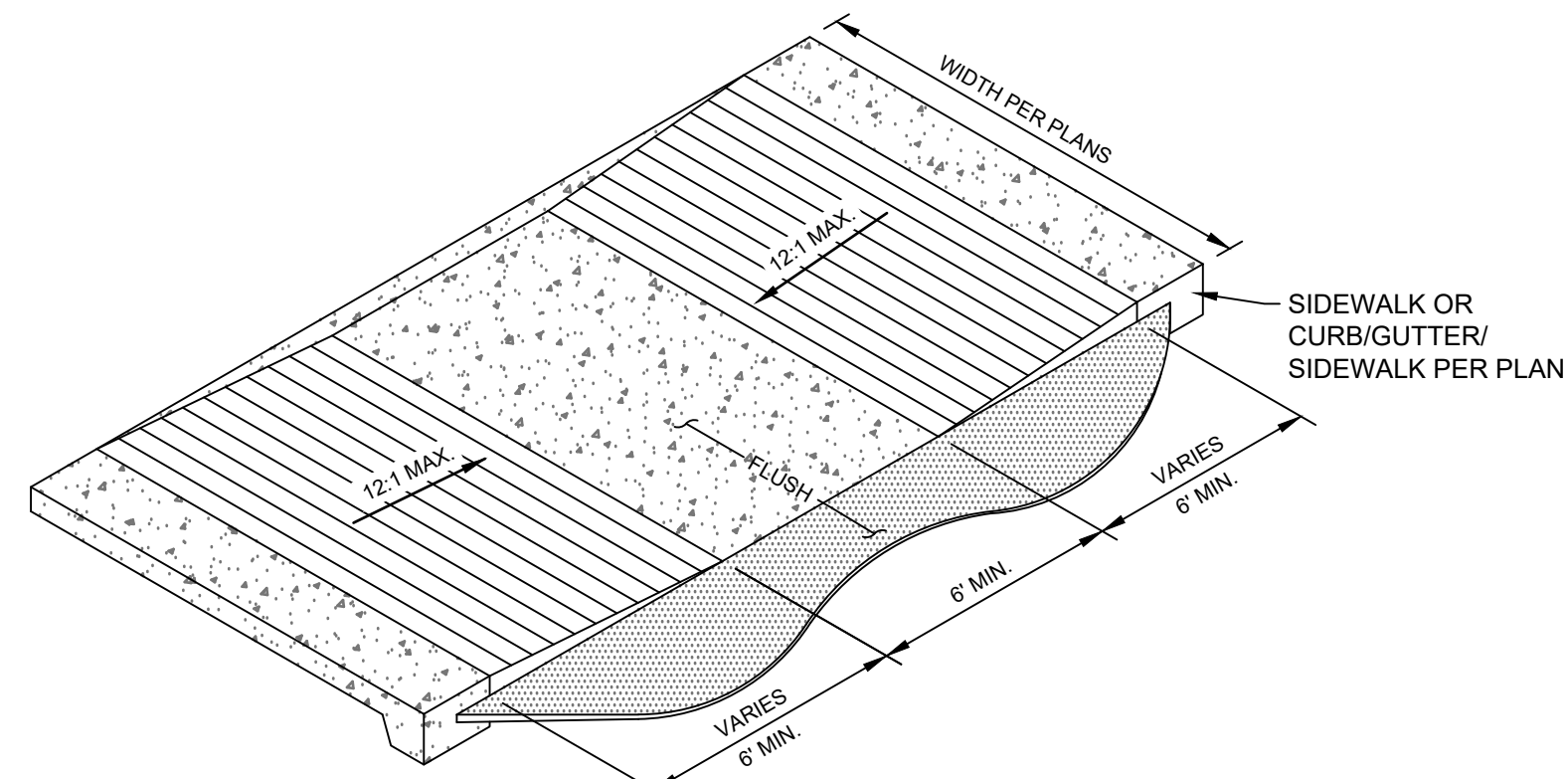


CROSS-SECTION B-B (THICKENED EDGE SECTION)
N.T.S.



DESIGNED BY: PSF
DRAWN BY: PSF
CHECKED BY: JL
SURVEY DATE: 10/07/25



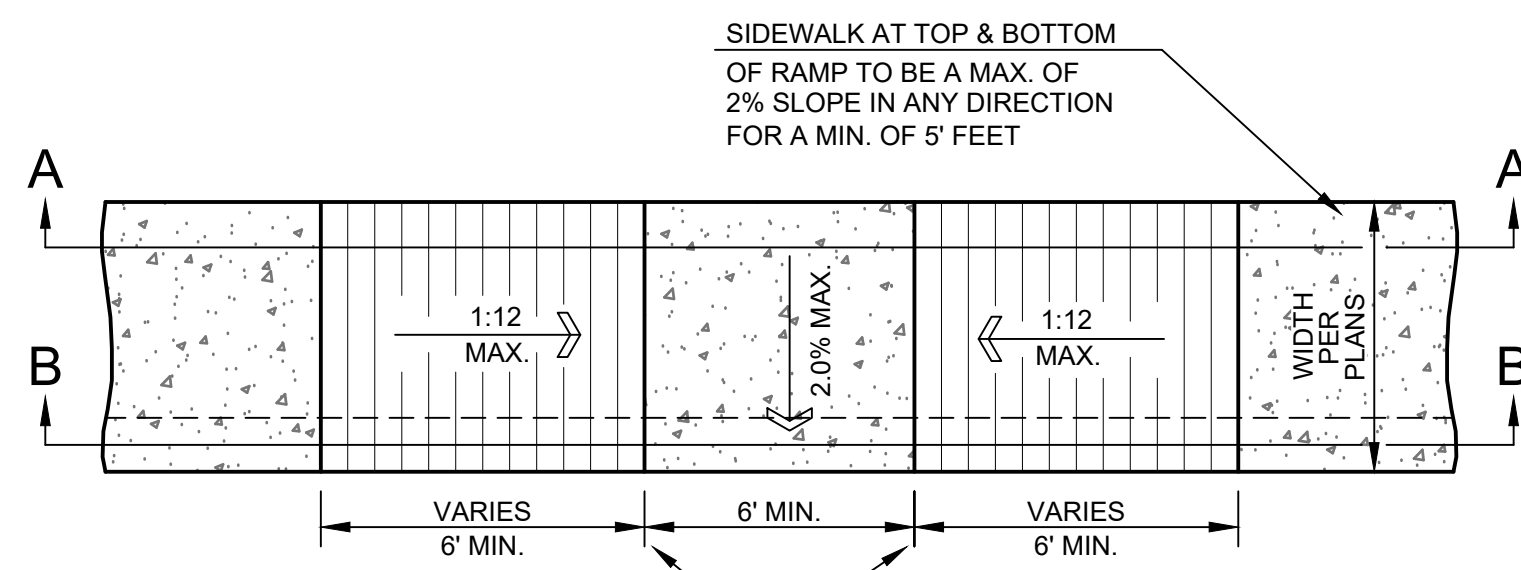


REFER TO SITE LAYOUT PLANS FOR ACTUAL RAMP CONFIGURATION. SITE LAYOUT PLAN SHALL SUPERSEED DETAIL CONFIGURATION.

ISOMETRIC VIEW



CROSS-SECTION A-A
N.T.S.



PLAN VIEW
N.T.S.

PARKING LOT GRADES WILL REQUIRE VARYING RUN-OUT LENGTHS TO ACHIEVE 1:12 SLOPE

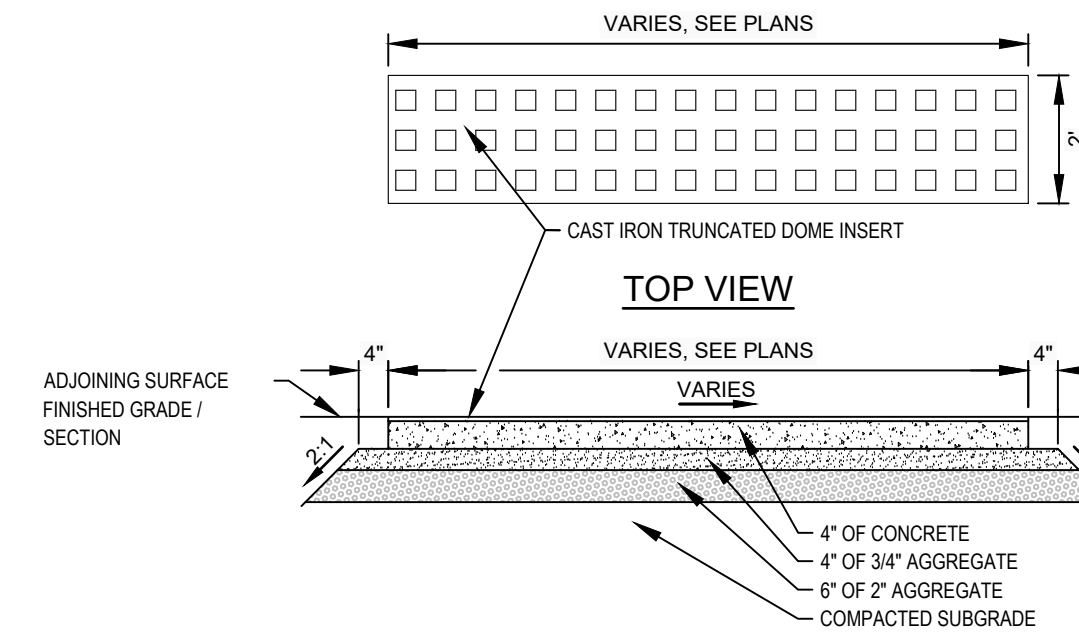


CROSS-SECTION B-B
(THICKENED EDGE SECTION)
N.T.S.

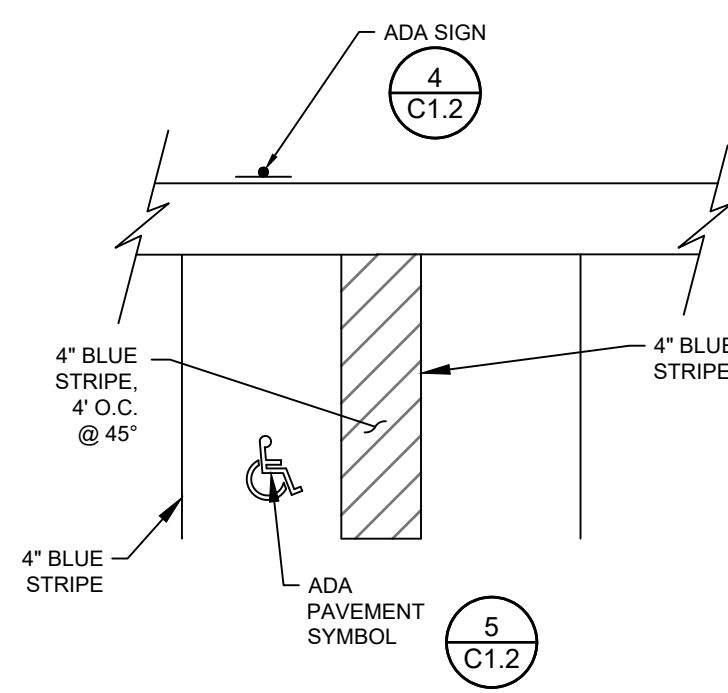
NOTES:

- 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
- CONTINUOUS PLACEMENT PREFERRED. SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.
- 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS.
- MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPPWC SPECIFICATIONS.

1
C1.2 ADA ACCESS RAMP DETAIL
N.T.S.

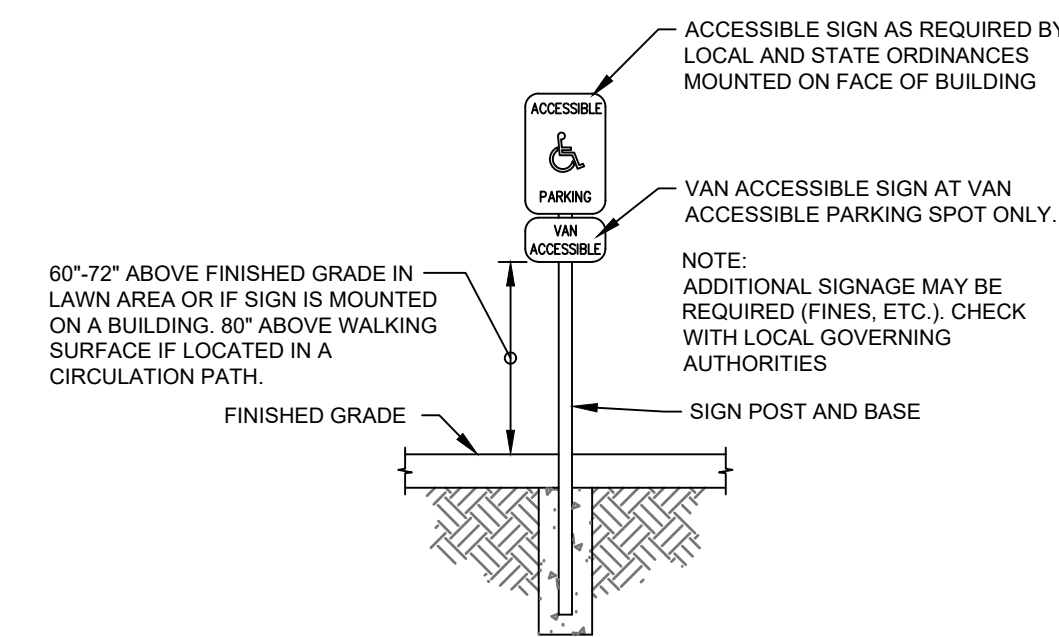


2
C1.2 TRUNCATED DOME INSERT DETAIL
N.T.S.

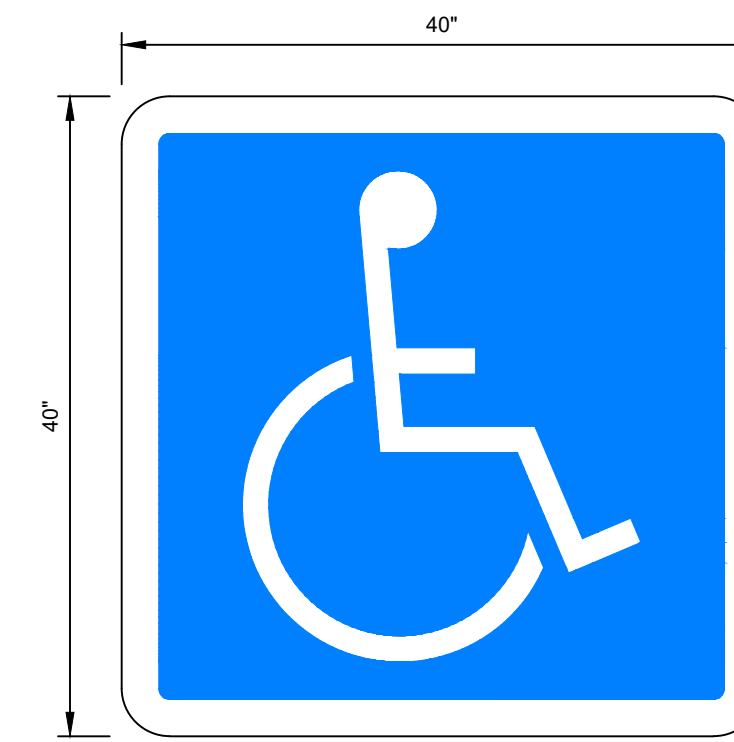


NOTE: 1. MAXIMUM GRADE IN ANY DIRECTION IS 2.0%.
2. ALL ROAD STRIPING SHALL BE 125MI THERMOPLASTIC.

3
C1.2 ADA PARKING DETAIL
N.T.S.

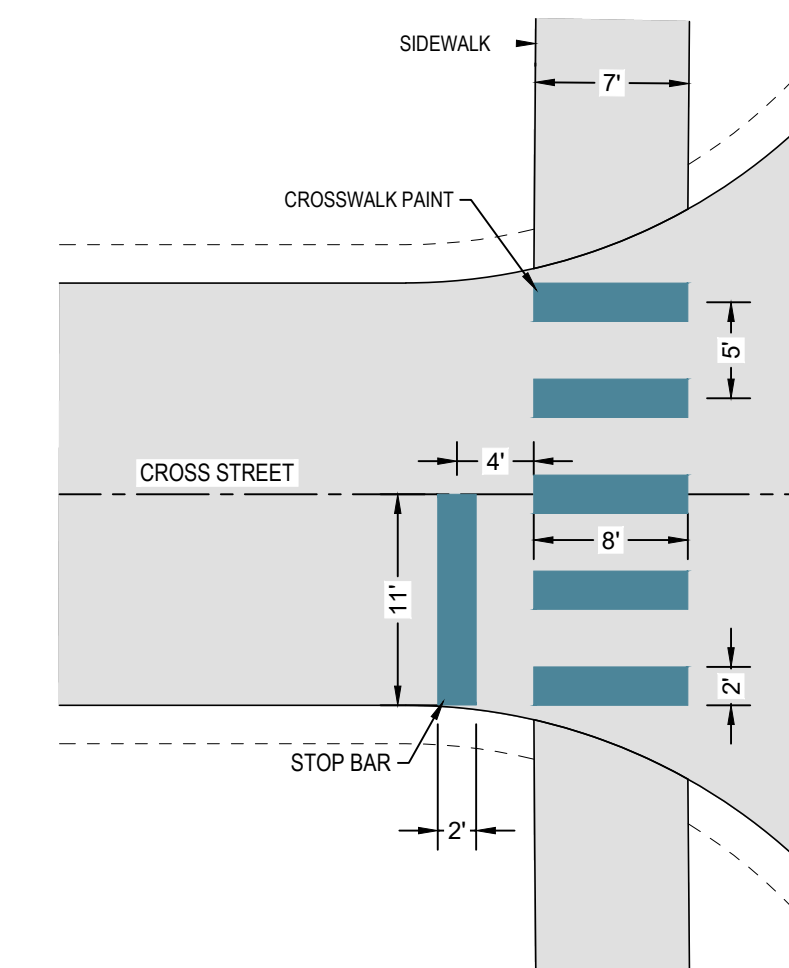


4
C1.2 ADA SIGN
N.T.S.



NOTE: ADA SYMBOL SHALL BE WHITE ON BLUE WITH BORDER. PREMARK HANDICAP WITH VIZIGRIP, 90MIL THERMOPLASTIC OR APPROVED EQUAL.

5
C1.2 ADA SYMBOL
N.T.S.



6
C1.2 CROSSWALK PAINTING DETAIL
N.T.S.

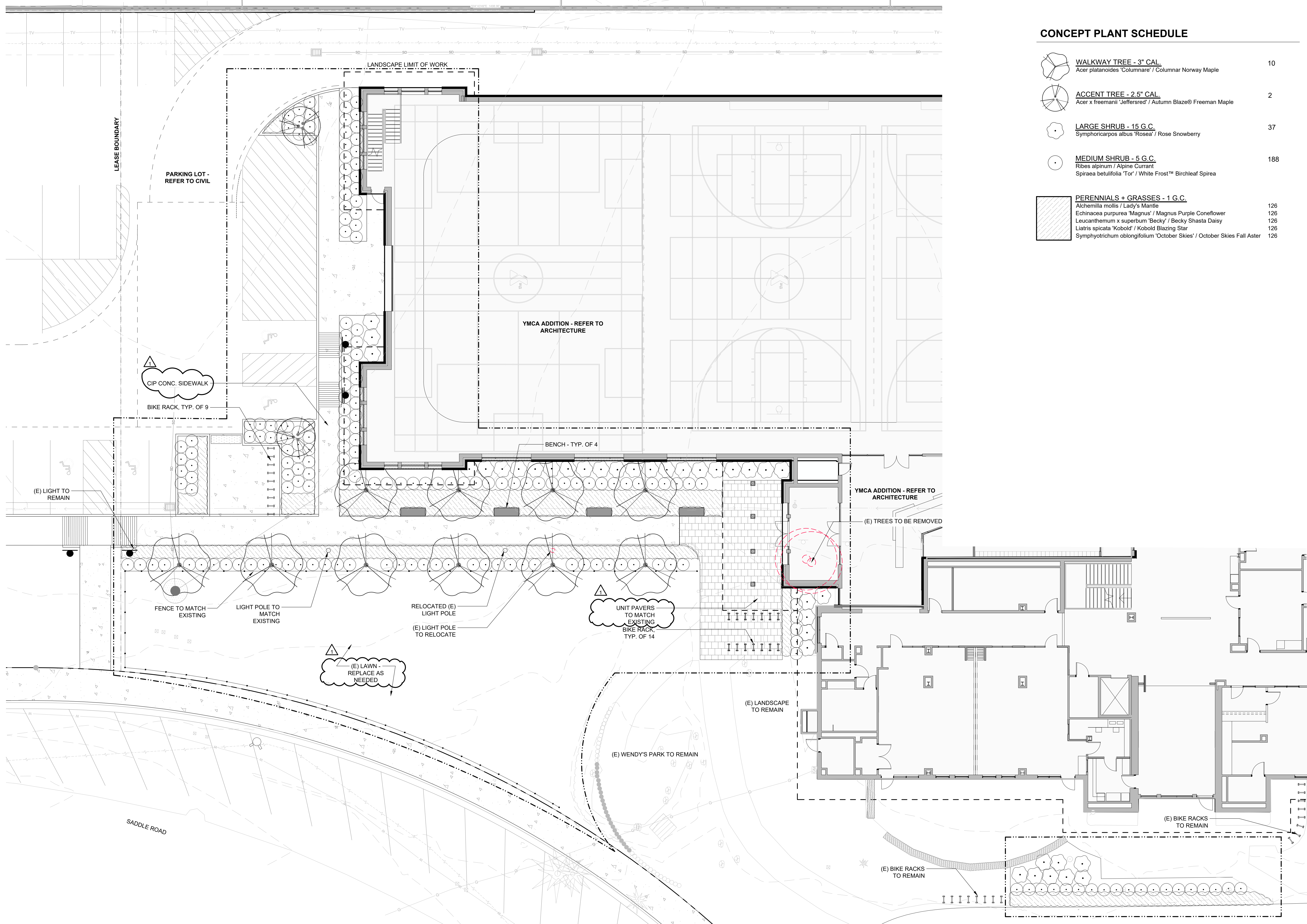


DESIGNED BY: PSF
DRAWN BY: PSF
CHECKED BY: JL
SURVEY DATE: 10/07/25



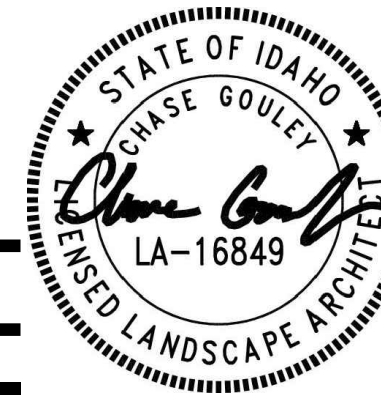
PURPOSE: ISSUED FOR CITY OF KETCHUM DESIGN REVIEW - 03/26/2026

NO.	DATE	BY	REVISIONS



CONCEPT PLANT SCHEDULE

	WALKWAY TREE - 3" CAL. Acer platanoides 'Columnare' / Columnar Norway Maple	10
	ACCENT TREE - 2.5" CAL. Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	2
	LARGE SHRUB - 15 G.C. Symphoricarpos albus 'Rosea' / Rose Snowberry	37
	MEDIUM SHRUB - 5 G.C. Ribes alpinum / Alpine Currant Spiraea betulifolia 'Tor' / White Frost™ Birchleaf Spirea	188
	PERENNIALS + GRASSES - 1 G.C. Alchemilla mollis / Lady's Mantle Echinacea purpurea 'Magnus' / Magnus Purple Coneflower Leucanthemum x superbum 'Becky' / Becky Shasta Daisy Liatris spicata 'Kobold' / Kobold Blazing Star Symphyotrichum oblongifolium 'October Skies' / October Skies Fall Aster	126 126 126 126 126



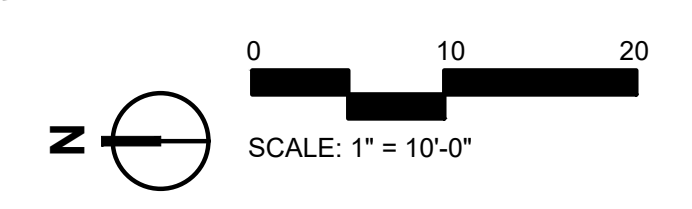
**WOOD RIVER COMMUNITY
YMCA**
101 SADDLE ROAD KETCHUM, ID

PRINCIPAL: CG
PROJECT MANAGER: BJ
DRAWN BY: BJ
ISSUE DATE: 04/22/2026

LANDSCAPE PLAN

SHEET NO.

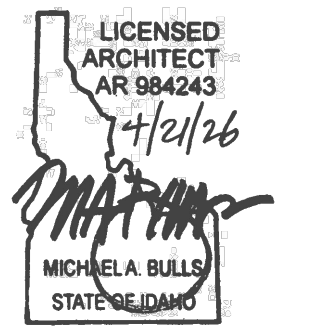
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 101 SADDLE ROAD | KETCHUM, IDAHO

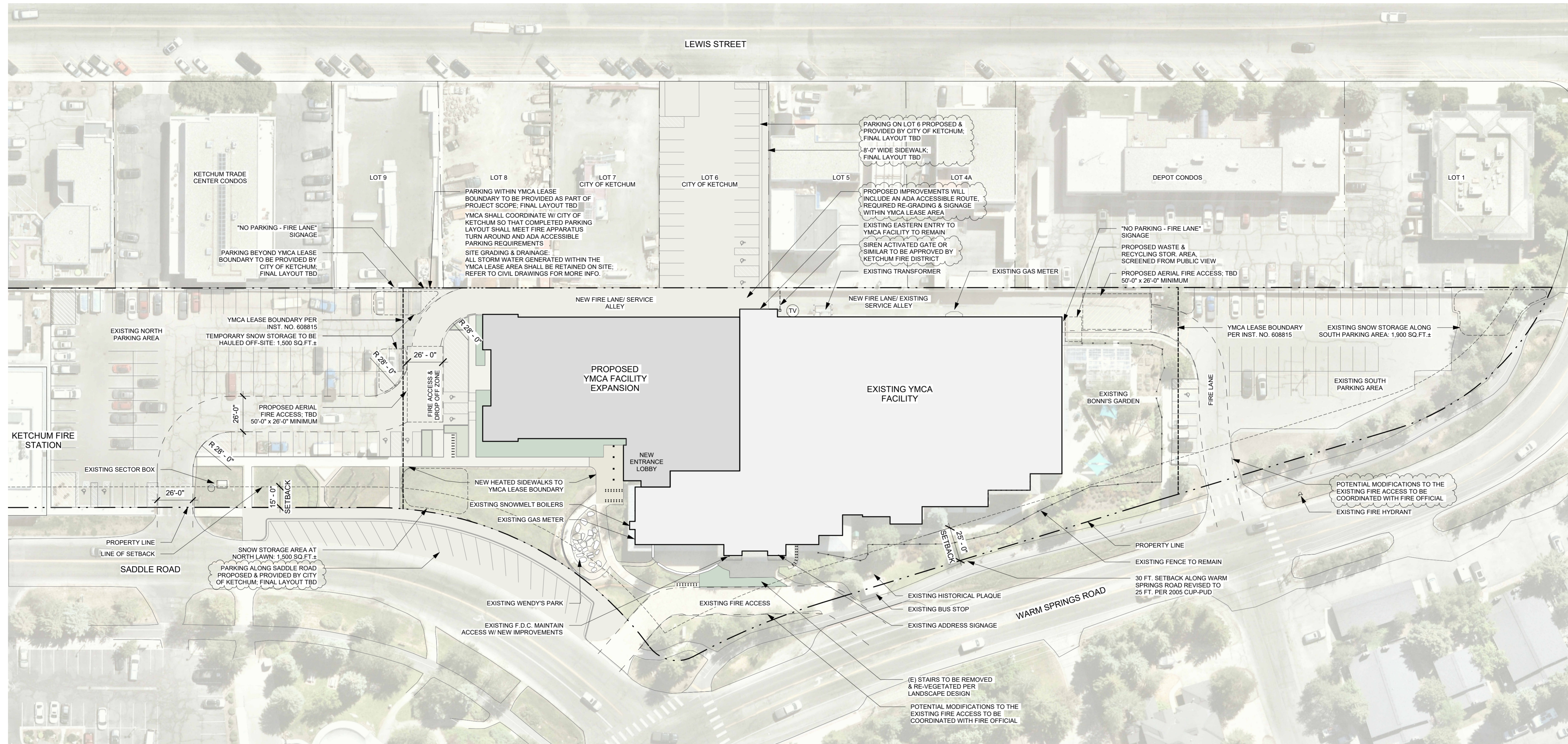
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VICINITY PLAN

DWG. #

A1.0



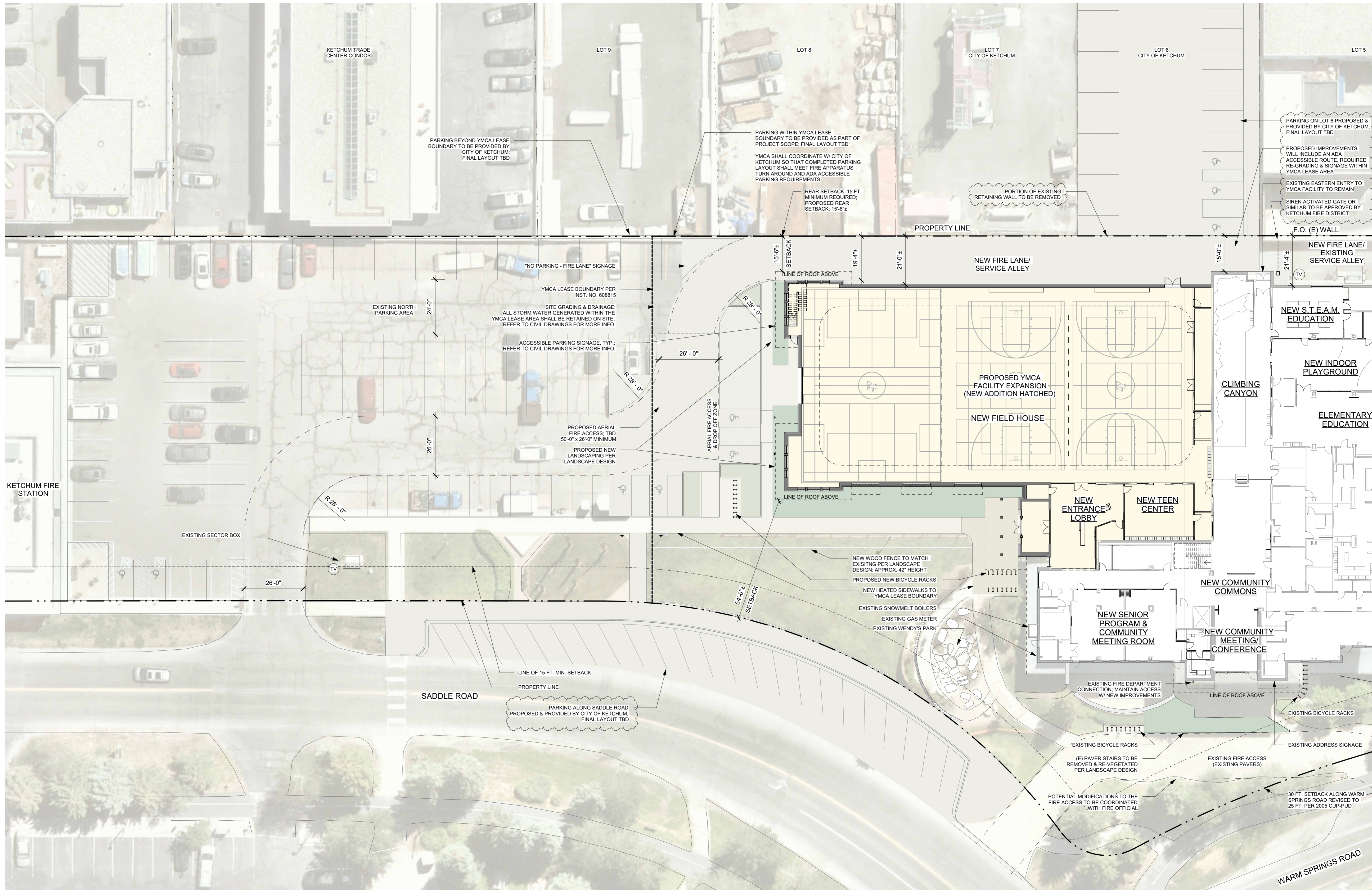


SNOW STORAGE CALCULATIONS	
EXISTING SERVICE ALLEY:	7,225 SQ. FT. ±
NEW SERVICE ALLEY:	3,860 SQ. FT. ±
NORTH LOT (WITHIN LEASE BOUNDARY):	5,150 SQ. FT. ±
TOTAL:	16,235 SQ. FT. ±
	30 %
REQUIRED SNOW STORAGE AREA WITHIN YMCA LEASE BOUNDARY:	4,871 SQ. FT. ±
PROVIDED SNOW STORAGE:	
AT SOUTH PARKING LOT:	1,900 SQ. FT. ±
AT NORTH LAWN:	1,500 SQ. FT. ±
AT NORTH PARKING LOT (TEMPORARY):	1,500 SQ. FT. ±
TOTAL:	4,900 SQ. FT. ±

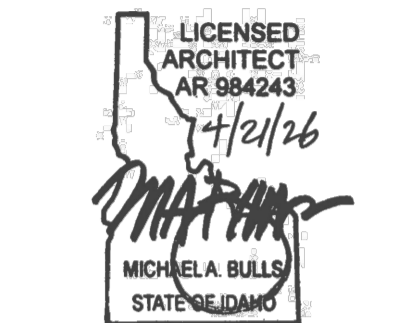
* THE YMCA AND THE CITY OF KETCHUM WILL CONTINUE IN COLLABORATION TO PROVIDE SNOW REMOVAL ACTIVITIES AND ENSURE SAFE PARKING, CIRCULATION, AND FIRE / EMERGENCY ACCESS FOR THE SITE.



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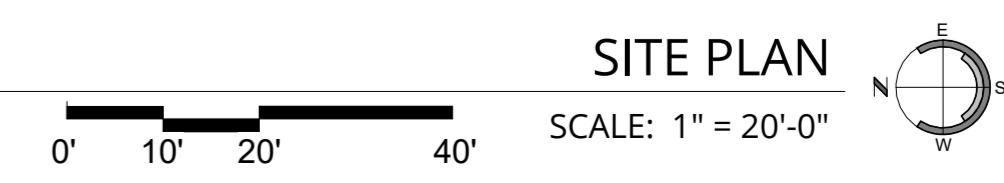
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SITE PLAN - ENLARGED

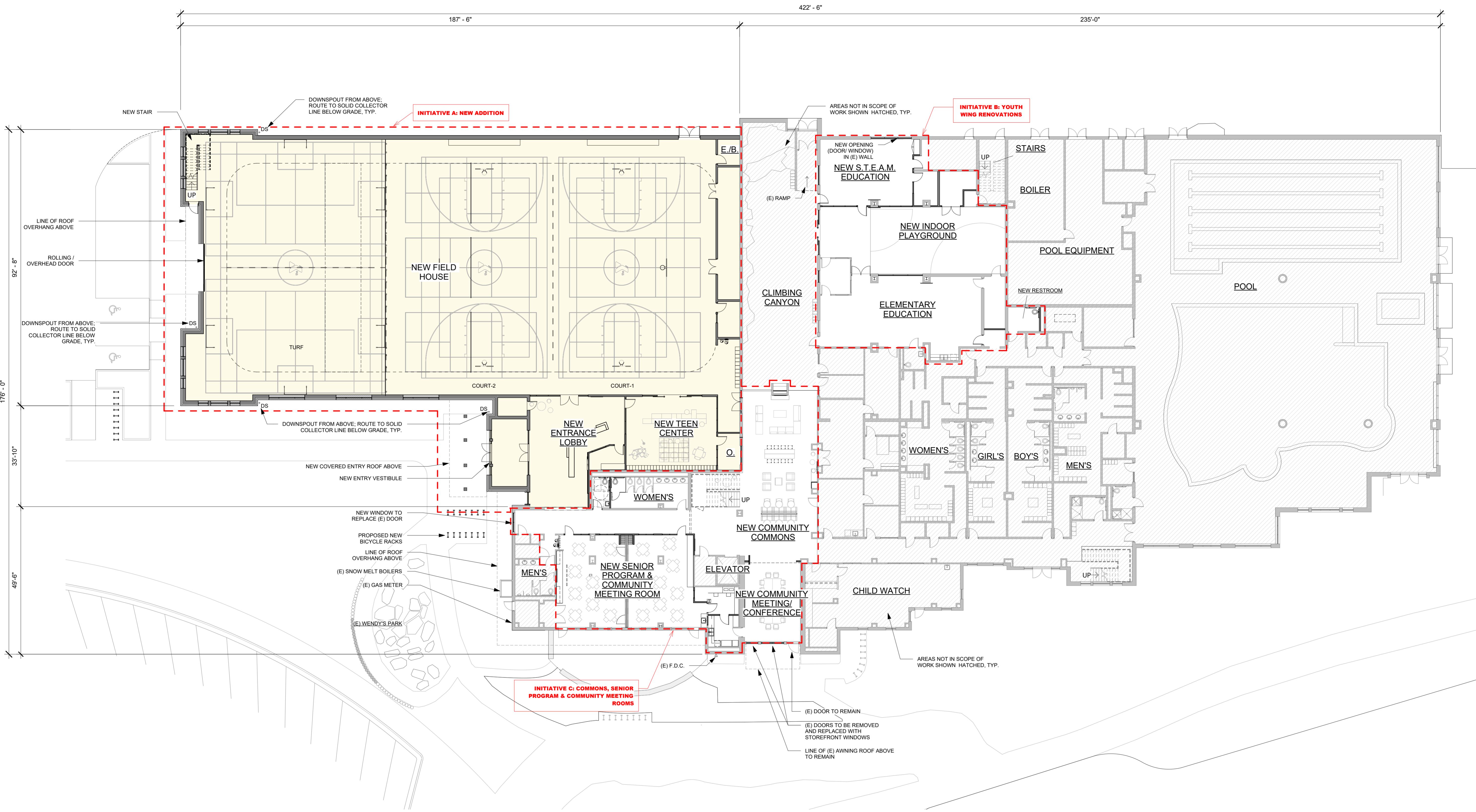
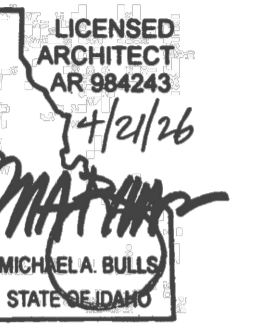
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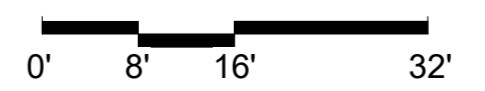
RIB
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 the **Y**
 YMCA

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 COMMUNITY YMCA
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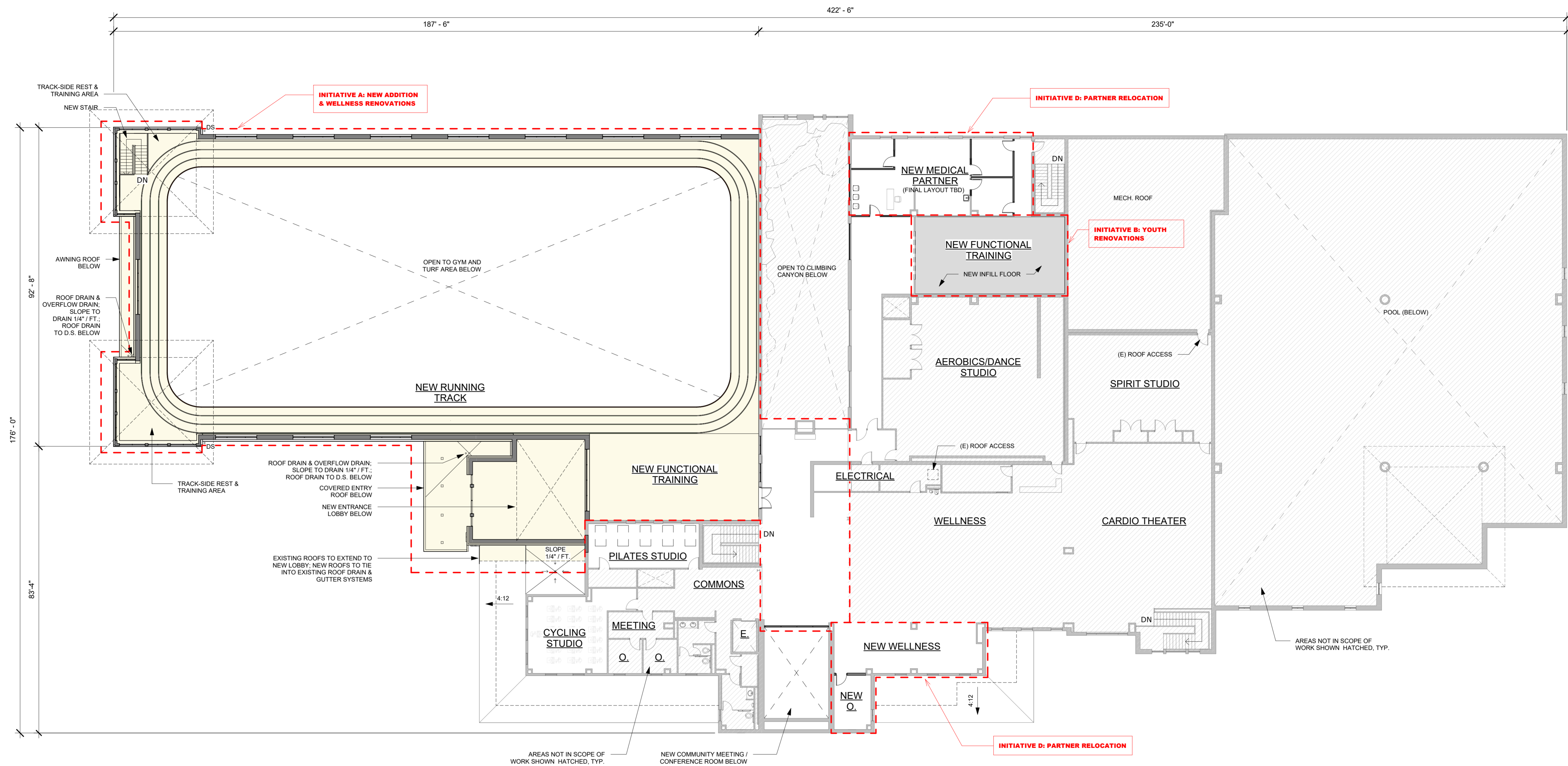
COPYRIGHT © 2026
 DRAWING
 MAIN LEVEL
 FLOOR PLAN
 DWG #

A2.0

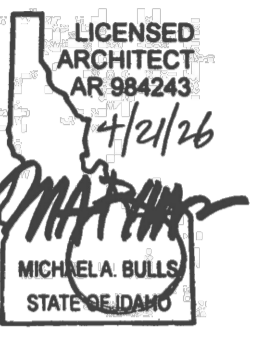
MAIN LEVEL FLOOR PLAN - OVERALL
 SCALE: 1/16" = 1'-0"



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UPPER LEVEL
FLOOR PLAN

DWG #

A2.1

UPPER LEVEL FLOOR PLAN - OVERALL
SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

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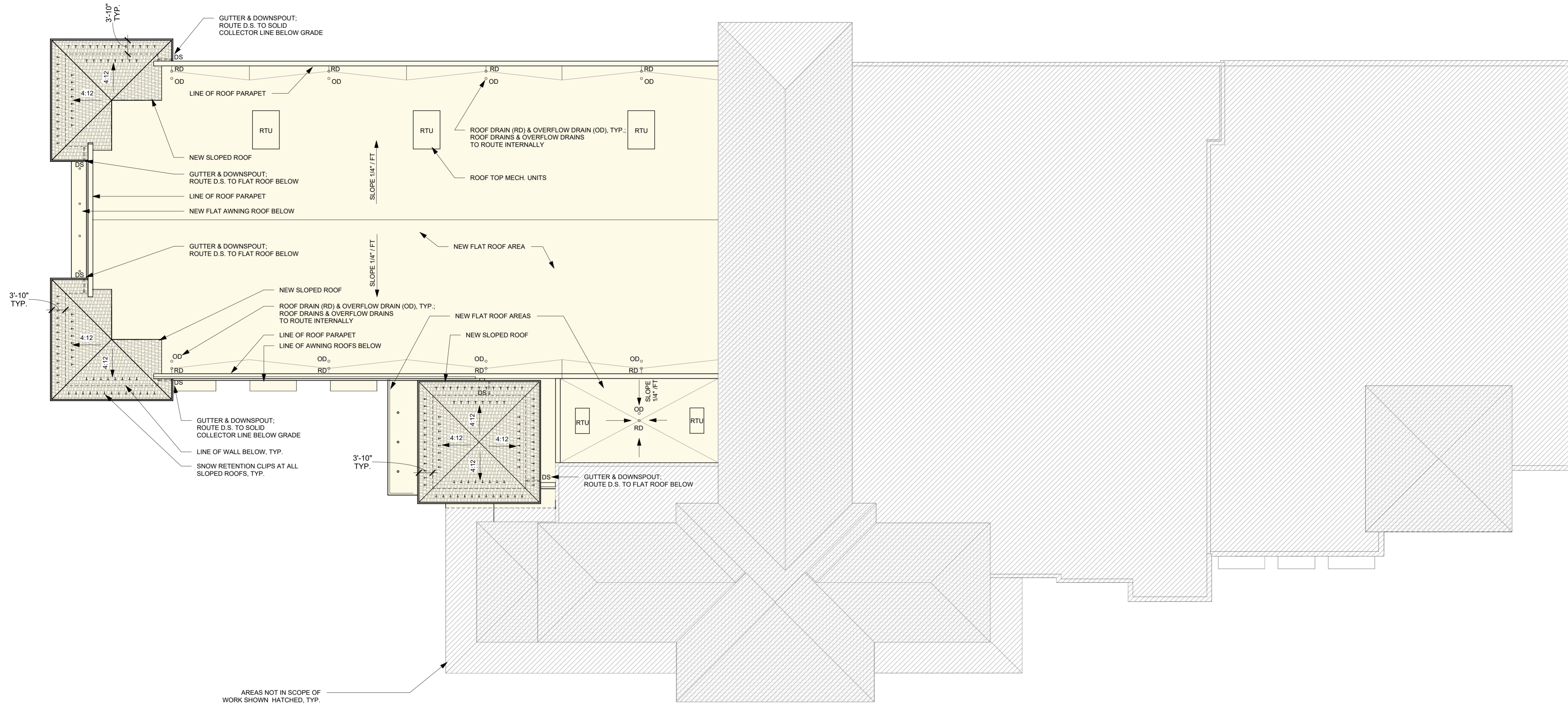
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ROOF PLAN

DWG #

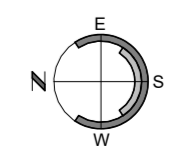
A2.2



NEW FLAT ROOF ASSEMBLY:
 CLASS 'A' MECHANICALLY FASTENED MEMBRANE ROOF OVER COVERBOARD AND TAPERED INSULATION; SLOPE TO INTERNAL ROOF DRAINS AS SHOWN, 1/4" FT. MIN. SLOPE.

NEW SLOPED ROOF ASSEMBLY:
 CLASS 'A' SHINGLE ROOFING OVER UNDERLAYMENT AND REQUIRED CAP SHEET, ROOF SLOPE PER DRAWINGS.
 NEW GUTTERS, DOWNSPOUTS, AND SNOW RETENTION SYSTEMS INSTALLED ON ALL NEW SLOPED ROOF AREAS WHERE REQ. TO PROTECT PEDESTRIAN & CIRCULATION AREAS BELOW.

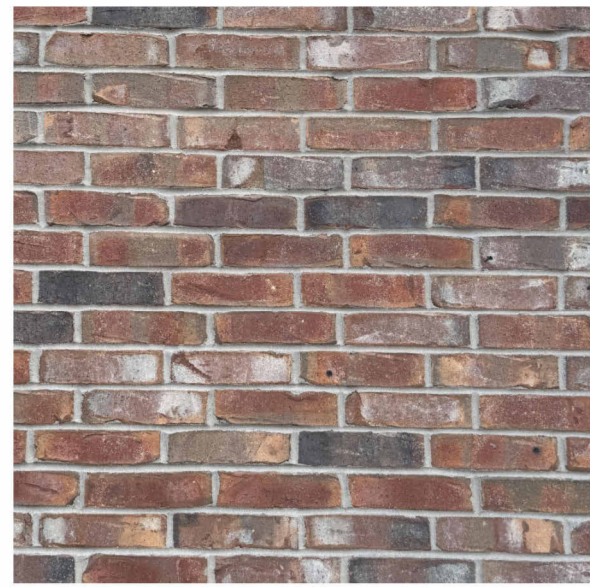
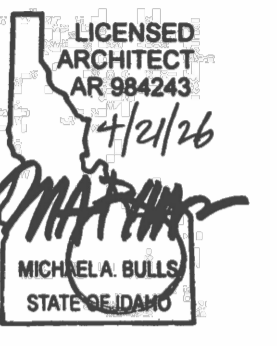
ROOF PLAN
 SCALE: 1/16" = 1'-0"



0' 8' 16' 32'

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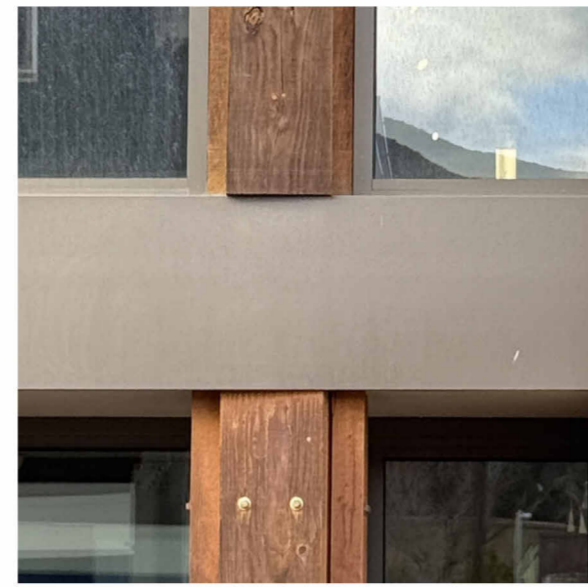
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BRICK VENEER
RUNNING BOND,
TO MATCH EXISTING



COMPOSITE BOARD SIDING
HORIZONTAL SHIPLAP,
TO MATCH EXISTING



METAL CLADDING/FLASHING
MATTE BRONZE,
TO MATCH EXISTING



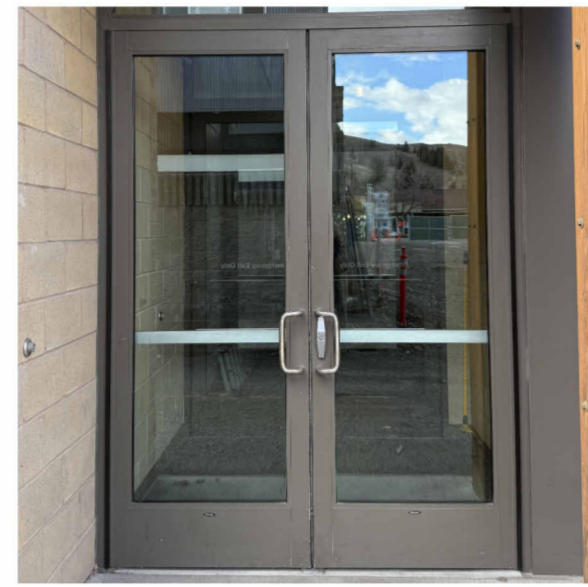
SHINGLE SLOPED ROOFING
FINISH TO MATCH EXISTING



WOOD COLUMNS AND BEAMS
STAINED, PLAIN SAWN, TO
MATCH EXISTING



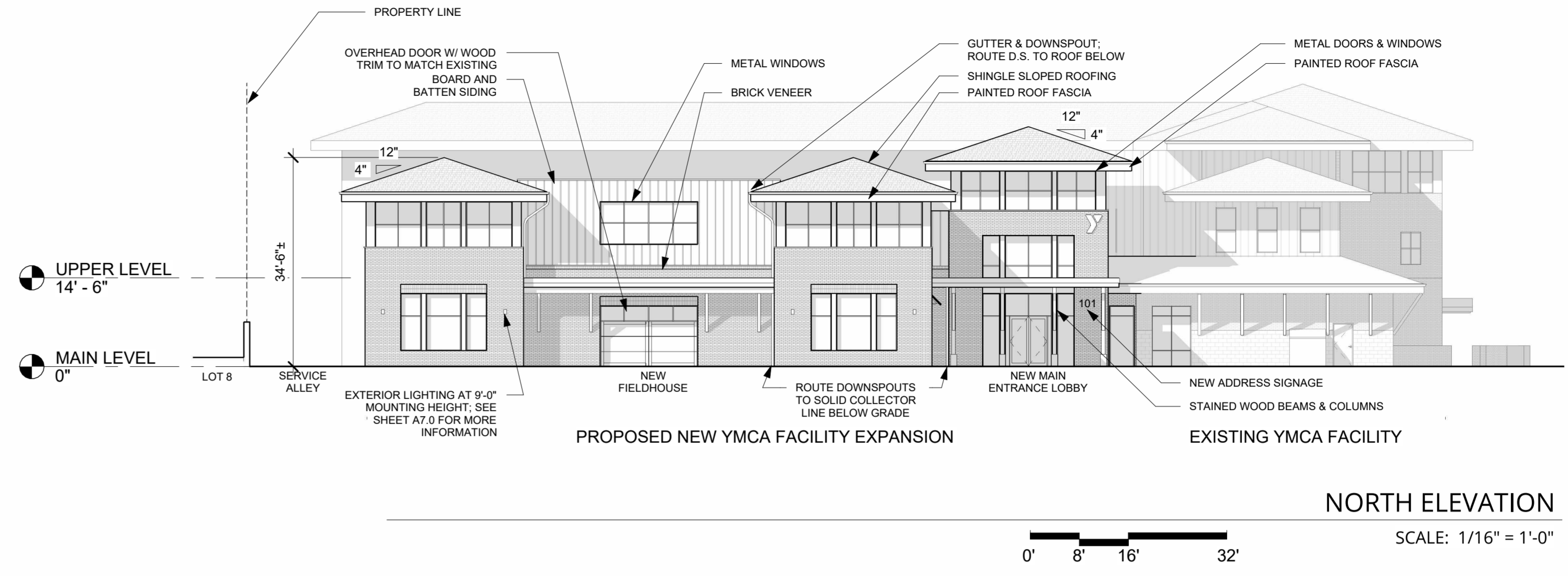
BOARD AND BATTEN SIDING
TO MATCH EXISTING



METAL DOORS AND WINDOWS
BRONZE FINISH TO MATCH
EXISTING



SPLIT FACED MASONRY
TO MATCH EXISTING



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the Y YMCA

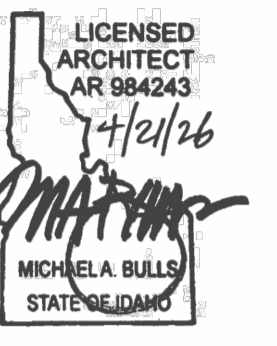
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BUILDING ELEVATIONS & MATERIALS
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A4.0

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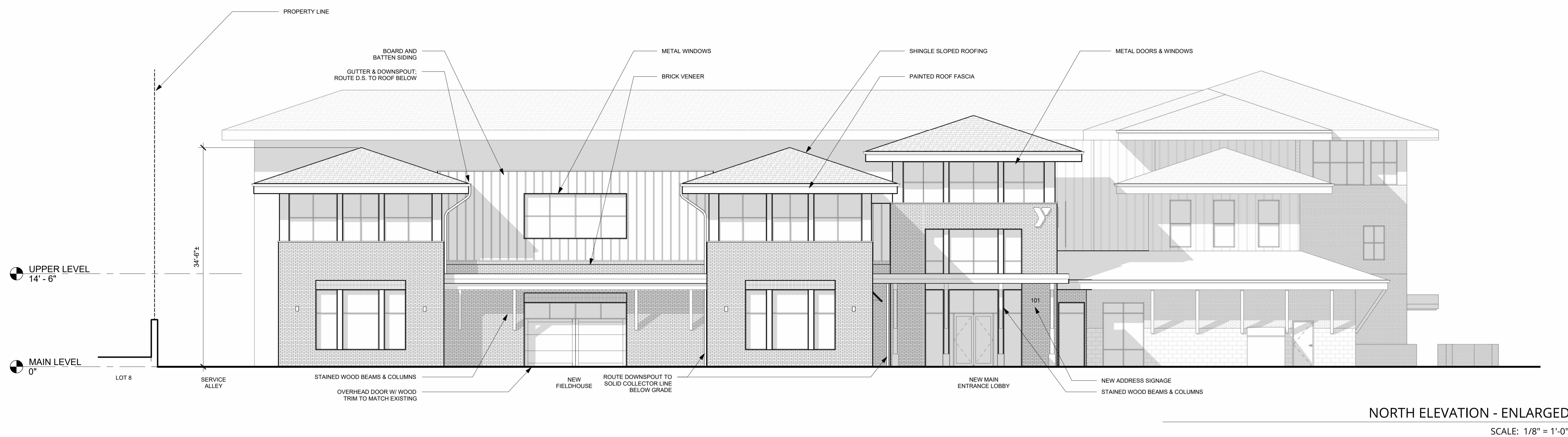
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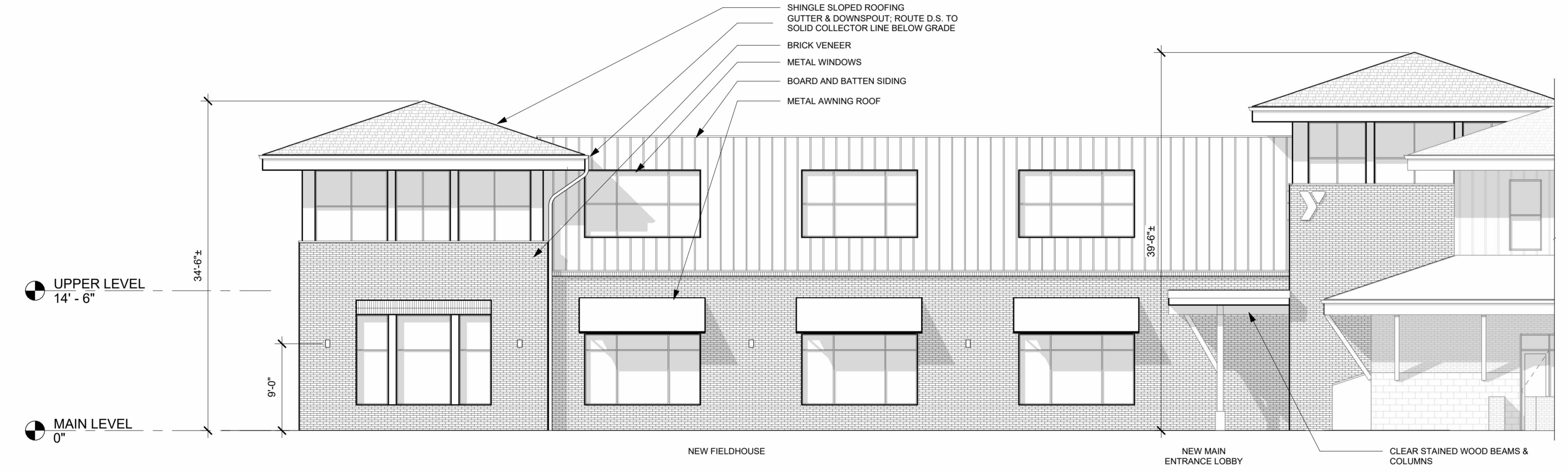
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BUILDING ELEVATIONS - ENLARGED
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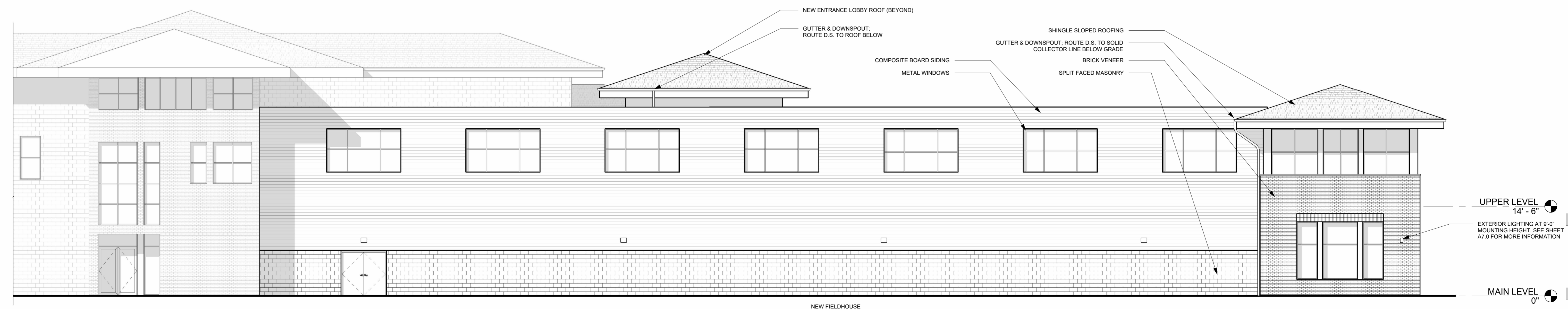
A4.1



NORTH ELEVATION - ENLARGED
SCALE: 1/8" = 1'-0"



WEST ELEVATION - ENLARGED
SCALE: 1/8" = 1'-0"



EAST ELEVATION - ENLARGED
SCALE: 1/8" = 1'-0"

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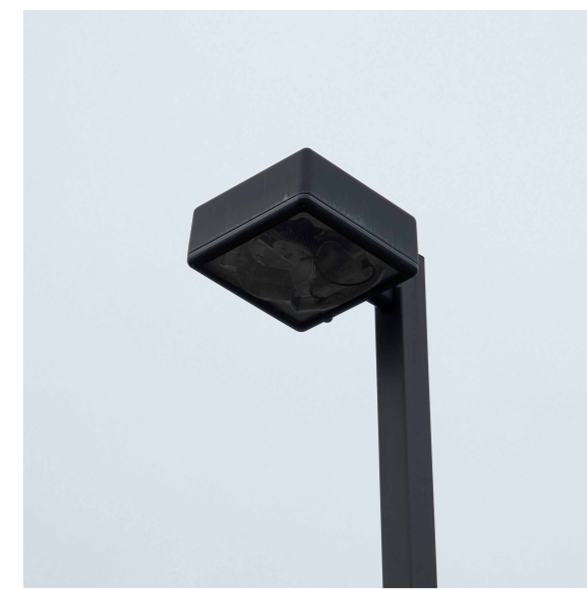
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RENDERING -
AERIAL

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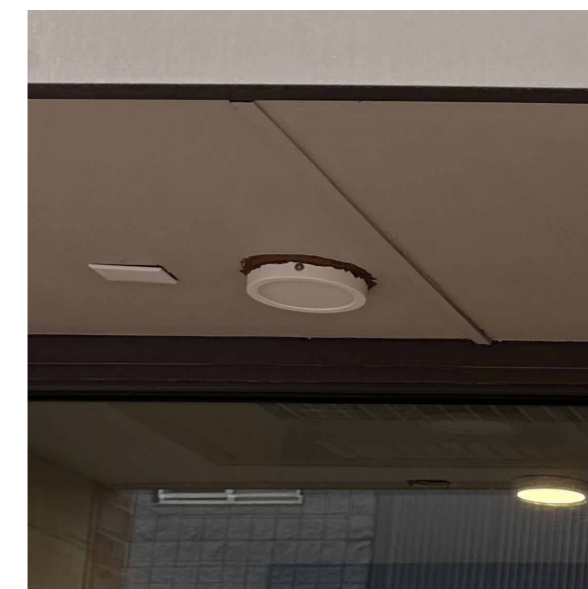
E5
POLE-MOUNTED PARKING LOT AREA LIGHT
FULL CUT-OFF
2700K
70W MUR LED

*COLOR TEMPERATURE TO BE VERIFIED BY OWNER & FIXTURE MODIFIED / REPLACED AS NECESSARY TO MEET CITY OF KETCHUM LIGHTING STANDARDS



E4
FLOOD LIGHT - MOTION ACTIVATED
SHALL BE ANGLED SO THAT NO LIGHT ESCAPES ABOVE A 25° ANGLE MEASURED FROM A VERTICAL LINE EXTENDING FROM THE CENTER OF THE FIXTURE TO THE GROUND
2700K
20W, 1960 lm ±

*COLOR TEMPERATURE TO BE VERIFIED BY OWNER & FIXTURE MODIFIED / REPLACED AS NECESSARY TO MEET CITY OF KETCHUM LIGHTING STANDARDS



E3
RECESSED DOWNLIGHT
FULL CUT-OFF
2700K
15W LED, 1500 lm ±

*COLOR TEMPERATURE TO BE VERIFIED BY OWNER & FIXTURE MODIFIED / REPLACED AS NECESSARY TO MEET CITY OF KETCHUM LIGHTING STANDARDS



E2
PENDANT
FULL CUT-OFF
2700K
9W LED - 800 lm ±



E1
WALL SCONCE
FULL CUT-OFF
2700K
9W LED - 800 lm ±

- GENERAL LIGHTING NOTES:**
1. ALL NEW AND EXISTING EXTERIOR LIGHTING SHALL CONFORM TO THE KETCHUM DARK SKY ORDINANCE CHAPTER 17.132, KETCHUM CITY CODE
 2. ALL EXTERIOR LIGHTING SHALL UTILIZE LIGHT SOURCES NOT TO EXCEED 2,700K.
 3. ALL NON-ESSENTIAL EXTERIOR LIGHTS SHALL BE TURNED OFF AFTER BUSINESS HOURS AND / OR WHEN NOT IN USE WITH USE OF TIMERS.
 4. ALL LIGHTS INTENDED FOR SECURITY PURPOSES WILL BE MOTION SENSOR ACTIVATED.
 5. FREESTANDING LUMINAIRES SHALL BE NO HIGHER THAN 25 FEET ABOVE THE STAND / POLE BASE.



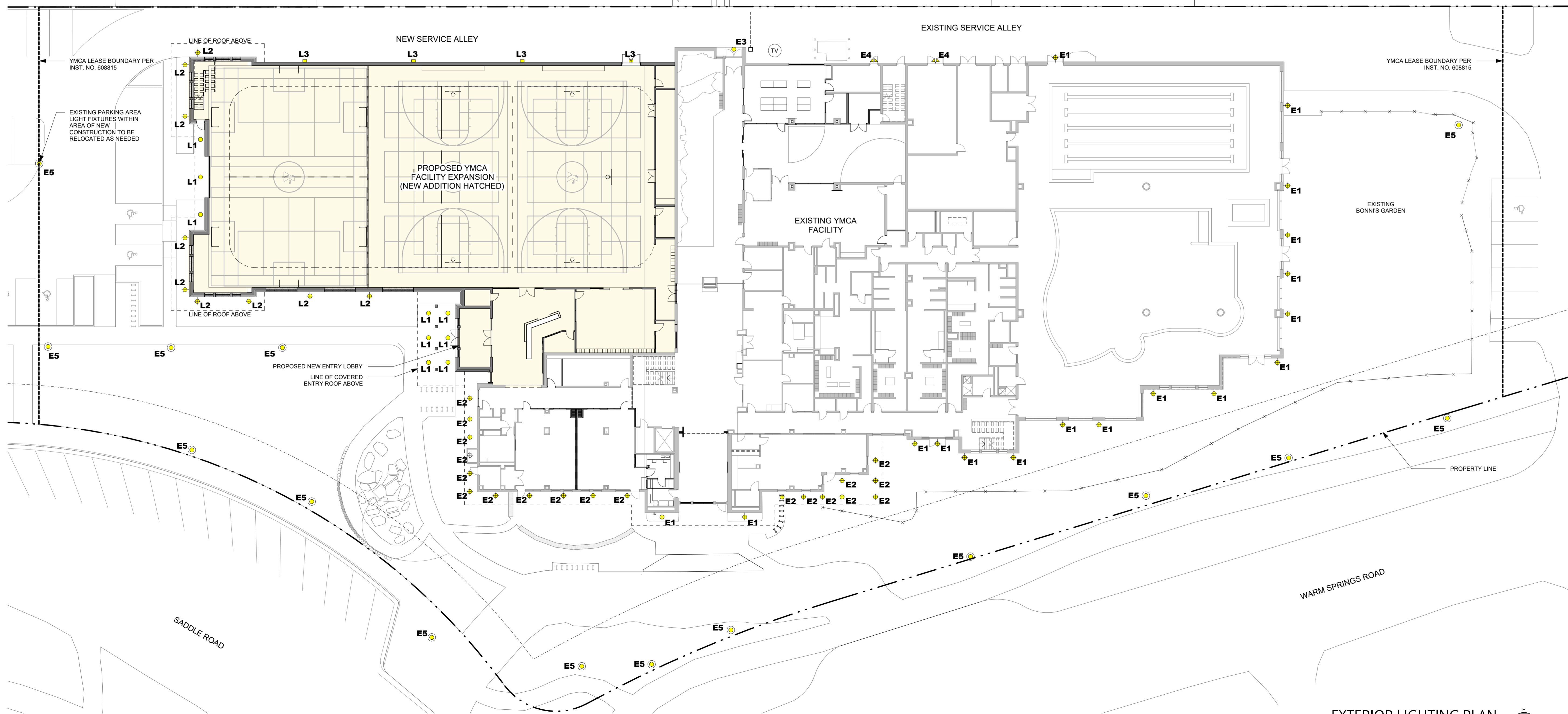
L3
WALL-MOUNTED SCONCE
LITHONIA - WDG2
FULL CUT-OFF
2700K
3,000 lm
9 FT. MOUNTING HEIGHT



L2
WALL-MOUNTED SCONCE
WAC - CUBE - DC-WS06
FULL CUT-OFF
2700K
2,825 lm
9 FT. MOUNTING HEIGHT



L1
RECESSED DOWNLIGHT
WAC - R4FS0T
FULL CUT-OFF
2700K
2,323 lm
RECESSED IN SOFFIT ABOVE



EXTERIOR LIGHTING PLAN
SCALE: 1" = 20'-0"

ISSUED
03.27.2026 DESIGN REVIEW
04.22.2026 DESIGN REVIEW - DELTA 1

LICENSED ARCHITECT
AR 984243
4/21/26
MICHAELA BULLS
STATE OF IDAHO

RUSCITTO LATHAM BLANTON ARCHITECTURE P.A.
www.rlb-stv.com
208.726.5608
PO Box 5619 Ketchum, ID 83340

the Y YMCA

WOOD RIVER
COMMUNITY YMCA
101 SADDLE ROAD | KETCHUM, ID

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DRAWING
EXTERIOR LIGHTING PLAN
DWG #

A7.0

L3

WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

Specifications
Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs (without options)

Introduction
The WDGE2 family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, recliner design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wash solution. Embedded with rLight® AIR wireless controls, the WDGE2 family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18V cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.aaculbheads.com/designselect.
*See ordering tree for details.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 6AC90)									
					P1	P2	P3	P4	P5	P6	P7	P8		
WDGE1 LED	Visual Comfort	4W	—	—	750	1,200	2,000	—	—	—	—	—	—	—
WDGE2 LED	Visual Comfort	10W	18W	Standalone / night	—	1,200	2,000	3,000	4,500	6,000	—	—	—	—
WDGE3 LED	Precision Refractive	10W	18W	Standalone / night	700	1,200	2,000	3,000	4,200	—	—	—	—	—
WDGE3 LED	Precision Refractive	15W	18W	Standalone / night	—	7,500	8,500	10,000	12,000	—	—	—	—	—
WDGE4 LED	Precision Refractive	—	—	Standalone / night	—	12,000	16,000	18,000	20,000	22,000	25,000	—	—	—

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DBXB

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	Shipped included	Shipped separately
WDGE2 LED	P01	27K 2700K	40K 4000K	70C90*	T1S Type I Short	MVOLT	SRM Surface mounting bracket	AW5 18inch Architectural wall spacer
	P11	30K 3000K	50K 5000K	80CRI	T2M Type II Medium	347*	SRM Surface mounting bracket	PBRW Surface-mounted back box (top, left, right, combi entry). Use when there is no junction box available!
	P21	35K 3500K	AMB* Amber	LW Limited Wavelength	T3M Type III Medium	480*	ICW Indirect Canopy/Ceiling Mount Bracket (dry)	
	P31	—	—	—	T4M Type IV Medium	—	—	
	P41	—	—	—	FTM Forward Throw Medium	—	—	

Options

Option	Description	Finish
E10WH	Emergency battery backup, Certified in CA Title 20 MARSRS (10K, 15 min)	00BRD Dark bronze
E20WC	Emergency battery backup, Certified in CA Title 20 MARSRS (10K, 20 min)	00BLD Black
FK	PhotoCell, Button Type†	00ANR Natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)†	00WHD White
BCE	Battery concealment for back box (PBRW)	00SDS Sandstone
CCE	Coastal Construction†	00D8T Textured dark bronze
		00BLD Textured black
		00ANR Textured natural aluminum
		00WHD Textured white
		00STD Textured sandstone

LITHONIA LIGHTING COMMERCIAL OUTDOOR 1 Acuity Way • Decatur, GA 30035 • Phone: 1-800-795-SERV (7378) • www.lithonia.com
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L2

CUBE ARCHITECTURAL DC-WS06
LED Wall Mounts

WAC LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
The latest energy efficient LED technology in an appealing cubical 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

ORDERING NUMBER

Diameter	Watt	Beam Angle	Color Temp	CRI	Lumen	CBP	Efficiency (lm/w)	Light Distribution	Finish	
S Straight up or down	6" 35W	16°	9275	2700K	90	2820	18842	87		BK Black WT White
			8275	2700K	85	3385	22608	97		
			9305	3000K	90	2925	19543	84		
			8305	3000K	85	3535	23632	101		
N Straight up or down	6" 35W	28°	9275	2700K	90	2800	7992	80		BK Black WT White
			8275	2700K	85	3360	9589	96		
			9305	3000K	90	2900	8290	83		
			8305	3000K	85	3510	10024	100		
F Straight up or down	6" 35W	38°	9275	2700K	90	2825	5451	81		BK Black WT White BZ Bronze GH Graphite
			8275	2700K	85	3390	6540	97		
			9305	3000K	90	2910	5654	84		
			8305	3000K	85	3545	6836	101		
F Away from the wall	6" 35W	N/A	927A	2700K	90	2860	82		BK Black WT White BZ Bronze GH Graphite	
			827A	2700K	85	3435	98			
			930A	3000K	90	2970	85			
			830A	3000K	85	3590	103			
F Towards the wall	6" 35W	N/A	927B	2700K	90	2860	82		BK Black WT White BZ Bronze GH Graphite	
			827B	2700K	85	3435	98			
			930B	3000K	90	2970	85			
			830B	3000K	85	3590	103			
F Towards the wall	6" 22W	N/A	835B	3500K	85	3685	105		BK Black WT White BZ Bronze GH Graphite	
			840B	4000K	85	3720	106			
			927B	2700K	90	2860	82			
			827B	2700K	85	3435	98			

DC-WS06 — — *Reference output shows 35W output. Multiply by 0.7 to determine output for 22W combinations.

Example: DC-WS06-F930A-WT

wacighting.com Headquarters/Eastern Distribution Center Central Distribution Center Western Distribution Center
Phone (800) 526-2588 44 Harbor Park Drive 1600 Distribution Ct 1750 Archibald Avenue
Fax (800) 526-2585 Port Washington, NY 11050 Lithia Springs, GA 30122 Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. SEPT 2019

L1

R4FSDT
4" FQ - Square Downhole Trim

WAC

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
The FQ recessed series offers a complete line of high performance LED luminaires that provide outstanding functionality and quality. The series features superlative glare control with 30° shielding, 45° vertical tilting and 360° horizontal rotation, and uniform floor-to-ceiling wall washing. Multiple power level options and a full line of round and square, trimmed and trimless luminaires offer versatile solutions for various lighting applications. Easy to order, install, and service.

FEATURES

- Two-piece die-cast construction
- Light engine mounted on trim with springs for easy replacement
- 30° shielding angle design for better visual comfort
- Field changeable beam angle with reflectors provided
- Accepts one Lens or glare control accessory
- 5 year WAC Lighting product warranty

Model	Beam	*Lumens	*CBP	Color Temp	CRI	Finishes	Reflector/Trim
R4FSDT Square Trim	N 27°	2445	6110	927 2700K	90	BK Black DB Dark Bronze HZWT Haze/White WT White	BK Black
	F 40°	2385	3780				DB Dark Bronze
	W 50°	2385	3245				HZWT Haze/White
							WT White

R4FSDT — —
Example: R4FSDT-927-BK (Beam N-27° reflector is pre-installed. Beams F-40° and W-50° reflectors are included.)

* Lumens and CBP are reference values for 3000K trim with 4 housing. Use multiplier table below to determine the output for other combinations.

Housing	Multiplier	TRIM			
		927	930	935	940
HOUSING	4	0.95	1.00	1.02	1.06
	3	0.84	0.88	0.90	0.93
	2	0.65	0.68	0.70	0.72
	1	0.45	0.47	0.48	0.50

Example: R4FSDT-930-BK N-27° beam in 1 housing: 2445 lm (Reference Output) x 0.47 (Multiplier) = 1150 lm
6110 CBP (Reference Output) x 0.47 (Multiplier) = 2875 CBP

Please see next page for housing units (required)

wacighting.com Headquarters, East Manufacturing Facility South East Manufacturing Facility Central Manufacturing Facility West Manufacturing Facility
Phone (800) 526-2588 44 Harbor Park Drive 1750 Archibald Avenue 1700 South J Elmer Freeway, Ste 100 1750 S Archibald Ave
Fax (800) 526-2585 Port Washington, NY 11050 Lithia Springs, GA 30122 Cedar Hill, TX 75104 Ontario, CA 91761

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. JAN 2026 1

Attachment C

City of Ketchum/YMCA Shared Parking Agreement Draft





LEGEND

- 1 22 stalls at 60° with new paving and curb and gutter
- 2 7 parallel parking stalls with new paving
- 3 Lanes realigned and narrowed to 11.5' at pedestrian crossing
- 4 BCRD Trail crossing realigned
- 5 Potential for a raised table top at crossing
- 6 Sculpture to remain as is in native grasses
- 7 Area for additional historic artifact
- 8 Relocated YMCA Sign
- 9 Maintain existing trees
- 10 Landscape repair, elimination of 'cow paths'
- 11 Informal tree cluster
- 12 New evergreen trees at 30' o.c. in continuous 6' wide planter
- 13 Plaza with seating
- 14 Buffer planting
- 15 Existing YMCA lawn to remain
- 16 Stripped pedestrian parking lot access
- 17 Flush concrete walkway from satellite parking lot
- 18 Sattelite parking lot
- 19 Existing asphalt edge to be removed
- 20 Existing concrete path to be removed
- 21 Extend fire lane pavers and add mountable curb, with removable bollards

Attachment D
Ketchum Municipal Code Title 17.96.060
Pages 180-183

KETCHUM CITY CODE

to the completion of the improvements and complete construction of the improvements. Following completion of required improvements the City shall return excess funds to the applicant.

(Ord. 1148, 2016; Ord. No. 1249, § 17, 10-2-2023)

17.96.060 Improvements and standards.

Improvements and standards for all projects listed in subsection 17.96.010.A of this chapter:

A. Streets.

1. The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.
2. All street designs shall be approved by the City Engineer.

B. Sidewalks.

1. 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.
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.
3. 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.
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.
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.
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 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.

C. Drainage.

1. All stormwater shall be retained on site.

ZONING REGULATIONS

2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
3. The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
4. Drainage facilities shall be constructed per City standards.

D. *Utilities.*

1. All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
2. Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
3. 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.

E. *Compatibility of design.*

1. The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
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.
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.

F. *Architectural.*

1. Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
2. The building character shall be clearly defined by use of architectural features.
3. There shall be continuity of materials, colors and signing within the project.
4. Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
6. Building(s) shall orient toward their primary street frontage.
7. Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
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.

KETCHUM CITY CODE

G. *Circulation design.*

1. Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
2. 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.
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.
4. 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.
5. Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.

H. *Snow storage.*

1. Snow storage areas shall not be less than 30 percent 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 and shall be a minimum of 25 square feet.
4. In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.

I. *Landscaping.*

1. Landscaping is required for all projects.
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.
3. All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
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.

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

ZONING REGULATIONS

receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.

K. *Underground encroachments.*

1. Encroachments of underground building(s) or portions of building(s) 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.
2. No below grade structure shall be permitted to encroach into the riparian setback.
(Ord. 1148, 2016; Ord. 1186, 2018; Ord. No. 1249, § 17, 10-2-2023)



STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF MAY 20, 2026

PROJECT: SVMOA – LI-2 Cultural Facility

FILE NUMBER: Ordinance 1276: 16.03.020.F Use Regulations Amendment

APPLICATION: Zoning Text Amendment (Applicant Initiated)

REPRESENTATIVE: Heather O’Leary & James R Laski

ZONING: Light Industrial District Number 2 (LI-2)

REVIEWER: Paige Nied – Associate Planner

NOTICE: A public meeting notice for the project was mailed to all political subdivisions, published in the Idaho Mountain Express, and posted in 3 public places (City Hall, Post Office, & Town Square) on May 5, 2026. A public meeting notice was posted to the City website and sent to other local papers and radio stations on April 29, 2026.

INTRODUCTION

The applicant is proposing to add the “Cultural Facility” use as a conditional use in the Light Industrial Number 2 (LI-2) Zone District in the Table of Permitted Uses in Ketchum Municipal Code (“KMC”) 16.03.020.F. A copy of draft Ordinance 1276 is included as Attachment B. The text amendment only applies to the LI-2 Zone, and not the Light Industrial Number 1 (LI-1) or the Light Industrial Number 3 (LI-3) zones. See Figure 1 for a map of the LI zone district boundaries.

The applicant of this text amendment is looking to relocate the Sun Valley Museum of Art (SVMOA) to a property located in the LI-2. The museum is classified as “Cultural Facility”, which is defined as, “An institution or the use of land for the display, preservation, or exhibition of art, scientific, cultural, or historical materials including, but not limited to, museums, libraries, or art galleries.” Cultural facilities are not a permitted or conditional use in the LI-2 zone district.

BACKGROUND

The Light Industrial area contains three separate zoning districts: LI-1, LI-2, and LI-3. Each of the three zones serve distinct purposes and feature different permitted and conditional uses. The LI-1 is a transitional area between the Community Core Zone District and the LI-2, and it focuses on businesses and personal services, small light manufacturing, research and development, limited retail, and offices related to building, maintenance, and construction uses. The LI-2 is the city's primary light industrial area to provide suitable land for uses not appropriate in other commercial zones due to their industrial nature but provide essential or unique services to support the local economy and permanent year-round employment base. Uses include light manufacturing, wholesale trade and distribution, research and development, service industries, limited bulk retail, and offices related to building, maintenance, and construction. The LI-3 is a transitional area between the LI-2 and residential districts, including the Limited Residential and General Residential – Low Density Zone Districts. The LI-3 provides suitable locations for a permanent year-round employment base for uses including research and development, wholesale trade and distribution, technology industries, and offices related to building, maintenance, and construction uses.

The request to conditionally allow cultural facilities in the LI-2, as opposed to allowing cultural facilities by right, is intentional because it would require each proposal to be evaluated on its own merits and compatibility with the surrounding uses. Requiring approval through the conditional use permit process ensures that factors such as operational characteristics, compatibility with industrial uses, traffic generation, parking, and comprehensive plan conformance are considered on a case-by-case basis. This approach provides flexibility to accommodate

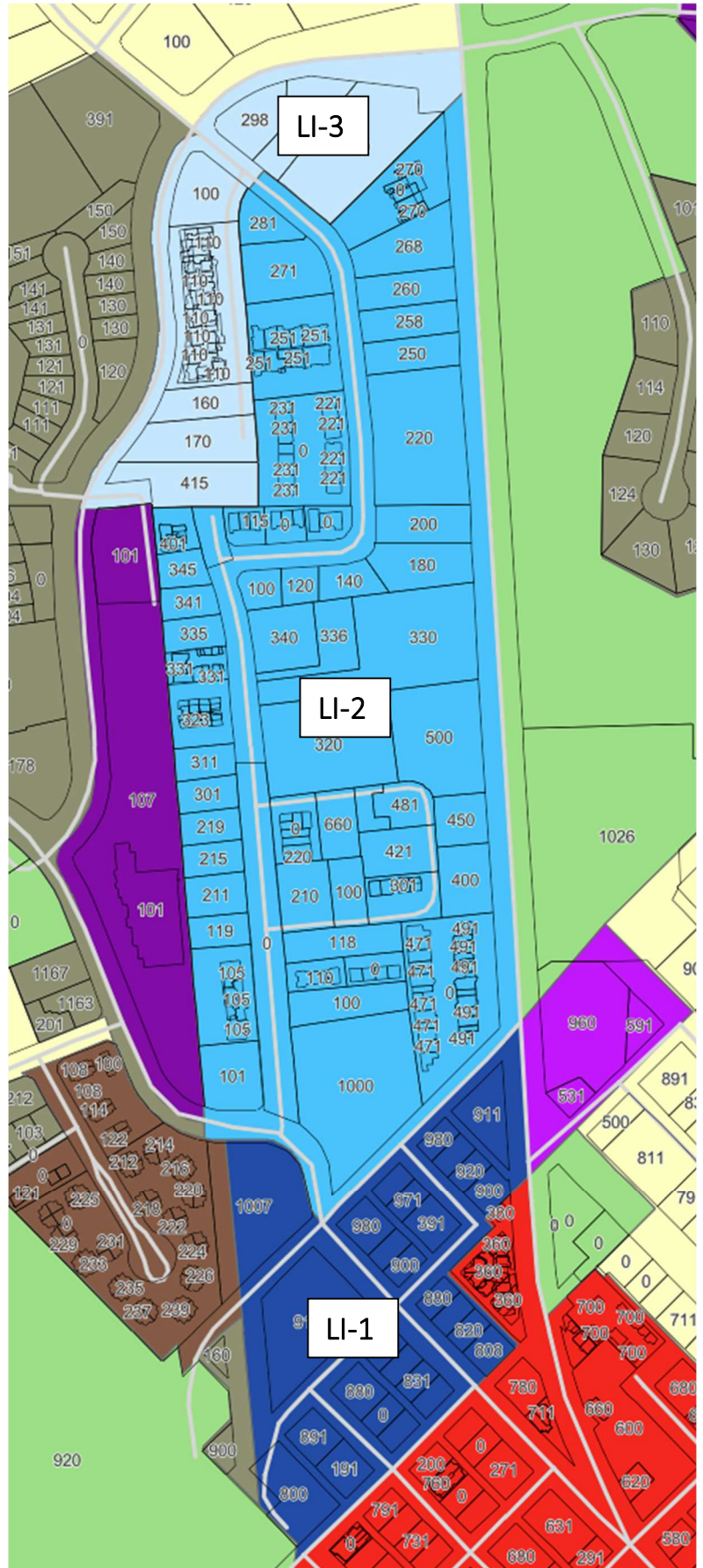


Figure 1: Light Industrial Zones

appropriate cultural facility uses while still preserving the primary industrial function and character of the LI-2 district.

ANALYSIS

KMC 16.07.070 governs amendments to Title 16 with KMC 16.07.070.A.4 outlining the three review criteria. In reviewing a code text amendment, the decision-making body shall consider whether the proposed amendment:

- a) Is consistent with the comprehensive plan and other city policies;
- b) Does not conflict with other provisions of this code or other provisions in the Ketchum Municipal Code; and
- c) Is consistent with the general purpose and intent of this code.

The request advances many of the goals and policies of the 2025 Comprehensive Plan but may not forward others. Lively Arts and Culture Scene is identified as a core value in the plan, which states, “Our diverse range of year-round arts and cultural activities is a key community asset that we will continue to actively cultivate and promote” (page 16). The plan further emphasizes the importance of supporting and strengthening Ketchum’s arts and cultural identity as an integral part of the community’s character and economy.

The goals and policies supporting the request include Chapter 3, Policy BNE-1.6, which encourages the adaptive reuse of buildings to preserve existing commercial space. The proposed text amendment would allow cultural facilities to repurpose and occupy existing commercial space within the LI-2 Zone rather than construct a new facility elsewhere, supporting the continued use and reinvestment of existing structures. The request also aligns with Policy BNE-4.4, which aims to support legacy businesses and institutions that contribute to the community’s history and identity and Policy E-1.1, which aims to support and retain existing local businesses and organizations. Museums, such as the SVMOA, are legacy establishments that have long served as a cultural and educational asset to the community for 55 years. Additionally, the proposal supports Policy ART-2.1, which strives to promote, encourage, and stimulate the growth of arts and cultural opportunities and Policy SHC-5.2, which highlights the importance of informal learning opportunities that serve all ages of the community. Cultural institutions offer a variety of classes, workshops, exhibitions, lectures, and events that engage and educate community members on arts and culture.

However, the request does not align with certain policies in the plan. The Economic Diversification section of Chapter 3 notes that Ketchum’s industrial area is unique compared to many resort communities and states that the area “presents the opportunity for businesses in industries like small manufacturing and construction services/trades to locate in the city” (page 65), recognizing that industrial uses have historically been pushed out of many resort communities. The proposed amendment would introduce a new nonindustrial use into the LI-2, which could incrementally reduce the availability of land and space for traditional industrial and trade-related businesses that rely on this area for lower land costs, functional building layouts, and access for freight movement. Additionally, Strong and Diverse Economy Policy E-1.2 seeks to preserve existing industrial spaces to ensure local businesses have places to locate and thrive. While cultural facilities could reuse existing commercial buildings, broadly allowing these establishments as a conditional use could contribute to the long-term transition away from industrial uses. Lastly, Connected Transportation Network Policy T-1.7 emphasizes facilitating the orderly movement of goods (freight), and the introduction of cultural

facilities may increase visitor traffic and parking during certain times which could hinder light industrial movement.

The Future Land Use Map designates the LI district as the only mixed-use industrial area of Ketchum, which is intended to be a vital area for economic growth and entrepreneurial opportunity. The Comprehensive Plan describes the future vision for the Mixed-Use Industrial Area as follows:

Mixed Use Industrial: The Mixed-Use Industrial (MUI) area is the workhorse of the community home to much of the non-restaurant and non-retail industry businesses, although those do exist in small amounts. Located just north of downtown from 9th Street to Saddle Rd along Lewis Street and Northwood Way, between Hwy 75 and Warm Springs Rd, the MUI is home to a wide range of businesses including but not limited to medical research companies, special events, warehouse and distribution, property management, construction, and specialty artisans. Small numbers of residential exist in the form of work/live, multi-family, and school dormitories spread inconsistently throughout the area with no common open space or gathering areas. Lots are generally larger in size with buildings situated at the center of lots surrounded by on-site parking or storage areas. Buildings are generally more industrial in nature with function being the driver of design rather than style. Off-street and on-street parking is heavily used as the area is only served by public transportation on the periphery.

The future vision outlined in the 2025 Comprehensive Plan for the MUI acknowledges the delicate balance of maintaining commercial use in this area, noting that “As legacy property ownership changes occur, it will be critical to encourage reuse of existing structures to retain businesses...” (Page 112). The proposed text amendment would ease restrictions on allowable locations for cultural facilities, such as museums like the SVMOA, which is a legacy establishment that has found it increasingly difficult to secure appropriate space in the Community Core. The plan includes primary uses for the MUI which includes the broad terms “workshops” and “studios” and it’s reasonable to categorize these uses with certain types of cultural facilities, such as museums. While staff does not believe cultural facilities fully meet the intent of the primary uses in the MUI, staff does find the use to be appropriate as a conditional use where site-specific context, operational characteristics, and compatibility with surrounding uses can be evaluated.

The parking and transportation for the MUI states that off-street parking for proposed uses is a priority and the loading/unloading needs of businesses must be planned for and accommodated onsite and on public streets (pg. 113). The LI-2 is characterized by larger lots that often provide adequate off-street parking, which would meet the needs of the parking requirements for a cultural facility. In the Community Core and Tourist zones, where cultural facilities are permitted, nonresidential uses are required to provide 1 off-street parking space per 1,000 gross square feet and cultural facilities are not exempt from this parking requirement. Also, certain types of cultural facilities, such as museums, have operational needs that more compatible with the LI-2 zone, particularly related to loading/unloading activities. Museums frequently receive and install large-scale exhibits, artwork, and display materials that require truck access and loading areas. The LI-2 is generally better equipped to accommodate these functions due to its industrial character, wider streets, and service-oriented site layouts.

The primary and secondary uses should generate little traffic from tourists and the general public. While staff acknowledges that cultural facilities may generate more traffic than some industrial uses, the majority of patrons for this type of establishment are generally attending scheduled events or

programs. Traffic circulation for light industrial vehicles is critical to this zone but it should be noted that every new proposed use in the LI-2 must demonstrate compliance with the City's off-street parking requirements. In addition, the conditional use permit process provides for the evaluation of traffic impacts.

The MUL relationship of use speaks to mitigating the inherent conflicts between residential and light industrial uses and that less intensity commercial establishments such as an office can be used as transitions between these uses. Certain lots within the LI-2 are adjacent to high-density residential developments, such as Parkside to the southwest and Northwood Place to the north. These lots are in a transitional area that could cause potential conflicts between residential and light industrial uses due to impacts of machinery noise, odors and air quality, and visual aesthetics. The location of those lots in particular would be an instance where staff believes a cultural facility would be most appropriate in the LI-2, as they would provide a better buffer between industrial and residential uses.

As the Commission considers this request, staff sees it prudent to evaluate the existing context and future potential for the LI zone districts. Today, each zone in the LI District does feel unique and distinct. The LI-1 exists as a transition area between the Community Core and LI-2 while the LI-3 is a transition area between residential zoning and the LI-2. The transitional zones are a mix of small businesses, offices, food service, work/live and retail, while the LI-2 zone maintains the bulk of true industrial uses. At the same time, there are existing uses in the LI-2, such as The Spot performing arts theater and the Ochi Gallery, that already operate in a manner more comparable to a cultural facility as both establishments host events that attract patrons and greater visitor activity, traffic, and parking demand similar to what may occur with cultural facilities.

As the LI continues to evolve with property ownership turnover, the likelihood of more residential developing in the LI zones, particularly in the LI-2 zone is high. Multi-family is a conditional use in the LI zones provided there are ground floor industrial uses. Some of the vacant parcels are being looked at for housing, such as the Forest Service property. Although cultural facilities are not light industrial in nature, they are a more compatible use with residential and appropriate on the ground floor of a mixed-use building with residential above.

Overall, staff believes amending the code to allow the conditional use of cultural facilities in the LI-2 is generally supported by the Comprehensive Plan and would provide a balanced approach that preserves opportunities for industrial uses while also supporting the retention and growth of Ketchum's arts and cultural institutions. Staff finds that allowing the use through the conditional use permit process will ensure compatibility with surrounding uses and operational impacts can be evaluated on a case-by-case basis, while supporting and strengthening Ketchum's arts and cultural identity.

Staff Recommendation

Staff recommends the Commission review the application and make a recommendation of approval for Draft Ordinance 1276 to City Council.

The Commission has the following options for recommendations:

- Approval
- Approval with recommended revisions
- Denial

If the Commission would like additional information from staff or the applicant prior to making a recommendation, the Commission can move to continue the hearing.

Attachments:

- A. Application and Supporting Documents
- B. Draft Ordinance 1276



City of Ketchum

ATTACHMENT A:

Application and Supporting Documents



**City of Ketchum
Planning & Building**

OFFICIAL USE ONLY
File Number: Ordinance XXXX
Date Received: 4/15/26
By: GB
Fee Paid: TBD
Approved Date:
Denied Date:
By:

Application for Amendment to Zoning Code Title 17 or Subdivision Code Title 16

Submit Completed application 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.

APPLICANT INFORMATION
Name: Sun Valley Center for the Arts, Inc. DBA Sun Valley Museum of Art
Mailing Address: P.O. Box 656, Sun Valley, ID 83353
Phone: 208-726-9491
Representative: James R. Laski & Heather E. O'Leary
Phone: 208-725-0055
Mailing Address: P.O. Box 3310, Ketchum, ID 83340
AMENDMENT
Section of code to be amended: Section 16.03.020.F Table of Permitted Uses (Table 16-7)
Please describe the proposed change or amended language (attach separate sheet if necessary): By way of this Application, Applicant seeks a text amendment to Section 16.03.020.F Table of Permitted Uses (Table 16-7) to add "Cultural Facility" as a conditional use that is permitted in the LI-2 (Light Industrial District Number 2).
ADDITIONAL INFORMATION
Please describe any additional information, if necessary:
APPLICATION REQUIREMENTS
Applications should include the following: <ul style="list-style-type: none"> a) Narrative describing zoning amendment See Attachment A b) Description of how the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance support the proposed change See Attachment B c) Proposed ordinance language showing all revisions suggested See Attachment C

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, city officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property, and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests and business invitees and not caused by or arising out of the tortuous conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

Applicant Signature _____

Date _____

City of Ketchum Planning & Building Department
Amendment Application

Once your application has been received, we will review it and contact you with next steps.
No further action is required at this time.

ATTACHMENT A

Narrative Describing Proposed Amendment

The requested text amendment would only be applicable to the Light Industrial District 2 (“LI-2 District”), not the Light Industrial District 1 (“LI-1 District”) or Light Industrial District 3 (“LI-3 District”), which serve distinct purposes and contain different permitted and conditional uses. For instance, the LI-1 District is a transition area between the Community Core and the LI-2 District and focuses on business and personal services. The LI-3 District is a transition area between the LI-2 District and surrounding neighborhoods and emphasizes technology industries, office-type employment and research and development. In contrast, the LI-2 District is the core industrial zone and focuses on providing essential or unique services to support the local economy and permanent year-round employment base. Cultural Facilities are best suited in the LI-2 District rather than the LI-1 District (which focuses on businesses and personal services) or the LI-3 District (which focuses on technology industries, office-type employment and research and development) because museums, libraries and art galleries generally offer essential and/or unique services that support the local economy as well as provide permanent year-round employment and tourism. Furthermore, since the programmatic uses of Cultural Facilities include displaying, preserving and exhibiting art, scientific, cultural and historical materials, such Facilities are consistent with Commercial Studios and Craft/Cottage Industries which are some of the current permitted uses in the LI-2 District.

The requested text amendment does not rezone any parcel, alter any dimensional standard, or change any permitted use. Rather, it only adds “Cultural Facility” as a conditional use for property zoned as LI-2 in Section 16.03.020.F Table of Permitted Uses (Table 16-7). The request to allow a Cultural Facility as a conditionally permitted use in the LI-2 District rather than a permitted use is intentional as it means that every proposed Cultural Facility in the LI-2 District would require individualized public notice and comment as well as approval from the City of Ketchum’s Planning and Zoning Commission. Moreover, each conditional use permit application for a Cultural Facility would be evaluated on its merits with regards to location, scale, parking, access, and operational compatibility with adjacent industrial uses before being approved. As such, no Cultural Facility would be approved simply by virtue of the requested text amendment alone.

ATTACHMENT B

**Description of How the Cohesive Ketchum Comprehensive Plan and
Ketchum Land Development Code Support the Proposed Change**

COHESIVE KETCHUM COMPREHENSIVE PLAN

The 2025 Cohesive Ketchum Comprehensive Plan, adopted September 11, 2025 (the “Comp Plan”), was adopted after the most extensive community consultation process in the City’s recent planning history. It established arts and culture as a core value to be actively cultivated. In fact, the Comp Plan’s Community Vision statement specifically states “We will be successful by creating, attracting, and delivering excellent jobs, education, healthcare, recreation, and cultural opportunities.” *Comp Plan*, pg. 13. The Comp Plan directly supports the proposed amendment to add Cultural Facility as a conditional use in the LI-2 District. The proposed amendment implements the following adopted Core Values and Policies from the Comp Plan:

<p>Chapter 2: Community Vision and Core Values— Lively Arts and Culture Scene (Page 16)</p>	<p><i>“Ketchum knows that arts and culture are vitally important to our economy and quality of life — they tell our story . . . a thriving arts and cultural scene attracts visitors and benefits local restaurants, lodging, and retailers. Our diverse range of year-round arts and cultural activities is a key community asset that we will continue to actively cultivate and promote.”</i></p> <p>This Section of the Comp Plan identifies arts and culture as a core value to be actively cultivated. The LI-2 District contains large footprint buildings that are well-suited to be used as Cultural Facilities. This is particularly true at the LI-2 District’s southern boundary, which is adjacent to the Tourist Zone. Section 16.03.020.F Table of Permitted Uses currently offers no pathway for Cultural Facilities to be in the LI-2 District thereby creating a gap between the Comp Plan’s stated values and the City Code’s actual permissions.</p> <p>Additionally, although the Comp Plan includes “Goal Art-2: Build Ketchum’s identity as a cultural hub by increasing the visibility of the arts and cultural activities in the community”, there is a conflict with other goals in the Comp Plan that emphasize, in several places, the importance of preserving the existing character of the Downtown District and preventing the “erosion of the ‘funkiness’ that has set Ketchum’s character apart from other mountain towns.” <i>Comp Plan</i>, pgs., 28, 47, 89. The proposed amendment closes that gap and is consistent with the Comp Plan as it protects the integrity of the Downtown District while still allowing the expansion of Cultural Facilities, which require larger scale buildings with potentially more modern design. Indeed, the LI-2 District offers the most practical and reasonable location for accommodating more prominent cultural and arts programming while still protecting the cherished scale and</p>
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	<p>character of the Downtown District. Moreover, Cultural Facilities include, but are not limited to, museums, libraries and art galleries, and generally offer essential or unique services to support the local economy and permanent year-round employment, which further promotes the goals of the Comp Plan.</p>
<p>Chapter 2: Community Vision and Core Values— Strong and Diverse Economy (Page 17)</p>	<p><i>“Ketchum will establish a stable and resilient economy by fostering innovation and entrepreneurship . . . We welcome new companies and acknowledge that strong partnerships between the City and the private and non-profit sectors are essential to Ketchum's economic success.”</i></p> <p>Cultural Facilities generate measurable economic activity such as visitor spending, extended stays, and increased foot traffic for adjacent businesses while also contributing to the quality-of-life amenities that attract and retain the year-round workforce that Ketchum's economy depends on. Allowing Cultural Facilities to be conditionally permitted in the LI-2 District supports economic diversification consistent with this core value.</p>
<p>Chapter 2: Community Vision and Core Values— Vibrant Downtown (Page 18)</p>	<p><i>“Enhancements and efforts to support events, the arts, and Ketchum's history and culture will make downtown an even stronger community asset.”</i></p> <p>The LI-2 District is adjacent to the Tourist Zone and within walking distance of the Downtown District. Cultural Facilities in the LI-2 District would extend the active civic corridor northward and create year-round destinations that serve residents and visitors alike. Allowing Cultural Facilities to be conditionally permitted in the LI-2 District directly supports the Comp Plan’s goal as it promotes a vibrant, arts-enriched community while at the same time protecting the scale and character of the Downtown District. Furthermore, since Cultural Facilities are often large in scale but have low-intensity use per square foot, their economic viability depends upon affordable land/buildings. The current economics of the Downtown District generally preclude any new Cultural Facilities, which is why conditionally permitting them in the LI-2 District is a sensible way to effectively implement the Comp Plan’s objectives.</p>
<p>Chapter 3: Goals and Policies—Distinctive Built and Natural Environment (Page 30)</p>	<p><i>Policy BNE-1.5: Context-Sensitive Development → “Require infill and redevelopment projects to be tailored to the surrounding neighborhood context and applicable future land use categories.”</i></p> <p>Given the Comp Plan’s priority in maintaining compatibility within the contextual and built environments of the City, expansion of Cultural Facilities in the Tourist Zone and/or Community Core (where they are currently permitted uses) would run counter to Policy BNE-1.5. In contrast, the LI-2 District would allow for enhanced consistency in that zoning district as it already has compatible scale and massing of existing sites.</p>

<p>Chapter 3: Goals and Policies—Distinctive Built and Natural Environment (Page 30)</p>	<p><i>Policy BNE-1.6: Adaptive Reuse</i> → “Encourage adaptive reuse of buildings as a preferred alternative to demolition to maintain community character and preserve existing housing and commercial space.”</p> <p>The LI-2 District contains buildings with large floor plans and high ceilings that are well-suited for adaptive reuse as Cultural Facilities. Allowing Cultural Facilities to be conditionally permitted in the LI-2 District enables institutions to occupy and reimagine existing structures rather than requiring demolition or new construction, which is precisely the outcome that Policy BNE-1.6 was designed to achieve and which is economically unfeasible in the Tourist Zone and Community Core where Cultural Facilities are currently permitted.</p>
<p>Chapter 3: Goals and Policies—Distinctive Built and Natural Environment (Page 30)</p>	<p><i>Policy BNE-1.7: Transition Areas</i> → “Where neighborhoods have density or use transitions, such as low-density residential to medium-density residential or commercial uses to residential uses . . . ”</p> <p>The southern edge of the LI-2 District, where it meets the Tourist Zone, is a transition area. Cultural Facilities — which are civic in nature, low in operational impact, compatible with both recreational and light industrial neighbors — are an appropriate transitional use at this boundary. The conditional use process ensures that each application for a proposed Cultural Facility in the LI-2 District is reviewed for context-sensitive compatibility.</p>
<p>Chapter 3: Goals and Policies—Lively Arts and Culture Scene (Page 46)</p>	<p><i>“Ketchum encourages and supports area arts and cultural organizations, programs, and facilities as essential elements to a balanced, sustainable, and healthy community . . . Building Ketchum’s identity as a cultural hub by increasing the visibility of the arts and cultural activities.”</i></p> <p>This Section of the Comp Plan identifies arts and culture as a core value to be actively cultivated. The LI-2 District contains large footprint buildings that are well-suited to be used as a Cultural Facility. This is particularly true at the LI-2 District’s southern boundary, which is adjacent to the Tourist Zone. Section 16.03.020.F Table of Permitted Uses currently offers no pathway for Cultural Facilities to be located in the LI-2 District thereby creating a gap between the Comp Plan’s stated values and the City Code’s actual permissions. The proposed amendment closes that gap.</p>
<p>Chapter 3: Goals and Policies—Education</p> <p>Goal SHC-5: Increase Educational Opportunities for Life-Long Learning</p>	<p><i>Policy SHC-5.1: Coordination with Schools</i> → “Coordinate with Ketchum’s public and private schools to serve community educational needs.”</p> <p>Cultural Facilities include, but are not limited to, museums, libraries and art galleries. Such Facilities generally offer diverse programming to serve community educational needs. The LI-2 District is in close</p>

(Page 64)	proximity to the City’s public school. Allowing Cultural Facilities to be conditionally permitted in the LI-2 District greatly facilitates the coordination with the City’s school for supplementing arts and cultural education programs.
<p>Chapter 3: Goals and Policies—Education</p> <p>Goal SHC-5: Increase Educational Opportunities for Life-Long Learning (Page 64)</p>	<p><i>Policy SHC-5.2: Life-Long Learning Opportunities → “Recognize and encourage informal learning opportunities sponsored by a wide range of organizations.”</i></p> <p>The LI-2 District is an advantageous zone for advancing opportunities to serve life-long learners with accessible arts programming and classes, workshops and other offerings in the arts and culture space because the buildings in this District can better accommodate larger groups and capacity for more varied offerings. Additionally, there is convenient access to public transportation at the southern end of the LI-2 District which makes it particularly successful in meeting the needs of seniors and youth who are reliant on public transportation such as Mountain Rides.</p>
<p>Chapter 3: Goals and Policies—Strong and Diverse Economy (Page 67)</p>	<ul style="list-style-type: none"> • <i>“Support and attract entrepreneurs and businesses that diversify and sustain the local economy and level out seasonal fluctuations”</i> • <i>Strengthen Ketchum’s economic base through the coordinated management of tourism destinations and expansion of visitation seasons”</i> <p>The LI-2 District contains large footprint buildings that are well-suited to accommodate Cultural Facilities which can offer robust cultural programming options and a greater diversity of events or other activities during slack seasons to generate and maintain resident and visitor activity throughout the year and to also help sustain local businesses. This also promotes the Comp Plan’s Goal E-2 to “continue to support our tourism economic base through coordinated management of tourism destinations and expansion of visitation seasons.”</p>
<p>Chapter 4: Growth Framework: Mixed-Use Industrial (MUI) (Page 112)</p>	<p>The mixed-use industrial area provides opportunities for economic development, tourism and jobs. The LI-2 District is particularly suited to conditionally permitting Cultural Facilities as some of the desired characteristics of mixed-use neighborhoods are the introduction of public amenities and gathering spaces.</p> <p>Additionally, Cultural Facilities include, but are not limited to, museums, libraries and art galleries, which generally offer essential or unique services to support the local economy and permanent year-round employment, which are the primary purposes of the LI-2 District.</p>

KETCHUM LAND DEVELOPMENT CODE

The Ketchum Land Development Code, effective January 1, 2026 (the “Code”), specifically states that the regulations set forth therein “are designed for the purpose of promoting health, safety, and general welfare of the present and future inhabitants of Ketchum, Idaho, by accomplishing, among others . . . Implement[ing] the Comprehensive Plan.” *Code*, pg. 1. The Code specifically states that the purpose of the LI-2 District is “established to provide suitable land for uses that are not appropriate in other commercial zones due to their light industrial nature, but that provide an essential or unique service to support the local economy and permanent year-round employment.” *Id.*, pg. 24.

A. The Code Does Not Currently Reflect the Comp Plan

Currently, the Code does not fully implement the Comp Plan’s policies into the LI-2 District. For instance, although Section 16.03.020.F Table of Permitted Uses (Table 16-7) allows a broad range of light industrial, commercial, and residential uses in the LI-2 District — including work/live units, craft studios, automotive services, and warehousing — it currently does not allow Cultural Facilities of any kind. Thus, the Code does not anticipate the growth in Cultural Facilities required or encouraged by the Comp Plan and since there are very limited and diminishing opportunities to implement the Comp Plan, as it relates to Cultural Facilities, it is important to rectify this gap. This is especially true because the LI-2 District contains some of the only large footprint, high-clearance buildings in Ketchum that are capable of accommodating a Cultural Facility. Additionally, the LI-2 District has more parking options to accommodate Cultural Facilities than the Community Core and most of the Tourist Zone. As stated above, the LI-2 District’s southern boundary directly abuts the Tourist Zone and the YMCA — a corridor that the Comp Plan identifies as an appropriate location for arts and history integration. The requested text amendment is necessary because if there is not a pathway to allow Cultural Facilities in the LI-2 District, the Comp Plan’s vision for arts and culture cannot be fully realized in the zoning areas where Cultural Facilities are allowed. Currently, the Tourist District and Community Core Districts are the only zones where Cultural Facilities are permitted. However, there are limited opportunities for growth of Cultural Facilities in those areas due, in large part, to conflicting pressures in the Comp Plan to maintain the scale and character of those areas as well as the “funkiness” of the Downtown District and the lack of available sites in the Tourist District and Community Core Districts that could accommodate a Cultural Facility. Therefore, expansion of Cultural Facilities into the LI-2 District is not only appropriate but is necessary.

B. The Requested Text Amendment Seeks a Minimal Change to the Code

The requested text amendment which seeks to allow Cultural Facilities as a conditionally permitted use in the LI-2 District only adds one use category to the LI-2 District Use Matrix. Notably, it does not alter any dimensional standard, height limit, setback, density, or other development regulation. Moreover, it does not change the LI-2 District’s purpose, character or primary use profile and it does not preclude any currently permitted or conditional use. This is a deliberate choice grounded in sound planning practice as follows:

- Individual Application Review: Every Cultural Facility that is proposed in the LI-2 District will be subject to full public notice, hearing, and conditional use criteria evaluation. No project would be approved by the requested text amendment alone.
- Conditions of Approval: The conditional use application process allows the City to attach conditions specific to each proposal — addressing parking, hours, access, lighting, signage, and compatibility with adjacent industrial uses — calibrated to the actual site and operational context.
- Applicant Accountability: Conditional use approval is tied to a specific applicant, use, and operational description. Changes in use or operation require amending a conditional use permit or applying for a new permit altogether.
- No Spot Zoning: The requested text amendment applies to the LI-2 District as a whole, creating a use category available to any qualifying applicant. It does not create a zone within a zone, rezone a specific parcel, or confer site-specific entitlements. Rather, it is a use-matrix addition, not a zoning map change.

C. Cultural Facilities Are Compatible With the LI-2 District and Surrounding Areas

Cultural Facilities are compatible with the LI-2 District as a whole and particularly well-suited to the District's transitional southern edge. The following analysis addresses compatibility systematically:

Factor	Analysis
Traffic and Freight	Cultural Facilities generate passenger vehicle and pedestrian traffic only — no heavy freight, delivery trucks, or industrial vehicle movements. This is a materially lower-impact than most permitted uses in the LI-2 District. Additionally, Cultural Facilities tend to have periodic rather than continuous use and often have low-traffic generation per square foot.
Noise and Odor	Cultural Facilities produce no industrial noise, machinery, or odor. Gallery and museum operations are quiet uses compatible with any adjacent context.
Hazardous Materials	Cultural Facilities do not generate or store hazardous materials. Adaptive reuse of existing industrial buildings for cultural use reduces, not increases, chemical and fire risk on the site.
Hours of Operation	Cultural Facilities experience peak usage during the evening hours and weekends — periods when adjacent industrial uses are typically inactive. This creates

	<p>complementary rather than competing peak-use periods as Cultural Facilities would not conflict with operations, traffic and parking demands of adjacent industrial uses.</p>
<p>Industrial Neighbor Compatibility</p>	<p>A Cultural Facility does not conflict with the light industrial operations typical of the LI-2 District such as workshops, studios, services, work/live units. In fact, many of the programmatic uses of Cultural Facilities, such as artist workshops, studios, maker’s spaces and other activities where fabrication, assembly and production of artwork take place, are consistent with the other permitted uses in the LI-2 District.</p> <p>For instance, Commercial Studios are a permitted use in the LI-2 District and allow work spaces “for artists and artisans, including individuals practicing, teaching, or demonstrating in one of the fine arts or performing arts, or skilled in an applied art or craft.” Likewise, Instructional Services, which are conditionally permitted in the LI-2 District, include but are not limited to the following services: “music, painting, ceramics, photography, fiber arts, educational tutoring facilities, handicraft, or hobby instruction.”</p> <p>And, the conditional use process provides the tool to evaluate any specific adjacency concerns project by project.</p>
<p>Tourist Zone Adjacency</p>	<p>The southern boundary of the LI-2 District abuts the Tourist Zone, which the Comp Plan envisions as a corridor for arts, history, and community gathering. Cultural Facilities at this boundary are the uses that are most directly aligned with the Comp Plan’s vision for this transition area. The conditional use process ensures that each proposal is reviewed in its specific locational context.</p>

D. Availability of Existing Infrastructure Supports Cultural Facilities in the LI-2 District

Notably, Cultural Facilities, as a use type, generally have less impact than the currently permitted uses in the LI-2 District. The following analysis addresses the infrastructure context

applicable to Cultural Facility uses in the LI-2 District:

- Water and Sewer: The LI-2 District is served by existing City water and sewer infrastructure. Cultural Facility uses, which include galleries, offices, education, and event space, generate significantly less water and sewer demand than manufacturing, laboratory, and similar industrial uses.
- Stormwater: Cultural Facility proposals involving adaptive reuse of existing buildings generate no new impervious surface. Notably, new construction Cultural Facilities would be subject to standard stormwater review as part of the conditional use process.
- Transportation and Access: The LI-2 District is served by Lewis Street and Highway 75. Mountain Rides public transit currently serves the corridor and there is nearby access to the bike path. The LI-2 District is within walking and biking distance of the Downtown District. Cultural Facilities generally experience peak visitor traffic during the evening hours and weekends — patterns that are complementary to, rather than cumulative with, the freight and employee traffic of adjacent industrial uses.
- Parking: Cultural Facility parking demand varies by project scale, hours of operation, and transit access. Each conditional use application would include a site-specific parking analysis, and conditions of approval may address shared parking, off-peak demand management, and pedestrian access to reduce vehicle trips.
- Fire and Emergency Services: The Ketchum Fire District serves the LI-2 District. Cultural Facilities do not generate hazardous materials, chemical storage, or industrial fire risk. In adaptive reuse scenarios, conversion from industrial to cultural use typically reduces, rather than increases, the fire risk profile of a building.
- Utilities: Electric, gas, and telecommunications infrastructure is available throughout the LI-2 District.

ATTACHMENT C Proposed Ordinance

Chapter 16.03 Use Regulations

16.03.020: Table of Permitted Uses | 16.03.020.F: Table of Permitted Uses

Table 16-7: Table of Permitted Uses

P = permitted **C** = Conditional Use Permit required **A** = Accessory **P/C** = See use-specific standards **Blank Cell** = use prohibited

	Residential								Commercial and Mixed-Use							Other		Use-Specific Standards	
	LR	LR-1	LR-2	GR-L	GR-H	STO-4	STO-1	STO-H	T	T-3000	T-4000	CC-1	CC-2	LI-1	LI-2	LI-3	RU		AF
Residential																			
Community housing units	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	16.02.070.B.2
Dwelling, one-family	P	P	P	P		P	P	P	P	P	P	C	C				C	P	16.03.030.A.1 16.03.030.A.4
Dwelling, multi-family				P	P			P	P	P	P	P	P	C	C	C	C		16.03.030.A.2 16.03.030.A.4
Work/live unit														P	P	P			16.03.030.A.3 16.03.030.A.4
Residential care facility	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	16.03.030.A.5
Public and Institutional																			
Community and Cultural Facilities																			
Assembly, place of				C	C				C			C	C						16.03.030.B.1
Cemetery																	C	C	
Cultural facility									P			P	P		C		C		16.03.030.B.2
Daycare center				C	C				P	P	P	P	P	C		C			16.03.030.B.3
Daycare facility				C	P			C	P	P	P	P	P	C		C	P		
Golf course	P	P	P	P	P	P	P	P	P	P	P						C		16.03.030.B.4
Nature preserve	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	
Public use	C	C	C	C	C	C	C	C	P	C	C	P	P	P	P	P	P	C	
Recreation facility, public	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	
Recreation facility, semi-public				C	C				C										
Semi-public use					C				P/C	C	C	P	P				C	C	16.03.030.B.5
Educational Facilities																			

Chapter 16.03 Use Regulations

16.03.020: Table of Permitted Uses | 16.03.020.F: Table of Permitted Uses

	Residential									Commercial and Mixed-Use							Other		Use-Specific Standards
	LR	LR-1	LR-2	GR-L	GR-H	STO-4	STO-1	STO-H	T	T-3000	T-4000	CC-1	CC-2	LI-1	LI-2	LI-3	RU	AF	
School residential campus																P			16.03.030.B.6
Healthcare Facilities																			
Hospital									C			C	C						16.03.030.B.7
Medical care facility					C				P			P	P						
Mortuary												C	C						16.03.030.B.8
Commercial																			
Adult Uses																			
Adult only business															C				
Agriculture and Animal																			
Agriculture, commercial																		P	
Equestrian facility																	C	C	
Kennel, boarding														P	P				
Veterinary service establishment														P	P		C		16.03.030.C.1
Food and Beverage Services																			
Bar/lounge									P	P	P	P	P	C	C				16.03.030.C.2
Food service									P	P	P	P	P	P/C	P/C	P/C	C		16.03.030.C.3
Lodging Facilities																			
Hotel									P	P	P	P	P						16.03.030.C.4
Lodging establishment									P	P	P	P	P						
Short-term rental	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	16.03.030.C.5
Tourist house									P	P	P	P	P						16.03.030.C.6
Tourist housing accommodation							P	P	P	P	P	P	P						16.03.030.C.7
Office, Business, and Professional Services																			

Chapter 16.03 Use Regulations

16.03.020: Table of Permitted Uses | 16.03.020.F: Table of Permitted Uses

	Residential									Commercial and Mixed-Use							Other		Use-Specific Standards
	LR	LR-1	LR-2	GR-L	GR-H	STO-4	STO-1	STO-H	T	T-3000	T-4000	CC-1	CC-2	LI-1	LI-2	LI-3	RU	AF	
Business support service									P			P	P	P	P				16.03.030.C.8
Office, business									P/C			P/C	P			P			16.03.030.C.9
Office, contractor-related business									P/C			P/C	P	P	P	P			16.03.030.C.9
Professional research service														P	P	P			
TV and radio broadcasting station														P	P	P			
General Services																			
Commercial studio									P			P	P	P	P	P			16.03.030.C.10
Instructional service									P			P	P	C	C				16.03.030.C.11
Laundry, industrial														P	P				
Personal service									P	P	P	P	P	P					16.03.030.C.12
Recreation and Entertainment																			
Health and fitness facility - wellness focus									P			P	P	P	P	P			16.03.030.C.13
Outdoor entertainment									P	P	P	P	P						
Performing arts production									P			P	P				C		16.03.030.C.14
Recreation facility, commercial				C	C				P/C	C	C	P	P				C		16.03.030.C.15
Recreation facility, high intensity														P	P				
Ski facility									C	C	C						C	C	16.03.030.C.16
Retail Sales																			
Convenience store									P			P	P	P	P				16.03.030.C.17
Grocery store									P			P	P						16.03.030.C.18

Chapter 16.03 Use Regulations

16.03.020: Table of Permitted Uses | 16.03.020.F: Table of Permitted Uses

	Residential								Commercial and Mixed-Use							Other		Use-Specific Standards	
	LR	LR-1	LR-2	GR-L	GR-H	STO-4	STO-1	STO-H	T	T-3000	T-4000	CC-1	CC-2	LI-1	LI-2	LI-3	RU		AF
Retail trade									P			P	P	P	P		C		16.03.030.C.19
Transportation																			
Parking facility, off-site									C	C	C	C	C	P	P	P			
Parking, shared									P/C	C	C	P	P	C	C	C			16.03.030.C.20
Truck terminal														P	P				
Vehicles and Equipment																			
Maintenance service facility														P	P		C		
Motor vehicle fueling station														C	C				16.03.030.C.21
Motor vehicle sales														C	C				
Motor vehicle service														P	P				
Repair shop									P	P	P	P	P	P	P				16.03.030.C.22
Industrial																			
Manufacturing and Processing																			
Craft/cottage industry														P	P	P			
Hybrid production facility									P			P	P	P	P				16.03.030.D.1
Industrial design														P	P	P			
Manufacturing														P	P				
Recycling center															C				
Storage and Warehousing																			
Construction material laydown yard														P	P	P			

Chapter 16.03 Use Regulations

16.03.020: Table of Permitted Uses | 16.03.020.F: Table of Permitted Uses

	Residential									Commercial and Mixed-Use							Other		Use-Specific Standards	
	LR	LR-1	LR-2	GR-L	GR-H	STO-4	STO-1	STO-H	T	T-3000	T-4000	CC-1	CC-2	LI-1	LI-2	LI-3	RU	AF		
Off-site snow storage, commercial									P/C			P/C	P/C	P/C	P/C	P/C				16.03.030.D.2
Off-site snow storage, neighborhood	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C		P/C	P/C									16.03.030.D.2
Self-service storage facility														P	P					
Storage yard														P	P	P				
Warehouse														P	P	P				
Wholesale														P	P					
Public and Semi-Public Utility																				
Geothermal utility											C									16.03.030.E.1
Public utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Wireless communication facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	16.03.030.E.2
Accessory																				
Agriculture, urban	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	16.03.040.B.1
Avalanche protective, deflective, or preventive structure/earthwork	C	C	C	C	C	C	C	C	C	C	C							C	C	
Daycare home	A	A	A	A	A	A	A	A	A	A	A			C					A	16.03.040.B.2
Daycare, onsite employees														A	A	A				
Drive-through facility									P			P	P							16.03.040.B.3
Dwelling unit, accessory	A	A	A	A	A	A	A	A	A	A	A	A	A						A	16.03.040.B.4

Chapter 16.03 Use Regulations

16.03.020: Table of Permitted Uses | 16.03.020.F: Table of Permitted Uses

	Residential								Commercial and Mixed-Use							Other		Use-Specific Standards	
	LR	LR-1	LR-2	GR-L	GR-H	STO-4	STO-1	STO-H	T	T-3000	T-4000	CC-1	CC-2	LI-1	LI-2	LI-3	RU		AF
Electric vehicle charging station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Energy system, solar	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Energy system, wind	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Equestrian facility, residential	A	A	A	A	A	A	A	A	A	A	A							A	16.03.040.B.5
Fallout shelter	A	A	A	A	A	A	A	A	A	A	A							A	16.03.040.B.6
Guesthouse	A	A	A	A	A	A	A	A	A	A	A								16.03.040.B.7
Home occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	16.03.040.B.8
Household pets	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	16.03.040.B.9
Recreation facility, residential	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			16.03.040.B.10
TEMPORARY																			
Temporary sawmill																		C	



City of Ketchum

ATTACHMENT B:

Draft Ordinance 1276

DRAFT ORDINANCE NO. 1276

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING TITLE 16, THE LAND DEVELOPMENT CODE, OF THE KETCHUM MUNICIPAL CODE BY AMENDING: SECTION 16.03.020.F: TABLE OF PERMITTED USES, TO ADD “CULTURAL FACILITY” AS A CONDITIONAL USE IN THE LIGHT INDUSTRIAL NO.2 ZONE DISTRICT; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sun Valley Museum of Art submitted a text amendment application to add “Cultural Facility” as a conditional use in the Light Industrial No.2 (LI-2) Zone District; and

WHEREAS, cultural facilities may include uses such as museums, libraries, galleries, and similar community-serving uses that contribute to the economic and social vitality of the community; and

WHEREAS, the City recognizes arts and culture as an important community asset that supports economic development, tourism, community identity, and year-round activity; and

WHEREAS, allowing cultural facilities as a conditional use within the LI-2 District provides an opportunity for adaptive reuse of existing industrial and commercial buildings; and

WHEREAS, the Conditional Use Permit process provides the City the ability to evaluate each cultural facility proposed in the LI-2 Zone on its own merits, including operational characteristics, parking, traffic generation, compatibility with adjacent uses, and comprehensive plan conformance; and

WHEREAS, the amendment provides a balanced approach that preserves opportunities for industrial uses while also supporting the retention and growth of Ketchum’s arts and cultural institutions; and

WHEREAS, the proposed amendment is supported by the 2025 Comprehensive Plan and Future Land Use Map; and

WHEREAS, the Planning and Zoning Commission held a public hearing on May 20, 2026, and provided a unanimous recommendation of approval on the ordinance to City Council,

WHEREAS, the City Council held public hearings and conducted three readings of Ordinance 1276 on _____, _____, and _____, resulting in approval of this ordinance; and

WHEREAS, the City Council hearings were duly noticed per the requirements of Idaho Code Section 67-6509; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KETCHUM

SECTION 1. AMENDMENT TO CHAPTER 16.03 – Use Regulations

Section 16.03.020.F – Table of Permitted Uses:

Table 16-7: Table of Permitted Uses

P = Permitted C = Conditional Use Permit required A = Accessory Blank Cell = use prohibited

	Residential								Commercial and Mixed-Use							Other		
	LR	LR-1	LR-2	GR-L	GR-H	STO-4	STO-1	STO-H	T	T-3000	T-4000	CC - 1	CC - 2	LI-1	LI-2	LI-3	RU	AF
Public and Institutional																		
Community and Cultural Facilities																		
Cultural Facility									P			P	P		C		C	

SECTION 2. SAVINGS AND SEVERABILITY CLAUSE. If any section, paragraph, sentence or provision hereof of the application to any particular circumstances shall ever be held invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

SECTION 3. REPEALER CLAUSE. All City of Ketchum Ordinances or parts thereof which are in conflict herewith are hereby repealed.

SECTION 4. PUBLICATION. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as “Exhibit A” shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication, according to law.

PASSED BY the CITY COUNCIL and APPROVED by the MAYOR of Ketchum, Idaho, on this _____ day of _____, 2026.

APPROVED:

Peter Prekeges, Mayor

ATTEST:

Trent Donat, City Clerk



City of Ketchum

Exhibit A

PUBLICATION SUMMARY

DRAFT ORDINANCE 1276

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING TITLE 16, THE LAND DEVELOPMENT CODE, OF THE KETCHUM MUNICIPAL CODE BY AMENDING: SECTION 16.03.020.F: TABLE OF PERMITTED USES, TO ADD “CULTURAL FACILITY” AS A CONDITIONAL USE IN THE LIGHT INDUSTRIAL NO.2 ZONE DISTRICT; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

A summary of the principal provisions of Ordinance No. 1276 of the City of Ketchum, Blaine County, Idaho, adopted on _____ is as follows:

- SECTION 1.** Addition of “Cultural Facility” as a conditional use in the Light Industrial No. 2 Zone District.
- SECTION 2.** Provides a savings and severability clause.
- SECTION 3.** Provides a repealer clause.
- SECTION 4.** Provides for publication of this Ordinance by Summary.
- SECTION 5.** Establishes an effective date.

The full text of this Ordinance is available at the City Clerk’s Office, Ketchum City Hall, 191 5th Street West, Ketchum, Idaho 83340 and will be provided to any citizen upon personal request during normal office hours.

ATTEST:

APPROVED:

Trent Donat, City Clerk

Pete Prekeges, Mayor

Dawn Hofheimer

From: Dianne Sanchez <dsanchez@svmoa.org>
Sent: Tuesday, May 12, 2026 3:45 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my strong support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley, providing access to contemporary art, education, and cultural programming for residents and visitors alike. The proposed use of the building at 101 Lewis Street represents a thoughtful and exciting expansion of this work, creating additional space for exhibitions, educational programs, and community gatherings that will contribute significantly to the cultural vitality of Ketchum.

As the Director of Learning and Engagement at the Sun Valley Museum of Art, I am especially excited about the educational possibilities this new space could offer. I dream of transforming one floor of the building into an innovative makerspace that complements and draws inspiration from the industrial businesses nearby. I envision a dynamic educational environment equipped with digital art tools such as drawing tablets and stylus pens, 3D printers, laser engravers, and other emerging technologies that bridge art, design, and engineering.

This space would help bring museum education into the 21st century by giving students, families, artists, and community members hands-on opportunities to explore creativity through both traditional and cutting-edge mediums. It would foster collaboration, experimentation, and workforce-relevant skills while strengthening connections between the arts and the industrial and technological assets already present in the neighborhood.

I believe this project represents a forward-thinking investment in the cultural and educational future of our community, and I strongly support this amendment and the opportunity for the museum to continue serving and inspiring the Wood River Valley.

Sincerely,

Dianne Sánchez, Ed.M.

Director of Learning and Engagement

she/her/hers ([what's this?](#))

svmoa.org | 208.726.9491 x120



Dawn Hofheimer

From: Peter Smith <petesmithsv@gmail.com>
Sent: Wednesday, May 13, 2026 11:01 AM
To: Participate
Subject: Sun Valley Museum of Art

ATT: P&Z

RE: 101 Lewis Street
Text Amendment: Conditional Use, Light Industrial District, Cultural Facility

We are in support and encourage the City of Ketchum to pass a text amendment and issue a conditional use permit to The Sun Valley Museum of Art so they may occupy the 101 Lewis Street building and continue their very important cultural contribution to our community.

Please note that SVMOA (previously THE SUN VALLEY CENTER FOR THE ARTS) has been in continuous operation here in the Valley for over 50 years.

Respectfully,
Pete and Becky Smith
PO Box 67
95 Elkhorn Road
Sun Valley

Dawn Hofheimer

From: John R. Lane <boxlranch@icloud.com>
Sent: Wednesday, May 13, 2026 10:48 AM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I'm a Wood River Valley native with a century long Ketchum-Sun Valley family history and I'm a Ketchum property owner (the historic 1887 Lane Mercantile Building). My professional life was as an art museum director (Carnegie Museum of Art in Pittsburgh, the San Francisco Museum of Modern Art, and the Dallas Museum of Art), which experience I believe has afforded me some insight to the role of art museums in the cultural life of their communities and a practical understanding of how their physical facilities impact their service.

I'm writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District. Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike. The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum both to continue and to enhance its service to the community.

Sincerely,

Jack Lane

John R. Lane, Ph.D
204 Timber Lane
PO Box 612
Ketchum, ID 83340

M +1 (208) 309-3024
E boxlranch@icloud.com

Dawn Hofheimer

From: Lisa Stelck <lstelck@icloud.com>
Sent: Wednesday, May 13, 2026 7:44 AM
To: Participate
Subject: SVMOA

Ketchum Planning & Zoning Commission,

We are writing to express our support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

The SVMOA is an important cultural and educational institution serving both residents and visitors.

The location near the YMCA and Hemingway Elementary school is ideal for programming involving children.

As community members who regularly take advantage of the museum's offerings including exhibitions, lectures, and art classes, we were thrilled to learn that the SVMOA has the opportunity to purchase a building in which it can expand to better serve the community

We fully support this amendment and encourage you to approve.

Sincerely,

Lisa Stelck and Bill Boeger

115 Sagewillow Road, Sun Valley

Dawn Hofheimer

From: Perry Boyle <Boylehp@yahoo.com>
Sent: Wednesday, May 13, 2026 3:09 AM
To: Participate
Subject: Public comment for P&Z Commission meeting 5/20

I am writing to express my support for the text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued contributor to the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a compelling expansion of the museum's work. It will offer additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Thank you,

Perry Boyle, Ketchum

Dawn Hofheimer

From: Linda Brower <lbrow1951@gmail.com>
Sent: Tuesday, May 12, 2026 9:36 PM
To: Participate
Subject: The Sun Valley Museum of Art and proposed move to Lewis Street

Dear Members of the Ketchum Planning and Zoning Commission, We are writing to express support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 District. SVMoA is a longstanding organization in our valley but has been hampered by a lack of space as it seeks to offer cultural programming , contemporary art and arts education to our residents and visitors alike. Entrance has always been free and the reason it is still functioning 50+years later is that there many residents willing to contribute to keep this asset alive for our community. The building at 101 Lewis St would make available much needed space and would offer a vibrant new venue for community gathering.

We support this amendment and will support the museum as it recreates itself.

Sincerely, Bill and Linda Nicholson. PO Box 6387 Ketchum 83340

Sent from my iPad wherever it is!

Dawn Hofheimer

From: Susan Flynt <flyntsusan@gmail.com>
Sent: Tuesday, May 12, 2026 8:50 PM
To: Participate
Cc: Jennifer Wells Green; Susan Flynt
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,
Susan Flynt

Ketchum, ID

Dawn Hofheimer

From: Dianne Dillingham <dianne.dillingham@gmail.com>
Sent: Tuesday, May 12, 2026 7:45 PM
To: Participate
Subject: SVMOA New Building

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike. The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,
Dianne Dillingham

Dawn Hofheimer

From: L'Anne Gilman <lanne@gilmanc.com>
Sent: Tuesday, May 12, 2026 7:35 PM
To: Participate
Subject: Support of SV Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is an integral part of our community and has been a longstanding organization in the Wood River Valley that has made a real difference for so many residents and visitors, particularly the arts education they provide.

As someone who has spent the better part of three decades in Ketchum, and who has built a life here around bringing people together through art, I'm in full support of the proposed use of 101 Lewis Street. It feels like a natural next step for the museum. More room for exhibitions, more space for educational programs, more places for people to gather around something meaningful. That kind of growth is what keeps a town like ours alive.

I'm grateful for what the museum already does here, and excited about what this amendment would let it become.

Sincerely,

L'Anne Gilman
Gilman Contemporary
Owner, Director
PO Box 3005
661 Sun Valley Road
Ketchum, ID 83340
208.726.7585



@gilmancontemporary

Dawn Hofheimer

From: nancy goldstein <nancyg930@gmail.com>
Sent: Tuesday, May 12, 2026 6:01 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Nancy Goldstein

250 Foxglove Ln, Ketchum, ID 83340

Dawn Hofheimer

From: Robin Leavitt <rleavitt44@gmail.com>
Sent: Tuesday, May 12, 2026 5:30 PM
To: Participate
Subject: Support for SV Museum of ART on 101 Lewis Street

Dear Members of the Ketchum Planning and Zoning commission

We want to express our support for the text amendment to allow a cultural facility as a conditional use with the Light Industrial 2 district.

SV Museum of Art is well known as a valued and longstanding important part of our community. We see a number of great opportunities to expand both the art space for contemporary works of are, programing for students and adults and a community gathering place.

Sincerely,

Robin Leavitt and Terry Friedlander

Dawn Hofheimer

From: rebecca wilkinson <bexwilkinsonketchum@gmail.com>
Sent: Tuesday, May 12, 2026 5:28 PM
To: Participate
Subject: Sun Valley Museum of Art Building

Dear Planning and Zoning Committee-

As a LONG time supporter of Sun Valley Museum of Arts (was the Center for the Arts) I have seen many changes. Unfortunately, ideas for spaces for the Museum have come and gone. I, personally, have donated towards a long term space in which this wonderful institution can rest its bones and get the work done. The light industrial area in Ketchum is the perfect place.

Not only does Ochi Gallery reside there, but The Spot.

Our town (I now live in Hailey but was in Gimlet for 16 years) has all the sophistication but none of the spaces for a serious cultural hubbub. Even Jackson Hole has a lovely Art Museum!

What SVMoA brings to the valley is insurmountable! Not only does it have QUALITY art shows, it has a huge educational department that reaches out to our local schools. It provides lectures and entertainment (First Fridays) and for me personally, figure drawing.

I'm not only a patron of the Museum but an artist myself- and this place has given me much solace and happiness over the years.

I would strongly urge you to approve the measure of the museum in this particular space. It has been seeking a home for as long as I have lived here- 2 decades.

As the town grows, so does the need for art and cultural spaces. Ketchum does not want to be left behind... I would think...

Yours Truly,
Bex Wilkinson

www.bexwilkinson.com

Bex Wilkinson
Artchurch
323 N. 2nd Ave.

Hailey, Id. 83333

Dawn Hofheimer

From: Laura Rose-lewis <laura.roselewis@yahoo.com>
Sent: Tuesday, May 12, 2026 5:23 PM
To: Participate
Subject: Support for SVMoA and 101 Lewis St.

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my enthusiastic support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art has provided access to contemporary art, education, and cultural programming for residents and visitors alike for over 50 years.

SVMoA partners extensively with the school district and many other community partners (nonprofits and businesses alike) to enrich our community's access to arts, art education and other artistic experiences.

The proposed use of the building at 101 Lewis Street represents an opportunity to expand this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community through expanded offerings.

Sincerely,

Laura Rose-Lewis

WRV Community Member

Dawn Hofheimer

From: Tim Wolff <tim@atindustrialco.com>
Sent: Tuesday, May 12, 2026 4:55 PM
To: Participate
Subject: SVMoA -101 Lewis

I'm a member of the community, founder of two nonprofits: Spur (www.spurfoundatio.org) and the Wood River Community Housing Trust (www.wrcht.org).

I'm strongly in favor of a text amendment allowing a cultural facility as a conditional use that would allow SVMoA to own/occupy/use the property for its intended use.

Happy to answer questions or show up in support.

Much appreciated.

-Tim



Tim Wolff

CEO & MANAGING PARTNER

☎ 480.205.1795 | ✉ tim@atindustrialco.com

Carla Bucci, Executive Assistant

☎ 440.328.5762 | ✉ carla@atindustrialco.com
atindustrialco.com

Dawn Hofheimer

From: Julie Syrdal <jbsyrdal@gmail.com>
Sent: Wednesday, May 13, 2026 9:32 AM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,
Julie Syrdal, ketchum ID

Dawn Hofheimer

From: Scott Lewis <scott@scottlewis.net>
Sent: Wednesday, May 13, 2026 6:18 AM
To: Participate
Subject: Support for SVMoA at 101 Lewis St.

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my strong support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District for the Sun Valley Museum of Art

The proposed use of the building at 101 Lewis Street will be a huge plus for our community

Sincerely,

Scott Lewis

WRV Resident

Dawn Hofheimer

From: Broschofsky Galleries <art@brogallery.com>
Sent: Wednesday, May 13, 2026 4:41 PM
To: Participate
Subject: Sun Valley Museum

Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,
Minette Broschofsky
Broschofsky Galleries, Ketchum

Dawn Hofheimer

From: Jake Peters <jkptrs@gmail.com>
Sent: Thursday, May 14, 2026 10:42 AM
To: Participate
Cc: ICE-Trina Peters
Subject: Museum building

Follow Up Flag: Follow up
Flag Status: Flagged

Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley and Trina Peters has been a board member there for >150 years. SVMOA provides access to contemporary art, education, and cultural programming for residents and visitors alike. The museum also provides valuable cultural goodness that is useful to me as a substantial employer in town (DECKED.com and EDJY.com).

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Jake Peters

P.O. Box 3486

Ketchum, ID 83340

208-409-5561 cell

Dawn Hofheimer

From: Mary Wilson <mhdwilson01@gmail.com>
Sent: Thursday, May 14, 2026 3:17 AM
To: Participate
Subject: Support for SVMOA and 101 Lewis Street

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

The Museums purchase and use of the building would be an incredible bonus for art and art education in the WRV. This is a great use of an existing building to the benefit of our community. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Mary Wilson

Dawn Hofheimer

From: Gary Borman <gebmusic@me.com>
Sent: Wednesday, May 13, 2026 7:25 PM
To: Participate
Cc: Anne Borman; Gary Borman
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum Planning & Zoning Commission,

Wish to express our absolute support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art, a valued and longstanding organization in the Wood River Valley, provides access to contemporary art, arts education and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

We have been members of this community for over 50 years and support this amendment. We believe this kind of growth will improve the quality of life for everyone in our valley in an existing space currently not serving the public interests.

Sincerely,
Gary and Anne Borman
PO Box 6094/181 Spur Lane
Ketchum Idaho 83341

Dawn Hofheimer

From: Heidi Worcester <hpworcester@gmail.com>
Sent: Thursday, May 14, 2026 2:21 PM
To: Participate
Subject: Support for New Museum at 101 Lewis St

Dear Members of the Ketchum Planning & Zoning Commission,

I have been a member of the community for 50 years and the SVMOA which I first knew as the Sun Valley Center for the Arts has always been a significant part of my time in the Valley.

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,
Heidi Pesky Worcester
109 S Riverwoods Rd
Ketchum, Idaho

Dawn Hofheimer

From: Amber Busuttil Mullen <amberbusuttil@hotmail.com>
Sent: Thursday, May 14, 2026 2:20 PM
To: Participate
Subject: New Space for SVMoA

Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Amber Busuttil Mullen
760 Paintbrush Ln
Ketchum, ID 83340

Dawn Hofheimer

From: GILLIAN WYNN <freegilly@mac.com>
Sent: Thursday, May 14, 2026 4:32 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

gillian wynn

219 Bitterroot Rd.

Sun Valley, Idaho

Sent from my iPhone

Dawn Hofheimer

From: Kristin Poole <poolekristin8@gmail.com>
Sent: Thursday, May 14, 2026 4:32 PM
To: Participate
Subject: Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding arts organization in the Wood River Valley. It provides locals, visitors, families and students access to outstanding contemporary art, education, and cultural programming.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create much needed additional space for exhibitions, educational programs, and community gatherings.

Please support this zoning amendment and the opportunity for the Wood River Valley to expand its reputation as a place where people can feed their minds, their spirits and their bodies!

Respectfully,

Kristin Poole

Dawn Hofheimer

From: Alan Pesky <alanpesky@gmail.com>
Sent: Thursday, May 14, 2026 5:21 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning and Zoning Commission,

I want to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2(LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education and cultural programming for residents and visitors alike.

My wife Wendy Pesky and I have been members and supporters of Sun Valley Museum of Art for more than 35 years.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Alan Pesky
109 Riverwoods Road, Ketchum

Dawn Hofheimer

From: Sharon Twigg-Smith <sharona.twiggsmith@gmail.com>
Sent: Friday, May 15, 2026 11:15 AM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Sharon Twigg-Smith
3216B Warm Springs Road
Ketchum, ID 83340

Dawn Hofheimer

From: Scott Payne <scott@farmerpaynearchitects.com>
Sent: Friday, May 15, 2026 8:14 AM
To: Participate
Cc: Abby Rivin; Tim Carter; Casey Burke; Aaron Belzer
Subject: Support for SVMoA - Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my strong support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

The Sun Valley Museum of Art has long been one of the cultural cornerstones of the Wood River Valley. Its exhibitions, educational programs, and community events bring creativity, dialogue, and inspiration to residents and visitors alike. In a community defined not only by its natural beauty but also by its commitment to arts and culture, the museum plays an essential role.

The proposed use of the building at 101 Lewis Street represents a thoughtful and exciting opportunity to expand that impact. Additional space for exhibitions, educational outreach, and public gatherings will strengthen the museum's ability to serve the community while adding energy and vitality to this area of Ketchum.

Supporting arts and cultural institutions is an investment in the character, identity, and future of our town. I believe this amendment is both appropriate and beneficial, and I respectfully encourage the Commission to support it.

Thank you for your consideration.

Sincerely,

Scott Payne | Principal Architect
AIA - NCARB - LEED AP
C.318.990.2049



Jackson Hole [307.264.0080](tel:307.264.0080) | Sun Valley [208.214.5155](tel:208.214.5155) | Louisiana [318.383.3100](tel:318.383.3100)
scott@farmerpaynearchitects.com
www.farmerpaynearchitects.com

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Dawn Hofheimer

From: Casey Burke <casey.r.burke@gmail.com>
Sent: Monday, May 18, 2026 6:12 AM
To: Participate
Cc: Brenda Moczygemba; Tim Carter
Subject: SVMoA - 101 Lewis Street

Ketchum Planning & Zoning Commissioners,

CC: Brenda and Tim

I am reaching out in support of the proposed text amendment regarding the Sun Valley Museum of Art's proposed new building at 101 Lewis Street.

A cultural facility in the Light Industrial 2 (LI2) District enhances the vibrancy of Ketchum and the positive evolution of the District and our greater community. For over 50 years, SVMoA (formerly the Sun Valley Center for the Arts) has served the Wood River Valley through contemporary art, education and cultural programs. This organization caters to locals and visitors of all ages and interests.

The 101 Lewis Street building will enhance SVMoA's mission along with providing more exhibition space, educational programs / classrooms and community growth.

As a community member and friend of SVMoA, I am happy to be a part of its history and future - thus fully supporting the text amendment.

Thanks for considering.

Casey Burke

M. Architecture | AIA | NCARB
406.697.6240

Dawn Hofheimer

From: Katherine Rixon <krixon@rixonandcronin.com>
Sent: Sunday, May 17, 2026 1:52 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,
I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District. I was on the Board of Directors for the Museum for many years and president of the board for two. During my tenure we sold back the land the museum had purchased from the Simplot family because building there was deemed not to be fiscally responsible for the organization. It was at that time that we started to look for an existing building that could repurposed to give the Museum the extra space it has needed for many years. As you can imagine, it has been extraordinarily difficult to find a building that has the extra space the museum needs in a location that is easily accessible.

This particular location works well because it is walking distance from downtown Ketchum and Hemingway School, on the bus route (with a stop out front) and on the bike path. There is plenty of parking in the area for after hours programming and it will be very synergistic with the YMCA.

I cannot think of a better use of an existing building then something to benefit the community.

I am in full support of this amendment.

Sincerely,
Katherine Rixon

KATHERINE RIXON | BROKER + OWNER

(208) 720-4958 | krixon@rixonandcronin.com
500 N. Washington Ave., Suite #101 | Ketchum, ID 83340



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#1 in Sun Valley based on volume sold

Dawn Hofheimer

From: Christine Davis-Jeffers <cdavisjeffers@gmail.com>
Sent: Saturday, May 16, 2026 11:54 AM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

As the former executive director of SVMOA, I am keenly aware of the benefits a new building would bring to this community. Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides residents and visitors alike with access to contemporary art, education, and cultural programming.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for The Museum to serve the community more robustly with a larger space that better accommodates its high-caliber education programs and exhibitions.

Sincerely,
Christine Davis-Jeffers

115 Sage Road, Ketchum, Idaho

Dawn Hofheimer

From: Barbara Lehman <barbara@barbaralehman.com>
Sent: Saturday, May 16, 2026 10:51 AM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

The Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley, providing access to contemporary art, education, and cultural programming. Its founding was in the early days for the city and before the recent growth. For more than 50 years, it has played an essential role that is nowhere duplicated in the Valley's cultural landscape. I believe it is imperative for this community's future that we support the growth of this incredible asset.

Many other mountain communities have museums that have excellent facilities supported by their residents and visitors.

I am writing to you as a longtime part time resident and a former board member for the Sun Valley Museum of Art for many years beginning in 2010 until two years ago. This letter is in support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Since I first joined the board, the museum has been seeking a home commensurate with its stature as a nationally recognized institution and highly respected resource for the community.

The effort to find a better home has always been a priority for SVMoA. The Tom Kundig design for a museum, conceived in 2007, was a beautiful one. Our lot on Second Avenue, (known as the Simplot lot), was a good location but ultimately building on it became impossible because of requirements beyond our control. The owners ultimately repurchased it from us. It is still standing empty.

No other idea or location became a practical solution in all these years.

The Lewis Street lot is a perfect location and has the potential to be adapted relatively easily to the museum needs.

The proposed use of the building on the lot at 101 Lewis Street represents a thoughtful expansion of its work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment wholeheartedly and hope that Ketchum P & Z commission will have the wisdom to help make this happen.

Sincerely,
Barbara, (Mrs. John F. Lehman)
105 Fox Creek Road, Ketchum

Dawn Hofheimer

From: Lisa Ryan-Boyle <lryanboyle@me.com>
Sent: Saturday, May 16, 2026 6:25 AM
To: Participate
Subject: Support for SVMoA and 101 Lewis Street Purchase

Dear Members of the Ketchum Planning & Zoning Commission,

I write in support of the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District. For 55 years, Sun Valley Museum of Art has provided free access to contemporary art, education, and cultural programming for Wood River Valley residents and visitors alike. This Ketchum gem has outgrown the space it occupied in 1994 and has searched for a larger facility since earning accreditation from the American Alliance of Museums two decades ago.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I enthusiastically support this amendment and the opportunity for the SVMoA to continue serving the community to its fullest capacity.

Sincerely,
Lisa Ryan-Boyle
206 Fox Fun Road
Ketchum, ID 83340

Dawn Hofheimer

From: Sarah WOODWARD <drawdoow5@aol.com>
Sent: Friday, May 15, 2026 8:49 PM
To: Participate
Subject: SVMOA

Hello,

I'm writing in support of the museums effort to buy 101 Lewis Street. This is long time in coming and will serve many residents and visitors to Blaine County.

I have been a board member for 11 years and have seen and experienced everything the museum has to offer. It's a perfect location - on the bike path, very close to the YMCA, next door to Pauli OCHI gallery and The Spot.

Thank you

Sarah Woodward

Sent from my iPhone

Dawn Hofheimer

From: Trina Peters <trinapeters@gmail.com>
Sent: Monday, May 18, 2026 1:02 PM
To: Participate
Subject: SVMoA's application for 101 Lewis Street

Follow Up Flag: Follow up
Flag Status: Flagged

Members of P&Z Commission:

I am writing to express my strong support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

As a 20+ year supporter and current Board member of the Sun Valley Museum of Art, I know firsthand how valuable the institution has been to the cultural life of this Valley. For 55 years, the institution founded by Glenn Janss has solidified the Wood River Valley as a vibrant home for the arts. Residents and visitors have access to world class contemporary art, educational opportunities and other cultural programming that enhances our quality of life.

The proposed use of the building at 101 Lewis will allow for expansion of all of SVMoA's programs, thus offering cultural opportunities for the entire community that are on par with the abundance of outdoor recreational opportunities. The location is an ideal fit - close to the YMCA, bike path, Mtn Rides bus stops, and Hemingway Elementary. I urge you to support SVMoA's proposed use of the building site and this amendment.

Sincerely,
Trina Peters, SVMoA Board member and 25-year resident of Ketchum

Trina Peters
208-440-5561

Dawn Hofheimer

From: Holbrook Newman <holbrooknewman@me.com>
Sent: Monday, May 18, 2026 1:41 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Holbrook Newman
235 Spur Lane
Larkspur 103
Ketchum, ID 83340

Dawn Hofheimer

From: J. Brittain Palmedo <brittsv@icloud.com>
Sent: Monday, May 18, 2026 1:33 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

We are writing to express our support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

We support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,
Britt and Peter Palmedo

Dawn Hofheimer

From: Michele Cannon Bessler <mcannonbessler@comcast.net>
Sent: Monday, May 18, 2026 3:18 PM
To: Participate
Subject: Letter of Enthusiastic Support for SVMoA and Lewis Street

:

Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Date : May 18, 2026

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is an important, valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Michele M Bessler

134 Lake Creek Meadows Road
Ketchum Idaho 83340

Dawn Hofheimer

From: Greenspan, Ron <Ron.Greenspan@FTIConsulting.com>
Sent: Monday, May 18, 2026 3:07 PM
To: Participate
Subject: Support for Sun Valley Museum and Text Amendment--- 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

We are so fortunate to have the Sun Valley Museum of Art in our community. It is a vital part of our cultural fabric, providing access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum. The location, adjacent to the YMCA and bike path, and very close to Hemmingway School, is a perfect fit and excellent use of this highly visible building, which has otherwise sat vacant for a number of years.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,
Ron Greenspan
118 River Ranch Road, Ketchum

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Dawn Hofheimer

From: jennifer case <jennifercase211@gmail.com>
Sent: Monday, May 18, 2026 4:13 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my overwhelming support for the proposed Sun Valley Museum of Art text amendment to allow the cultural facility to operate within the Light Industrial 2 District.

I see nothing but huge benefits and community gains by allowing SVMoA to move into 101 Lewis Street and make this transition for the building's use.

I have been coming to Ketchum for 45 years. and a homeowner since 2006. Through the years I have seen the incredible value SVMoA has added to the Wood River Valley, and beyond, through not only its exhibits but its educational classes, lectures, special events and cultural programming. Their impact benefits people of all ages and across all demographics throughout Blaine County. SVMoA is a vibrant organization, that provides immeasurable value to the community and whose programs benefit both residents and visitors.

I believe the proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work and will enable the museum to expand its programming to meet the community's needs and to continue to contribute to the cultural vitality of Ketchum and the Wood River Valley.

I whole-heartedly support this amendment and the opportunity for the museum to continue to serve the community.

Thank you.

Sincerely,
Jennifer Case

670 Second Street East
Ketchum

Dawn Hofheimer

From: Stacey Winston-Levitan <stacey@winstonwachter.com>
Sent: Monday, May 18, 2026 4:12 PM
To: Participate
Subject: Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum. This is so important for our community and the people who it serves.

I support this amendment and the opportunity for the museum to continue serving the community.

--

Stacey Winston Levitan

Dawn Hofheimer

From: Caroline Woodham <caroline@woodhamphoto.com>
Sent: Monday, May 18, 2026 5:01 PM
To: Participate
Subject: Support for SVMoA 101 Lewis St.

Dear Members of the Ketchum Planning & Zoning Commission,

In regards to the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District, we want to support this hopefully easy choice for allowed use.

Sun Valley Museum of Art is an extension of the valley's education picture. We have benefited over the many years plus witnessed broad reaching participation from our community and therefore we support their growth and the positive impact they have on the community. We are so fortunate to have this educational facility and it's hard-working staff to better serve all of us directly or indirectly.

The proposed use of the building at 101 Lewis Street represents positive expansion of this work. They need additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum. Please make a thoughtful decision.

We strongly support this amendment and the opportunity for the museum to continue serving the community.

Sun Valley Museum of Art is treasured by many. It is a longstanding organization in the Wood River Valley. There are probably statistics you can research to back up the enormous impact it has had valley wide so please take the time to thoughtfully engage. SVMoA provides access to contemporary art, education, and cultural programming for residents and visitors alike.

Thank you for your time and attention.

David and Caroline Woodham
P.O. Box 2886
Ketchum, ID 83340

Caroline Woodham

Dawn Hofheimer

From: Geoff Isles <islesglass@aol.com>
Sent: Monday, May 18, 2026 5:13 PM
To: Participate
Subject: SVMoA Conditional Use Permit

Dear P&Z Board Member:

I write to you today in support of granting the Sun Valley Museum of Art a conditional use permit so they can purchase the building on the corner of Lewis St and Sun Valley Rd as their future home. The building is ideally suited for the museum, allowing them to enlarge both their gallery space and education rooms, but also giving them on property parking, something that has made it difficult in the present space to draw tourists visiting from out of town.

The museum has been the center of Ketchum's art scene for decades now, and with the addition of the Argyros and the Spot theatre, will continue to expand Ketchum cultural sector, so it won't be just a ski resort town. This is vital, not for just tourism, but to give locals and children experiences from outside unmask area.

I'll note that there are two other cultural spots on Lewis St, Ochi Gallery which is a commercial space but obviously active in the arts, and the Spot Theatre, a gem for our town, that is expanding to accommodate additional patrons. Having the SVMoA in the neighborhood will add a vibrancy to the area.

Please grant their request.

Respectfully,

Geoff Isles

Geoff Isles
islesglass@aol.com
917-626-1134

Dawn Hofheimer

From: Sophie Sawyers <sophiesawyers@gmail.com>
Sent: Monday, May 18, 2026 8:51 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

As a teacher and former museum educator at SVMoA, I firmly believe in the value of the Sun Valley Museum of Art as a cultural institution in our community. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Sophie Sawyers
Ketchum Resident
Elementary School Teacher

Dawn Hofheimer

From: Nancy Watkins <nancywatkins1@me.com>
Sent: Monday, May 18, 2026 6:02 PM
To: Participate
Subject: Support for the SV museum of Art and 101 Lewis St.

Follow Up Flag: Follow up
Flag Status: Flagged

Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely

Nancy Watkins
101 Saddle lane, Sun Valley

Sent from my iPhone

Dawn Hofheimer

From: Claudia McCain <cvmccain@icloud.com>
Sent: Tuesday, May 19, 2026 1:32 PM
To: Participate
Subject: Conditional Use Permit for SVMoA

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

The Sun Valley Museum of Art has been an integral part of our Arts community for over 50 years. Over those years, they have provided exceptional programming in entertainment, education, arts literacy, and cultural development for residents, visitors and youth. I cannot imagine where our valley would be today without the SVMoA.

The proposed use of the building at 101 Lewis Street will be a terrific addition to our cultural landscape and allow the Museum to continue, and even expand their offerings.

I support this amendment and the opportunity it will provide for our town and our valley.

Best Regards,

Claudia McCain

Ketchum Resident

Dawn Hofheimer

From: Jennifer Wells Green <jwgreen@svmoa.org>
Sent: Wednesday, May 20, 2026 11:33 AM
To: Participate
Subject: support for Zoning Text Amendment - LI-2 Cultural Facility

Dear City of Ketchum Planning and Zoning Commission Members,

As the Executive Director of a legacy organization that has been a cultural and educational asset to this community for 55 years, I am writing to express my strong support for the proposed text amendment to allow “Cultural Facility” as a Conditional Use in LI-2.

Ketchum is a community that has long valued the arts, culture, and civic life, and our zoning code should reflect that. Allowing a cultural facility as a conditional use in the LI-2 district is a reasonable, forward-thinking update that creates opportunity without compromising the integrity of the zone. The conditional use process itself provides exactly the right mechanism for case-by-case review, ensuring any proposed facility meets the standards the community expects.

Cultural institutions are proven contributors to the economic and social vitality of the communities they call home. They generate foot traffic, support local businesses, attract visitors, and strengthen the identity of a place. Ketchum deserves zoning that makes room for that kind of investment.

I urge the Commission to vote in support of this amendment and to recommend its approval to the Ketchum City Council. Thank you for your service to this community and for your thoughtful consideration.

Warm regards,

Jennifer Wells Green

Jennifer Wells Green
Executive Director
jwgreen@svmoa.org | 208.726.9491 x118 | svmoa.org



Dawn Hofheimer

From: Joan Swift <jgswift@aol.com>
Sent: Tuesday, May 19, 2026 9:46 PM
To: Participate
Subject: Support for Text Amendment to add Cultural Facility as a Conditional Use in LI-2

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed Text Amendment to allow Cultural Facility as a conditional use within the Light Industrial 2 (LI2) District.

The growth of cultural and arts programming is a significant priority for Ketchum, as confirmed in the current Comp Plan, and there are limited opportunities to provide this programming under the existing zoning code in the Tourist and Community Core districts.

I support this amendment and the opportunity it provides for the expansion of the community's arts and cultural resources. I believe accommodating Cultural Facility uses, controlled by conditional use permits, would not disadvantage the current LI-2 uses.

Thank you for your consideration.

Sincerely,
Joan Swift
local resident

Joan Swift
208-720-9796

Dawn Hofheimer

From: Jessica Streib (Jess) <jessica.streib.id@gmail.com>
Sent: Tuesday, May 19, 2026 7:51 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District. Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Jessica Streib
117 Timberline Road (East Fork)
Hailey, ID 83333

*But work off Lewis Street in Ketchum, on Bell Drive and think the museum would be AWESOME!



STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF MAY 20, 2026

PROJECT: Amendment of The City of Ketchum Official Zoning Map: Rezone of 119 Townhouse Lane

FILE NUMBER: Ordinance 1275

APPLICATION: Zoning Map Amendment (City Initiated)

REPRESENTATIVE: City of Ketchum

ZONING: Limited Residential (LR) proposed to be rezoned to Tourist (T)

REVIEWER: Genoa Beiser – Associate Planner

NOTICE: A public meeting notice for the project was mailed to 300’ adjoining, mailed to political subdivisions, published in the Idaho Mountain Express, and posted to the City website on April 29, 2026. A public meeting notice was posted at 119 Townhouse Lane on May 13, 2026. Additionally, an informal courtesy notice was mailed to the property owners on April 6, 2026.

INTRODUCTION

During review of building permit application 25-KET-00298, the property located at 119 Townhouse Lane (subject property) was found to be zoned Limited Residential (LR) making elements of the existing townhome development non-conforming. After further research into the history of the subject property, staff believe the current zoning of LR is an error on Ketchum’s official zoning map ([linked here](#)) and that the correct zoning of 119 Townhouse Lane should be Tourist (T).

The property at 119 Townhouse Lane contains six townhomes, known as Warm Springs Townhomes #2. Under Ketchum Municipal Code (KMC) 16.03.020.F: Table of Permitted Uses, the LR zone permits single-family dwellings, but not multi-family dwellings, making the existing townhomes nonconforming. In addition, portions of the south side set back are nonconforming with LR zone dimensional standards.

Access to the development is from Townhouse Lane. This road terminates on the subject property with multiple properties preceding it that also contain multi-family dwellings and townhouses, including three other Warm Springs Townhomes developments. These adjacent properties containing multi-family dwellings are all zoned T, see figure 1 on page 2 for the location of the subject property and adjacent zoning.

Upon staff's first round of review on building permit application 25-KET-00298, staff noted that elements of the building proposal would not be permitted due to the side setback requirements of the LR zone and that the dwelling classification itself was non-conforming. The applicant requested that the City investigate the zoning on the subject property and consider rezoning it.

After reviewing previous Ketchum zoning maps and the original building permit for the development, staff determined that the current zoning of 119 Townhouse as LR was an error and that the correct zoning should be T.

BACKGROUND

Please reference Attachment A: 119 Townhouse Lane Ketchum Zoning Map History for visuals.

The general area of Townhouse Lane shows T zoning as far back as 1966. By 1974, Ketchum's zoning map clearly delineates that the subject property is zoned as both T & LR. It is important to note that the building permit for Warm Springs Townhomes #2 was issued on March 24, 1971, and was developed under T zone dimensional standards. By 1974, the townhouse development had been completed.

The dual zoning of T & LR continued through at least 1997. By 2002, Ketchum's zoning map provides a lack of clarity on the zoning of the subject property. It appears that the thin, colored lines delineating zoning districts did not carry through the full zoning map. By 2008, 119 Townhouse Lane began showing as fully zoned LR.

It appears the breakdown in the zoning map happened in the early 2000's with zoning reflecting existing conditions getting lost in translation during technological advances. Staff could not locate a determination in city records addressing why the subject property was zoned fully LR. It would appear from the historical dual zoning that the portion of the LR zone on the subject property may have been slightly larger in size than the T zone portion. Since dual zoning is not preferable, it's likely that the dual zoning was flagged through an update and adjusted in favor of the zone with a majority on the subject property without a detailed analysis on appropriate zoning.

ANALYSIS

Per KMC 16.07.070.C.e there are three criteria to consider when reviewing a rezone proposal. The proposed amendment:

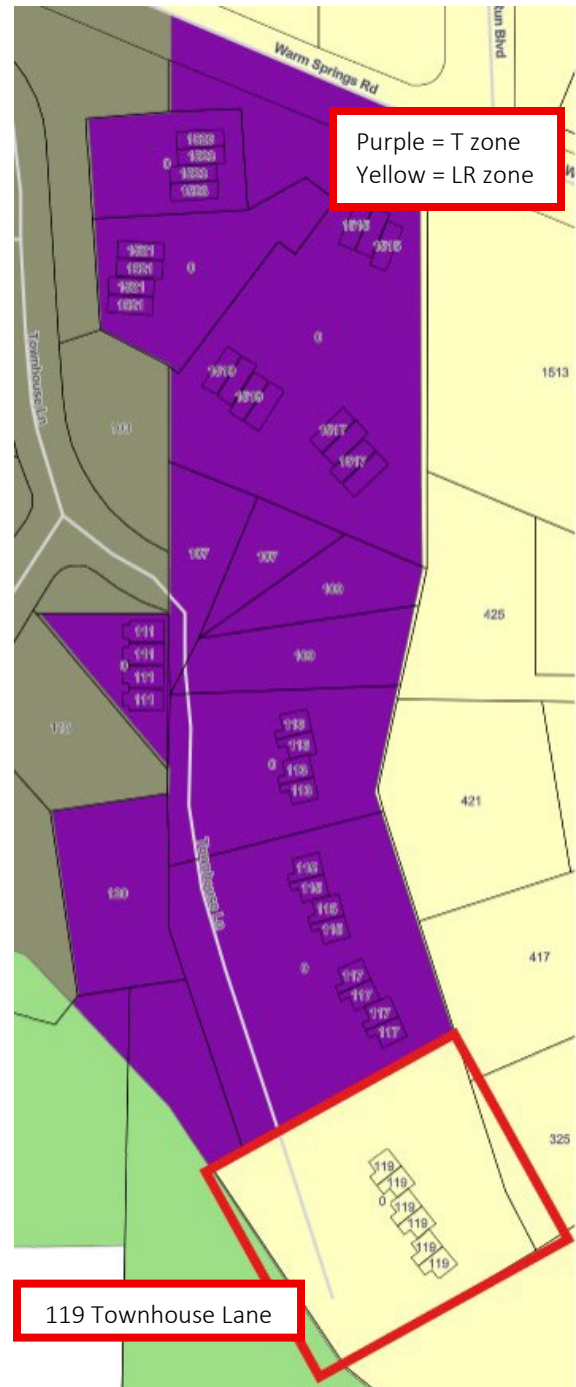


Figure 1: Current Ketchum Zoning Map

- (1) Is consistent with the Comprehensive Plan and other City policies;
- (2) Does not conflict with other provisions of [the] Code or other provisions in the Ketchum Municipal Code; and
- (3) Is consistent with the general purpose and intent of [the] Code.

The Future Land Use Map (FLUM) in Ketchum’s 2025 Comprehensive Plan (Comp Plan) categorizes the current T zoned areas, as shown in figure 1 and figure 2, as medium density residential (MDR) while the LR zone of the subject property is categorized as low density residential (LDR). However, since the 2025 FLUM was informed by Ketchum’s current zoning map, the error in the current zoning map was carried into the 2025 FLUM. The subject property should be classified as MDR to reflect the appropriate underlying T zoning.

The primary uses in the MDR category are small single-family homes, duplexes, and townhomes. The intent of the MDR, per the 2025 Comp Plan, is:

“The diversification of housing options is encouraged through residential infill and redevelopment that is compatible with the surrounding neighborhood and expands community housing. Naturally-occurring affordable rental and owner-occupied housing units should be preserved. Density should be generally 5 to 11 dwelling units per acre...”

Staff believe that the proposed rezone to T supports the intent of MDR by nature of the existing development being a townhome, remaining compatible with the surrounding neighborhood, and falling within the intended density range. In addition to the FLUM categorization, Comp Plan policies further support the rezone, such as policies:

- BNE–1.6: Adaptive Reuse, which encourages reuse if buildings as a preferred alternative to demolition to maintain community character and preserve existing housing.
- H–1.2: Preservation of Existing Units.

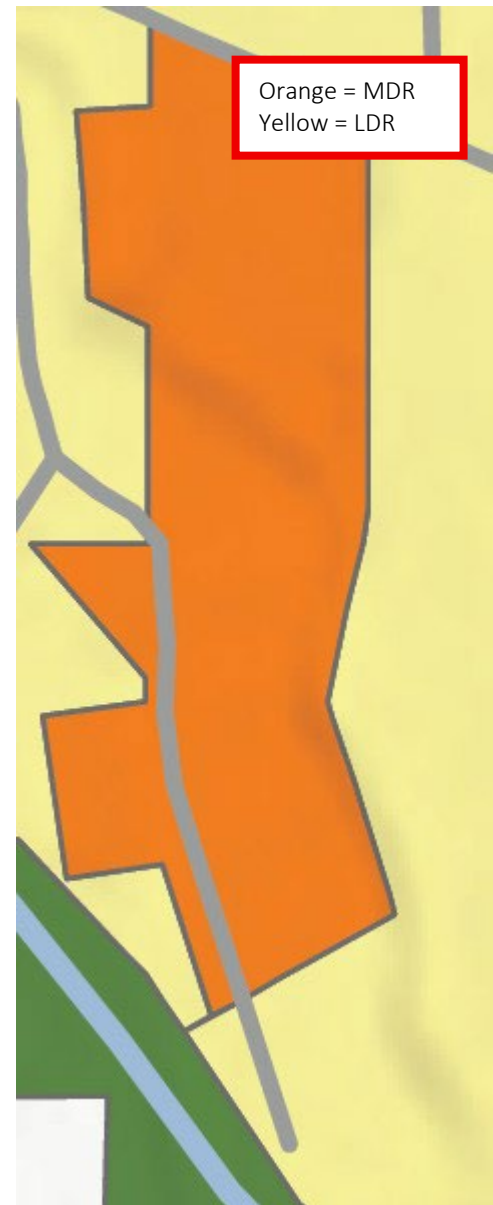


Figure 2: 2025 FLUM

When considering if the proposal conflicts with KMC, staff find that the subject property complies with all T zone dimensional standards in KMC 16.02.020.A. In fact, the proposed rezone generates greater compliance with code. The existing nonconforming use and side setbacks would be brought into conformance with approval of the rezone. Additionally, if the subject property were ever redeveloped, the current LR zoning would require a single-family home conflicting with the no net loss of dwelling units provision in KMC 16.04.070.A. Approval of the proposed rezone would remove this current conflict as the T zone would allow for replacement of the six existing units.

Overall, staff believe the rezone of 119 Townhouse Lane to the T zone is supported by the 2025 Comprehensive Plan, does not conflict with the KMC, and is consistent with the general intent and purpose of the KMC.

STAFF RECOMMENDATION

Staff recommend the Commission review the application and make a recommendation of approval to City Council on Draft Ordinance 1275.

However, the Commission has the following options for recommendations:

- Approval
- Approval with recommended revisions
- Denial

If the Commission would like additional information from staff prior to making a recommendation, the Commission can move to continue the hearing to a date certain or uncertain. Continuing to a date uncertain would require re-noticing of the application.

ATTACHMENTS:

- A. 119 Townhouse Lane Ketchum Zoning Map History
- B. Original Warm Springs Townhomes #2 Building Permit
- C. Draft Ordinance and Publication Summary



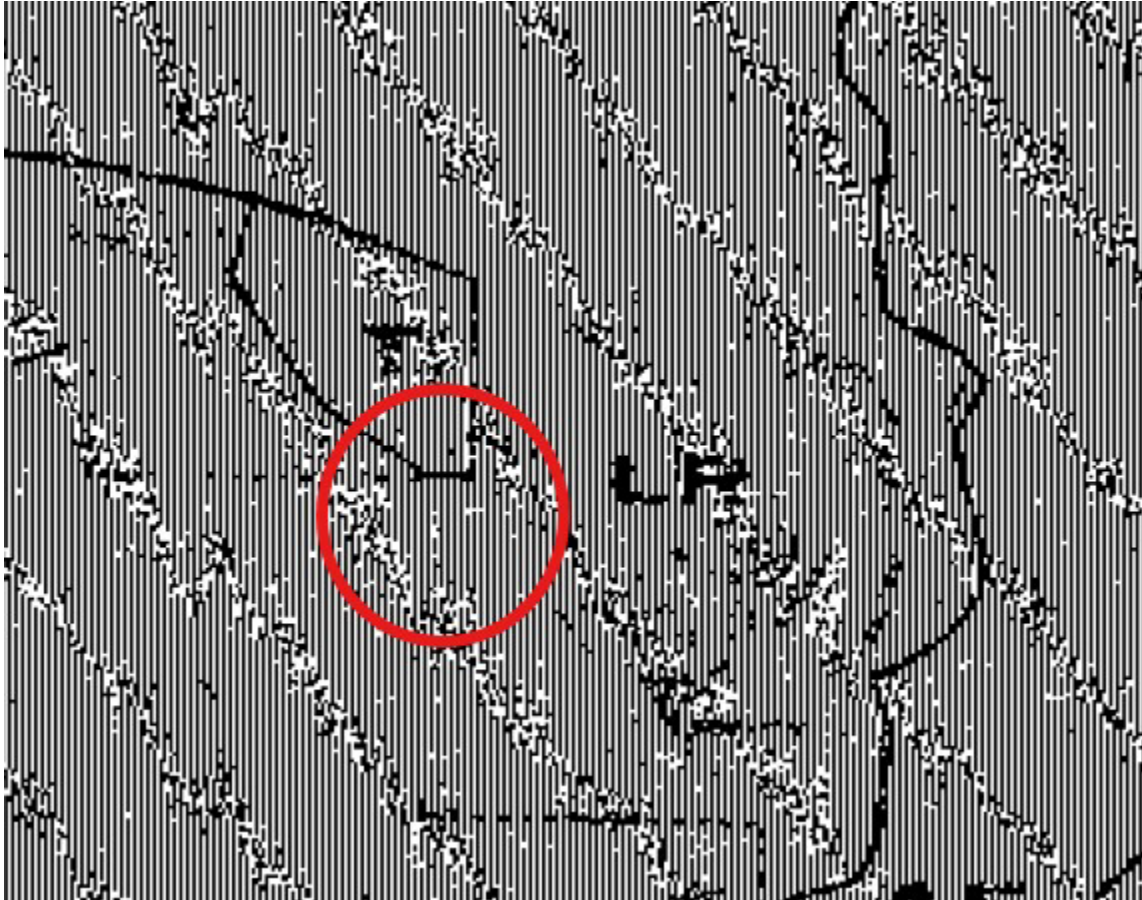
City of Ketchum

ATTACHMENT A:

119 Townhouse Lane Ketchum Zoning Map History

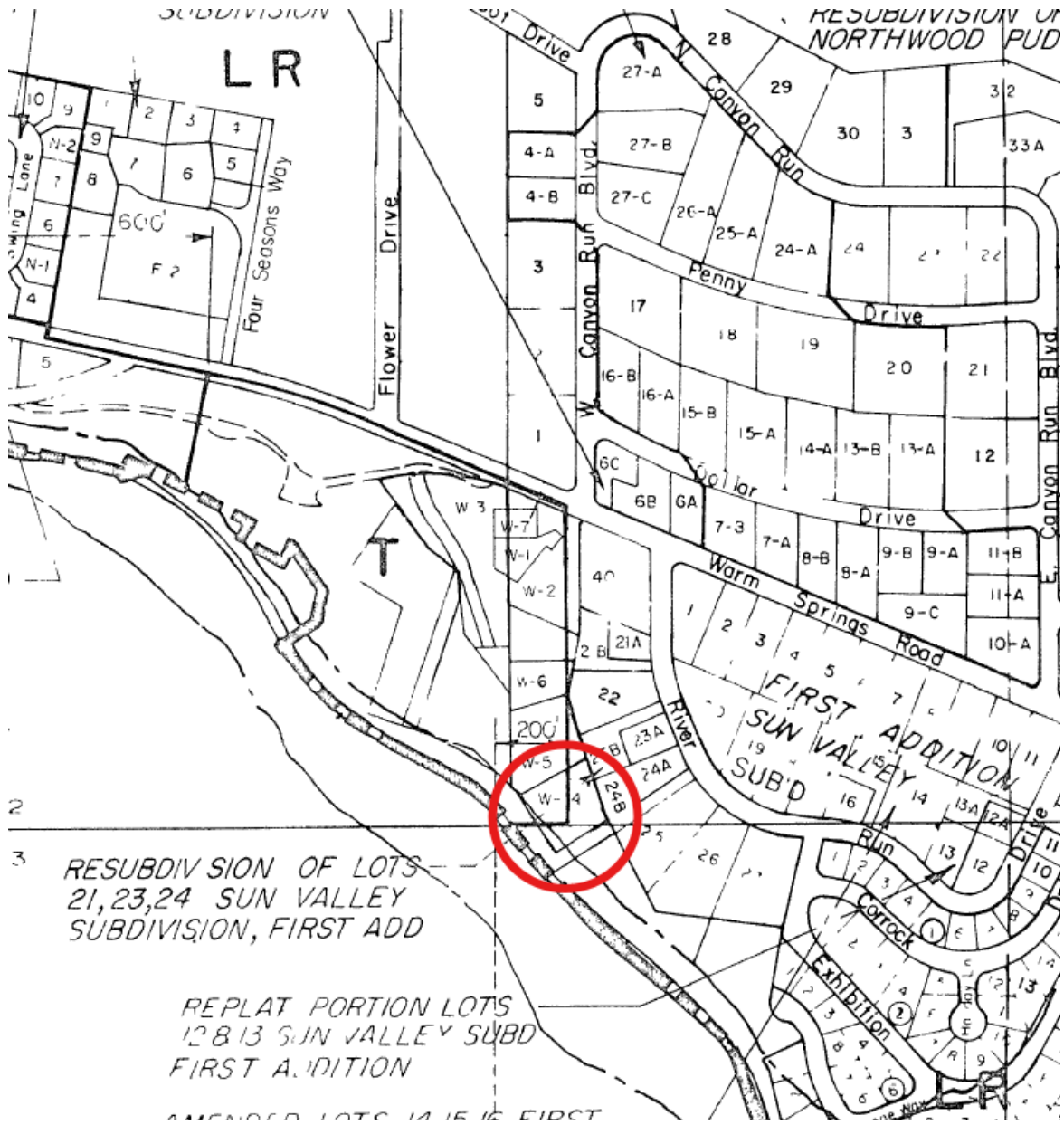
119 Townhouse Lane Ketchum Zoning Map History

1966 Zoning Map – showing T zoned pocket within the broader LR zone.

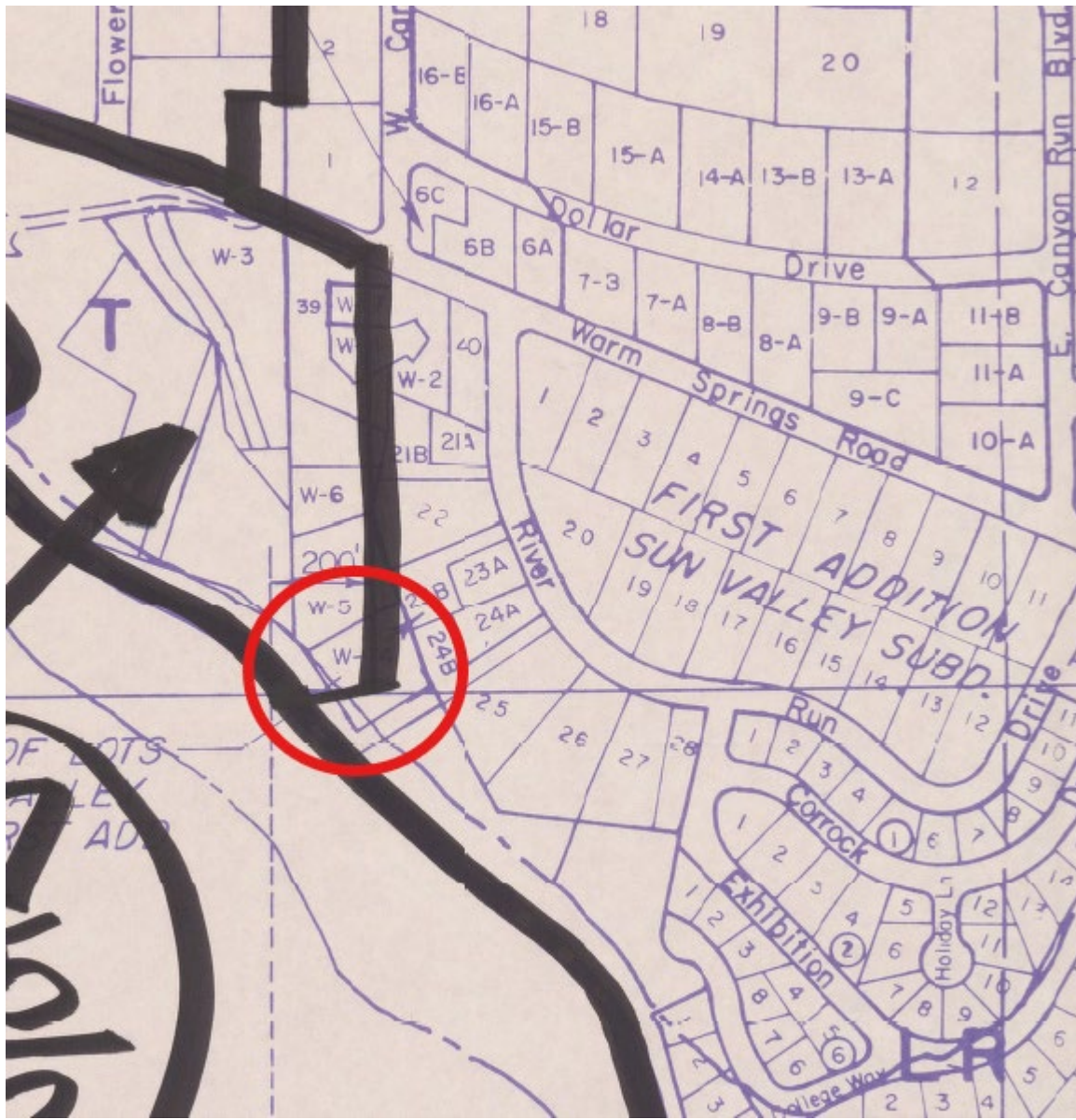


1974 Zoning Map – first showing dual zoning of T & LR

Warm Springs Townhomes had already been developed by this point.



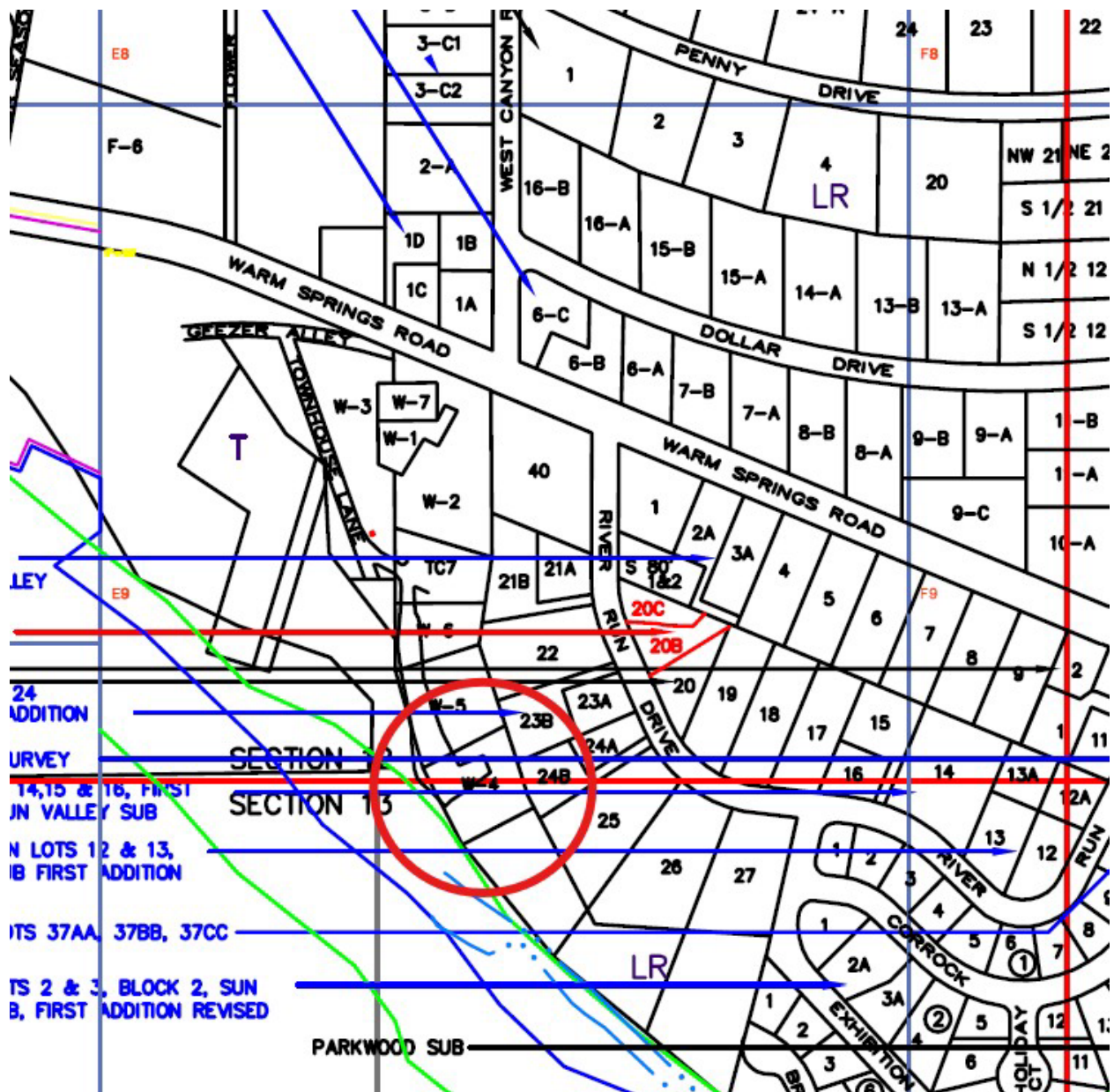
1979 Zoning Map – continues dual zoning of T & LR



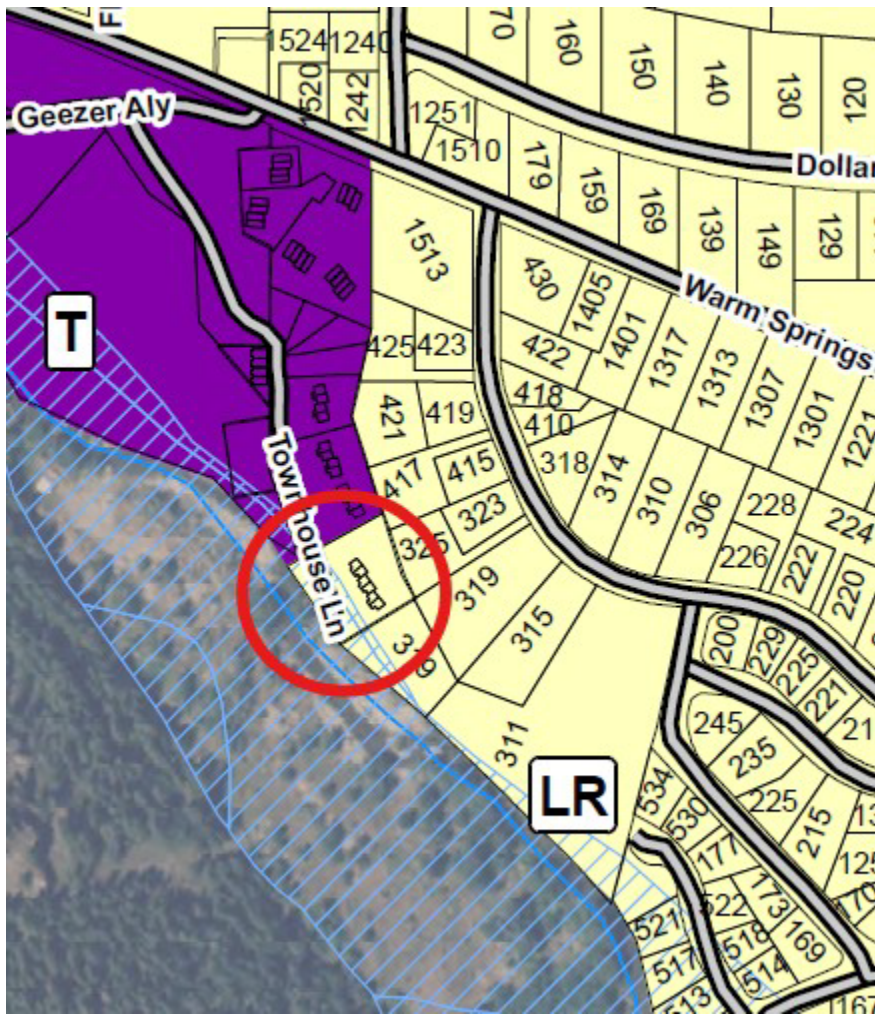
1997 Zoning Map – continues dual zoning of T & LR



2002 Zoning Map – loss of clarity on zoning designation



2008 (shown) through Current Zoning Map – fully zoned LR





City of Ketchum

ATTACHMENT B:

Original Warm Springs Townhomes #2 Building Permit

APPLICATION FOR BUILDING PERMIT

City of Ketchum, Idaho

Permit No.

6

Date Filed

Mar 24 1971

Fee Paid

\$ 94.00

Please fill in each of the following sections:

Application is hereby made to: construct (), repair (),

move (), alter () or enlarge () a Simpson townhouses

To be located at Warm Springs (give street address); which is legally

described as follows) (give lot and block number or other legal description)

Warm Springs Town Houses. 6 units, Simpson Unit Development.

is located in Tourist Zone District; and is estimated to cost \$ 100,000.00

SITE AND BUILDING DESCRIPTION

The structure will consist of Wood frame (describe basic materials to be used)

It will have 6 Family units (give number of family units, if any)

And will contain 8700 sq. ft. (include the total floor area, exclusive of garage, basement & porches)

The lot area is 1 acre sq. ft.;

And is to be served by a Private well (for water supply;

And is to be served by a Ketchum City for sewage disposal.

Yard setbacks will be as follows: (give distance of structure in feet from each lot line)

front yard 50 rear yard hill each side yard 25' and 25'

(A sketch plan showing the location of the building on the lot and the location of any well or septic system shall be drawn on the back of this page)

NAMES, ADDRESS AND SIGNATURE

Contractor Butler Bros. 13045 37 Sun Valley

Owner Jack Simpson Ketchum

I hereby acknowledge that I have filled in this application accurately to the best of my knowledge and that I agree to comply with all City ordinances and State laws regulating building construction in the City of Ketchum, Idaho.

Bill Butler

Signature of Owner or Contractor

OFFICIAL ACTION

Application Approved Building Inspector

Application denied Building Inspector

Reasons for denial

1st Inspection approved (), disapproved () by

2nd Inspection approved (), disapproved () by



City of Ketchum

ATTACHMENT C:

Draft Ordinance and Publication Summary

DRAFT ORDINANCE NO. 1275

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING THE CITY OF KETCHUM OFFICIAL ZONING MAP, BY CHANGING THE ZONING DISTRICT DESIGNATION OF WARM SPRINGS T.H. #2 COMMON AREA SEC 12, 4N 17E AND WARM SPRINGS TOWNHOUSE CONDO 2 UNIT 1, 2, 3, 4, 5, & 6 BLDG 2 .16667 (119 TOWNHOUSE LANE) FROM THE LIMITED RESIDENTIAL ZONING DISTRICT (LR) TO THE TOURIST ZONING DISTRICT (T); PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Ketchum is authorized to pursue a rezone through Ketchum Municipal Code (KMC) 16.07.070.C: Zoning Map Amendment (Rezoning);

WHEREAS, through review of a building permit, the City identified an error in Ketchum's Official Zoning Map;

WHEREAS, 119 Townhouse Lane was recorded as split zoned between Limited Residential Zoning District (LR) and Tourist Zoning District (T) from 1974 through 1997 but then recorded as zoned entirely LR from 2008 to current with no documentation addressing why or how 119 Townhouse Lane was rezoned fully LR;

WHEREAS, 119 Townhouse Lane has six existing townhomes that were developed per T zone dimensional standards in 1971;

WHEREAS, rezoning 119 Townhouse Lane from LR to T is supported by the 2025 Comprehensive Plan & Future Land Use Map, will mitigate current conflicts with the KMC, and will correct an error in the Ketchum Official Zoning Map;

WHEREAS, rezoning 119 Townhouse Lane from LR to T will maintain a minimum of six units on the property in the event of redevelopment, per current regulations;

WHEREAS, rezoning 119 Townhouse Lane from LR to T will bring current nonconformities on the property into conformance.

WHEREAS, the Planning and Zoning Commission held a public hearing on May 20, 2026 and provided a recommendation of approval to City Council to rezone 119 Townhouse Lane from LR to T;

WHEREAS, the City Council held a public hearing on _____ to review the ordinance and information;

WHEREAS, the City Council held three readings of Ordinance 1275 on _____, _____, and _____, resulting in approval of this ordinance;

WHEREAS, the City Council hearings were duly noticed per the requirements of Idaho Code Section 67-6509; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KETCHUM

SECTION 1. The City of Ketchum’s Official Zoning Map shall be amended to show the change in zoning designation from the Limited Residential Zoning District (LR) to the Tourist Zoning District (T) for WARM SPRINGS T.H. #2 COMMON AREA SEC 12, 4N 17E and WARM SPRINGS TOWNHOUSE CONDO 2 UNIT 1, 2, 3, 4, 5, & 6 BLDG 2 .16667 (119 Townhouse Lane) as set forth in “Exhibit A” attached hereto.

SECTION 2. SAVINGS AND SEVERABILITY CLAUSE. If any section, paragraph, sentence or provision hereof of the application to any particular circumstances shall ever be held invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

SECTION 3. REPEALER CLAUSE. All City of Ketchum Ordinances or parts thereof which are in conflict herewith are hereby repealed.

SECTION 4. PUBLICATION. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as “Exhibit B” shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval, and publication, according to law.

PASSED BY the CITY COUNCIL and APPROVED by the MAYOR of Ketchum, Idaho, on this _____ day of _____, 2026.

APPROVED:

Pete Prekeges, Mayor

ATTEST:

Trent Donat, City Clerk



City of Ketchum

Exhibit A



City of Ketchum



Blue Outline and Overlay = Proposed Rezone
Purple = Tourist Zoning District (T)
Yellow = Limited Residential Zoning District (LR)
Green = Recreation Use Zoning District (RU)

Ketchum Official Zoning Map:

<https://experience.arcgis.com/experience/5851906662bd4c20a5abe6fe6d2e7a05/>



City of Ketchum

Exhibit B

PUBLICATION SUMMARY

DRAFT ORDINANCE 1275

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING THE CITY OF KETCHUM OFFICIAL ZONING MAP, BY CHANGING THE ZONING DISTRICT DESIGNATION OF WARM SPRINGS T.H. #2 COMMON AREA SEC 12, 4N 17E AND WARM SPRINGS TOWNHOUSE CONDO 2 UNIT 1, 2, 3, 4, 5, & 6 BLDG 2 .16667 (119 TOWNHOUSE LANE) FROM THE LIMITED RESIDENTIAL ZONING DISTRICT (LR) TO THE TOURIST ZONING DISTRICT (T); PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

A summary of the principal provisions of Ordinance No. 1275 of the City of Ketchum, Blaine County, Idaho, adopted on _____ is as follows:

- SECTION 1.** The City of Ketchum’s Official Zoning Map shall be amended to show the change in zoning designation from the Limited Residential Zoning District (LR) to the Tourist Zoning District (T) for WARM SPRINGS T.H. #2 COMMON AREA SEC 12, 4N 17E and WARM SPRINGS TOWNHOUSE CONDO 2 UNIT 1, 2, 3, 4, 5, & 6 BLDG 2 .16667 (119 Townhouse Lane).
- SECTION 2.** Provides a savings and severability clause.
- SECTION 3.** Provides a repealer clause.
- SECTION 4.** Provides for publication of this Ordinance by Summary.
- SECTION 5.** Establishes an effective date.

The full text of this Ordinance is available at the City Clerk’s Office, Ketchum City Hall, 191 5th Street West, Ketchum, Idaho 83340 and will be provided to any citizen upon personal request during normal office hours.

ATTEST:

APPROVED:

Trent Donat, City Clerk

Pete Prekeges, Mayor