



AGENDA

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

CALL TO ORDER:

ROLL CALL:

COMMUNICATIONS FROM COMMISSIONERS:

CONSENT AGENDA:

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

1. ACTION ITEM: Recommendation to adopt the Findings of Fact, Conclusions of Law, and Decision for the final design review application (P24-092) at 140 W 2nd Street.

PUBLIC HEARING:

2. ACTION ITEM: Recommendation to hold a public hearing on the Draft Cohesive Ketchum 2025 Comprehensive Plan and continue the hearing to April 22nd.

NEW BUSINESS:

ADJOURNMENT:



**City of Ketchum
Planning & Building**

IN RE:)
)
140 West 2nd) KETCHUM PLANNING AND ZONING COMMISSION
Design Review) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Application File Number: P24-092) DECISION
)
)
Date: March 12, 2024)

PROJECT: 140 West 2nd
APPLICATION TYPE: Design Review
FILE NUMBER: P24-092
ASSOCIATED APPLICATIONS: Pre-Application Design Review P24-070
PROPERTY OWNER: 140 West 2nd Street LLC
REPRESENTATIVE: Michael Doty Associates, Architects
LOCATION: 140 W 2nd Street (Ketchum Townsite: Block 59: Amended Lot 1A)
ZONING: Mixed-Use Subdistrict of the Community Core (CC-2 Zone)
OVERLAY: None

RECORD OF PROCEEDINGS

The Planning and Zoning Commission (the “Commission”) considered the 140 West 2nd Design Review Application File No. P24-092 during their meeting on March 25, 2025. A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site on March 5, 2025. The public hearing notice was published in the Idaho Mountain Express on March 5, 2025. A notice was posted on the project site on March 17, 2025 and on the city’s website on March 19, 2025. After considering Staff’s analysis, the applicant’s presentation, and public comment, the Commission approved Design Review Application File No. P24-092 subject to conditions.

FINDINGS OF FACT

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

The applicant is proposing to develop a new 9,363-gross-square-foot mixed-use building located at 140 W 2nd Street (the “subject property”) in the Mixed-Use Subdistrict of the Community Core (“CC-2 Zone”). The project includes an art gallery and showroom space on the ground level, two multi-family dwelling units on the second floor, and a residential penthouse on the third floor. Four off-street parking spaces are provided on site and accessed off the block 59 alleyway. The project plans are included as Exhibit A.

The subject property is an existing nonconforming lot with substandard width and size. The lot is 45 feet wide and has a total area of 4,946 square feet. Blocks within Ketchum’s original townsite were historically platted into 55-foot-wide lots oriented towards avenue rights-of-way that run north to south with rear property lines along alleyways. Unlike these historically platted townsite lots, the nonconforming subject property orients towards the corner of 2nd Street and the Block 59 alleyway. The subject property is improved with an existing residential building that was developed in 1960 that is proposed to be demolished to accommodate the proposed mixed-use development.

The project is proposing to take advantage of the Floor Area Ratio (FAR) bonus in exchange for community housing. The total FAR for the mixed-use development is 1.89, and the project exceeds the 1.0 FAR permitted by-right in the CC-2 Zone by 4,417 square feet. The applicant proposes to mitigate the additional floor area by either making a community housing in-lieu fee payment of \$450,600 or dedicating one of the second-floor apartments as a deed-restricted community housing unit. Both the construction of deed-restricted community housing on site and payment of the community housing in-lieu fee are options to fulfill the community housing contribution pursuant to KMC §17.124.040.B2c.

Findings Regarding Conformance with Zoning and Design Review Standards

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

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

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

Future Land Use

The subject property is designated as Mixed-Use Commercial on the future land map of the 2104 Comprehensive Plan (“2014 Plan”). The Mixed-Use Commercial future land use designation is intended to promote a wide range of land uses, including commercial and residential uses, within mixed-use buildings. The 2014 Plan states, “New structures in existing mixed-use areas should be oriented to streets and sidewalks and contain a mix of activities. Mixed-use developments should contain common public space features that provide relief to the density and contribute to the quality of the street” (page 69).

140 West 2nd is an infill, mixed-use development with an art gallery and showroom space on the ground-level that orients towards 2nd Street and the block 59 alleyway. The project incorporates a landscaped area and benches in the front setback area by the gallery entrance. The public open space

features, pedestrian amenities, and art gallery use will help create an active streetscape and add vibrancy to this area of downtown.

Housing

The 2014 Plan identifies downtown as an appropriate place for housing density due to its proximity to jobs and transportation options. Policy H-1.4 of the comprehensive plan states that, “housing should be integrated into the downtown core” (page 20), and Policy H-3.1 encourage the siting of housing in new developments near public transportation and retail districts (page 21). The project will provide three new housing units located within the downtown core within walking distance to the Mountain Rides bus stop at 1st Avenue & Sun Valley Road, which provides access to all major transit routes connecting riders to other areas of Ketchum and the Wood River Valley.

Compatibility with Surrounding Neighborhood

The 2014 Plan provides the following policies regarding design and compatibility with the surrounding neighborhood:

- Policy CD-1.3: “Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style” (page 26).
- Policy CD-1.4: “Each new project should be well-designed and attractive, and should complement surrounding land uses and existing neighborhood character”(page 26).

This area of downtown contains both smaller-scaled, older buildings as well as larger-scaled developments. The subject property is directly adjacent to two buildings that front 1st Avenue—the Galena Building and the Davies Reid Building. The Galena Building was built in 1950 and is a 4,806-square-foot mixed-use development clad in dark brown wood siding. The Davies Reid Building is a mixed-use development that was constructed in 1998 and has a total FAR of 1.85. The Davies Reid Building’s exterior materials include sandstone, stucco, teak, and natural wood with earth tone colors.

An non-conforming, single-family residence, the Mindbender Condominiums, and the 120 Building are located to the west of the project across the alley. The adjacent non-conforming single-family residence is the smallest-scaled building on the block with a total floor area 1,323 square feet. The Mindbender Condominiums is a multi-family residential building clad in dark brown cedar siding that was constructed in 2019. The 42-foot-tall Mindbender Building has a total FAR of 1.94. The 120 Building was constructed in 2000 and is a brick mixed-use building with green awnings that front 2nd Avenue. The 120 Building has a maximum height of 40 feet and a total FAR of 1.82.

The Pines multi-family residential buildings and the Chilali Condominiums are the project’s direct neighbors to the north across 2nd Street. The Pines/Jenkins Condominiums is comprised of two, two-story multi-family residential buildings that were constructed in 1971. The Chilali Condominiums, which was constructed in 2007, is a 25-unit multi-family residential building that fronts 2nd Avenue and extends from Sun Valley Road to 2nd Street on the west half of block 58. The 71,355-square-foot Chilali Building is three stories with a total FAR of 1.75. The Chilali Building’s exterior materials include stone veneer, light-brown painted board and batten siding, and stained cedar shingle siding.

The project has a total FAR is 1.89 and contains three floors that extend to a maximum height of 39'-8". The project is larger in scale than older buildings in the surrounding neighborhood, like the Galena Building, but comparable in size to newer developments like the Mindbender Condominiums, 120 Building, and the Chilali Condominiums. The proposed exterior materials include a regionally-sourced Oakley stone, Accoya resawn timber wood-siding with light brown and gray color tones, dark brown stucco, natural wood-toned soffits. The natural materials and earthtone colors will complement the adjacent buildings and surrounding buildings. The project provides a high-quality design that complements adjacent buildings and is contextually appropriate for this area of downtown

Criteria 3: Conformance with Applicable Standards and Criteria

The 140 West 2nd project complies with all zoning code regulations, dimensional standards required for buildings in the CC-2 Zone, Design Review standards, and Community Core project requirements.

Findings Regarding Compliance with Zoning Regulations

17.12.020 – District Use Matrix	Conformance
<i>Zone District: Mixed-Use Subdistrict of the Community Core (CC-2)</i>	YES
<p>Commission Findings</p> <p>The mixed-use development includes a ground-floor art gallery and showroom space. The basement includes a showroom space for private clients. The art gallery and showroom space are qualified as a retail trade establishment. KMC §17.08.020 defines retail trade as:</p> <p><i>An establishment which provides the final step in the retailing process for the distribution of goods and commodities to customers. Retailers are organized to sell or rent merchandise in small quantities to the general public and operate a fixed point of sale location designed to attract a high volume of walk-in customers. Typical uses include, but are not limited to, grocery stores, establishments selling office supplies and equipment, building materials, plumbing supply, antiques or consignment items, home improvement and garden supplies, books and educational material, clothing, sporting goods, pharmaceuticals, medical devices, health and fitness supplies, art and associated material and household pet supplies. Motor vehicle sales are not included in this definition.</i></p> <p>Retail trade establishments are permitted in the CC-2 Zone pursuant to KMC §17.12.020. The upper levels of the building contain three multi-family dwelling units—two on the second floor and one on the third floor. Multi-family dwelling units are permitted in the CC-2 Zone pursuant to KMC §17.12.020.</p>	

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
<i>Minimum Lot Size</i>	NO—existing nonconforming lot
<p>Commission Findings</p> <p><u>Required:</u> 5,500 square feet</p> <p>Pursuant to the supplementary lot area regulations specified in KMC §17.128.010.A, “Where an individual lot was held in separate ownership from adjoining properties or was platted in a recorded subdivision approved by the City Council prior to April 21, 1966, or was in such a condition at the time the lot was subsequently annexed to the City, or was of legal area and dimensions when held in separate ownership from adjoining properties or when platted in a recorded subdivision, such a lot may be occupied according to the permitted uses provided for the district in which the lot is located,</p>	

provided the proposed uses, building construction and all other regulations in regard to setbacks, supplemental yard regulations and parking areas are strictly adhered to and complied with.”

Existing Nonconforming Lot Area: 4,946 square feet

The subject property—lot 1A within block 59 of the original Ketchum townsite—was created in 1991 through Lot Line Shift Application File No. 91-01. This Lot Line Shift application combined two existing smaller, substandard lots to bring Lot 1A into closer conformance with city standards.

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
<i>Minimum Lot Width</i>	NO—existing nonconforming lot
Commission Findings <u>Required:</u> Minimum lot width of an average of 55 feet is required in the CC-2 zone district. <u>Existing Nonconforming Lot Width:</u> 45 feet	

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
<i>Minimum Building Setbacks</i>	YES
Commission Findings <u>Required:</u> <ul style="list-style-type: none"> • Front (West 2nd Street/north): 5’ average • Side (Block 59 Alleyway/west): 3’ • Side (interior/east): 0’ • Rear (interior/south): 0’ <p>Setback for Fourth Floor: 10 feet</p> <p>Non-habitable structures, permanently affixed deck amenities, solar panels visible above roof ridge or parapet, and mechanical equipment and screening affixed to a roof from all building facades: 10 feet</p> <u>Proposed:</u> <i>Setbacks for Mixed-Use Building</i> <ul style="list-style-type: none"> • Front (West 2nd Street/north): 9’-6’’ avg at first floor, 11’-3’’ avg at second floor, 16’-10’’ avg at third floor • Side (Block 59 Alleyway/west): 3’-1’’ • Side (interior/east): 2’’ • Rear (interior/south): 8’’ <p><i>Fourth-Floor Setbacks:</i> N/A. The project does not include a fourth floor.</p> <p><i>Rooftop Structures</i> As shown on sheet A-204 of the project plans, the mechanical area on the roof, including the roof access hatch, and associated screening comply with the 10-foot minimum required setback from all building facades. The elevator, chimney, and roof-deck guardrail are under the 42-foot-maximum height limit</p>	

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
<i>Maximum Building Heights</i>	YES
<p>Commission Findings <i>Maximum Permitted</i> 42 feet</p> <p>Height of building/CC District: The greatest vertical distance of a building in the community core district measured by determining the average elevation of the front property line and rear property line. Draw a line from the average front or rear elevation up to the maximum building height allowed, and then draw a line at that height parallel to the front or rear property line. The resulting line establishes the highest elevation of the front or rear facade. The front or rear facade shall not extend above this line. Side facades may be stepped up or down to transition from the highest elevation of the front facade height to the highest elevation of the rear facade. One or multiple steps along the side facades are allowed, except no step shall occur within 40 feet of the front elevation or within 35 feet of the rear facade. The City shall establish the elevation points used to calculate the average elevation of the front and rear property lines (see illustration A on file in the office of the City Clerk).</p> <p><i>Non-habitable Structures Located on Building Rooftops: 10 feet</i> <i>Perimeter Walls Enclosing Rooftop Deck and Structures: 4 feet above roof surface height. Perimeter roof top walls are required to be at least 75% transparent.</i></p> <p><i>Rooftop Solar & Mechanical Equipment Above Roof Surface: 5 feet</i></p> <p><u>Proposed</u> <i>Maximum Height</i> Average Grade Elevation at Front Property Line (north/2nd Street): 5822.4' Top of Front Façade Elevation: 5862.07' Height of Front Façade—Top of Roof: 39'-8"</p> <p>Average Grade Elevation at Rear Property Line: 5823.6' Top of Rear Façade Elevation: 5862' Height of Rear Façade—Top of Roof: 38'-5" Height of Rear Façade—Top of Roof Deck Guardrail: 41'-7"</p> <p><i>Non-habitable Structures Located on Building Rooftops</i> Elevator Overrun: 2 feet (under 42-foot maximum height limit)</p> <p><i>Perimeter Walls Enclosing Rooftop Deck and Structures</i> Roof Deck Guardrail: 3'-7"</p>	

17.124.040 – Floor Area Ratios and Community Housing	Conformance
<i>An increased FAR may be permitted subject to design review approval provided that all conditions in KMC 17.124.040.B.2 are met.</i>	YES Condition #2
<p>Commission Findings <u>Required</u></p>	

- Permitted FAR: 1.0
- Permitted FAR with Community Housing: 2.25

Proposed:

The FAR calculation is provided on Sheet A-010 of the project plans.

- Total Gross Floor Area: 9,363 square feet
- Lot Area: 4,946 square feet
- FAR: 1.89

Community Housing Mitigation Calculation:

- Permitted Gross Floor Area (1.0 FAR): 4,946 square feet
- Proposed Gross Floor Area: 9,363 square feet
- Increase Above Permitted FAR: 4,417 square feet
- 20% of Increase: 883 square feet
- Net Livable (15% Reduction): 751 square feet
- Community Housing In-Lieu Fee (FY 2025: \$600/square foot): \$450,600

The applicant has proposed fulfilling the community housing contribution by either paying the community housing fee in-lieu or deed-restricting one of the apartments on the second floor as a community housing unit. Pursuant to condition of approval #2, as a voluntary contribution, in exchange for an increase in FAR, a total community housing contribution of 751 square feet is required. A FAR Exceedance Agreement between the applicant and the City to memorialize the community housing contribution shall be signed and recorded prior to issuance of a building permit for the project.

17.124.180 Minimum Residential Densities and Commercial Requirements	Conformance
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Minimum Residential Densities and Commercial Requirements	YES
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Commission Findings

Required

- A. *General requirements.* New development projects or expansions of existing buildings that exceed a total floor area ratio (FAR) of 1.0 within Subdistrict 1 and Subdistrict 2 of the CC Zone District and 0.5 FAR in the T, T-3000, T-4000, and GR-H zone districts must provide a minimum number of residential units as follows:

Zone District	Minimum Residential Density Required			
CC Subdistricts 1 and 2	100% Residential Development			
	5 units per Ketchum Townsite lot as originally platted			
	Mixed Use Development			
	≤ 30% Commercial	31—60% Commercial	61—80% Commercial	≥ 80% Commercial
	4 units per Ketchum Townsite lot as originally platted	3 units per Ketchum Townsite lot as originally platted	2 units per Ketchum Townsite lot as originally platted	No Minimum except when residential units are provided, there shall be a minimum of 2 units

- B. *Commercial calculation.* For purposes of calculating commercial area for minimum residential densities, commercial square footage shall include all permitted and conditionally permitted uses identified in section 17.12.020, district use matrix, under the categories of "Commercial" or "Public and Institutional".
1. Commercial area shall be calculated by dividing the net floor area of commercial square footage by the total net floor area for the project.
- C. *Minimum commercial.* Mixed-use developments in the CC-1 Zone and for properties located from the alley west of Main Street to N 2nd Avenue between 2nd and 5th Streets within the CC-2 Zone shall have a minimum of 35 percent of the gross floor area, as defined in section 17.08.020, of the ground floor be commercial use(s).
- D. *Restaurant incentive.* The minimum residential density requirements shall be reduced by one dwelling unit for new developments proposing restaurants that include necessary utility infrastructure for commercial kitchens, such as but not limited to commercial hood and grease traps.

Proposed

Commercial Calculation

Project net and gross floor area calculations are provided on sheet A-010 of the project plans.

Basement Commercial B Net Floor Area: 452 square feet

Ground-Floor Commercial 1 Net Floor Area: 2,270 square feet

Total Commercial Net Floor Area: 2,722 square feet

Project Net Floor Area: 8,433 square feet

Percent Commercial: 32%

Minimum Residential Density Required for 31-60% Commercial: 3 units

Proposed Residential Density: 3 units

Minimum Commercial

N/A as the subject property is on the west side of 2nd Street and outside the area in the CC-2 Zone where 35% of the gross floor area of the ground floor must be commercial use.

Restaurant Incentive

N/A as no restaurant is proposed within the mixed-use development.

17.04.030 – No Net Loss of Dwelling Units	Conformance
<i>Ketchum Municipal Code §17.04.030.D. Applications: no net loss of units: Development of property, in any zone district, may not result in the net loss of dwelling units. Total number of dwelling units shall be calculated including all listed or defined dwelling unit uses and terms in this Code such as, but not limited to, "dwelling, one-family", "dwelling, multi-family", "dwelling unit, accessory", and "work/live unit".</i>	YES
<p>Commission Findings</p> <p><u>Existing:</u> The property is developed with a single-family dwelling unit.</p> <p><u>Proposed:</u> The project proposes three multi-family dwelling units.</p>	

17.125.030 - Off Street Parking and Loading 17.125.040 – Off Street Parking and Loading Calculations 17.125.050 – Community Core District Off Street Parking and Loading Calculations	Conformance
<i>Pursuant to Ketchum Municipal Code 17.125.020.A1, all new development must comply with the off street vehicle parking requirements.</i>	YES
<p>Commission Findings</p> <p><u>Required (KMC §17.125.040)</u></p> <p><i>Multi-Family Dwelling Units in CC Zone</i></p> <ul style="list-style-type: none"> • Units 750 square feet or less: 0 parking spaces • Units 751 square feet to 2,000 square feet: 1 parking space • Units 2,001 square feet and above: 2 parking spaces <p><i>Non-residential: 1 parking space per 1,000 gross square feet (refer to definition of gross floor area with additional exclusion of common and public areas)</i></p> <p><i>Exemptions in CC Zone</i></p> <ul style="list-style-type: none"> • Community housing • Food service • The first 5,500 gross square feet of retail trade • The first 5,500 gross square feet of assembly uses <p><i>Project Parking Demand</i></p> <p>Art Galley—Retail Trade (3,337 gross sq ft): Exempt</p> <p>Multi-Family Dwelling Units:</p> <ul style="list-style-type: none"> • Unit 201: 992 square feet—1 parking space • Unit 202: 1,914 square feet—1 parking space • Unit 301: 2,805 square feet—2 parking spaces <p><i>Total Parking Demand:</i></p> <p>5 Parking Spaces</p> <p><u>Proposed</u></p> <p>The applicant has provided 4 parking spaces—1 covered parking space, a single-car parking garage, and a tandem-stall parking garage—accessed from the alley.</p>	

17.125.060 – Bicycle Parking	Conformance
<i>Ketchum Municipal Code §17.125.060.B: All uses, other than one family dwellings, are required to provide one bicycle rack, able to accommodate at least two bicycles, for every four parking spaces required by the proposed use.</i>	YES
<p>Commission Findings</p> <p><u>Required:</u> 1 bike rack, accommodating at least two bicycles, is required based on the project parking demand.</p> <p><u>Proposed:</u> 1 bike rack accommodating two bicycles is provided on site in the alcove along the alleyway.</p>	

17.127 – Signage	Conformance
<i>Master Signage Plan for New Construction</i>	YES
<p>Commission Findings: The master signage plan is specified on sheet A-321. The applicant has proposed one wall sign for the art gallery. The sign has steel plate backing with raise bronze lettering and is proposed to be recessed into the stone wall by the art gallery entrance along 2nd Street. Pursuant to KMC §17.127.050, 1 square foot of signage for every 3 linear feet of street frontage (not to exceed 60 feet) is permitted. Based on the 45-foot lot width of the subject property, the maximum permitted wall sign area is 15 feet. The proposed wall sign has a total area of 1.36 square feet.</p>	

17.132 – Dark Skies	Conformance
<i>Compliance with Section 17.132 – Dark Skies.</i>	YES
<p>Commission Findings: The exterior lighting plan is provided on sheets A-511 & A-512. The exterior lighting fixtures include recessed downlights, path lights, and wall sconces. All exterior lighting is compliant with KMC §17.132.030.H1 as the three fixtures are full cutoff with the light source fully shielded. The light sources used for all three fixtures have a color temperature of 2700 Kelvin, which complies with KMC §17.132.030.A. The photometric study for the on-site exterior lighting shows minimal light trespass along the alley. The light trespass over the west property line along the alley ranges from 0.1 to a maximum of 0.5 footcandles. The light trespass along the alley is consistent with the city’s standards for right-of-way lighting, which requires that the footcandles illuminating the sidewalk shall not exceed an average of 0.2 footcandles and shall not exceed 5 footcandles.</p>	

FINDINGS REGARDING COMPLIANCE WITH DESIGN REVIEW STANDARDS

17.96.060.A.1 - Streets	Conformance
<i>The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.</i>	YES Condition #4
<p>Commission Findings: The project is located at the southeast corner of 2nd Street and the block 59 alleyway. As shown on sheet C1.10 of the project plans, the alley is proposed to be graded and resurfaced with asphalt. Alley drainage improvements include the installation of a new drywell and catch basin. All improvements to the right-of-way will be at the expense of the applicant.</p> <p>The City Engineer has conducted a preliminary review of the project plans and believes the proposed right-of-way improvements comply with city standards. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all right-of-way improvements, including sidewalks, alley asphalt, streetlights, utilities, and drainage facilities, for review and approval by the City Engineer, Streets Department, Utilities Department, and Planning Department prior to issuance of a building permit for the project pursuant to condition of approval #4.</p>	

17.96.060.A.2 - Streets	Conformance
<i>All street designs shall be approved by the City Engineer.</i>	YES Condition #4
<p>Commission Findings: No new streets or changes to the travel lanes or street designs are proposed with this project. Final civil drawings for all associated right-of-way improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer and</p>	

Streets Department. Final review of all right-of-way improvements will be completed prior to issuance of a building permit for the project pursuant to condition of approval #4.

17.96.060.B.1 - Sidewalks	Conformance
<i>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.</i>	YES
<p>Commission Findings: Ketchum Municipal Code 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. As the project is within the CC-2 zone district, sidewalks are required and included in the project plans. The applicant has proposed to install new 8-foot-wide sidewalk along 2nd Street</p>	

17.96.060.B.2 - Sidewalks	Conformance
<i>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.</i>	YES Condition #4
<p>Commission Findings: The applicant has proposed installing a new 8-foot-wide, concrete sidewalk along 2nd Street. The City Engineer and Streets Department have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards.</p> <p>The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all right-of-way improvements, including sidewalks, alley asphalt, streetlights, utilities, and drainage facilities, for review and approval by the City Engineer, Streets Department, Utilities Department, and Planning Department prior to issuance of a building permit for the project pursuant to condition of approval #4.</p>	

17.96.060.B.3 - Sidewalks	Conformance
<p><i>Sidewalks may be waived if one of the following criteria is met:</i></p> <ul style="list-style-type: none"> <i>a) The project comprises an addition of less than 250 square feet of conditioned space.</i> <i>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.</i> 	N/A
<p>Commission Findings: N/A. Sidewalks are required for the project. The applicant has not requested, nor has the City Engineer granted, a waiver to the sidewalk requirement for the project.</p>	

17.96.060.B.4 - Sidewalks	Conformance
<i>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.</i>	YES
<p>Commission Findings: The proposed sidewalk improvements are equal to the length of the frontage along 2nd Street.</p>	

17.96.060.B.5 – Sidewalks	Conformance
<i>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.</i>	YES
Commission Findings: The new sidewalk will connect to the existing sidewalk along 2 nd Street and the pedestrian pathways on the subject private property that lead to the art gallery and residential entryways.	

17.96.060.B.6 - Sidewalks	Conformance
<i>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.</i>	N/A
Commission Findings: The applicant has not requested relief from the requirement to construct sidewalks nor has the City granted any such request.	

17.96.060.C.1 - Drainage	Conformance
<i>All stormwater shall be retained on site.</i>	YES Condition #4
<p>Commission Findings: On-site stormwater drainage will be directed through internal roof drains to on-site drywells. The drainage improvements are specified on sheet C1.10 of the project plans. All storm water shall be retained on site, including water from roof drains. All roof drain locations must be shown on the project plans submitted with the building permit application for final review and approval by the City Engineer.</p> <p>Pursuant to condition of approval #4, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.</p>	

17.96.060.C.2 - Drainage	Conformance
<i>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</i>	YES Condition #4
Commission Findings: The project proposes to construct drainage improvements along the length of the subject property, including curb and gutter, along 2 nd Street. The drainage improvements are shown on Sheet C1.10 of the project plans. All drainage improvements are required to be constructed City standards. Pursuant to condition of approval #4, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.	

17.96.060.C.3 - Drainage	Conformance
<i>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</i>	YES Condition #4
<p>Commission Findings: The City Engineer will determine if the drainage improvements are sufficient after reviewing the final civil drawings submitted with the building permit application. The City Engineer may require additional drainage improvements if necessary. Pursuant to condition of approval #4, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.</p>	

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

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

17.96.060.D.2 - Utilities	Conformance
<i>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</i>	YES
<p>Commission Findings: Sheet C1.10 shows the location of the gas and electrical meters. The gas meters are screened from public view in an alcove along the alleyway. The electrical meters are installed on the west side of wall of the building within the covered parking stall accessed along the alley. No new transformer is required to serve the project.</p>	

17.96.060.D.3 - Utilities	Conformance
<i>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.</i>	N/A
Commission Findings: The location of the subject property is already served by fiber optic cable and therefore no conduit is required in this location.	

17.96.060.E.1 – Compatibility of Design	Conformance
<i>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</i>	YES
Commission Findings: The proposed exterior materials include a regionally-sourced Oakley stone, Accoya resawn timber wood-siding with light brown and gray color tones, dark brown stucco, natural wood-toned soffits. The natural materials and earthtone colors will complement the adjacent buildings and surrounding buildings. The project provides a high-quality design that complements adjacent buildings and is contextually appropriate for this area of downtown.	

17.96.060.E.2 – Compatibility of Design	Conformance
<i>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.</i>	N/A
Commission Findings: The subject property is not listed as a historical or cultural landmark on the city of Ketchum’s Historical Building/Site List, therefore this standard does not apply. The existing single-family home is proposed to be demolished.	

17.96.060.E.3 – Compatibility of Design	Conformance
<i>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.</i>	N/A
Commission Findings: N/A. The subject property is developed with an existing building that is proposed to be demolished.	

17.96.060.F.1 – Architectural	Conformance
<i>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</i>	YES
Commission Findings: The primary building entrances are well defined and provide unobstructed access to the sidewalk.	

17.96.060.F.2 – Architectural	Conformance
<i>The building character shall be clearly defined by use of architectural features.</i>	YES

Commission Findings: The building character is defined by the twin stone walls that frame the entrances to the art gallery and orient towards the corner of 2nd Street and the alleyway. These walls are comprised of Oakley stone, which is regionally sourced. Planters are incorporated along the second- and third-floor decks, which soften the building malls. Glazing is incorporated at the building corner, which provides a sense of transparency and lightness.

17.96.060.F.3 – Architectural	Conformance
<i>There shall be continuity of materials, colors and signing within the project.</i>	YES

Commission Findings: The project uses an integrated palette of high-quality exterior materials. The dark bronze steel sign with light bronze lettering matches the earthtone, natural colors of the stone and wood exterior materials.

17.96.060.F.4 – Architectural	Conformance
<i>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</i>	YES

Commission Findings: The project features raised dark bronze steel planters and outdoor built-in benches comprised of wood and steel. The landscaping and seating matches and complements the principal building.

17.96.060.F.5 – Architectural	Conformance
<i>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</i>	YES

Commission Findings: The building modulates horizontally and vertically through steps in the vertical wall plane, the setback of the third floor, and the erosion of building mass at the corner of 2nd Street and the alley. The coupling of wall-plane variations with changes in exterior materials enhances the effectiveness of the building modulation and provides visual interest that animates the façades along 2nd Street and the alley.

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

Commission Findings: The subject property is an existing nonconforming lot with substandard width and size. The lot is 45 feet wide and has a total area of 4,946 square feet. Blocks within Ketchum’s original townsite were historically platted into 55-foot-wide lots oriented towards avenue rights-of-way that run north to south with rear property lines along alleyways. Unlike these historically platted townsite lots, the nonconforming subject property orients towards the corner of 2nd Street and the Block 59 alleyway.

17.96.060.F.7 – Architectural	Conformance
<i>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</i>	YES Condition #3

Commission Findings: Sheet A-201 of the project plans shows the trash room serving the mixed-use development is accessed from the covered parking area and the art gallery. The garbage disposal area contains four trash bins. Garbage disposal areas in new downtown developments are

encouraged to utilize a consolidated dumpster so that individual trash bins are not left lingering within the public right-of-way after Clear Creek Disposal service. Trash bins may be acceptable provided that the property owner maintains the special service provided by Clear Creek Disposal to transport the bins to and from the garbage disposal room. Pursuant to condition of approval no. 3, “The owner must utilize and maintain the special service provided by Clear Creek Disposal to transport the waste bins to and from the residential garbage room, as shown on sheet A-201 of Exhibit A, at all times. The waste bins must always be stored within the residential garbage room except for when Clear Creek Disposal transports the carts to and from the residential garbage room for servicing. If Clear Creek Disposal’s special services are discontinued in the future, the owner must provide evidence of similar transport services.”

No satellite receivers are proposed to be installed for the project.

17.96.060.F.8 – Architectural	Conformance
<i>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.</i>	YES
Commission Findings: All flat roof elements include internal drains routed to drywells. The recessed building entrances and flat roof elements provide weather protection to pedestrians entering/exiting the art gallery/residential units.	

17.96.060.G.1 – Circulation Design	Conformance
<i>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</i>	YES
Commission Findings: The new sidewalk will connect to the existing concrete sidewalks along 2 nd Street. The proposed sidewalk connects to pathways on the project site providing safe pedestrian access to and around the building.	

17.96.060.G.2 – Circulation Design	Conformance
<i>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.</i>	N/A
Commission Findings: N/A. All projecting flat roof elements terminate at the property line and no awnings are proposed to extend over the property line.	

17.96.060.G.3 – Circulation Design	Conformance
<i>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.</i>	YES
Commission Findings: Vehicle access to the project is provided along 2 nd Street and the alley. All off-street parking is accessed along the alley. The proposed alley access will allow traffic to flow safely within the project and onto 2 nd Street. The new sidewalk will connect to walkways on the subject property providing safe pedestrian access to and around the building.	

17.96.060.G.4 – Circulation Design	Conformance
<i>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.</i>	N/A
Commission Findings: No curb cuts or driveway entrances are proposed along 2nd Street. The off-street parking is accessed from the alley.	

17.96.060.G.5 – Circulation Design	Conformance
<i>Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.</i>	YES
Commission Findings: Unobstructed access for emergency vehicles, snowplows, garbage trucks, and similar service vehicles is provided to all necessary locations within the project from 2 nd Street and the alley.	

17.96.060.H.1 – Snow Storage	Conformance
<i>Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.</i>	YES
Commission Findings: The proposed snow storage area is 149 square feet or 32% of the uncovered parking and pedestrian circulation areas.	

17.96.060.H.2 – Snow Storage	Conformance
<i>Snow storage areas shall be provided on site.</i>	YES
Commission Findings: The proposed snow storage area is 149 square feet or 32% of the uncovered parking and pedestrian circulation areas.	

17.96.060.H.3 – Snow Storage	Conformance
<i>A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.</i>	YES
Commission Findings: The proposed snow storage area is 149 square feet with a minimum dimension of 5 feet.	

17.96.060.H.4 – Snow Storage	Conformance
<i>In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.</i>	N/A
Commission Findings: N/A—snow storage areas are provided on site.	

17.96.060.I.1 – Landscaping	Conformance
<i>Landscaping is required for all projects.</i>	YES

Commission Finding: Landscaping is provided at each level of the mixed-use building. The ground-level landscape plan along the 2nd Street frontage includes drought-tolerant ornamental grasses and Weeping Norway spruce trees. The upper-level planters will be planted with grasses and flowers.

17.96.060.I.2 – Landscaping	Conformance
<i>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.</i>	YES

Commission Findings:
The ground-level landscape plan along the 2nd Street frontage includes drought-tolerant ornamental grasses and Weeping Norway spruce trees. The upper-level planters will be planted with grasses and flowers. The landscaping will complement the surrounding neighborhood and beautify the streetscape.

17.96.060.I.3 – Landscaping	Conformance
<i>All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.</i>	YES

Commission Findings: The ground-level landscape plan along the 2nd Street frontage includes drought-tolerant ornamental grasses and Weeping Norway spruce trees. The upper-level planters will be planted with grasses and flowers.

17.96.060.I.4 – Landscaping	Conformance
<i>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.</i>	YES

Commission Findings: Landscaping is provided at each level of the mixed-use building. The ground-level landscape plan along the 2nd Street frontage includes drought-tolerant ornamental grasses and Weeping Norway spruce trees. The upper-level planters will be planted with grasses and flowers.

17.96.060.J.1 – Public Amenities	Conformance
<i>Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.</i>	YES

Finding: Benches are provided within the on-site open public gathering space along 2nd Street.

17.96.060.K.1 – Underground Encroachments	Conformance
<i>Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable</i>	N/A

<i>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.</i>	
Commission Findings: N/A	

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

FINDINGS REGARDING CONFORMANCE WITH COMMUNITY CORE PROJECT REQUIREMENTS

17.96.070.A.1 – Streets	Conformance
<i>Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.</i>	YES Condition #4
Commission Findings: The project will construct right-of-way improvements, including a new sidewalk, alley asphalt, drainage facilities, streetlights, in accordance with city standards. The City Engineer, Streets Department, and Planning Department have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards. The City Engineer, Streets Department, and Planning Department will conduct a final review of the proposed right-of-way improvements prior to issuance of a building permit for the project.	

17.96.070.A.2 – Streets	Conformance
<i>Street trees with a minimum caliper size of three inches, shall be placed in tree grates.</i>	N/A
Commission Findings: N/A—no street trees are proposed.	

17.96.070.A.3 – Streets	Conformance
<i>Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.</i>	YES Condition #4
Commission Findings: The City Engineer and Streets Department have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards. The City Engineer, Streets Department, and Planning Department will conduct a final review of the proposed right-of-way improvements prior to issuance of a building permit for the project.	

17.96.070.B.1 - Architectural	Conformance
<i>Facades facing a street or alley or located more than five 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 facade.</i>	YES

Commission Findings: The materials and detailing along the front 2nd Street façade wrap around the building corners and extend the length of the alley frontage, a portion of the rear south façade, and the visible portion of the east side wall.

17.96.070.B.2 - Architectural	Conformance
<i>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.</i>	YES

Commission Findings: As noted in the applicant’s narrative response to the Design Review standards, “Nearly 40% of the length of the West Second Street façade at the ground level is comprised of clear glass extending from the floor to a height of 11 or 12-feet. A landscape zone is provided in the setback area between the sidewalk and building comprised of native and drought tolerant ground cover, ornamental grasses, and weeping Norway spruce trees.”

17.96.070.B.3 - Architectural	Conformance
<i>For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.</i>	YES

Commission Findings: As noted in the applicant’s narrative response to the Design Review standards, “Nearly 40% of the length of the West Second Street façade at the ground level is comprised of clear glass extending from the floor to a height of 11 or 12-feet. A landscape zone is provided in the setback area between the sidewalk and building comprised of native and drought tolerant ground cover, ornamental grasses, and weeping Norway spruce trees.”

17.96.070.B.4 - Architectural	Conformance
<i>Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.</i>	YES

Commission Findings: The flat roofs, overhangs, and natural wood soffit are compatible with the overall style and character of the proposed mixed-use building. The roofs are comprised of non-reflective membranes covered with stone ballast.

17.96.070.B.5 - Architectural	Conformance
<i>All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.</i>	N/A

Commission Findings: N/A—the project does not include pitched roofs.

17.96.070.B.6 - Architectural	Conformance
<i>Roof overhangs shall not extend more than three feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.</i>	N/A

Commission Findings: N/A—all roof overhangs are contained on the subject property.

17.96.070.B.7 - Architectural	Conformance
<i>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.</i>	N/A
Commission Findings: The project does not include front porches or stoops on the front façade of the building.	

17.96.070.C.1 – Service Areas and Mechanical/Electrical Equipment	Conformance
<i>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.</i>	YES Condition #3
Commission Findings: Sheet A-201 of the project plans shows the trash room serving the mixed-use development is accessed from the covered parking area and the art gallery. The garbage disposal area contains four trash bins. Garbage disposal areas in new downtown developments are encouraged to utilize a consolidated dumpster so that individual trash bins are not left lingering within the public right-of-way after Clear Creek Disposal service. Trash bins may be acceptable provided that the property owner maintains the special service provided by Clear Creek Disposal to transport the bins to and from the garbage disposal room. Pursuant to condition of approval no. 3, “The owner must utilize and maintain the special service provided by Clear Creek Disposal to transport the waste bins to and from the residential garbage room, as shown on sheet A-201 of Exhibit A, at all times. The waste bins must always be stored within the residential garbage room except for when Clear Creek Disposal transports the carts to and from the residential garbage room for servicing. If Clear Creek Disposal’s special services are discontinued in the future, the owner must provide evidence of similar transport services.”	

17.96.070.C.2 – Service Areas and Mechanical/Electrical Equipment	Conformance
<i>Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.</i>	YES
Commission Findings: Roof-mounted mechanical and electrical equipment will be fully screened by black perforated steel panels. The screening panels are compatible with the project’s steel elements. All ground-level electrical and mechanical equipment is screened from the public view along the alley.	

17.96.070.D.1 - Landscaping	Conformance
<i>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.</i>	YES
Commission Findings: The demolition plan on sheet C0.90 shows one tree that is proposed to be removed from the subject property. All other trees proposed to be removed are within the adjacent public right-of-way along the alley. The Weeping Norway spruce trees shown on the landscape plan satisfy the replacement tree requirement.	

17.96.070.D.2 - Landscaping	Conformance
<i>Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.</i>	N/A
Commission Findings: N/A—no trees are proposed in courtyard plazas or within pedestrian walkways.	

17.96.070.D.3 - Landscaping	Conformance
<i>The City arborist shall approve all parking lot and replacement trees.</i>	YES
Commission Findings: The City Arborist has approved the Weeping Norway spruce trees that satisfies the requirement to replace the one tree that is proposed to be removed from the project site.	

17.96.070.E.1 – Surface Parking Lots	Conformance
<i>Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.</i>	N/A
Commission Findings: N/A. A surface parking lot is not proposed.	

17.96.070.E.2 – Surface Parking Lots	Conformance
<i>Surface parking lots shall incorporate at least one tree and one additional tree per ten on site 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.</i>	N/A
Commission Findings: N/A. The project does not include a surface parking lot.	

17.96.070.E.3 – Surface Parking Lots	Conformance
<i>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.</i>	YES
Commission Findings: N/A. The project does not include a surface parking lot.	

17.96.070.F.1 – Bicycle Parking	Conformance
<i>One bicycle rack, able to accommodate at least two bicycles, shall be provided for every four parking spaces as required by the proposed use. At a minimum, one bicycle rack shall be required per development.</i>	YES
Commission Findings: One bike rack is required for the proposed development. The project’s parking demand is four spaces. One bike rack is required for the development. The project proposes to install one bike rack, accommodating two bicycles, adjacent to the entrance to the building along the alley.	

17.96.070.F.2 – Bicycle Parking	Conformance
<i>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 shall be adjusted to the next highest whole number.</i>	YES
Commission Findings: One bike rack is required for the proposed development.	

17.96.070.F.3 – Bicycle Parking	Conformance
<i>Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than 50 feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.</i>	YES
Commission Findings: The project proposes to install one bike rack, accommodating two bicycles, adjacent to the entrance to the building along the alley.	

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 Design Review application for the development and use of the project site.
2. The Commission has authority to hear the applicant’s Design Review Application pursuant to Chapter 17.96 of Ketchum Municipal Code Title 17.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §17.96.080.
4. The Design Review application is governed under Ketchum Municipal Code Chapters 17.96, 17.124, 17.08, 17.12, 17.18, and 17.128.
5. The 140 West 2nd Design Review Application File No. P24-092 meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** this Design Review Application File No. P24-092 this Tuesday, April 8, 2025 subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. This Design Review approval is based on the plans dated January 31, 2025 and information presented and approved at the March 25, 2025 Planning and Zoning Commission Meeting

included as Exhibit A. The building permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.

2. As a voluntary contribution, in exchange for an increase in FAR, a total community housing contribution of 751 square feet or payment of the associated \$450,600 in-lieu fee is required. A FAR Exceedance Agreement between the applicant and the City to memorialize the community housing contribution shall be reviewed and approved by City Council, signed, and recorded prior to issuance of a building permit for the project
3. The owner must utilize and maintain the special service provided by Clear Creek Disposal to transport the waste bins to and from the residential garbage room, as shown on sheet A-201 of Exhibit A, at all times. The waste bins must always be stored within the residential garbage room except for when Clear Creek Disposal transports the carts to and from the residential garbage room for servicing. If Clear Creek Disposal's special services are discontinued in the future, the owner must provide evidence of similar transport services.
4. At time of building permit, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all right-of-way improvements, including sidewalks, alley asphalt, streetlights, utilities, and drainage facilities, for final review and approval by the City Engineer, Streets Department, Utilities Department, and Planning Department.
5. Pursuant to Ketchum Municipal Code §17.127.030.B, separate sign permits shall be required for all new signs prior to installation.
6. 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 subject to changes in zoning regulations (KMC §17.96.090). Any extension shall comply with KMC §17.96.090.
7. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws

Findings of Fact **adopted** this 8th day of April 2025.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission

Exhibit A



SHEET INDEX

MATERIAL SYMBOLS

PLAN AND SECTION		ELEVATION	
	EARTH / TOP SOIL		PLYWOOD
	WASHED ROCK		FINISH WOOD
	ASPHALT PAVING / ROADBED MATL.		SAND, PLASTER, GYPSUM BOARD
	CONCRETE		BATT INSULATION
	BRICK		BIBS INSULATION
	CONCRETE MASONRY UNIT		RIGID INSULATION
	CUT STONE		SPRAY FOAM INSULATION
	STEEL		WALL - NEW CONSTRUCTION
	ALUMINUM		WALL - EXISTING TO REMAIN
			WALL - TO BE DEMOLISHED
			SIDING - WOOD
			SIDING - FIBER CEMENT PANEL/PHENOLIC CORE PANEL
			BRICK
			CONCRETE
			STUCCO
			GLASS
			CONCRETE MASONRY UNIT

PROJECT TEAM

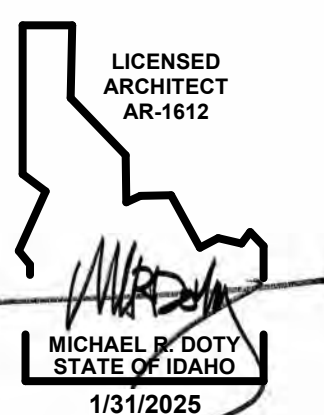
OWNER:	140 West 2nd Street, LLC PO Box 9000 Ketchum, Idaho 83340 billgriffinsv@gmail.com	CIVIL ENGINEER:	Opal Engineering, PLLC Samantha Stalhnacker, PE P.O. Box 2530 Hailey, Idaho 83333 (208) 720-9608 sam@opal-engineering.com
ARCHITECT:	Michael Doty Associates, Architects, PC PO Box 2792 371 Washington Avenue North Ketchum, Idaho 83340 (208) 726-4228 mike@mda-arc.com	GEOTECHNICAL ENGINEER:	Butler & Associates, Inc. Steve Butler P.O. Box 1034 280 Spruce Avenue North Ketchum, Idaho 83340 (208) 720-6432 svgeotech@gmail.com
GENERAL CONTRACTOR:	Lee Gilman Builders, Inc. Matt Spence PO Box 5348 Ketchum, Idaho 83340 (208) 928-7810 matt@leegilman.com	STRUCTURAL ENGINEER:	Vector Structural Engineers Brendan Sines, PE 1478 West Ustick Road, Suite 110 Meridian, Idaho 83646 (208) 996-0303 brendan.sines@vectorse.com

PROJECT DATA

LEGAL DESCRIPTION:	PARCEL NUMBER: RPK0000059001B KETCHUM AM LOT 1A BLK 59 140 WEST 2ND STREET KETCHUM, IDAHO 83340
ZONING:	CC-2: COMMUNITY CORE, SUB-DISTRICT 2
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-2, B
BUILDING AREA (GROSS):	9,386 SF
FIRE SPRINKLER SYSTEM:	NFPA 13
SITE AREA:	±4,946 SQ. FT. (±0.11 ACRES)
CODES:	2018 INTERNATIONAL BUILDING CODE (2018 IBC) AS ADOPTED AND AMMENDED BY CITY OF KETCHUM BUILDING DEPT.
JURISDICTIONS:	KETCHUM PLANNING AND BUILDING DEPARTMENT KETCHUM FIRE DEPARTMENT

ARCHITECTURAL

A-001	DESIGN REVIEW COVER
A-002	VICINITY MAP
A-010	AREA PLANS AND CALCULATIONS
A-020	IMMEDIATE NEIGHBORHOOD CONTEXT
A-021	EXPANDED NEIGHBORHOOD CONTEXT
A-101	ARCHITECTURAL SITE PLAN
A-102	LANDSCAPE PLAN
A-200	BASEMENT FLOOR PLAN
A-201	GROUND FLOOR PLAN
A-202	SECOND FLOOR PLAN
A-203	THIRD FLOOR PLAN
A-204	ROOF PLAN
A-301	EXTERIOR FINISHES
A-311	WEST (ALLEY) ELEVATION
A-312	NORTH AND SOUTH ELEVATIONS
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A-603	EXTERIOR RENDERINGS
A-604	EXTERIOR RENDERINGS
A-605	EXTERIOR RENDERINGS
A-606	EXTERIOR RENDERINGS
Total Sheets: 27	



140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

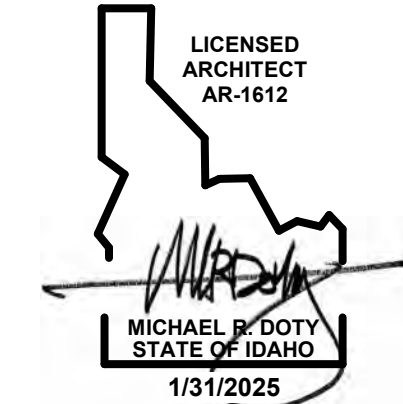
DESIGN REVIEW
1/31/2025





PROJECT SITE: 140 W. 2nd STREET, KETCHUM, IDAHO

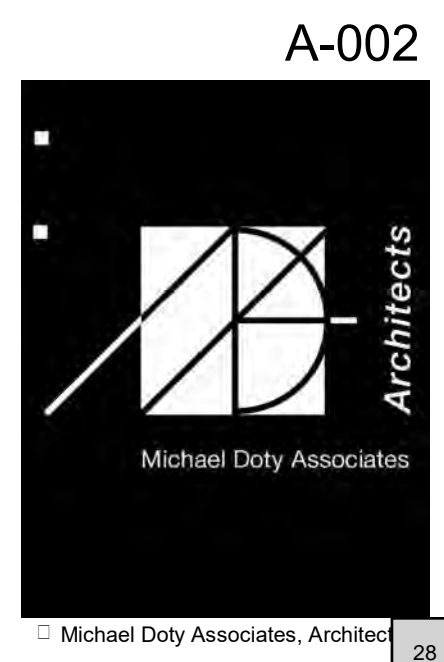
VICINITY MAP

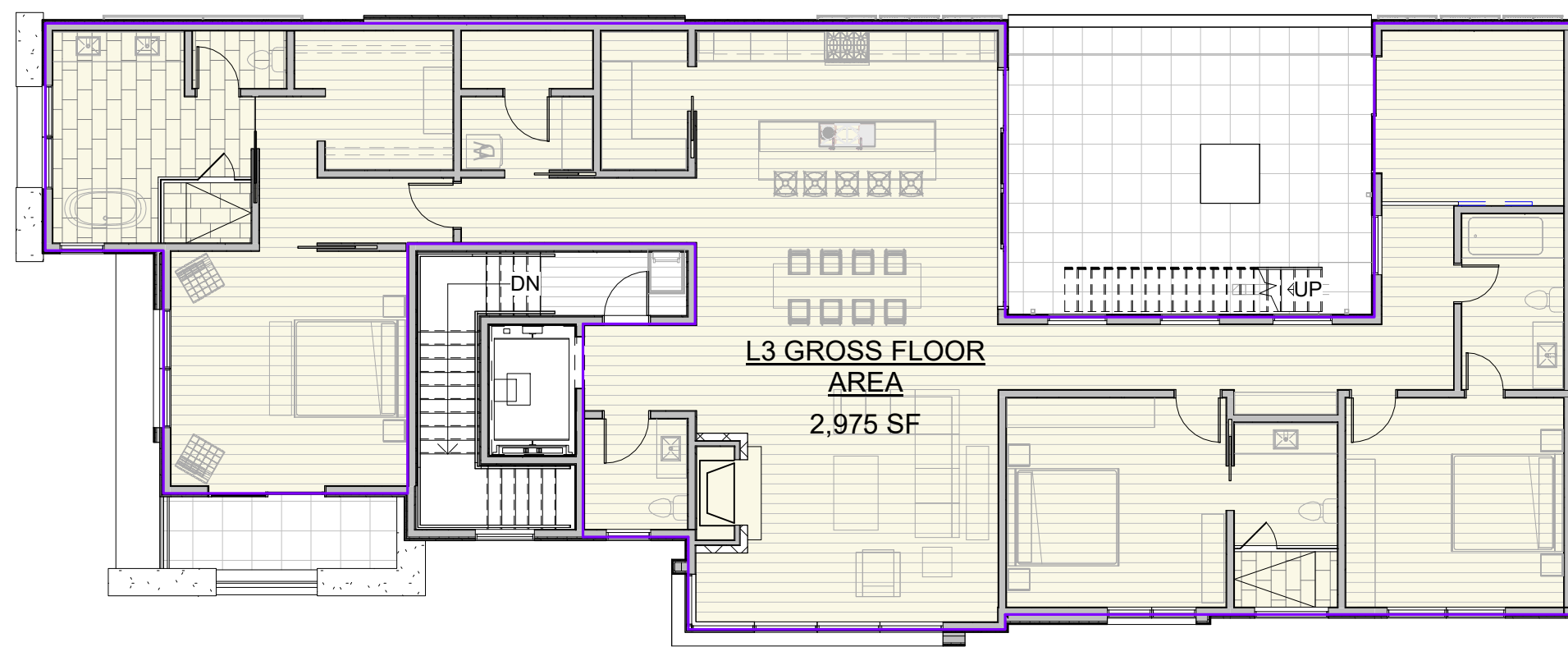


140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

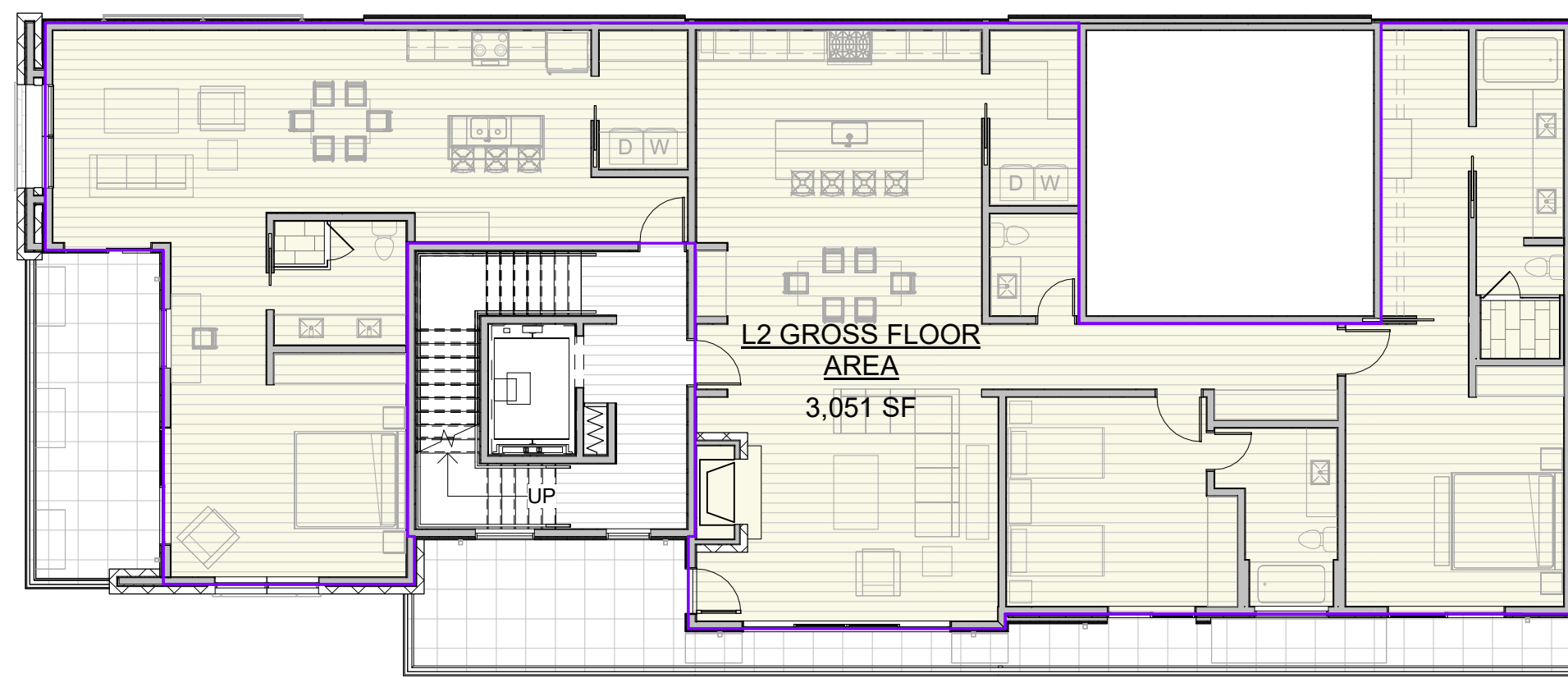
DESIGN REVIEW
1/31/2025





THIRD FLOOR - GROSS AREA

AREA SCHEDULE (GROSS)	
AREA NAME	SQUARE FEET
BASEMENT GROSS FLOOR AREA	1,244 SF
L1 GROSS FLOOR AREA	3,337 SF
PARKING 1	162 SF
PARKING 2	162 SF
PARKING 3	162 SF
PARKING 4	162 SF
L2 GROSS FLOOR AREA	3,051 SF
L3 GROSS FLOOR AREA	2,975 SF
TOTAL FLOOR AREA	11,255 SF



SECOND FLOOR - GROSS AREA

F.A.R. SCHEDULE	
AREA NAME	SQUARE FEET
L1 GROSS FLOOR AREA	3,337 SF
L2 GROSS FLOOR AREA	3,051 SF
L3 GROSS FLOOR AREA	2,975 SF
TOTAL GROSS FLOOR AREA*	9,363 SF

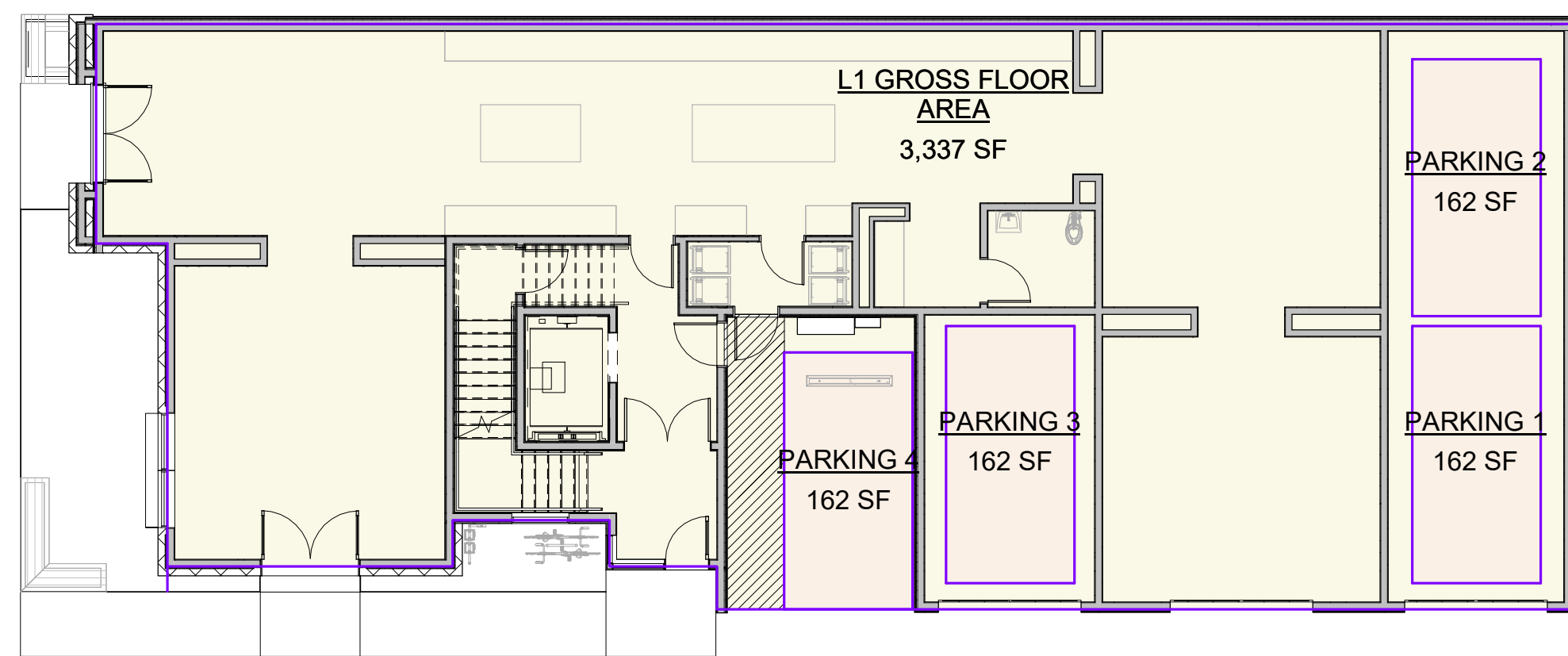
* PER CITY OF KETCHUM DEFINITION: FLOOR AREA, GROSS

LOT AREA: 4,946 SF
F.A.R. = 9,363 ÷ 4,946 = 1.89

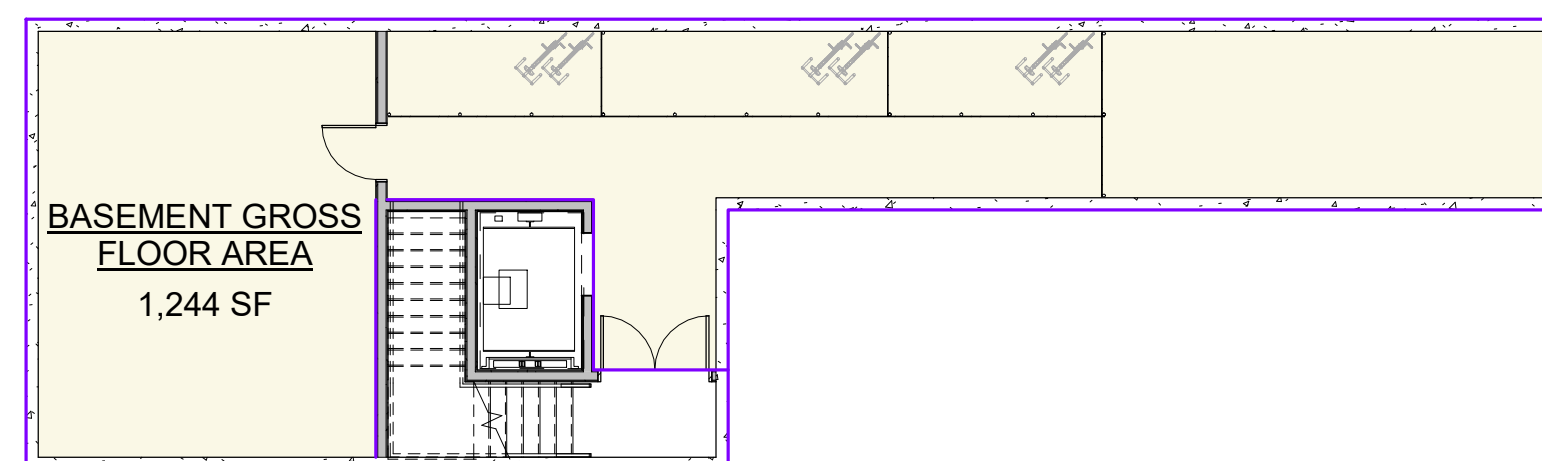
BUILDING GROSS AREA OVER 1.0 FAR: 4,417 SF

REQUIRED AREA OF DEED RESTRICTED HOUSING:
(4,399 SF X 20%)15% = 751 SF

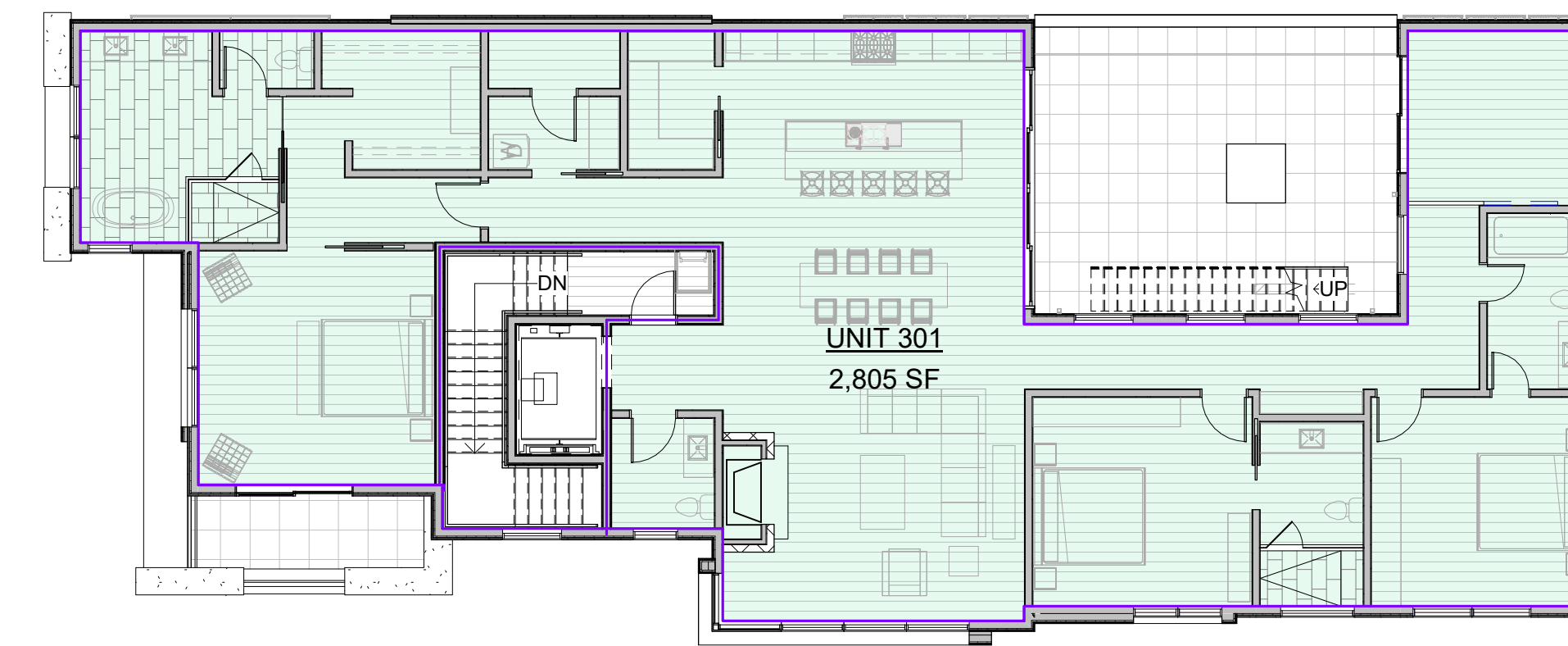
IN-LIEU FACE BASED ON 751 SF: 751 X \$600 = \$450,600



GROUND FLOOR - GROSS AREA



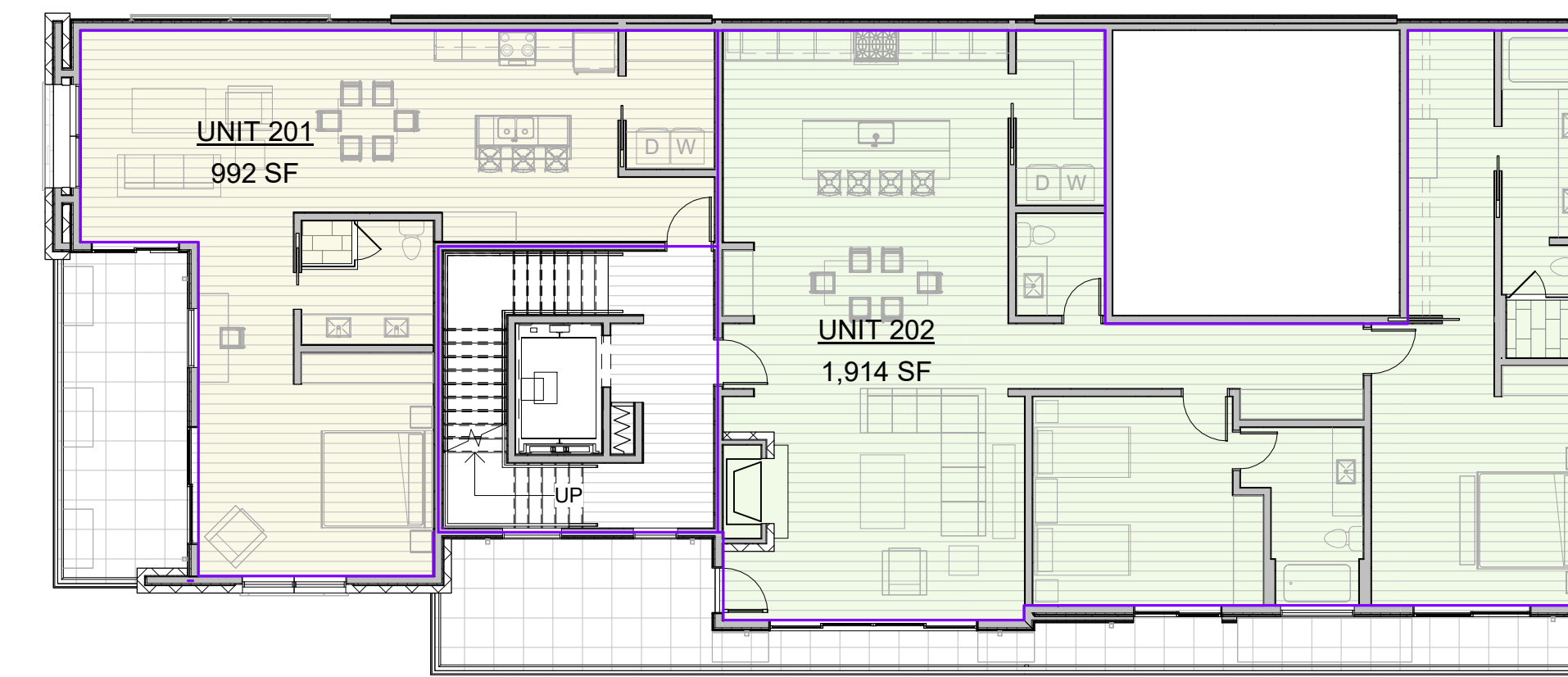
BASEMENT - GROSS AREA



THIRD FLOOR - NET AREA

AREA SCHEDULE (NET)	
AREA NAME	SQUARE FEET
TRASH	0 SF
COMMERCIAL B	452 SF
COMMERCIAL 1	2,270 SF
UNIT 201	992 SF
UNIT 202	1,914 SF
UNIT 301	2,805 SF
TOTAL NET FLOOR AREA*	8,433 SF

* PER CITY OF KETCHUM DEFINITION: FLOOR AREA, NET

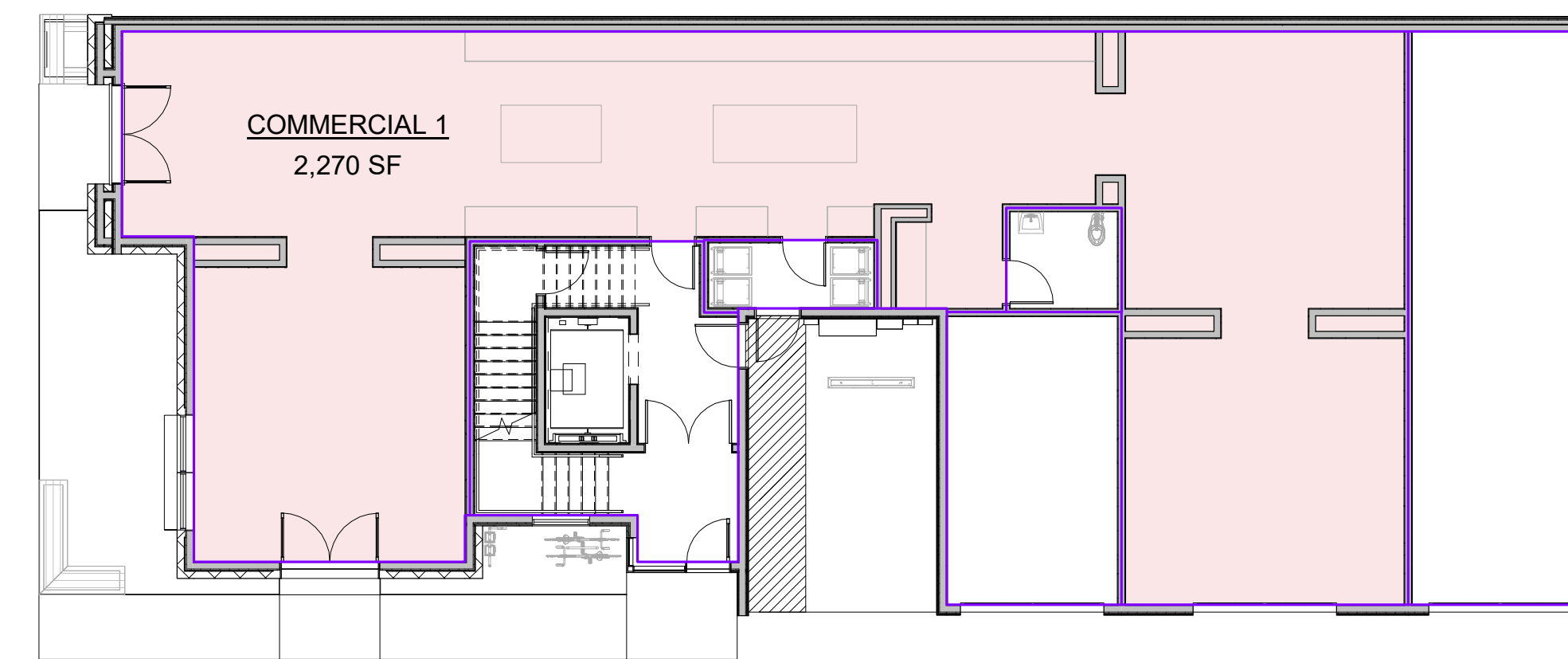


SECOND FLOOR - NET AREA

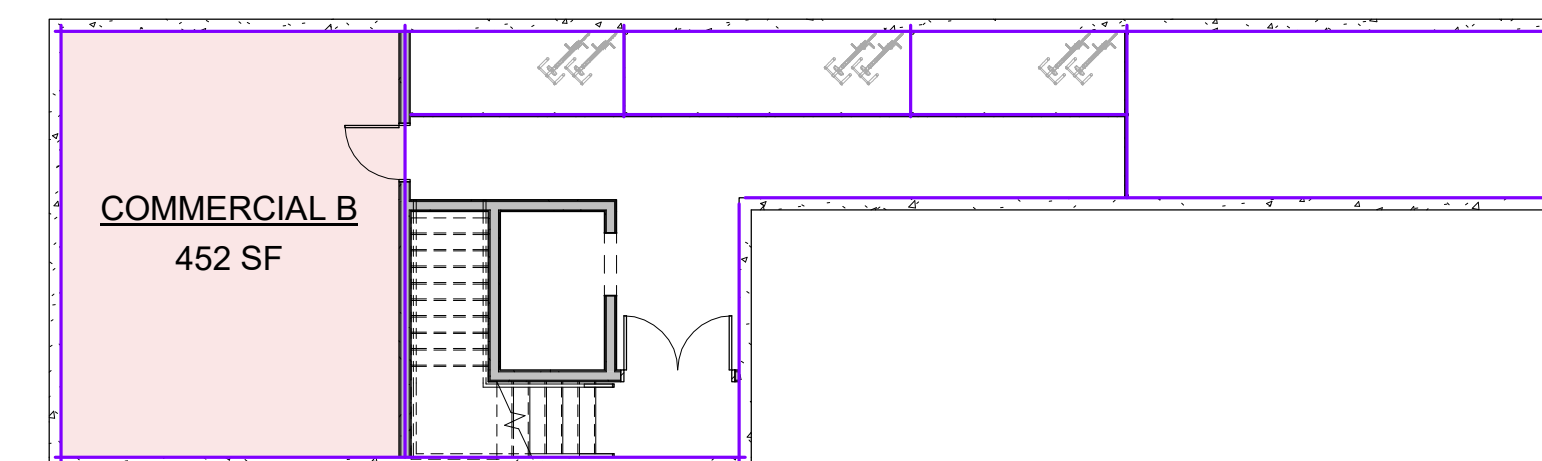
AREA SCHEDULE (COMMERCIAL)	
AREA NAME	SQUARE FEET
COMMERCIAL B	452 SF
COMMERCIAL 1	2,270 SF
TOTAL COMMERCIAL FLOOR AREA	2,722 SF

MINIMUM HOUSING DENSITY:
TOTAL COMMERCIAL AREA: 2,722 SF
TOTAL BUILDING NET FLOOR AREA: 8,433 SF
PERCENTAGE OF COMMERCIAL AREA: 32.2%
RESIDENTIAL UNITS REQUIRED: 3
RESIDENTIAL UNITS PROVIDED: 3

PARKING REQUIREMENTS:
COMMERCIAL SPACE:
RETAIL TRADE - ART SALES, 2,722 SF: 0 SPACES REQUIRED
RESIDENTIAL SPACES:
UNIT 201, 992 SF: 1 SPACE REQUIRED
UNIT 202, 1,914 SF: 1 SPACE REQUIRED
UNIT 301, 2,805 SF: 2 SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED: 4
TOTAL PARKING SPACES PROVIDED: 4



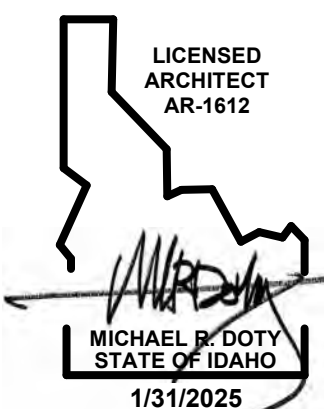
GROUND FLOOR - NET AREA



BASEMENT NET AREA

AREA PLANS AND CALCULATIONS

SCALE: 3/32" = 1'-0"



140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

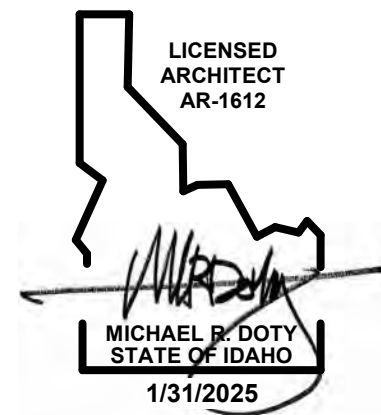
DESIGN REVIEW
1/31/2025



A-010



IMMEDIATE NEIGHBORHOOD CONTEXT



140 WEST 2nd

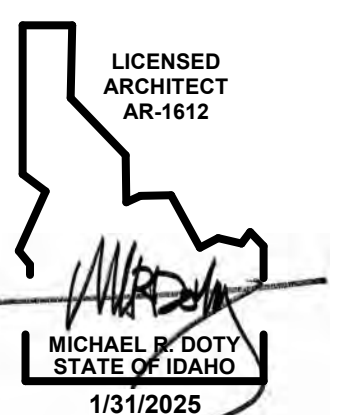
140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025





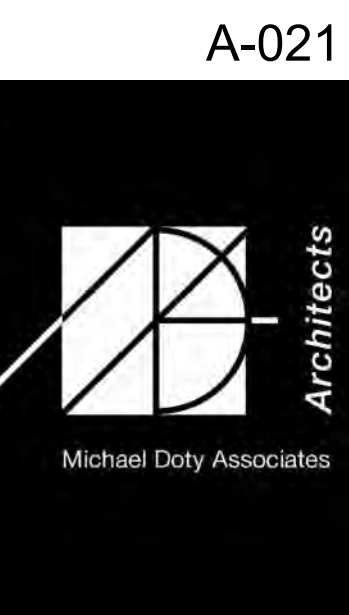
EXPANDED NEIGHBORHOOD CONTEXT

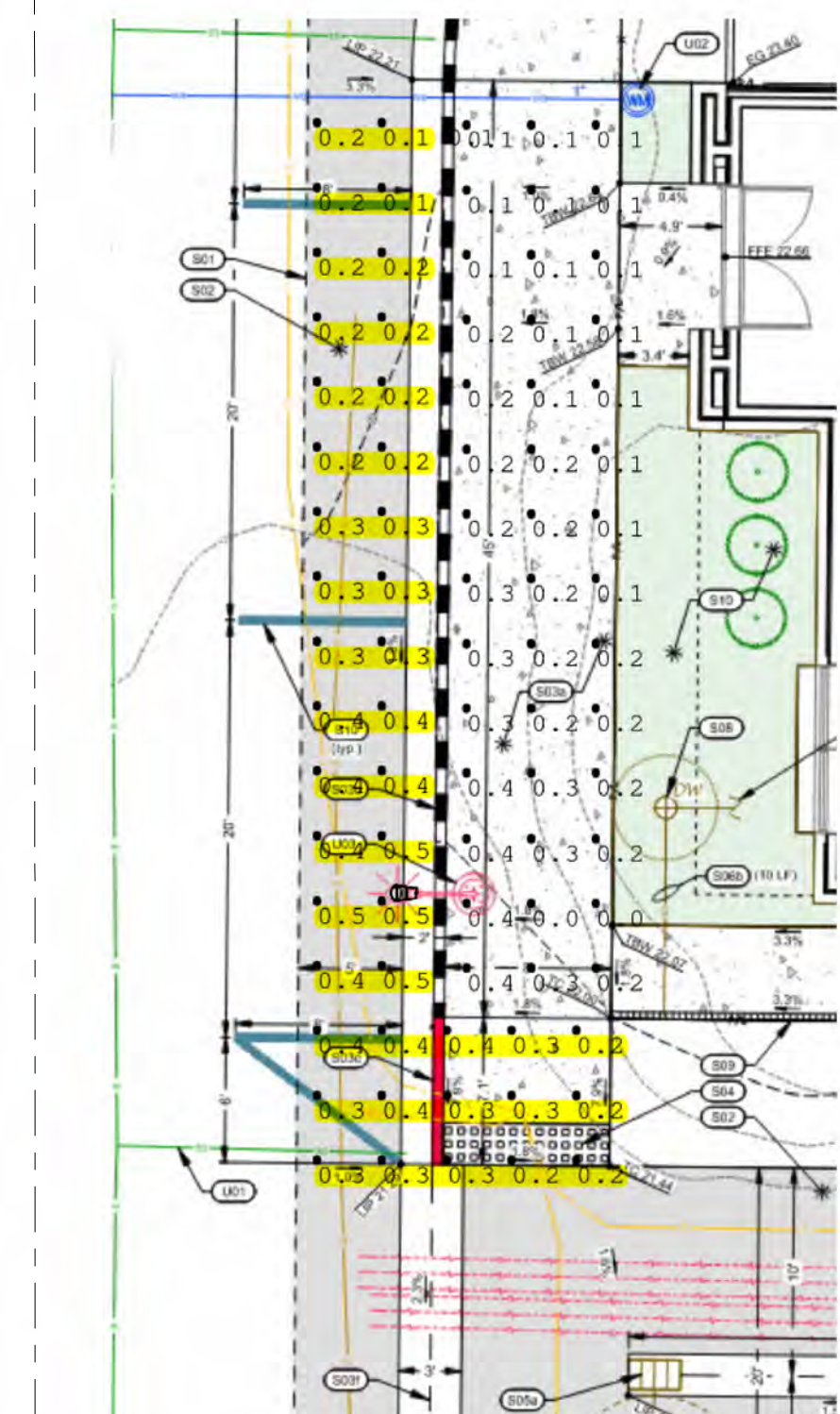
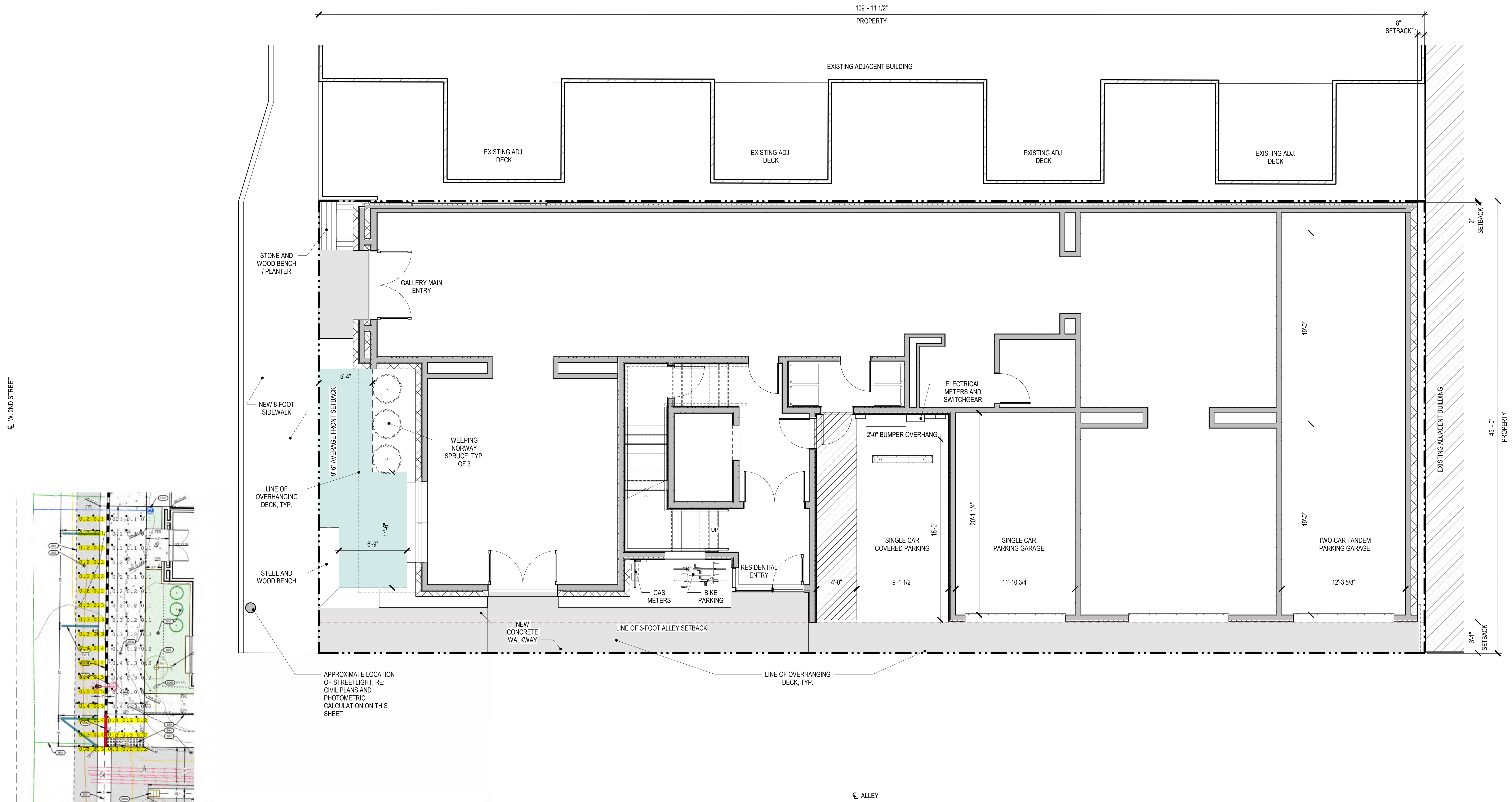


140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025

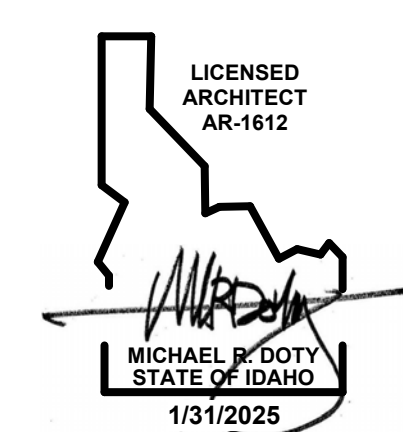




Symbol	Qty	Subst	Arrangement	Dimensions	Vol	CF	Lighting	Comments	Notes
1	1	8'x4'x2'	Single	8'x4'x2'		32	2400		22

STREETLIGHT PHOTOMETRIC CALCULATION
PREPARED BY MH COMPANIES

ARCHITECTURAL SITE PLAN
 SCALE: 1/4"=1'-0"
 1 2 4 8



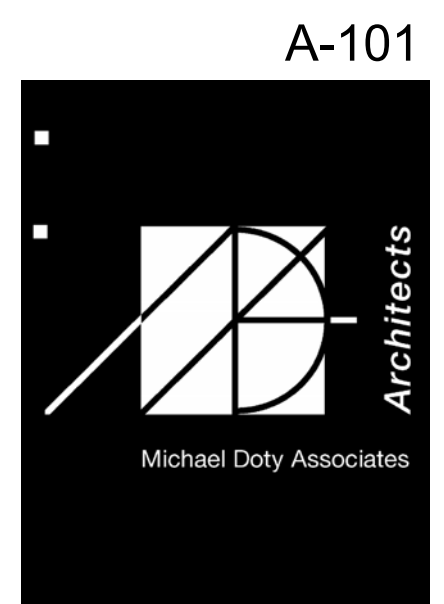
ZONING
 ZONING: CC-2 COMMUNITY CORE, MIXED USE
 SETBACKS:
 FRONT: 5-FOOT AVERAGE REQUIRED
 9'-0" AVERAGE PROVIDED @ 1st
 11'-3" AVERAGE PROVIDED @ 2nd
 16'-10" AVERAGE PROVIDED @ 3rd
 ALLEY: 3-FOOT REQUIRED
 3'-1" PROVIDED
 REAR: 0 REQUIRED
 7" PROVIDED
 SIDE: 0 REQUIRED
 2 1/2" PROVIDED

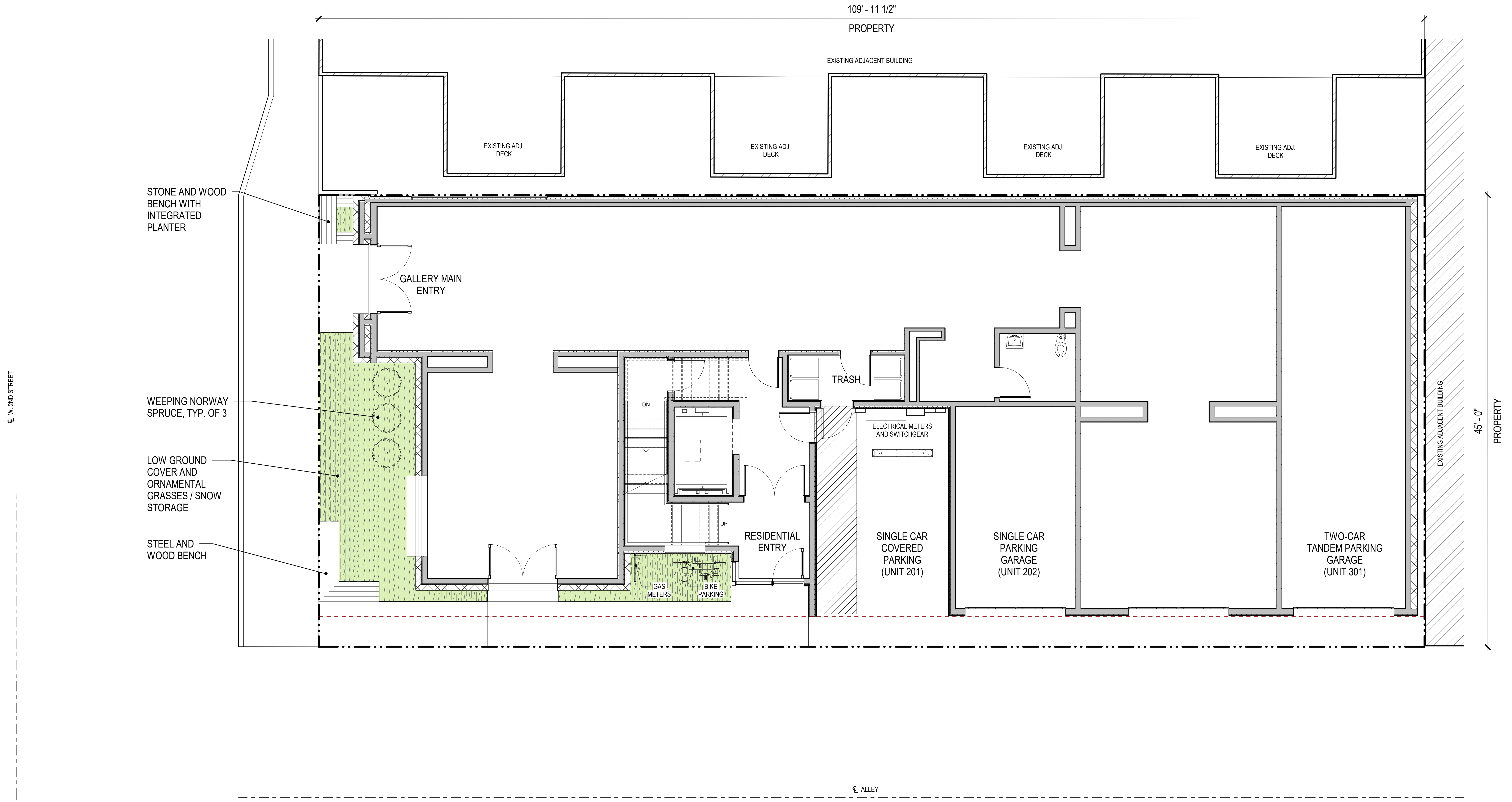
SNOW STORAGE CALCULATION
 PEDESTRIAN CIRCULATION AREA: 471 SF
 30% SNOW STORAGE REQUIREMENT: 141 SF
 SNOW STORAGE AREA PROVIDED: 144 SF

140 WEST 2nd

140 W 2nd STREET
 KETCHUM, IDAHO 83333

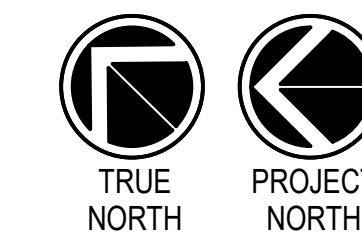
DESIGN REVIEW
 1/31/2025



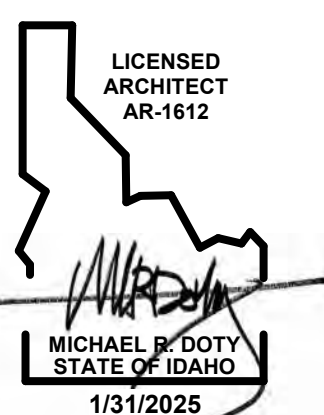


ZONING

ZONING: CC-2 COMMUNITY CORE, MIXED USE
 SETBACKS:
 FRONT: 5-FOOT AVERAGE REQUIRED
 9'-0" AVERAGE PROVIDED @ 1st
 11'-3" AVERAGE PROVIDED @ 2nd
 16'-10" AVERAGE PROVIDED @ 3rd
 ALLEY: 3-FOOT REQUIRED
 3'-1" PROVIDED
 REAR: 0 REQUIRED
 7" PROVIDED
 SIDE: 0 REQUIRED
 2 1/2' PROVIDED



LANDSCAPE PLAN

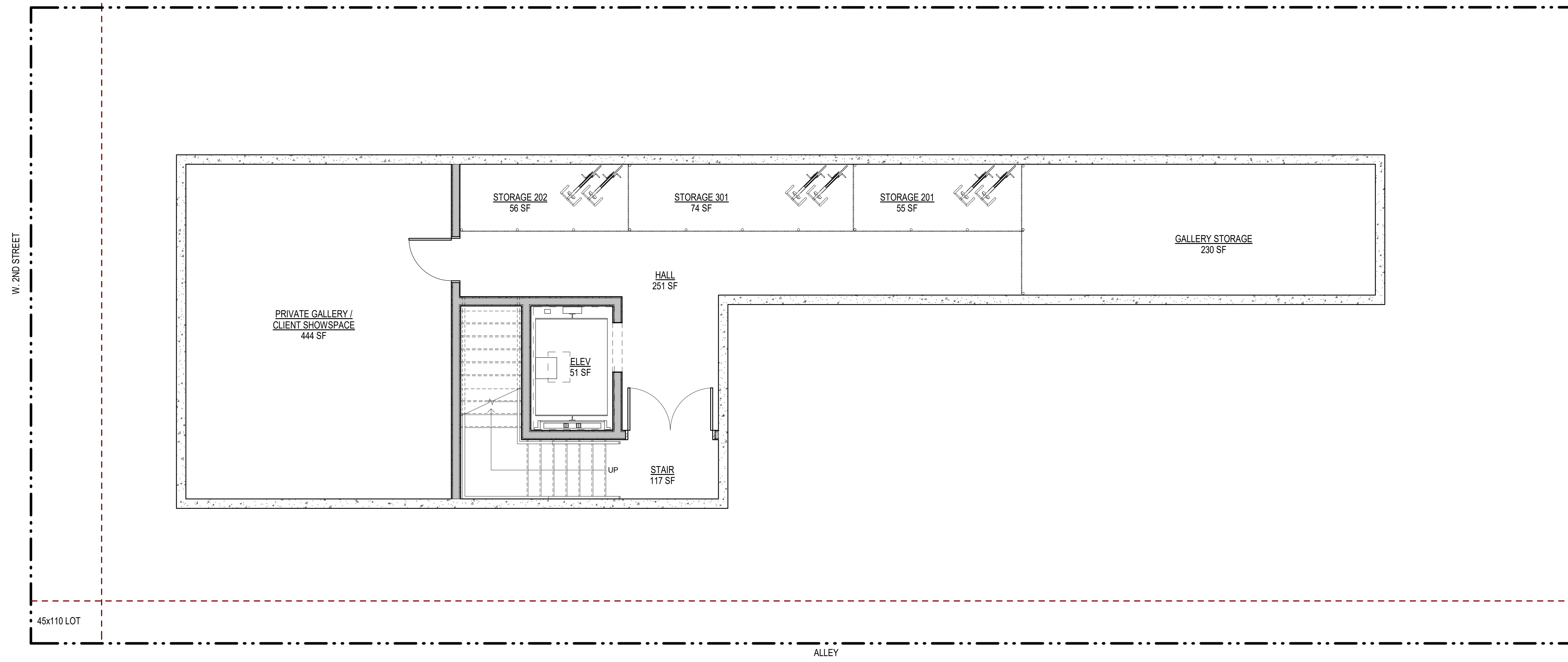


140 WEST 2nd

140 W 2nd STREET
 KETCHUM, IDAHO 83333

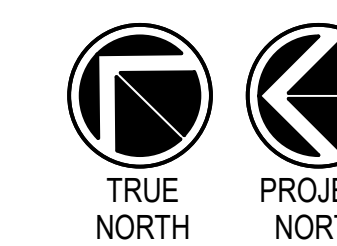
DESIGN REVIEW
 1/31/2025





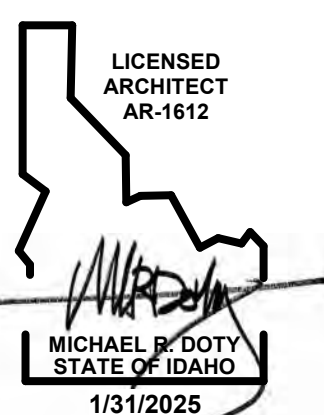
ZONING

ZONING: CC-2 COMMUNITY CORE, MIXED USE
 SETBACKS:
 FRONT: 5-FOOT AVERAGE REQUIRED
 9'-0" AVERAGE PROVIDED @ 1st
 11'-3" AVERAGE PROVIDED @ 2nd
 16'-10" AVERAGE PROVIDED @ 3rd
 ALLEY: 3-FOOT REQUIRED
 3'-1" PROVIDED
 REAR: 0 REQUIRED
 7" PROVIDED
 SIDE: 0 REQUIRED
 2 1/2" PROVIDED



BASEMENT FLOOR PLAN

SCALE: 1/4"=1'-0"

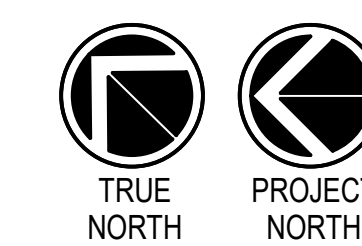
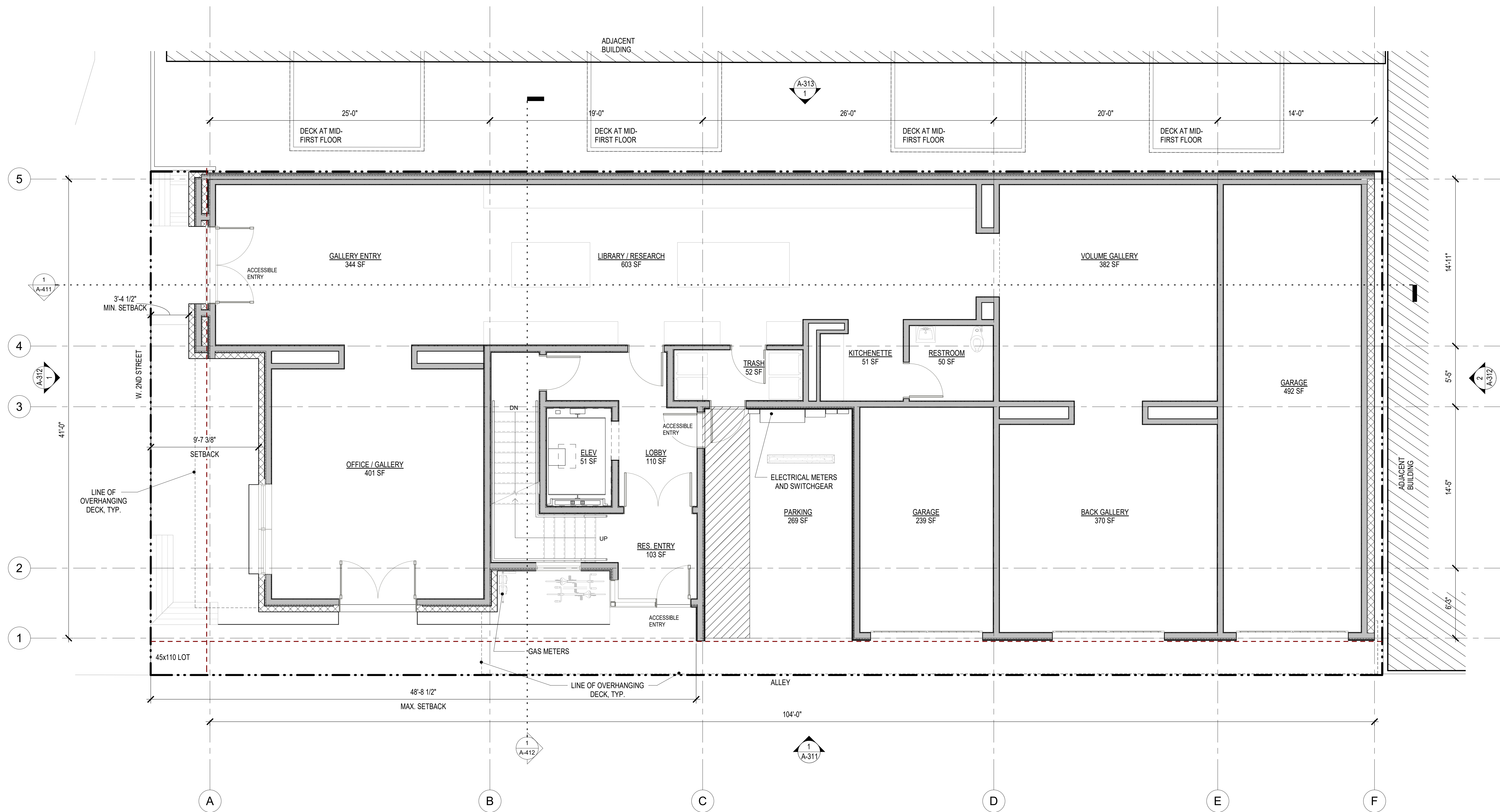


140 WEST 2nd

140 W 2nd STREET
 KETCHUM, IDAHO 83333

DESIGN REVIEW
 1/31/2025





GROUND FLOOR PLAN

SCALE: 1/4"=1'-0"

ZONING

ZONING: CC-2 COMMUNITY CORE, MIXED USE
 SETBACKS:
 FRONT: 5-FOOT AVERAGE REQUIRED
 9'-0" AVERAGE PROVIDED @ 1st
 11'-3" AVERAGE PROVIDED @ 2nd
 16'-10" AVERAGE PROVIDED @ 3rd
 ALLEY: 3-FOOT REQUIRED
 3'-1" PROVIDED
 REAR: 0 REQUIRED
 7" PROVIDED
 SIDE: 0 REQUIRED
 2 1/2" PROVIDED

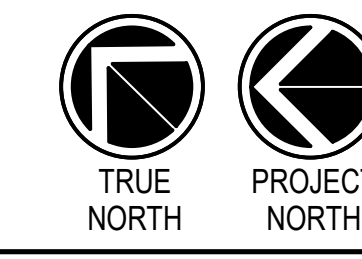
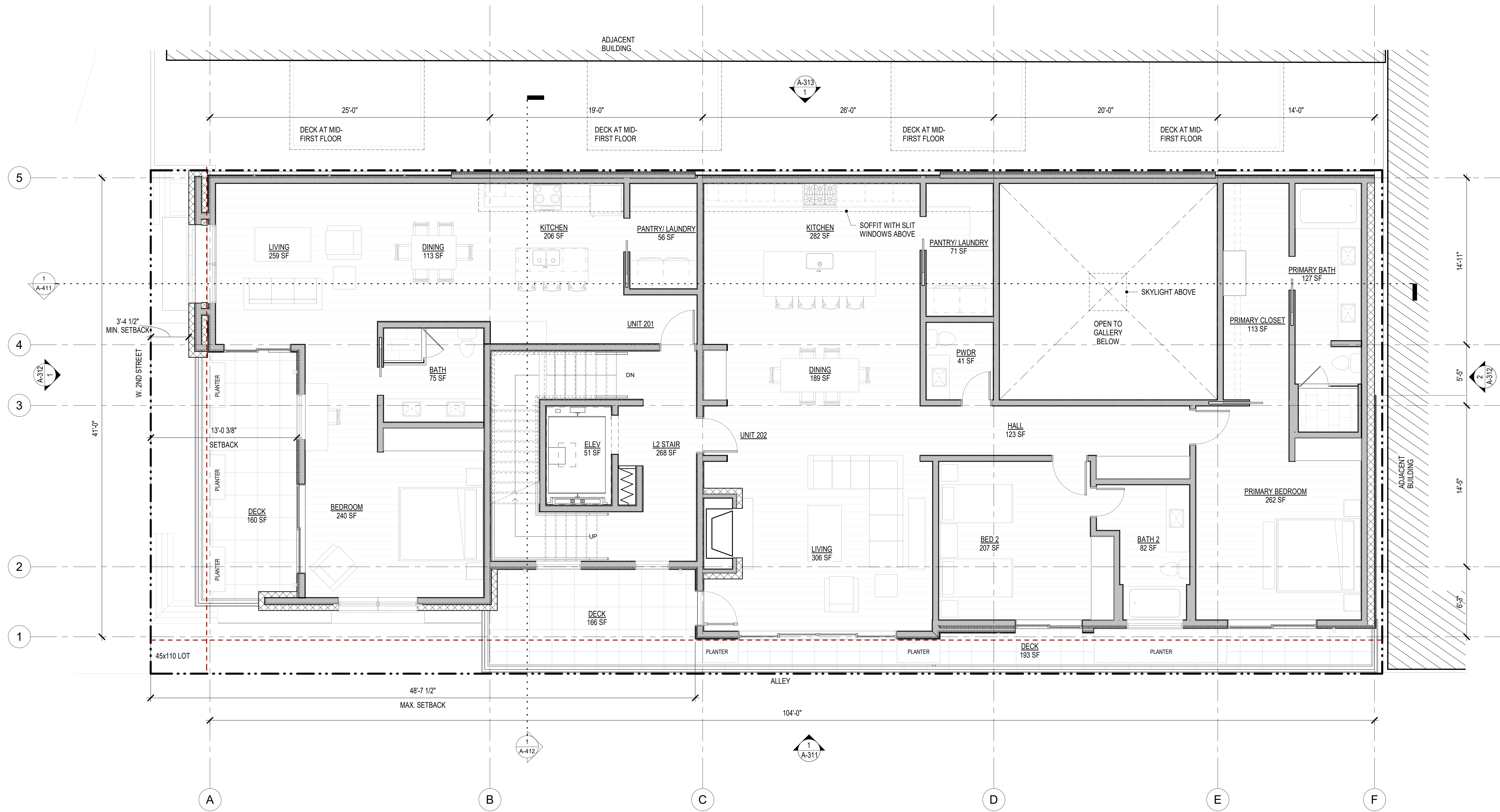


140 WEST 2nd

140 W 2nd STREET
 KETCHUM, IDAHO 83333

DESIGN REVIEW
 1/31/2025

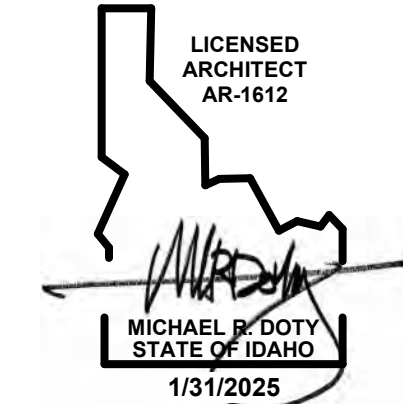




SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

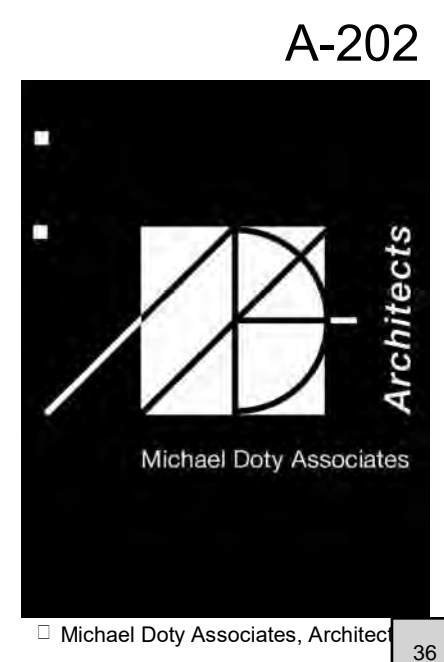
ZONING
 ZONING: CC-2 COMMUNITY CORE, MIXED USE
 SETBACKS:
 FRONT: 5-FOOT AVERAGE REQUIRED
 9'-0" AVERAGE PROVIDED @ 1st
 11'-3" AVERAGE PROVIDED @ 2nd
 16'-10" AVERAGE PROVIDED @ 3rd
 ALLEY: 3-FOOT REQUIRED
 3'-1" PROVIDED
 REAR: 0 REQUIRED
 7" PROVIDED
 SIDE: 0 REQUIRED
 2 1/2" PROVIDED

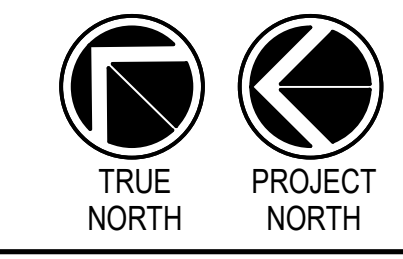
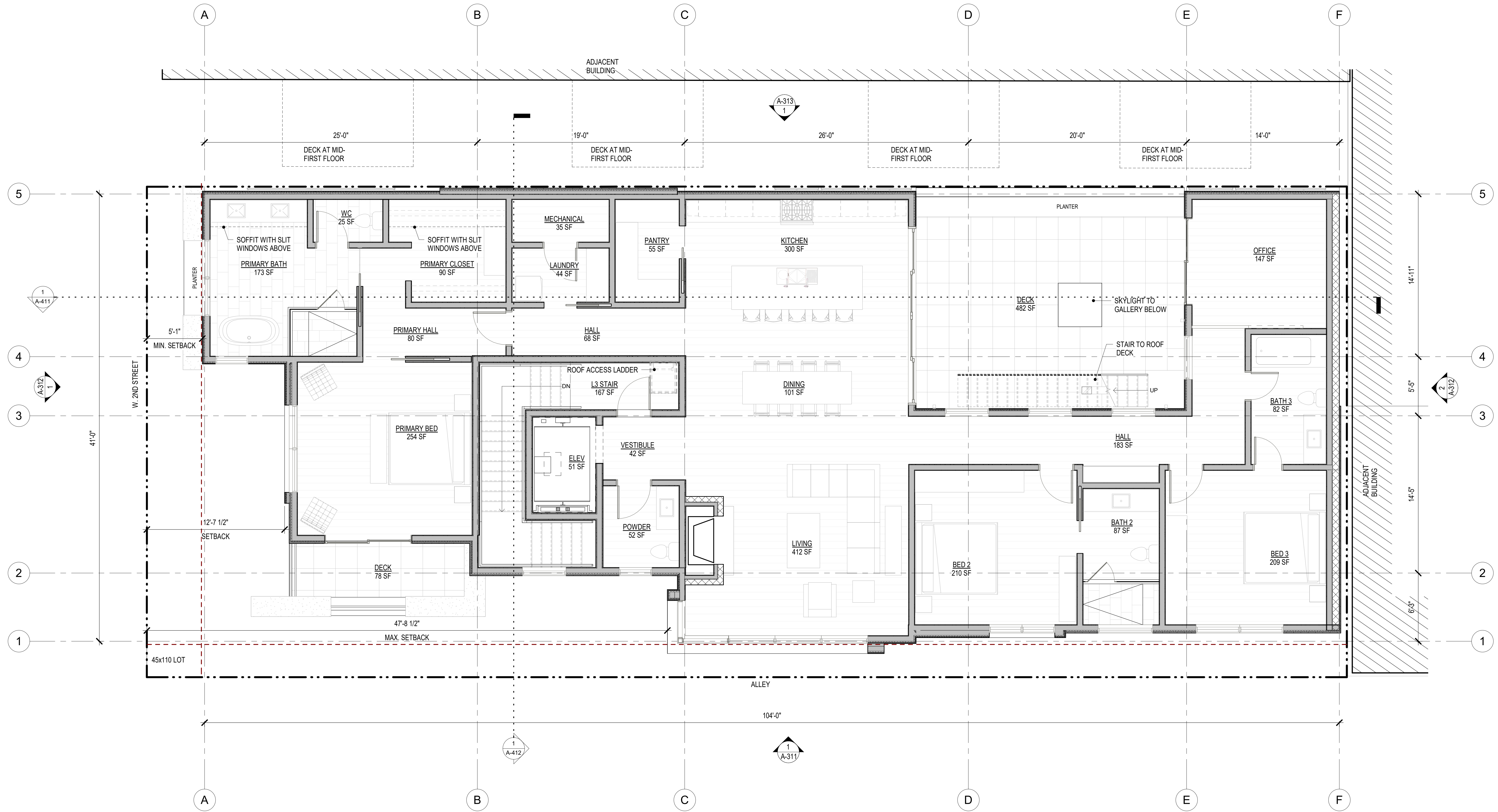


140 WEST 2nd

140 W 2nd STREET
 KETCHUM, IDAHO 83333

DESIGN REVIEW
 1/31/2025

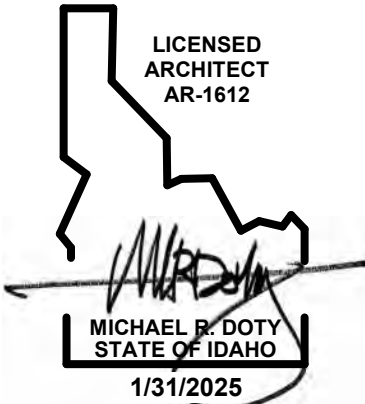




THIRD FLOOR PLAN

SCALE: 1/4"=1'-0"

ZONING
 ZONING: CC-2 COMMUNITY CORE, MIXED USE
 SETBACKS:
 FRONT: 5-FOOT AVERAGE REQUIRED
 9'-0" AVERAGE PROVIDED @ 1st
 11'-3" AVERAGE PROVIDED @ 2nd
 16'-10" AVERAGE PROVIDED @ 3rd
 ALLEY: 3-FOOT REQUIRED
 3'-1" PROVIDED
 REAR: 0 REQUIRED
 7" PROVIDED
 SIDE: 0 REQUIRED
 2 1/2" PROVIDED

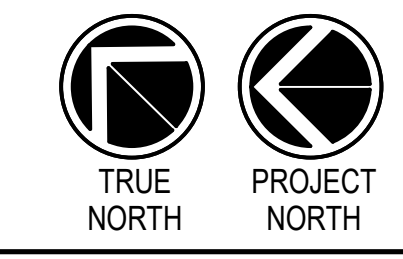
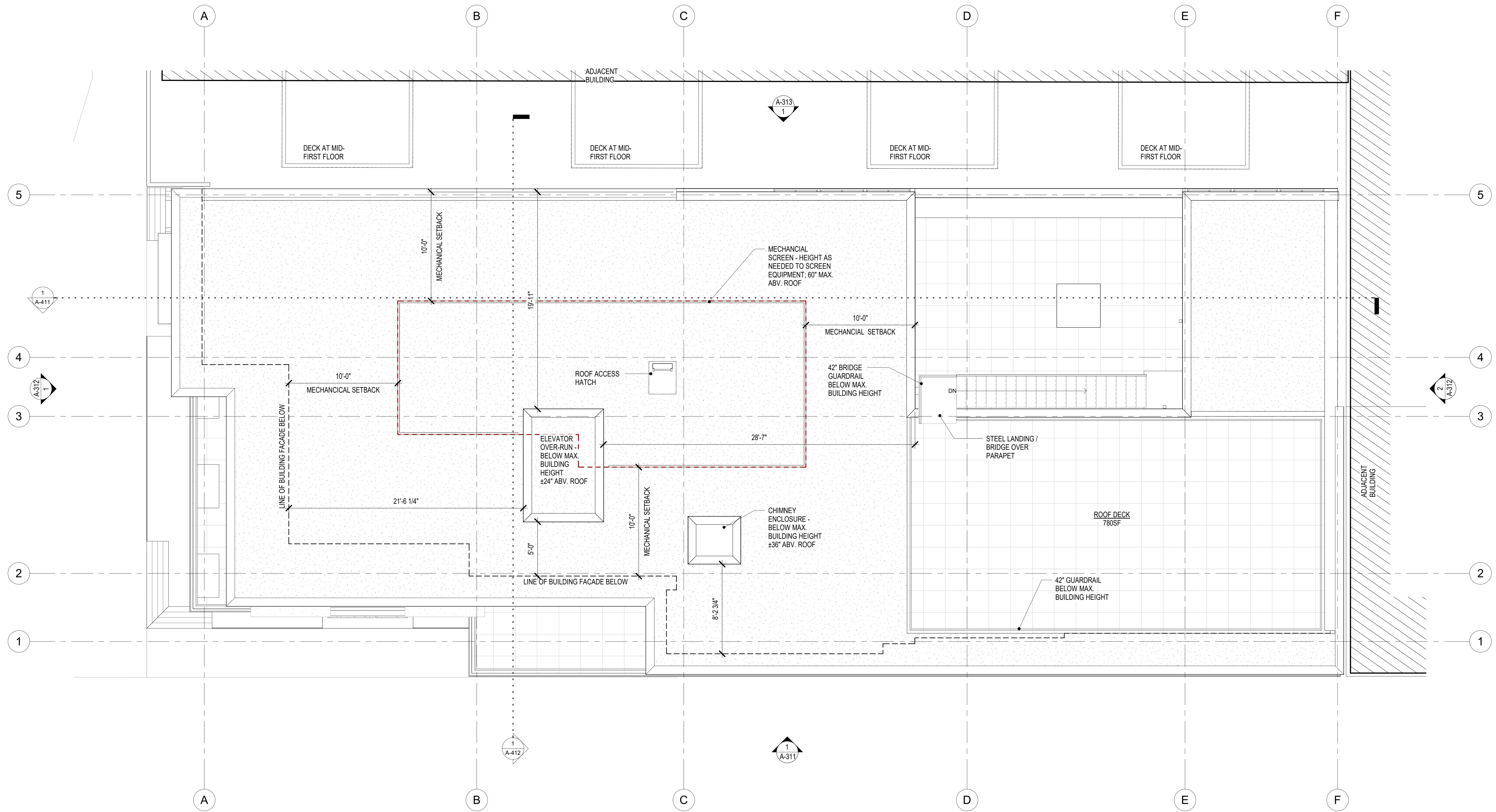


140 WEST 2nd

140 W 2nd STREET
 KETCHUM, IDAHO 83333

DESIGN REVIEW
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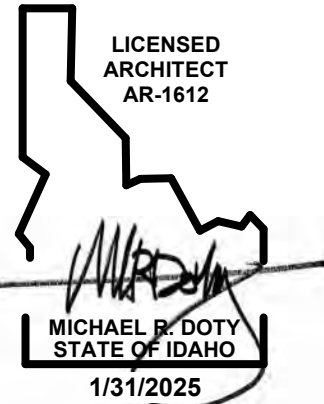
ROOF PLAN
SCALE: 1/4"=1'-0"

ZONING
 ZONING: CC-2 COMMUNITY CORE, MIXED USE
 SETBACKS:
 FRONT: 5-FOOT AVERAGE REQUIRED
 9'-0" AVERAGE PROVIDED @ 1st
 11'-3" AVERAGE PROVIDED @ 2nd
 16'-10" AVERAGE PROVIDED @ 3rd
 ALLEY: 3-FOOT REQUIRED
 3'-1" PROVIDED
 REAR: 0 REQUIRED
 7" PROVIDED
 SIDE: 0 REQUIRED
 2 1/2" PROVIDED

140 WEST 2nd

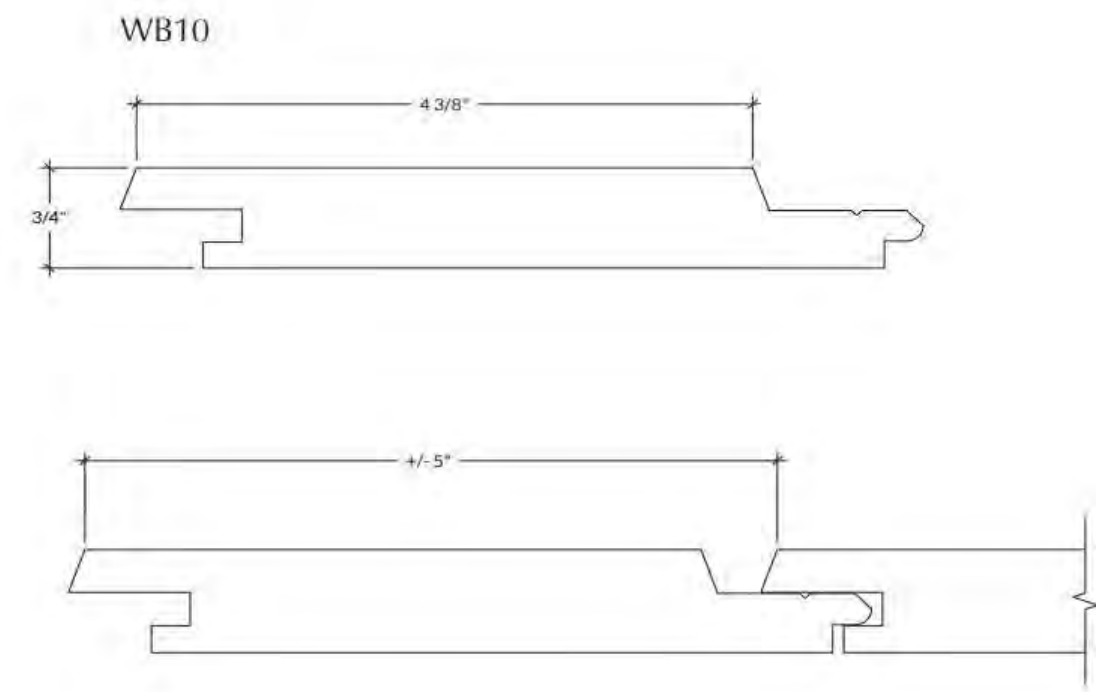
140 W 2nd STREET
 KETCHUM, IDAHO 83333

DESIGN REVIEW
 1/31/2025





EXTERIOR FINISH 1 (EF-1):
WOOD SIDING.
RESAWN TIMBER CO.
ACCOYA BROADMOORE 1C, WB-10 PROFILE



EXTERIOR FINISH 1 SIDING PROFILE (EF-1):
WOOD SIDING.
RESAWN TIMBER CO.
ACCOYA PALAWAN 1C, WB-10 PROFILE



EXTERIOR FINISH 5 (EF-5):
EXTERIOR WOOD SOFFIT.
RESAWN TIMBER CO.
VERTICAL GRAIN WESTERN HEMLOCK



EXTERIOR FINISH 2 (EF-2):
SMOOTH TROWEL STUCCO.
BENJAMIN MOORE CC-512 - MARSHLANDS



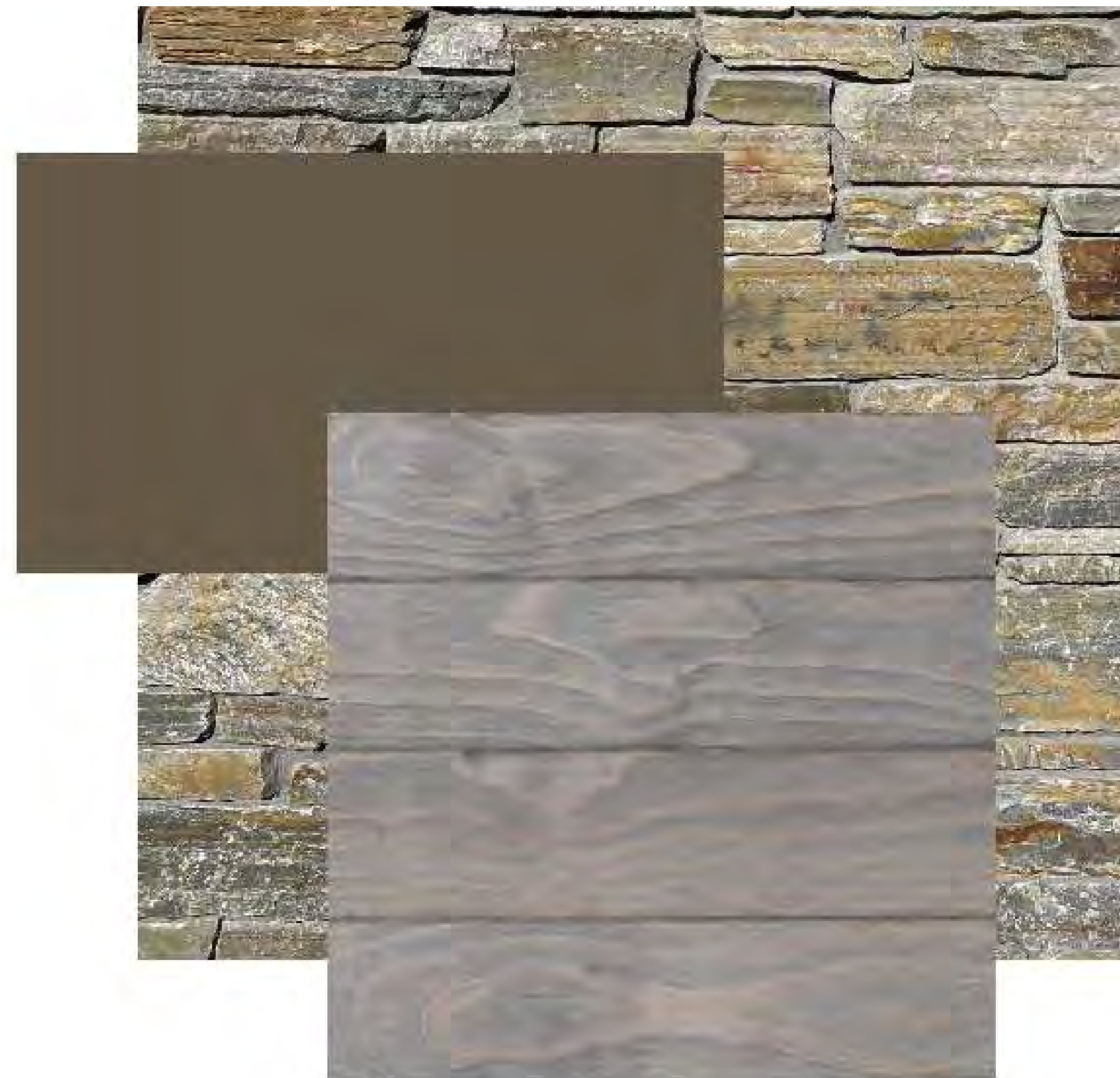
WINDOW AND DOOR SYSTEM:
THERMALLY BROKEN ALUMINUM.
WEATHERSHIELD ESPRESSO METALLIC



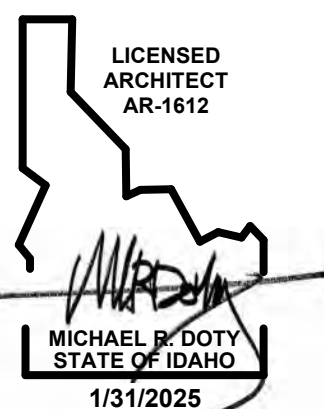
EXTERIOR FINISH 3 (EF-3):
NATURAL STACKED STONE VENEER.
OAKLEY STONE



EXTERIOR FINISH 4 (EF-4):
PAINTED STEEL ACCENTS, RAILINGS, AND
FLASHING.
COLOR MATCH WINDOW AND DOOR SYSTEM



EXTERIOR FINISHES



140 WEST 2nd

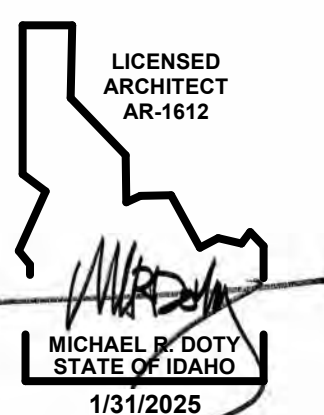
140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025





WEST (ALLEY) ELEVATION



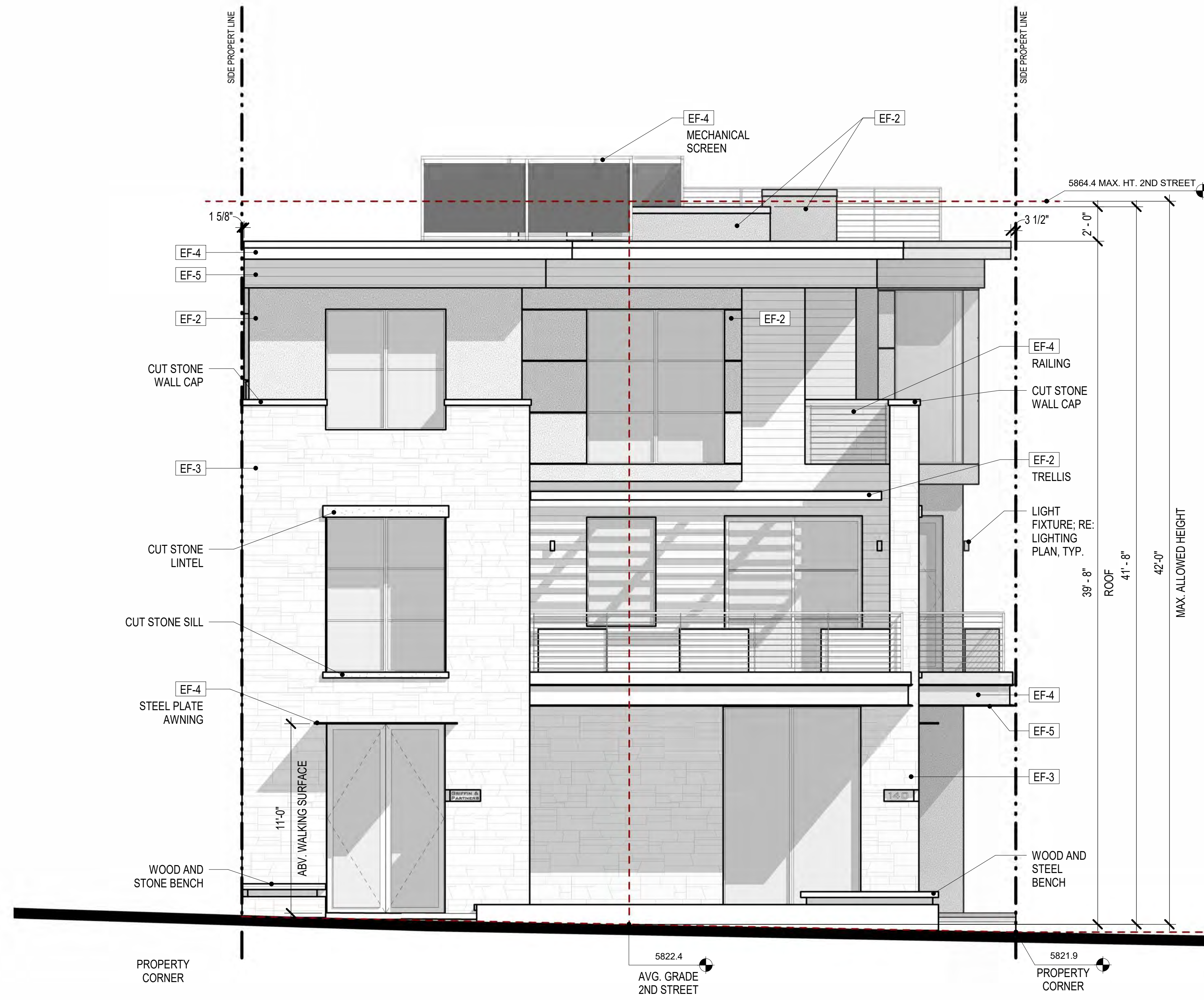
140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

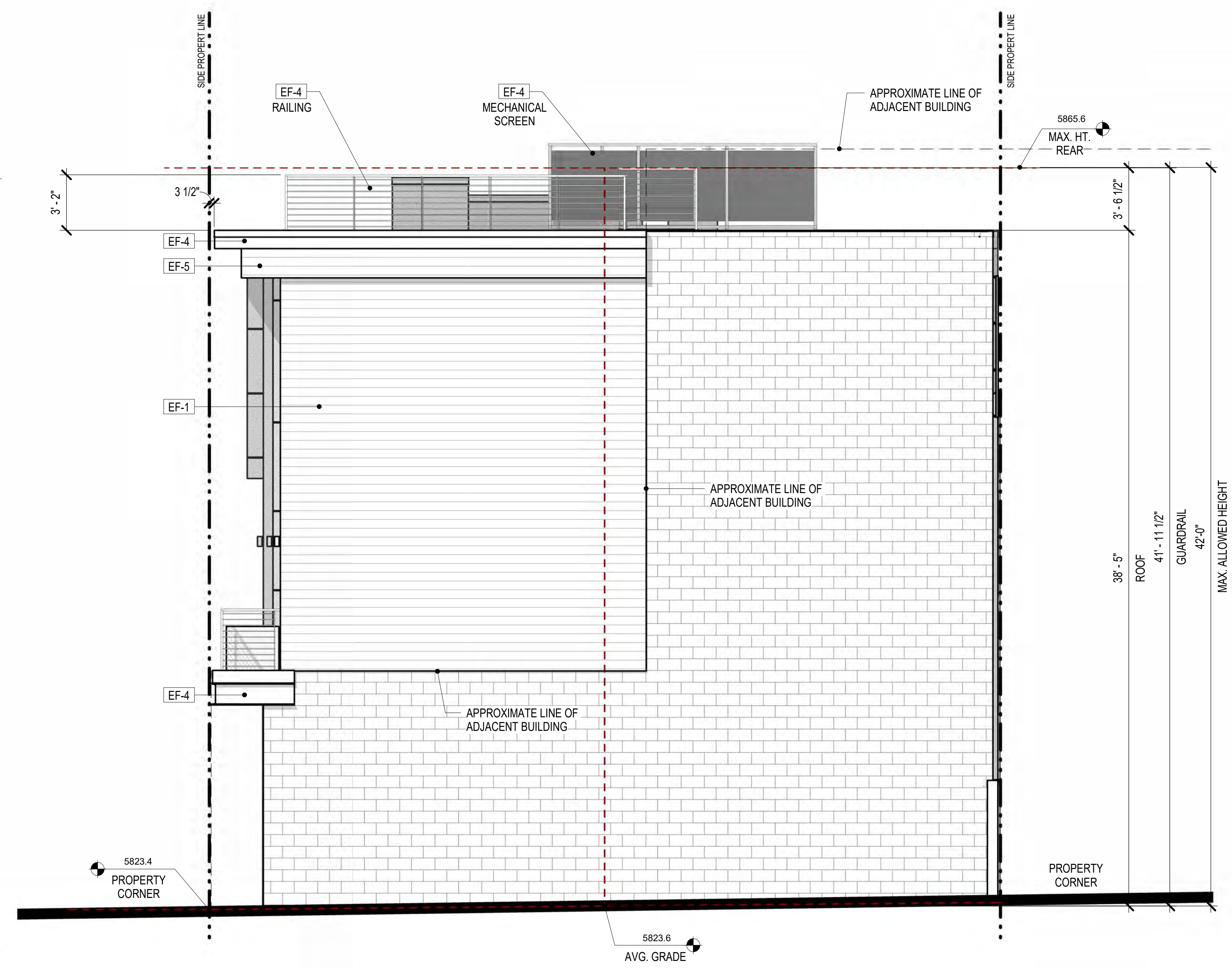
DESIGN REVIEW
1/31/2025

A-311



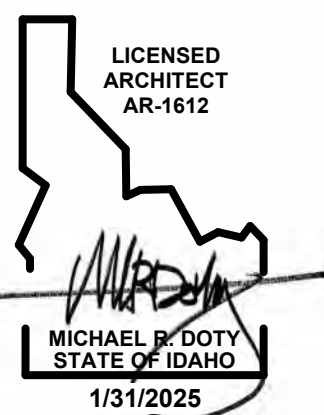


NORTH (2nd STREET) ELEVATION



SOUTH (PROPERTY LINE) ELEVATION

NORTH AND SOUTH ELEVATIONS

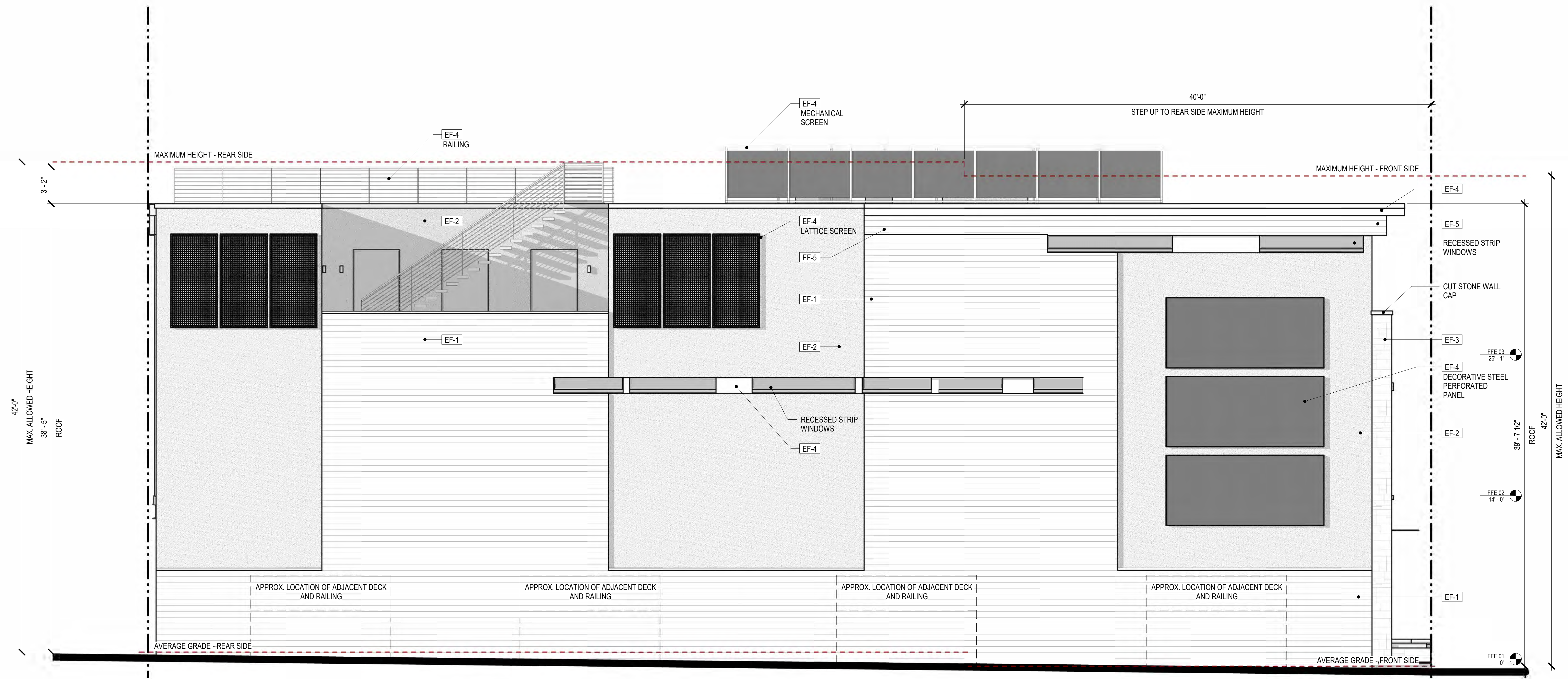


140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

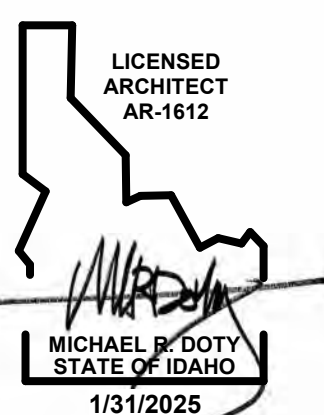
DESIGN REVIEW
1/31/2025





EAST ELEVATION - DESIGN REVIEW

SCALE: 1/4"=1'-0"

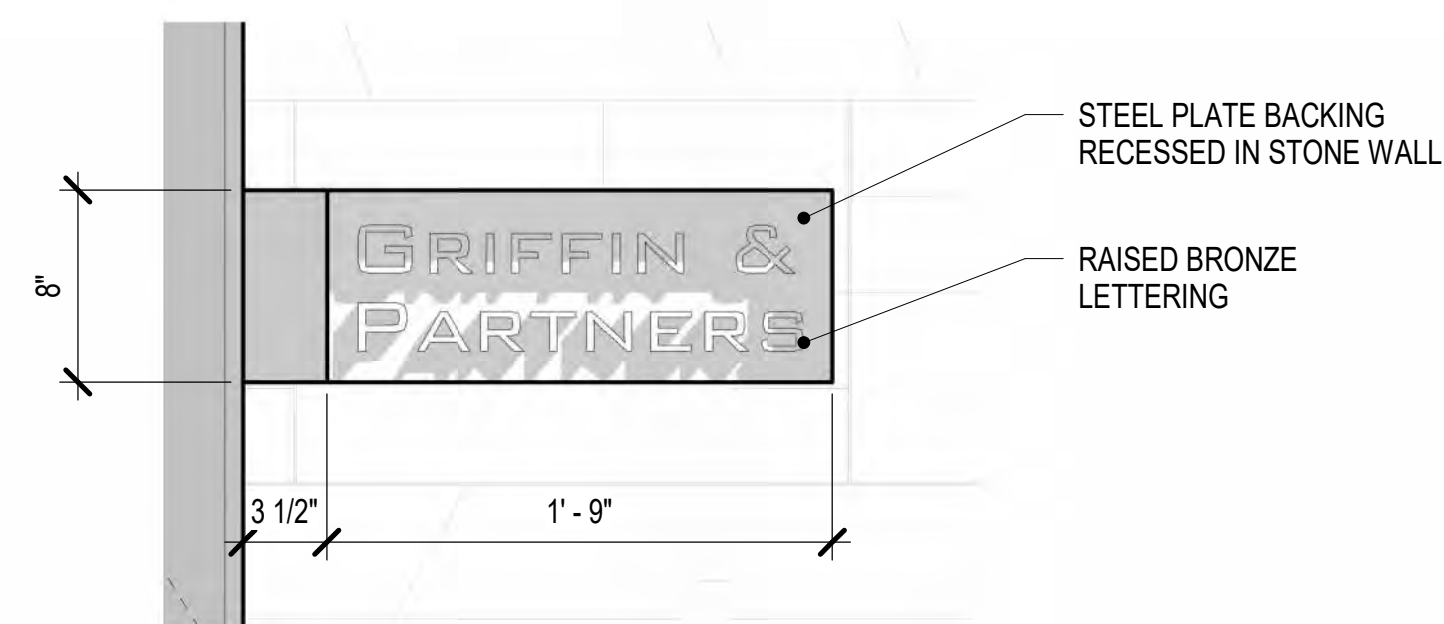


140 WEST 2nd

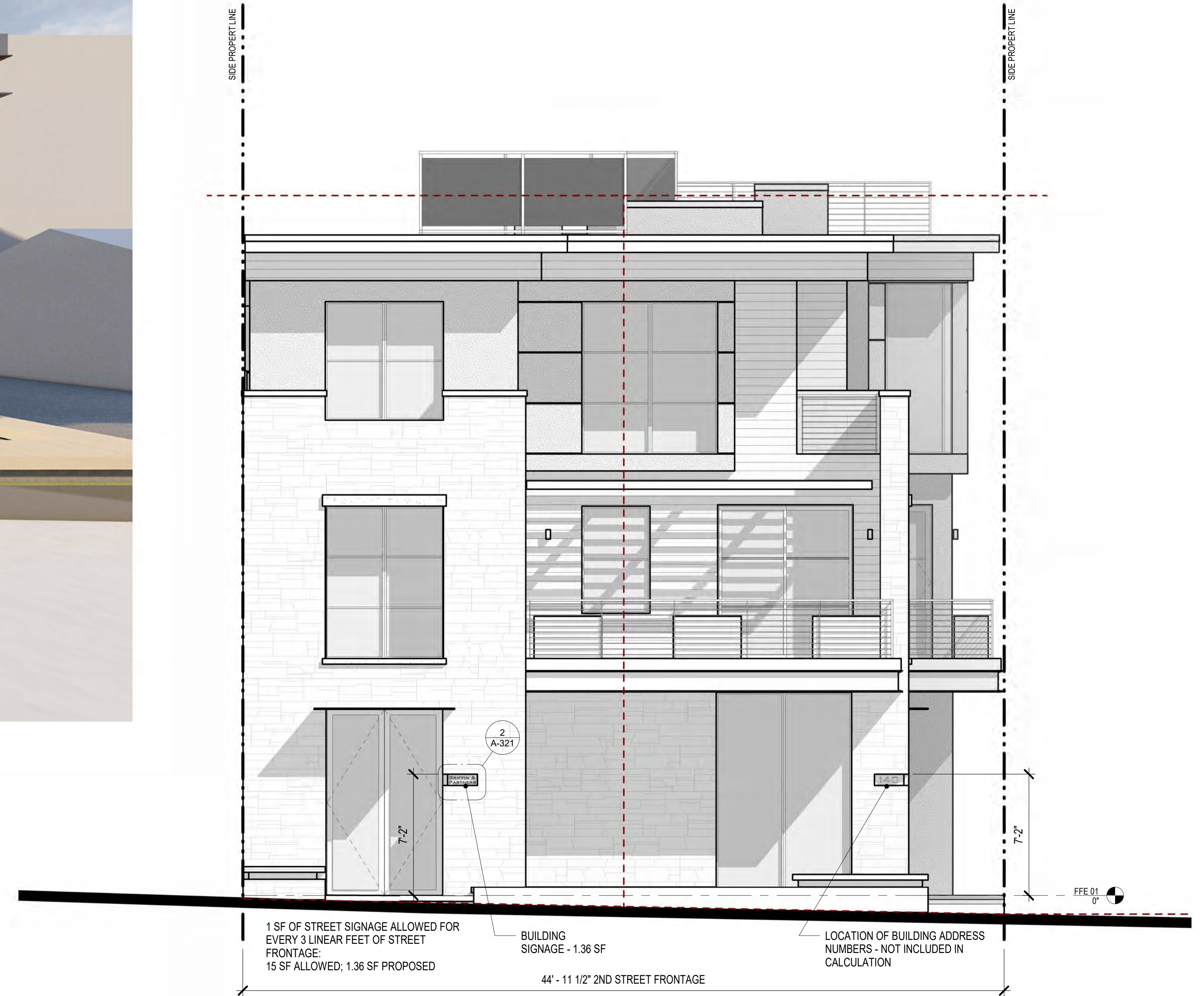
140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025



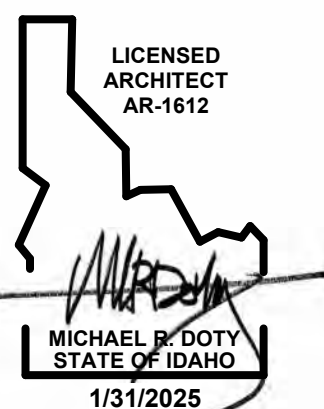
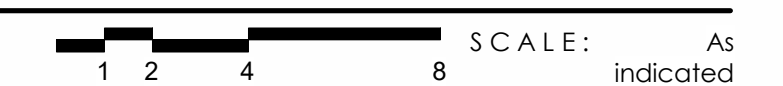


BUILDING SIGNAGE ②
1 1/2" = 1'-0"



NORTH (2ND STREET) ELEVATION - EXT. SIGNAGE ①
1/4" = 1'-0"

PROPOSED BUILDING SIGNAGE

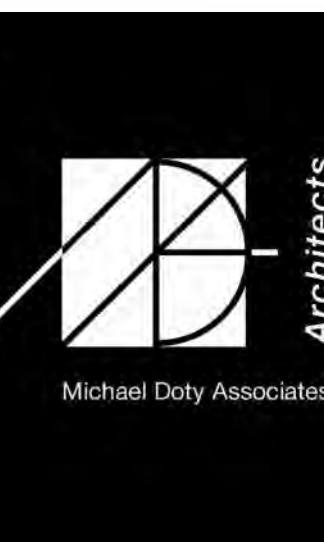


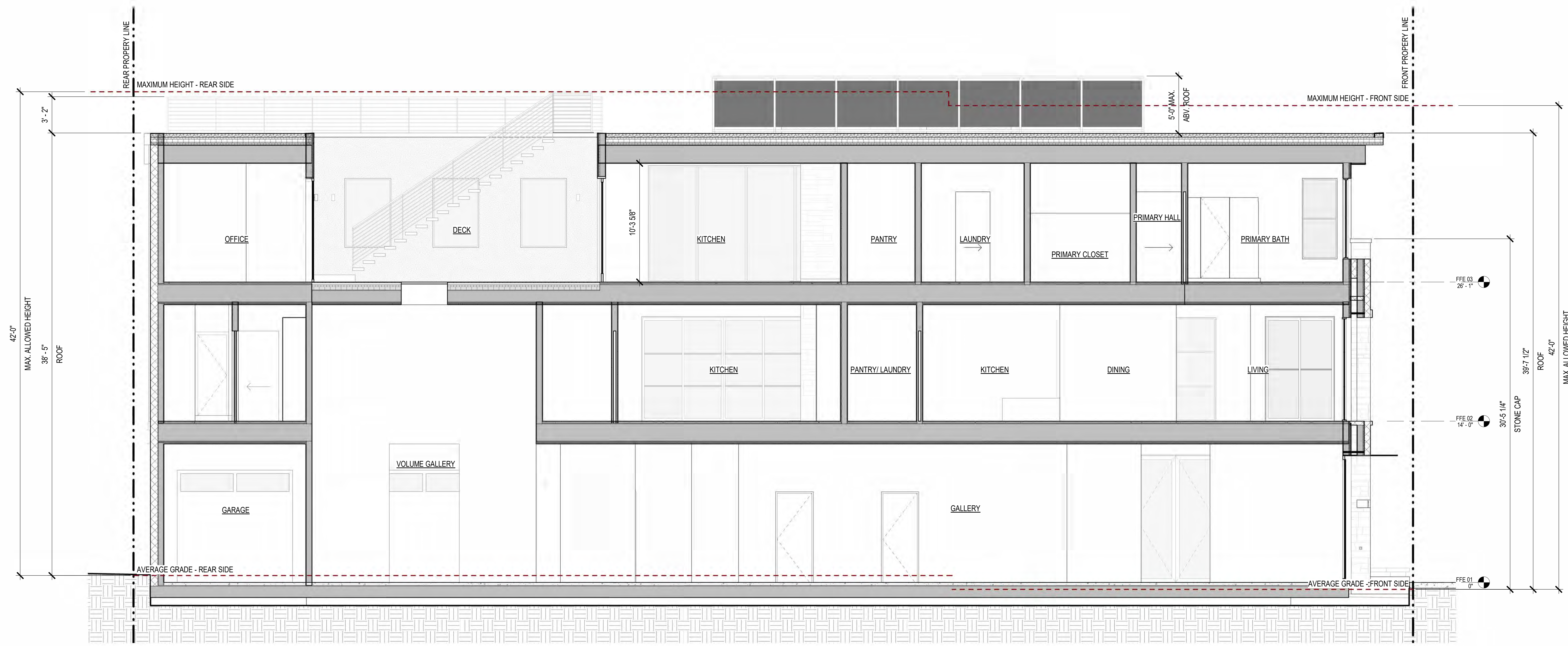
140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025

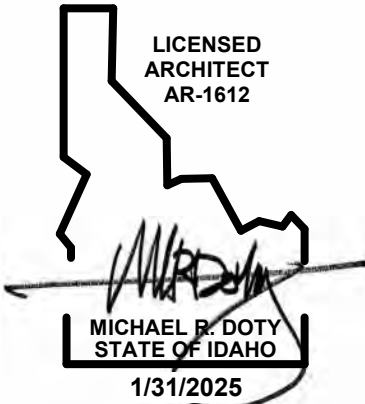
A-321





LONGITUDINAL SECTION 1
1/4" = 1'-0"

BUILDING SECTIONS



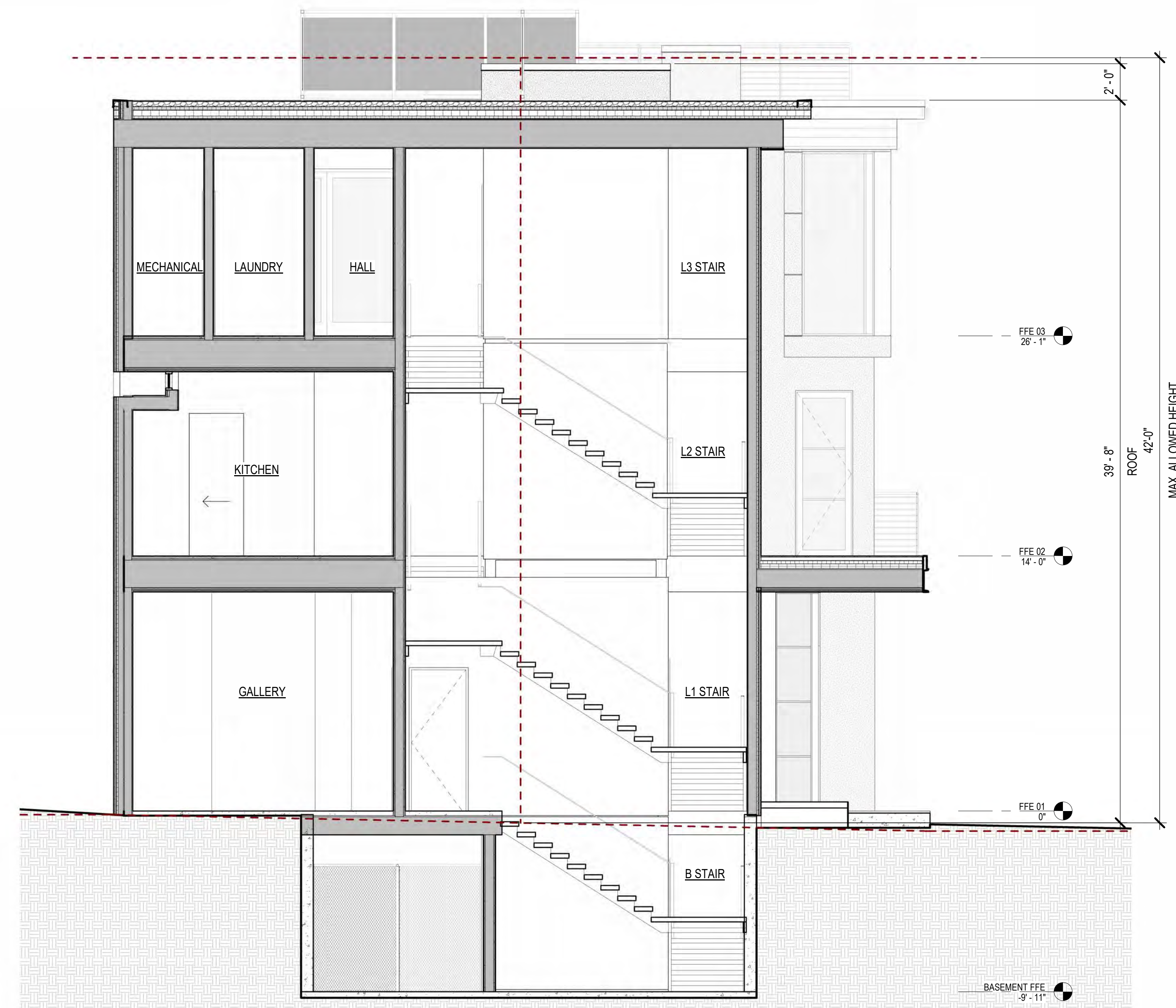
140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025

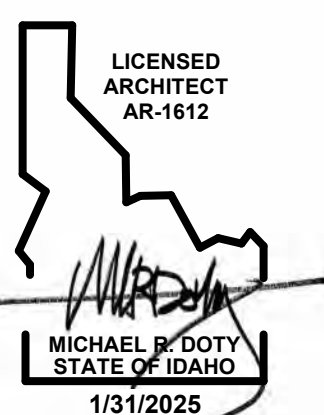


A-411



TRANSVERSE BUILDING SECTION 1
1/4" = 1'-0"

BUILDING SECTIONS



140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025



ATOMOS™2 UNIVERSAL AND SLIM

A miniature downlight range offering impressive performance in an extremely small profile with a 1/2" aperture. Available as range overlay and trimless for both drywall and millwork applications.

PROJECT NAME: _____ TYPE: _____

ORDERING INFORMATION - TRIM / HOUSING

TRIM	TRIM TYPE	FINISH	TRIM FINISH	TRIM TYPE	TRIM FINISH	TRIM TYPE	TRIM FINISH	TRIM TYPE	TRIM FINISH	TRIM TYPE	TRIM FINISH	TRIM TYPE	TRIM FINISH	TRIM TYPE	TRIM FINISH	TRIM TYPE	TRIM FINISH
ADJUSTABLE	1/2" Trimless	White	White	1/2" Trimless	White	1/2" Trimless	White	1/2" Trimless	White	1/2" Trimless	White	1/2" Trimless	White	1/2" Trimless	White	1/2" Trimless	White
ADJUSTABLE	1/2" Trimless	White	White	1/2" Trimless	White	1/2" Trimless	White	1/2" Trimless	White	1/2" Trimless	White	1/2" Trimless	White	1/2" Trimless	White	1/2" Trimless	White

PART NUMBER NOTES

- Universal trimless trim as e.g. ADR5FAD1AGAG-8012027-15A-PH10
- Universal housings trim as e.g. BFR42-280A-PH1
- Trimless housings trim as e.g. ADR5F1AGAG-8012027-15A-PH10
- Remote drivers trim as e.g. PS42-RMT-280A-PH1

DATE OF REV: 06/20/2024

PATHLIGHTS STEALTH AND IMPACT®

Low glare path lights lead the way through the out of doors, as built-ins or from freestanding bollards.

PROJECT NAME: _____ TYPE: _____

ORDERING INFORMATION AND DRAWINGS - FIXTURE

FIXTURE	RATING	FLANGE FINISH	CH / MOUNTAGE PACKAGE	CCT
STEALTH ISL1	1	White	Standard	3000K
IMPACT ISL1	2	White	Standard	3000K

LED: Regressed DC LED with slot aperture for glare-free, energy-efficient path and step lighting, suitable for dry / damp or wet applications. Dimming by power supply.

MEDIA: Provided with sealed polycarbonate linear diffusion lens, optional factory for availability of color gels, which may achieve custom color temperatures.

LOCKING: Directly hidden tamper-resistant set screws. Included with IP65 wet location luminaires.

SAFETY: Foam gasket provided. Required for IP65 wet location applications.

RETENTION: Nylon spring clips secure fixture into box, mounting plate, or appropriate sized cutout.

Available with Bollard mounting, please visit WEBSITE for additional information.

Double Impact ISL2 pathlight available, please visit WEBSITE for additional information.

DATE OF REV: 06/20/2024

WALL SCONCE CYLINDER & SQUILINDER®

Exceptional adaptability and performance in classic and modern silhouettes that mount seamlessly and invisibly to the wall.

PROJECT NAME: _____ TYPE: _____

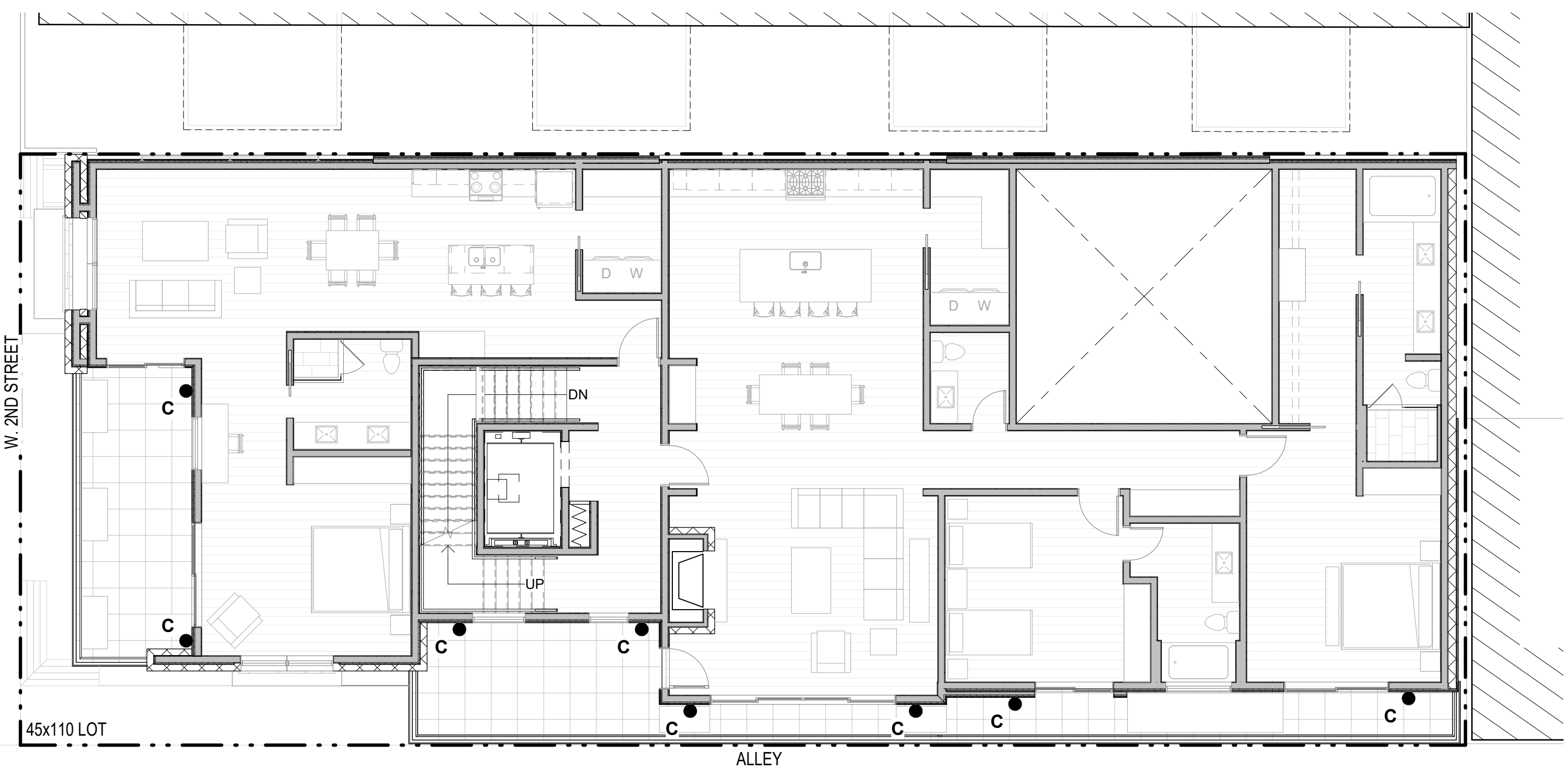
ORDERING INFORMATION

SHAPE	TYPE	RATING	BODY FINISH	BAFFLE FINISH	CH / MOUNTAGE PACKAGE	CCT	LOWER OPTIC LUMEN	UPPER OPTIC LUMEN	DRIVERS	LOWER MEDIA	UPPER MEDIA
CYLINDER	Downlight	2	White	White	Standard	3000K	1000	1000	Standard	Standard	Standard
SQUILINDER	Downlight	2	White	White	Standard	3000K	1000	1000	Standard	Standard	Standard

PART NUMBER NOTES

- Wall Sconce to 1 CW2-DP2-WHBK-R0523A2-30-PH2-40
- Up / Downlight (UD) fixtures require two remote drivers
- Remote drivers trim as e.g. PS-RMT-80511A-1TR2

DATE OF REV: 07/20/2024

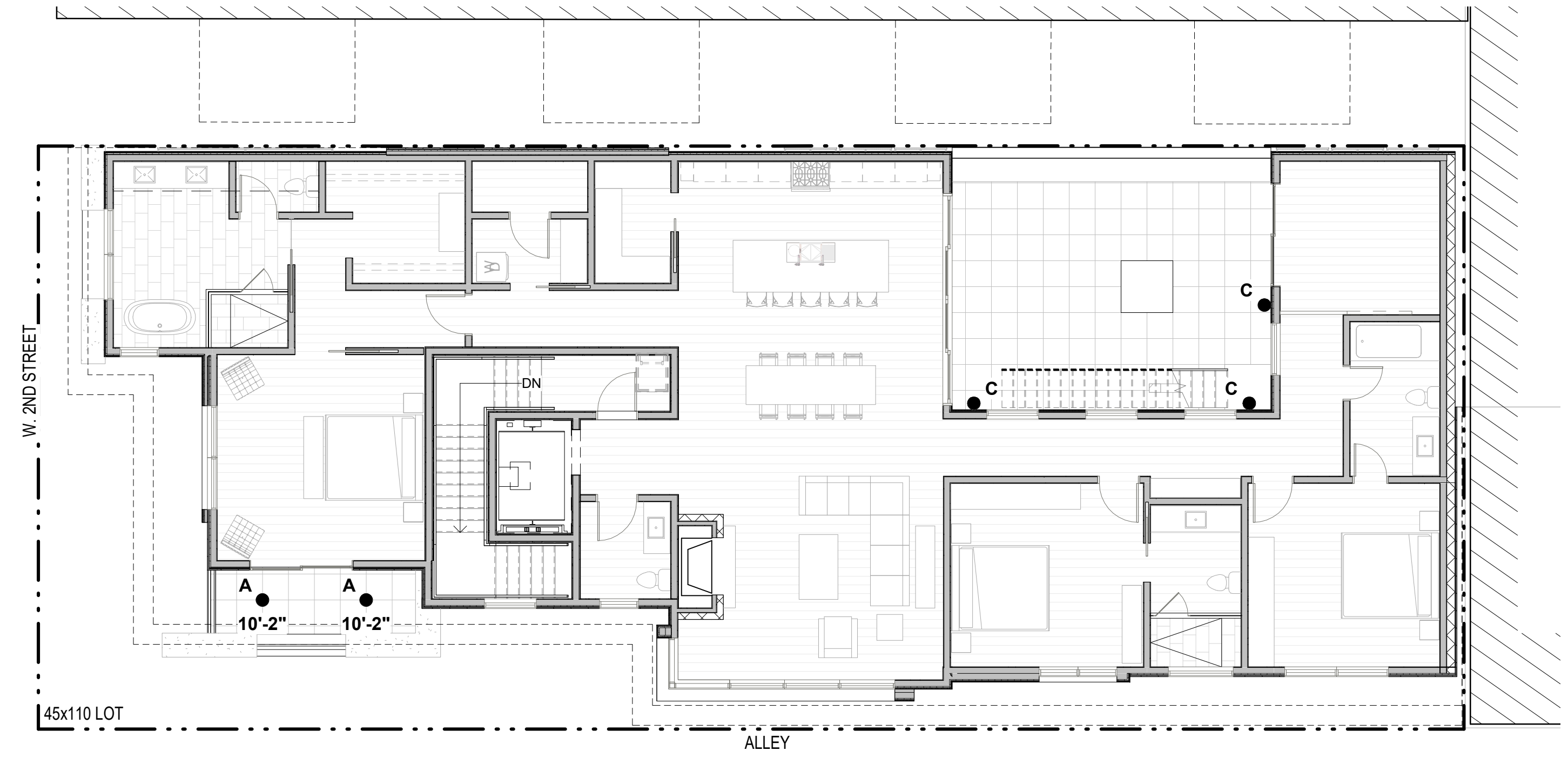


SECOND FLOOR PLAN - EXTERIOR LIGHTING 2
1/8" = 1'-0"

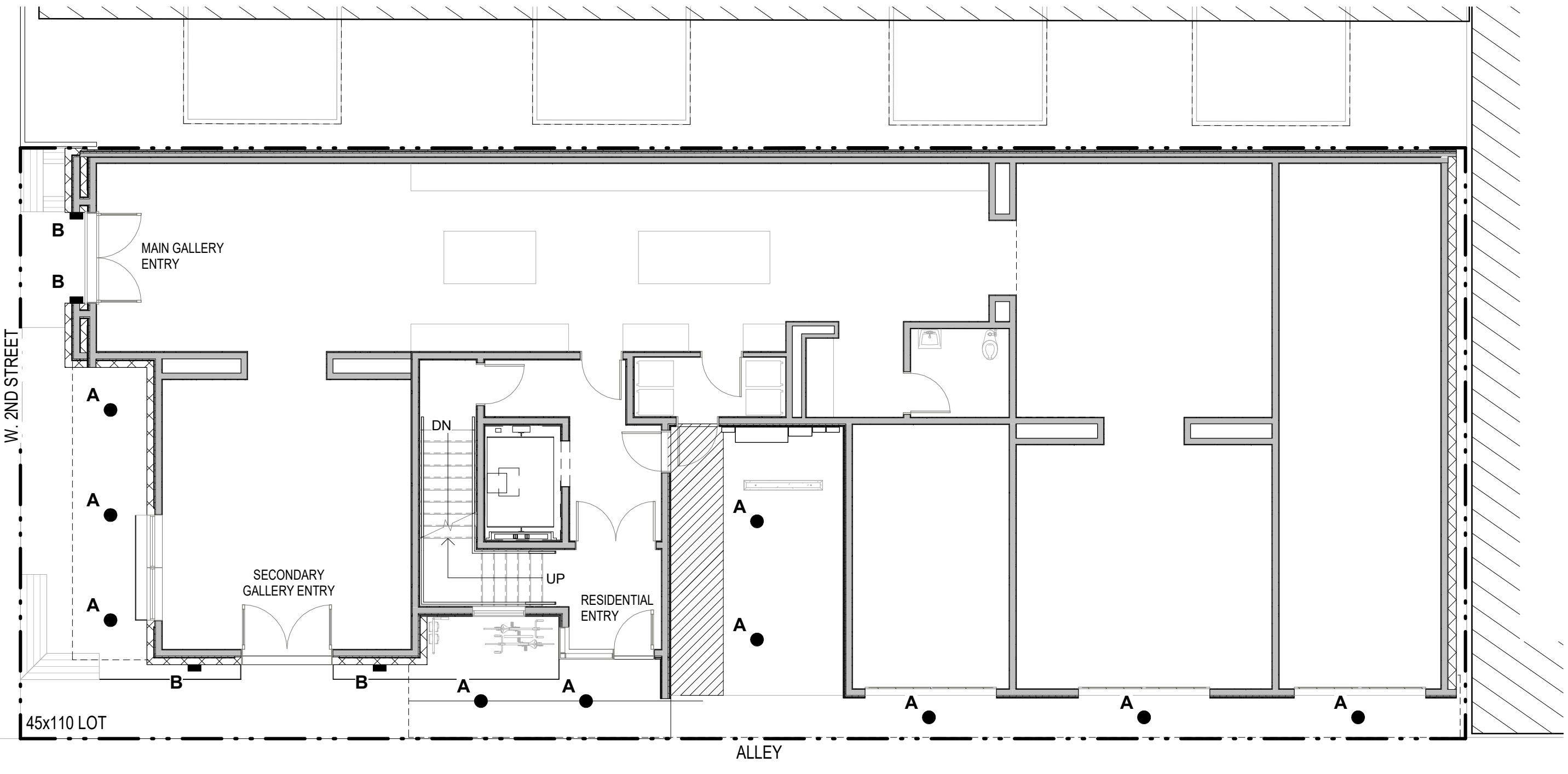
RECESSED DOWNLIGHT (A)
MOUNTING HEIGHT 12'-0" A.F.F. U.O.N.

PATH LIGHT (B)
MOUNTING HEIGHT 3'-0" A.F.F. U.O.N.

SCONCE LIGHT (C)
MOUNTING HEIGHT 7'-6" A.F.F. U.O.N.



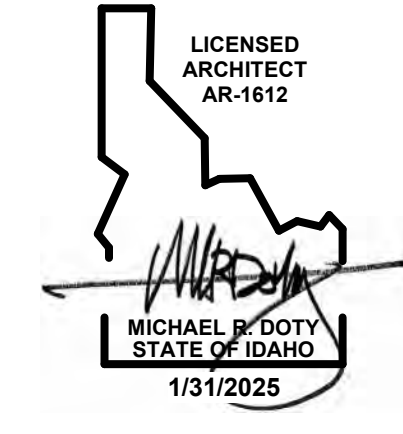
THIRD FLOOR PLAN - EXTERIOR LIGHTING 3
1/8" = 1'-0"



GROUND FLOOR PLAN - EXTERIOR LIGHTING 1
1/8" = 1'-0"

EXTERIOR LIGHTING PLANS AND SPECIFICATIONS

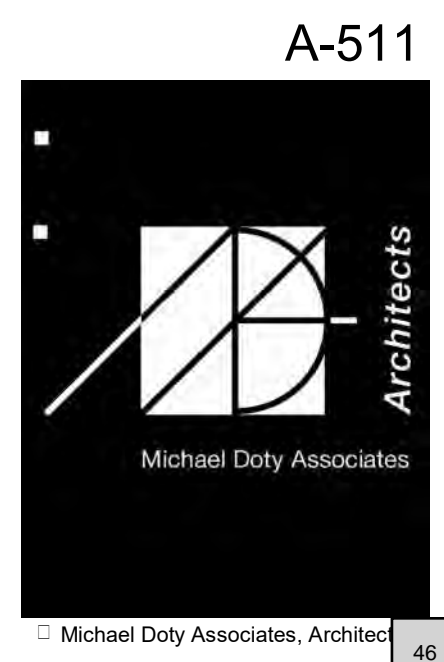
SCALE: 1/8" = 1'-0"



140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025

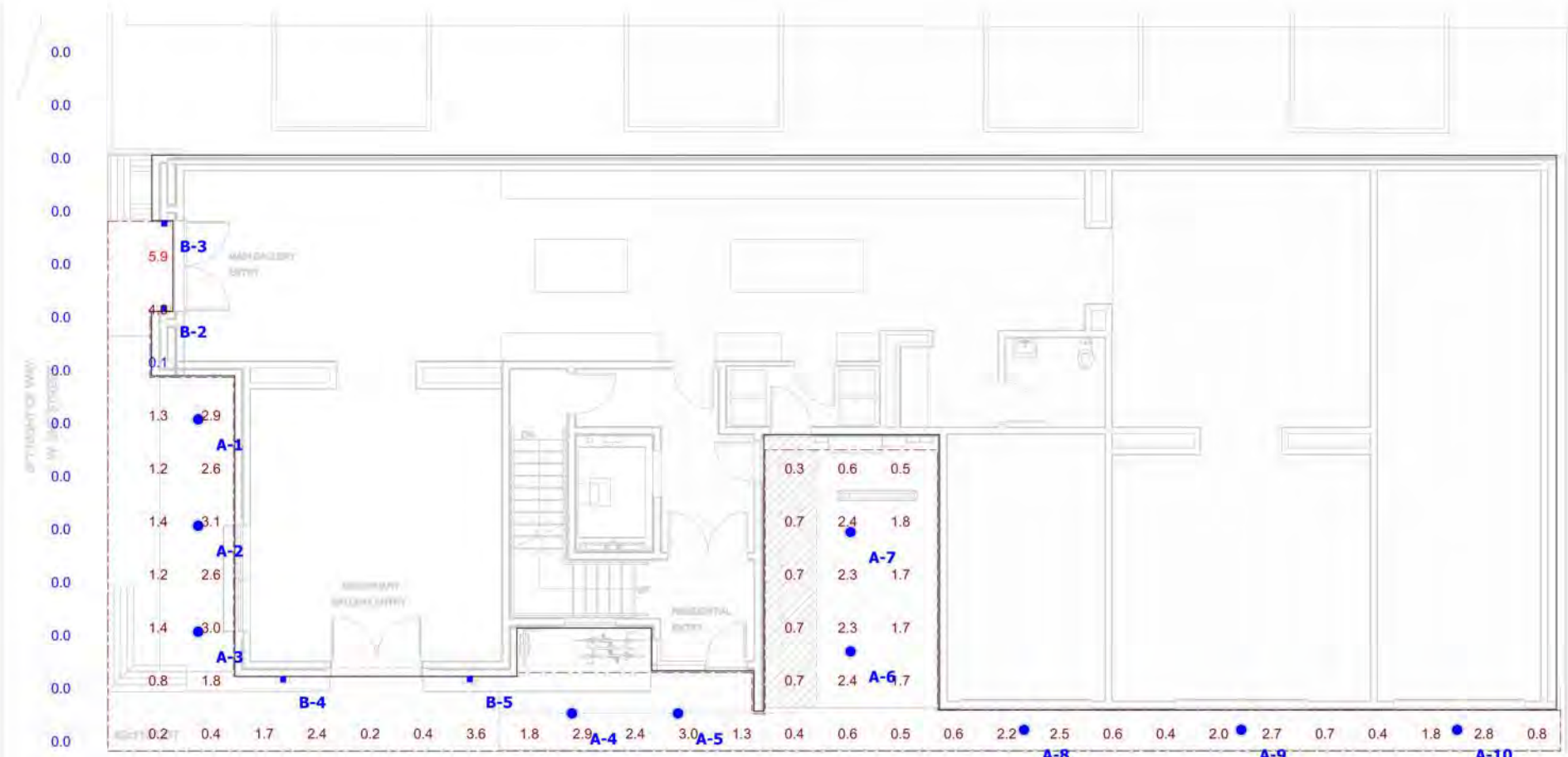




THIRD FLOOR PLAN - EXTERIOR LIGHTING



SECOND FLOOR PLAN - EXTERIOR LIGHTING



GROUND FLOOR PLAN - EXTERIOR LIGHTING

Plan View
Scale - 1" = 12'

Symbol	Label	Quantity	Description	Manufacturer	Catalog Number	Lamp	Lumens Per Lamp	Wattage
○	A	12	2" SQUARE SLIM DOWNLIGHT	LUCIFER LTG CO.	A2SS W 2 BB BF IC 9007D 27 35 4	2700K	455	15.74
□	B	4	PATHLIGHT	LUCIFER LTG CO.	ISL1 2 AB 90L04B 27	2700K	127	4.08
○	C	11	SQUILINDER DOWNLIGHT	LUCIFER LTG CO.	SW2 DF 2 BB BB 90S11A 27 40 4	2700K	1026	11

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
GROUND FLOOR	+	1.6 fc	5.9 fc	0.1 fc	59.0:1	16.0:1
SECOND FLOOR	+	7.9 fc	42.1 fc	0.1 fc	421.0:1	79.0:1
THIRD FLOOR - BEDROOM DECK	+	3.2 fc	3.4 fc	2.9 fc	1.2:1	1.1:1
THIRD FLOOR - PATIO	+	3.2 fc	31.3 fc	0.0 fc	N/A	N/A
RIGHT-OF-WAY	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A



EXTERIOR BUILDING PHOTOMETRICS FOR:
140 WEST 2ND STREET
KETCHUM, IDAHO 83353

ATOMOS™2 UNIVERSAL AND SLIM

A minimum downlight size offering impressive performance in an extremely small profile with a 2" aperture. Available as flush overlay and trimless for both drywall and masonry applications.

ITEM	SYMBOL	QTY	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	FINISH	APERTURE	DEPTH	WATTAGE	LUMENS	BEAM ANGLE	SPREAD	FOOT COUNCILS
1	A	12	2" SQUARE SLIM DOWNLIGHT	LUCIFER LTG CO.	A2SS W 2 BB BF IC 9007D 27 35 4	White	2"	1.5"	15.74	455	27°	3.5'	16.0:1
2	B	4	PATHLIGHT	LUCIFER LTG CO.	ISL1 2 AB 90L04B 27	White	4"	4"	4.08	127	27°	4.0'	1.1:1
3	C	11	SQUILINDER DOWNLIGHT	LUCIFER LTG CO.	SW2 DF 2 BB BB 90S11A 27 40 4	White	4"	4"	11	1026	27°	4.0'	1.1:1

RECESSED DOWNLIGHT (A)
MOUNTING HEIGHT 12'-0" A.F.F. U.O.N.

PATHLIGHTS STEALTH AND IMPACT®

Low glare path lights lead the way through the end of doors, as built-ins or from freestanding bollards.

ITEM	SYMBOL	QTY	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	FINISH	APERTURE	DEPTH	WATTAGE	LUMENS	BEAM ANGLE	SPREAD	FOOT COUNCILS
1	B	4	PATHLIGHT	LUCIFER LTG CO.	ISL1 2 AB 90L04B 27	White	4"	4"	4.08	127	27°	4.0'	1.1:1

PATH LIGHT (B)
MOUNTING HEIGHT 3'-0" A.F.F. U.O.N.

WALL SCONCE CYLINDER & SQUILINDER®

Exceptional adaptability and performance in classic and modern silhouettes that mount seamlessly and invisibly to the wall.

ITEM	SYMBOL	QTY	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	FINISH	APERTURE	DEPTH	WATTAGE	LUMENS	BEAM ANGLE	SPREAD	FOOT COUNCILS
1	C	11	SQUILINDER DOWNLIGHT	LUCIFER LTG CO.	SW2 DF 2 BB BB 90S11A 27 40 4	White	4"	4"	11	1026	27°	4.0'	1.1:1

SCONCE LIGHT (C)
MOUNTING HEIGHT 7'-6" A.F.F. U.O.N.

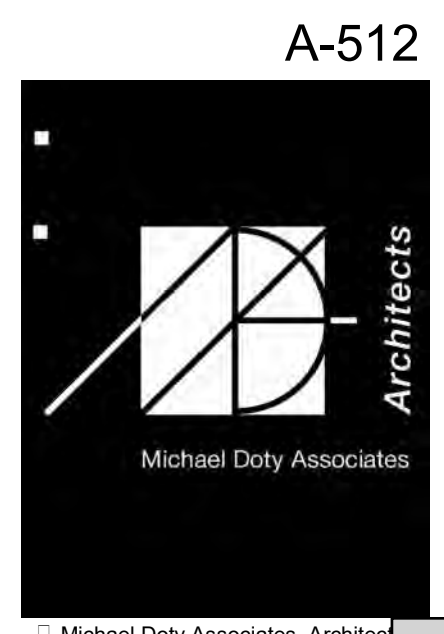
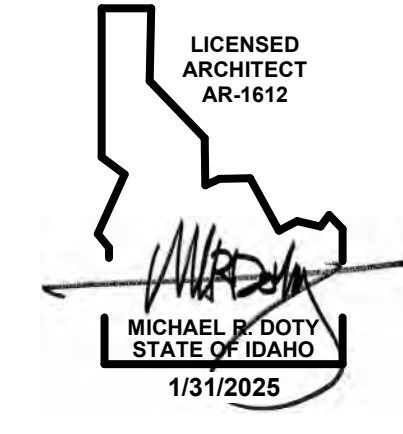
Designer
SAM
Date
11/20/2024
Scale
Not to Scale
Drawing No.
EPI.0
Summary

EXTERIOR LIGHTING PHOTOMETRIC CALCULATIONS

140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83353

DESIGN REVIEW
1/31/2025



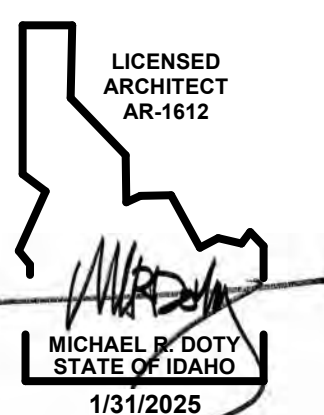


EXTERIOR RENDERINGS

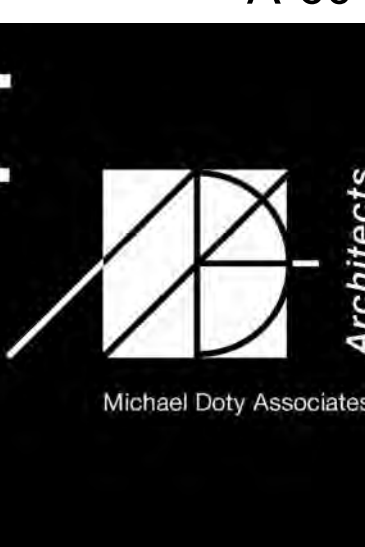
140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025



A-601



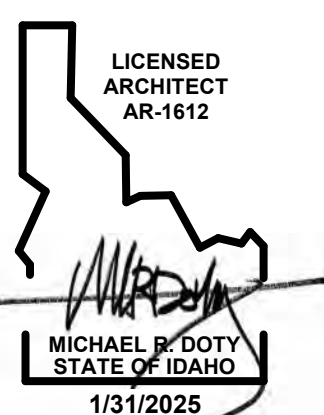


EXTERIOR RENDERINGS

140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025



A-602



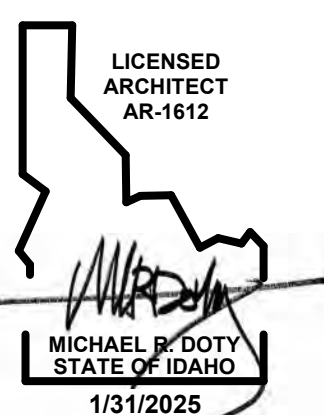


EXTERIOR RENDERINGS

140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025



A-603



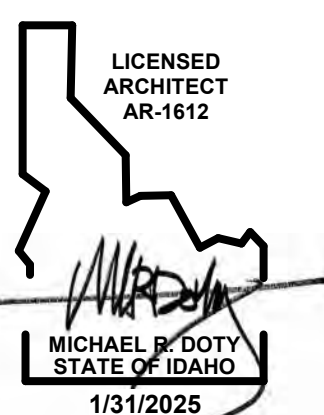


EXTERIOR RENDERINGS

140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025



A-604



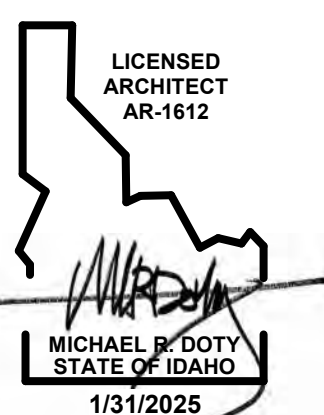


EXTERIOR RENDERINGS

140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025



A-605



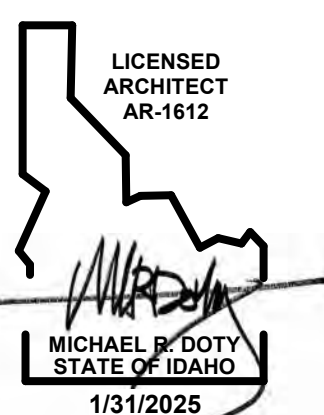


EXTERIOR RENDERINGS

140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025



A-606



Michael Doty Associates, Architects

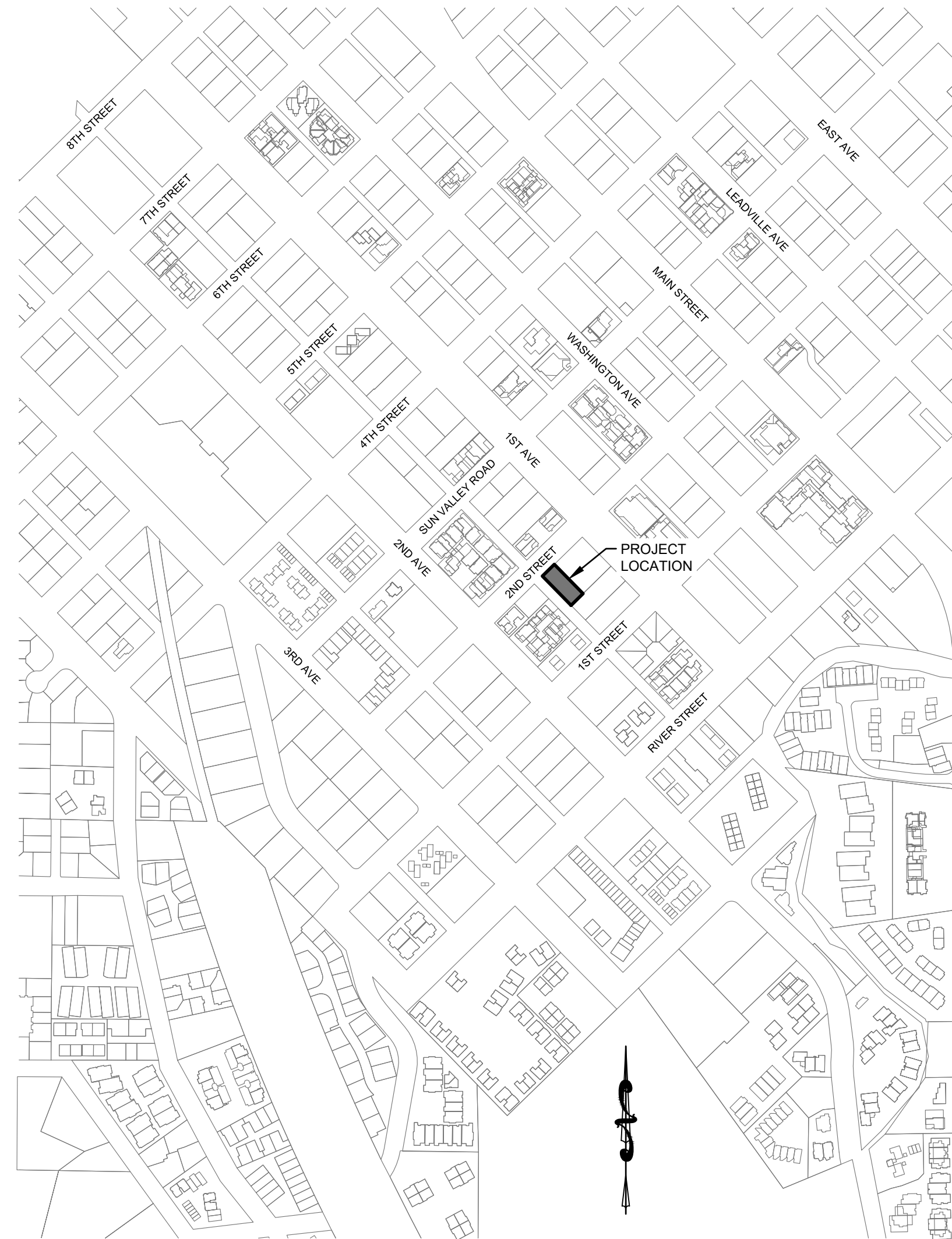
140 W 2ND STREET

KETCHUM, IDAHO

NOVEMBER 2024

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPCW) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPCW AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
- OPAL ENGINEERING, PLLC IS NOT RESPONSIBLE FOR IDAHO POWER OR OTHER DRY UTILITY SERVICE REQUESTS.
- CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
- THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS INCLUDES, BUT IS NOT LIMITED TO, ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPCW SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPCW SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
 - PROOF-ROLLING:** AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
 - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPCW 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPCW 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-81.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPCW SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPCW SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPCW SECTION 805.
- ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL CONCRETE WORK SHALL CONFORM TO ISPCW SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPCW SECTION 703, TABLE 1. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- ALL TRENCHING SHALL CONFORM TO ISPCW STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
- TOPOGRAPHIC, SITE, AND BOUNDARY SURVEYS SHOWN HEREON WERE CONDUCTED BY ALPINE ENTERPRISES INC, 12/22/2010 AND 02/14/2024. REFER TO TOPOGRAPHIC MAP FOR NOTES. THESE SURVEYS WERE SUPPLEMENTED BY 2017 BLAINE COUNTY LIDAR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A MATERIALS TESTING COMPANY DURING CONSTRUCTION TO VERIFY ALL COMPACTION AND MATERIAL PLAN AND SPECIFICATION REQUIREMENTS ARE MET FOR ALL CONSTRUCTION WITHIN THE PUBLIC RIGHTS-OF-WAY.



VICINITY MAP
N.T.S.

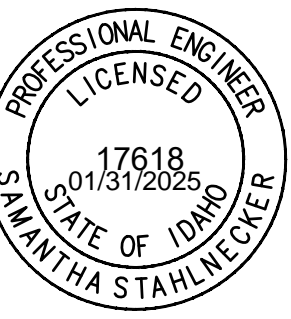
SHEET INDEX

SHEET#	DESCRIPTION
C0.10	COVER SHEET
1 OF 1	EXISTING SITE CONDITIONS by ALPINE ENTERPRISES
C0.90	DEMOLITION PLAN
C1.00	DETAIL SHEET
C1.01	STORM WATER / DRYWELL SIZING CALCULATIONS
C1.10	SITE IMPROVEMENT PLAN

CIVIL ENGINEER
SAMANTHA STAHLNECKER, PE
OPAL ENGINEERING, PLLC
416 S. MAIN STREET SUITE 204
PO BOX 2530
HAILEY, IDAHO 83333

PURPOSE: ISSUE FOR DESIGN REVIEW (11/20/2024)

REVISION NO.	DATE	DESCRIPTION
1	11/20/24	REVISIONS PER CITY COMMENTS
2	01/31/25	REVISIONS PER CITY COMMENTS



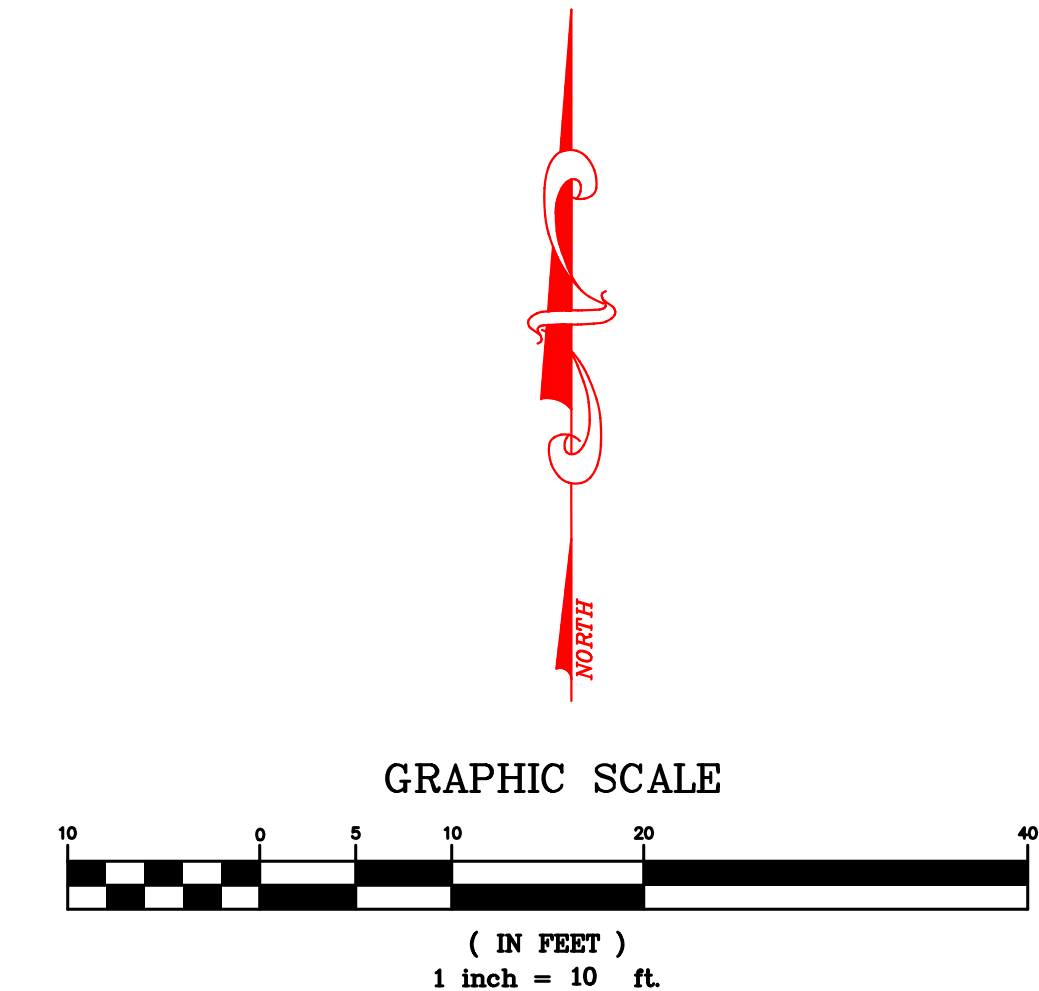
**PRELIMINARY
NOT FOR
CONSTRUCTION**

COVER SHEET

140 W 2ND STREET KETCHUM, ID
PREPARED FOR: BILL GRIFFIN

24022
PROJECT NUMBER

C0.10



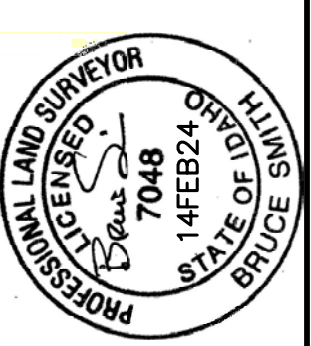
- LEGEND**
- Subject Boundary
 - - - Centerline Right-of-Way
 - - - Adjoiner Lot Lines
 - - - EOA - Edge of Asphalt
 - Existing Building/Structure
 - RTW - Retaining Wall
 - Rock Wall
 - Existing Fence
 - Underground Power Line
 - TV - Underground Cable Line
 - GS - Gas Service
 - GAS - Gas Main
 - SS - Sewer Service
 - SWR - Sewer Main
 - WS - Water Service Line
 - WTR - Water Main
 - PH - Underground Phone Line
 - △ CNTRL - Survey Control
 - FND - Found 1/2" Rebar as Shown
 - Found 5/8" Rebar as Shown
 - Found Aluminum Cap as Shown
 - PBOX - Power Box
 - PHBOX - Phone Box
 - SCO - Sewer Cleanout
 - SMH - Sewer Manhole
 - AC Air Conditioning Unit
 - TV TVBOX - Cable Box
 - FH - Fire Hydrant
 - WMTR - Water Meter
 - WV - Water Valve
 - GMTR - Gas Meter
 - DT - Deciduous Tree
 - CT - Coniferous Tree
 - [] Record Bearing and Distance, Inst. No. 302967
 - [[]] Record Bearing and Distance, Inst. No. 631906

- NOTES**
- 1) Basis of Bearings is Grid North per Idaho State Plane Coordinate System, Central Zone, NAD83, (1992), at Grid in US Survey Feet. Ground Distances will be slightly longer. Vertical Datum is NAVD1988.
 - 1) Boundary Information used or considered includes:
 - Official Map of the Village of Ketchum, Instrument Number 302967;
 - A Replat showing the S.W. 45' of Lots 1 & 2, Block 59, Creating Lot 1A, Block 59, City of Ketchum, Instrument Number 330772;
 - 120 Building Condominiums, Instrument Number 460151;
 - Record of Survey showing the East Half and the West Half of Lot 5, Blk 59, Ketchum Townsite, Instrument Number 631906;
 - Mindbender Condominiums, Instrument Number 677311; all Records of Blaine County, Idaho.
 - 2) Please refer to the Plat Notes, Easements, Reservations, Dedications, Conditions, Covenants, and Restrictions on the original plat, subsequent surveys, and other documents that may affect the Subject Property.
 - 3) Utility Locations shown are based on visual surface evidence and previous surveys on the Subject Block. Utility Locations should always be verified by Digline Locate before any excavation may occur on the Subject Property.
 - 4) The Subject Property appears to be within the City of Ketchum Community Core District, (CC). Please refer to City of Ketchum Code of Ordinances for more information about this zone including Building Setbacks.
 - 5) Not all trees and vegetation are shown, some locations are approximate.
 - 6) Aerial Imagery, if shown, is from Nearmap 2023.

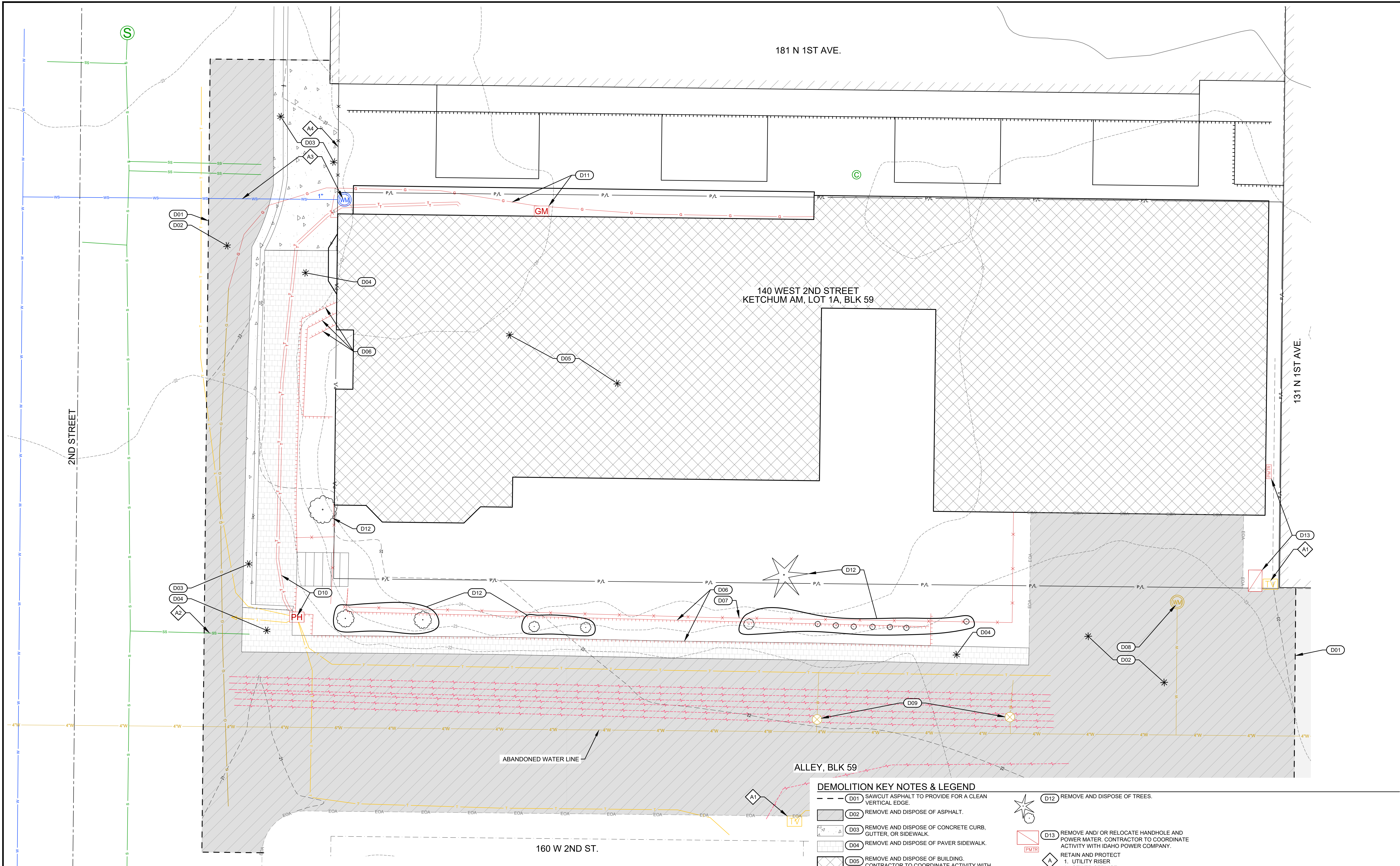
PROJECT PATH AND PRINT DATE U:\LandProjects2004\1120_Blk59_Ketchum\dwg\1120_Ketchum_Blk59_Ita1A_Site2023.dwg 02/14/2024 11:55:29 AM MST

A SITE PLAN SHOWING
 LOT 1A, BLOCK 59, KETCHUM TOWNSITE
 WITHIN S18, T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR BILL GRIFFIN

Alpine Enterprises Inc.
 Surveying, Mapping, Civil Engineering,
 and Natural Hazards Consulting
 660 Bell Dr., Unit 1
 P.O. Box 2037, Ketchum, ID 83340 USA
 (208) 727-1988
 email: bgriffin@alpineenterprisesinc.com



REVISIONS	NO	DATE	BY

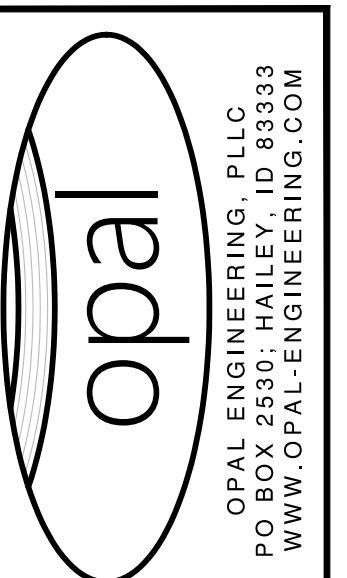
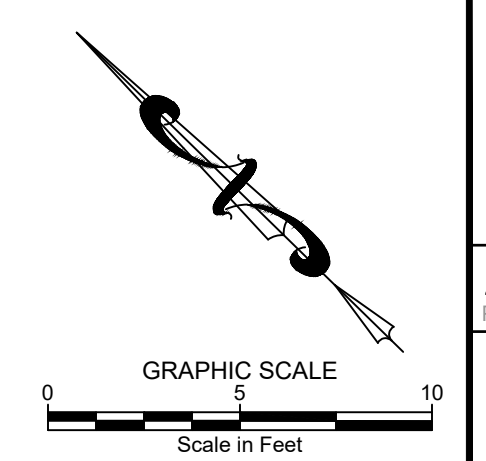


LEGEND

— P/L —	Subject Boundary	— S —	Sewer Main
— WS —	Centerline Right-of-Way	— WS —	Water Service Line
— A/L —	Adjoiner Lot Lines	— WM —	Water Main
— 1' —	1' Contour Interval	— 4"W —	Underground Phone Line
— 5' —	5' Contour Interval	— P/B —	PBOX - Power Box
— EOA —	EOA - Edge of Asphalt	— P/H —	PHBOX - Phone Box
— B —	Existing Building/Structure	— S/C —	SCO - Sewer Cleanout
— RTW —	RTW - Retaining Wall	— S/M —	SMH - Sewer Manhole
— UPL —	Underground Power Line	— T/B —	TVBOX - Cable Box
— G —	Gas Main	— G/M —	GMTR - Gas Meter
— SS —	Sewer Service		

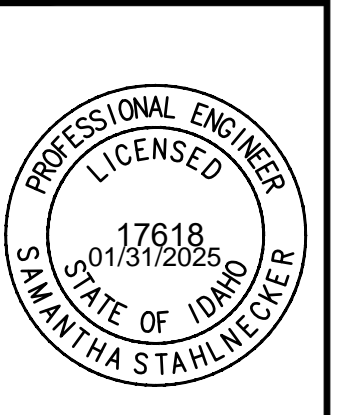
DEMOLITION KEY NOTES & LEGEND

- D01 — SAWCUT ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
- D02 — REMOVE AND DISPOSE OF ASPHALT.
- D03 — REMOVE AND DISPOSE OF CONCRETE CURB, GUTTER, OR SIDEWALK.
- D04 — REMOVE AND DISPOSE OF PAVER SIDEWALK.
- D05 — REMOVE AND DISPOSE OF BUILDING. CONTRACTOR TO COORDINATE ACTIVITY WITH ARCHITECT.
- D06 — REMOVE AND DISPOSE OF RETAINING WALL.
- D07 — REMOVE AND DISPOSE OF FENCE.
- D08 — REMOVE AND DISPOSE OF WATER VAULT.
- D09 — REMOVE AND DISPOSE OF WATER VALVE BOXES.
- D10 — RELOCATE TELEPHONE RISER. CONTRACTOR TO COORDINATE ACTIVITY WITH COMMUNICATIONS COMPANY AND ARCHITECT.
- D11 — REMOVE GAS SERVICE AND METER. CONTRACTOR TO COORDINATE ACTIVITY WITH INTERMOUNTAIN GAS COMPANY.
- D12 — REMOVE AND DISPOSE OF TREES.
- D13 — REMOVE AND/OR RELOCATE HANDHOLE AND POWER METER. CONTRACTOR TO COORDINATE ACTIVITY WITH IDAHO POWER COMPANY.
- A — RETAIN AND PROTECT
 - 1. UTILITY RISER
 - 2. SEWER SERVICE
 - 3. WATER SERVICE AND METER VAULT
 - 4. FENCE



PURPOSE: ISSUE FOR DESIGN REVIEW (11/20/2024)

REVISION NO.	DATE	DESCRIPTION
1	11/20/24	REVISIONS PER CITY COMMENTS
2	01/31/25	REVISIONS PER CITY COMMENTS



**PRELIMINARY
NOT FOR
CONSTRUCTION**

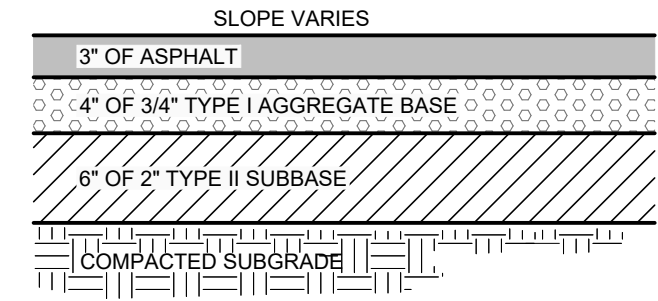
DEMOLITION PLAN

140 W 2ND STREET KETCHUM, ID

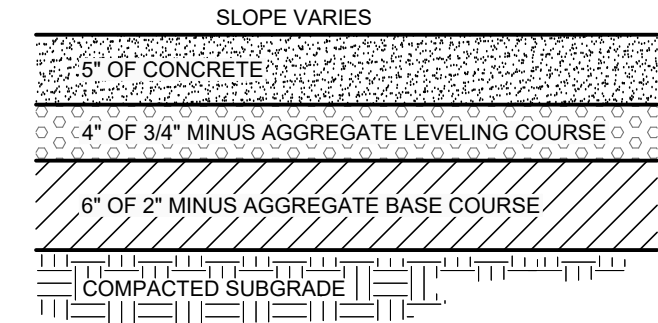
PREPARED FOR: BILL GRIFFIN

PROJECT NUMBER: 24022

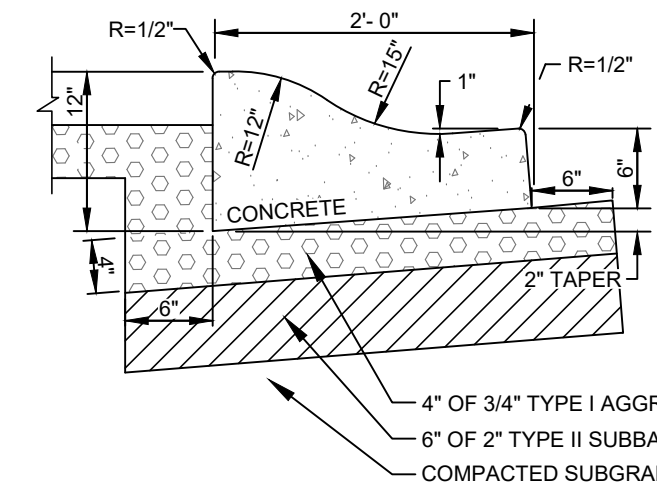
C0.90



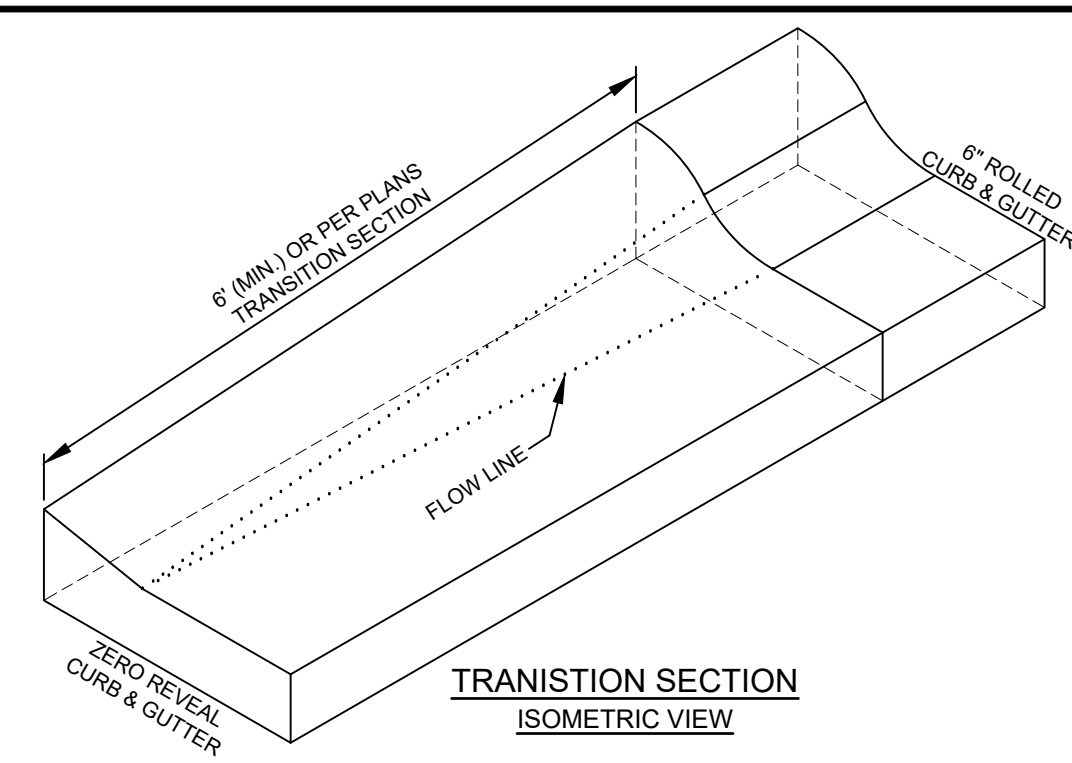
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - REFER TO KETCHUM STANDARD DRAWINGS #3 AND #16.



- NOTES:**
- INSTALL SCORE JOINTS AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTION FOR SIDEWALK GREATER THAN 5 FEET IN WIDTH. INSTALL EXPANSION JOINTS EVERY 10 FEET IN LONGITUDINAL DIRECTION.
 - 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS OR ADJACENT TO THE STRUCTURE. PLACE 1/2" EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.
 - SIDEWALK CONSTRUCTION JOINTS SHALL BE CONSTRUCTED APPROXIMATELY 1/2" WIDE, 1/2" IN DEPTH AND FINISHED AND EGGED SMOOTH. A PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED EVERY 40' FOR NEW SIDEWALK CONSTRUCTION.
 - WHEN TRANSITIONING NEW SIDEWALK TO EXISTING, A MINIMUM 5' TRANSITIONAL PANEL SHALL BE SEPARATED AND ISOLATED WITH EXPANSION MATERIAL.
 - SIDEWALK ALIGNMENT TRANSITIONS SHALL HAVE A MINIMUM RADIUS OF 30' TO THE FACE OF CURB.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - CONCRETE THICKNESS PER THIS DETAIL OR MATCH EXISTING, WHICHEVER IS GREATER.

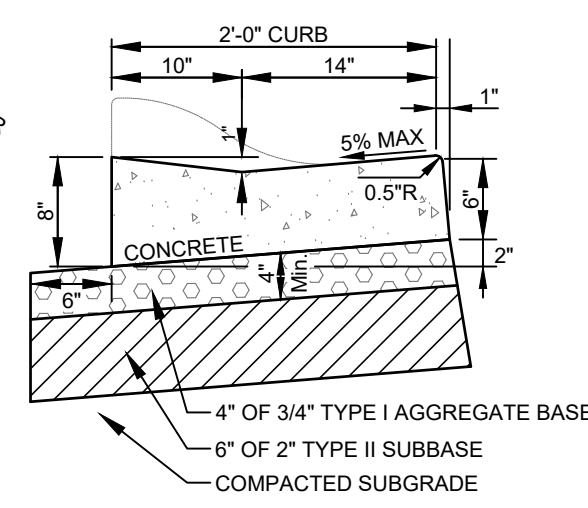


- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADIUS.
 - CONTINUOUS PLACEMENT PREFERRED. SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).



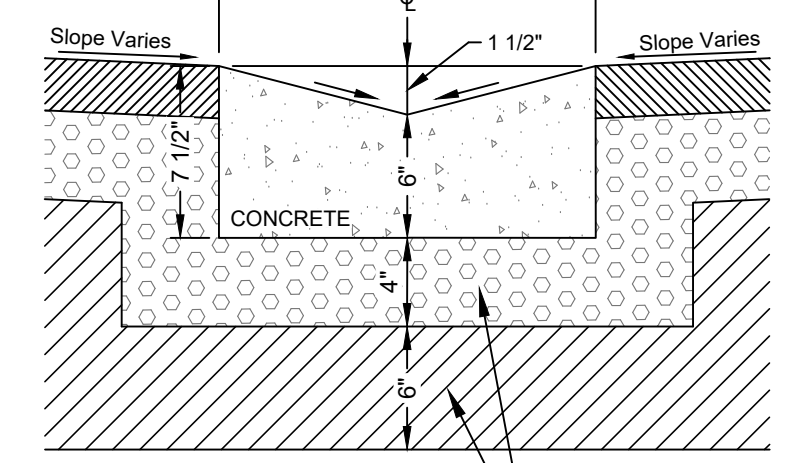
TRANSITION SECTION
ISOMETRIC VIEW

- 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.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADIUS.
 - CONTINUOUS PLACEMENT PREFERRED. SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).



ZERO REVEAL CURB & GUTTER

- 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.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADIUS.
 - CONTINUOUS PLACEMENT PREFERRED. SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).



24" WIDE CONCRETE VALLEY GUTTER

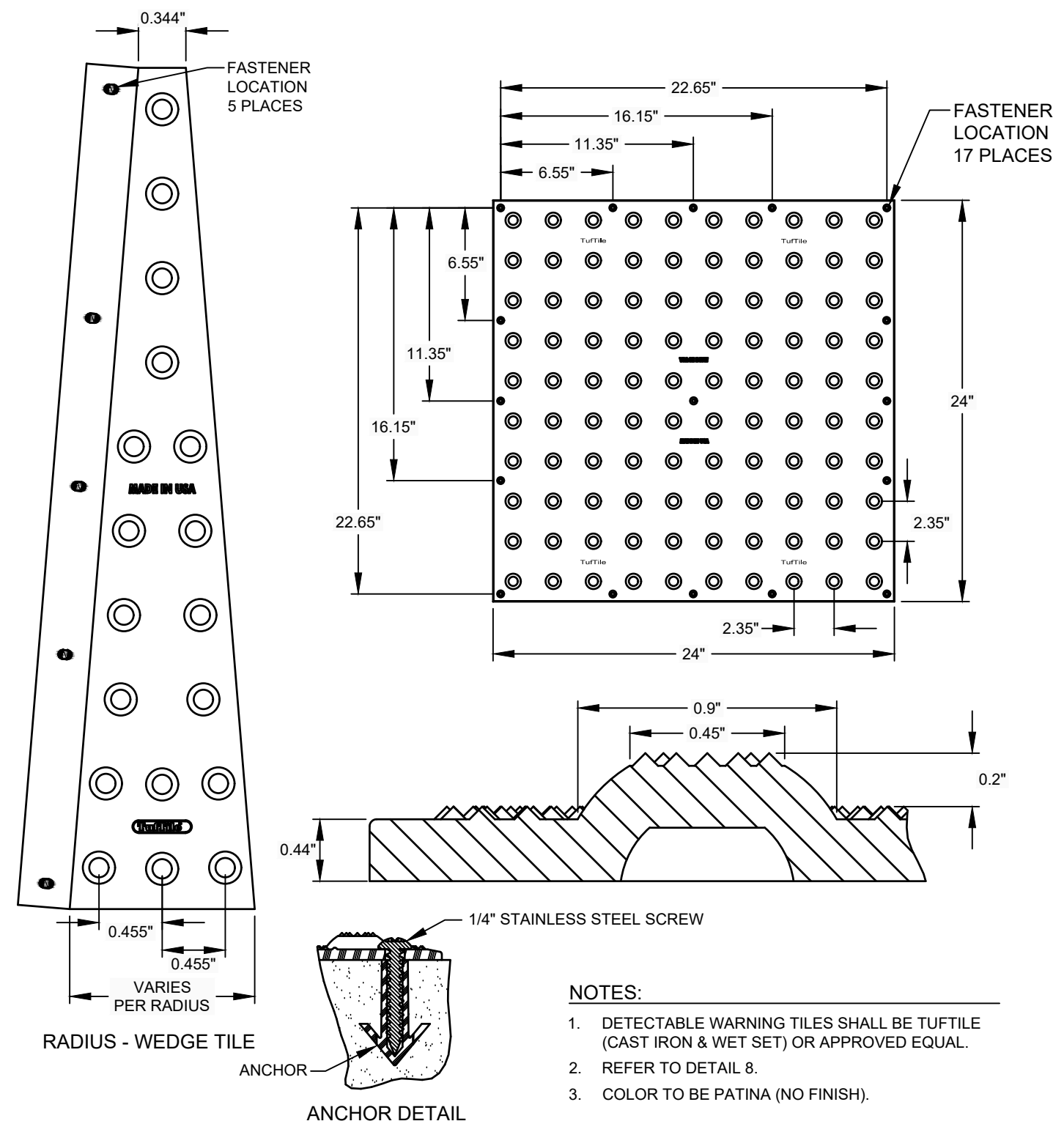
1
C1.00 **TYPICAL STREET AND ALLEY ASPHALT SECTION**
N.T.S.

2
C1.00 **TYPICAL CONCRETE SECTION**
N.T.S.

3
C1.00 **6" CONCRETE ROLLED CURB & GUTTER**
N.T.S.

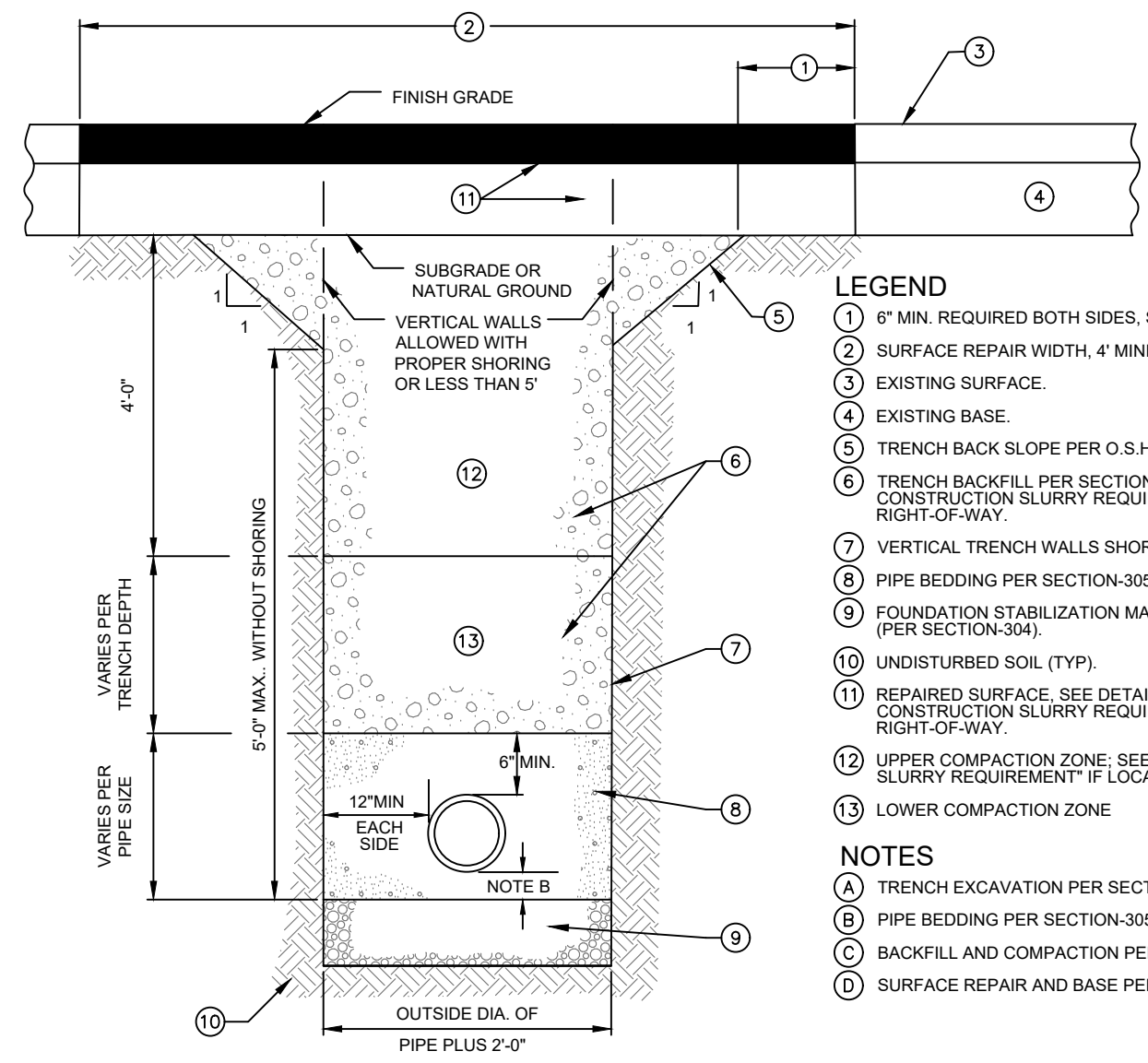
4
C1.00 **TYPICAL CURB TRANSITION DETAIL**
N.T.S.

5
C1.00 **24" WIDE CONCRETE VALLEY GUTTER**
N.T.S.



- NOTES:**
- DETECTABLE WARNING TILES SHALL BE TUFTILE (CAST IRON & WET SET) OR APPROVED EQUAL.
 - REFER TO DETAIL 8.
 - COLOR TO BE PATINA (NO FINISH).

6
C1.00 **DETECTABLE WARNING PLATE**
N.T.S.



- LEGEND**
- 6" MIN. REQUIRED BOTH SIDES, SAWCUT REQUIRED.
 - SURFACE REPAIR WIDTH, 4' MINIMUM.
 - EXISTING SURFACE.
 - EXISTING BASE.
 - TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
 - TRENCH BACKFILL PER SECTION-306, OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - VERTICAL TRENCH WALLS SHORING PER O.S.H.A.
 - PIPE BEDDING PER SECTION-305 (SEE SD-302).
 - FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304).
 - UNDISTURBED SOIL (TYP).
 - REPAIRED SURFACE. SEE DETAILS 1 AND 2. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - UPPER COMPACTION ZONE. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - LOWER COMPACTION ZONE.
- NOTES**
- TRENCH EXCAVATION PER SECTION-301.
 - PIPE BEDDING PER SECTION-305.
 - BACKFILL AND COMPACTION PER SECTION-306.
 - SURFACE REPAIR AND BASE PER DETAIL 3/C20.

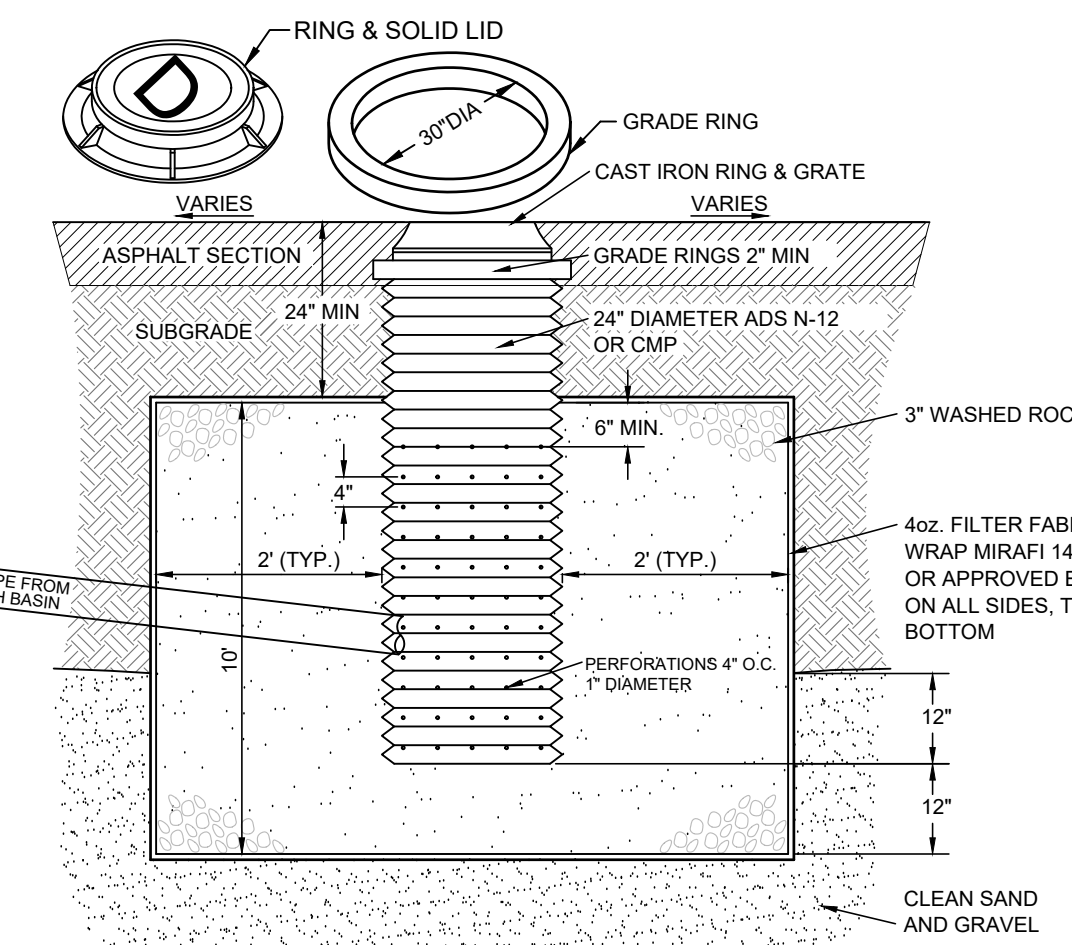
KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT
IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF MATERIALS:

COARSE AGGREGATE (3/4" MINUS)	2,600 LBS.
SAND	800 LBS.
PORTLAND CEMENT	94 LBS.
WATER	11 GAL. (MAX.)

WATER CONTENT IS MAXIMUM AND MAY BE REDUCING DOWNWARD. CARES SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

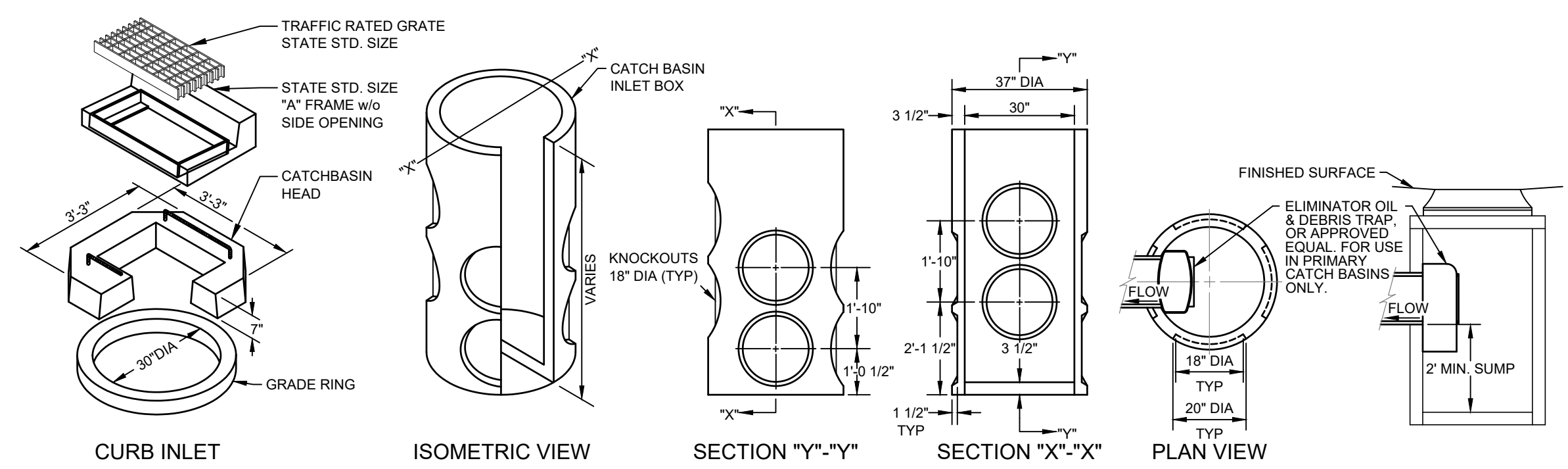
NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANTMIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANTMIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COLD MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANENT REPAIR.

7
C1.00 **TYPICAL TRENCH SECTION**
N.T.S.



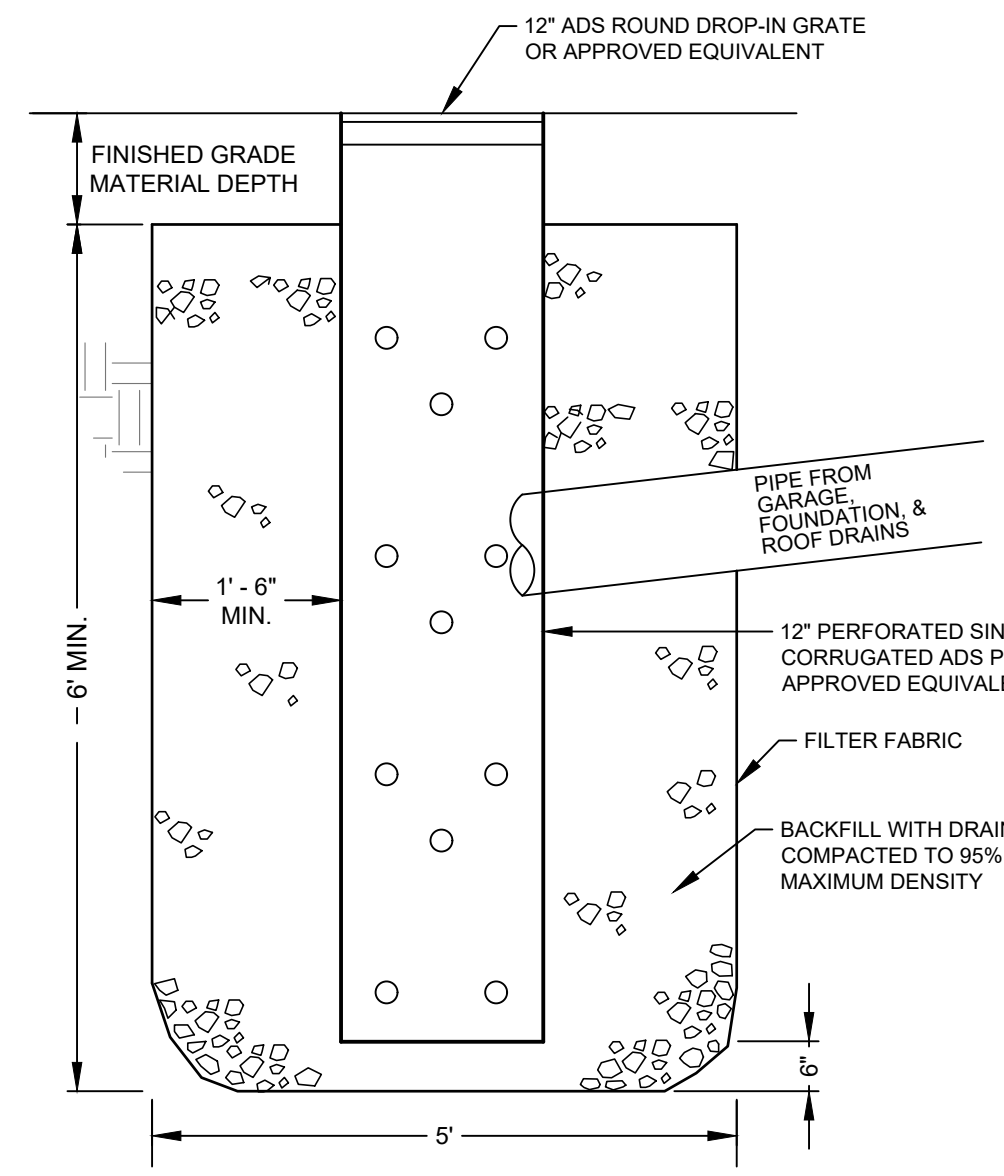
- NOTES:**
- THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
 - MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
 - IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
 - GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

8
C1.00 **DRYWELL DETAIL**
N.T.S.

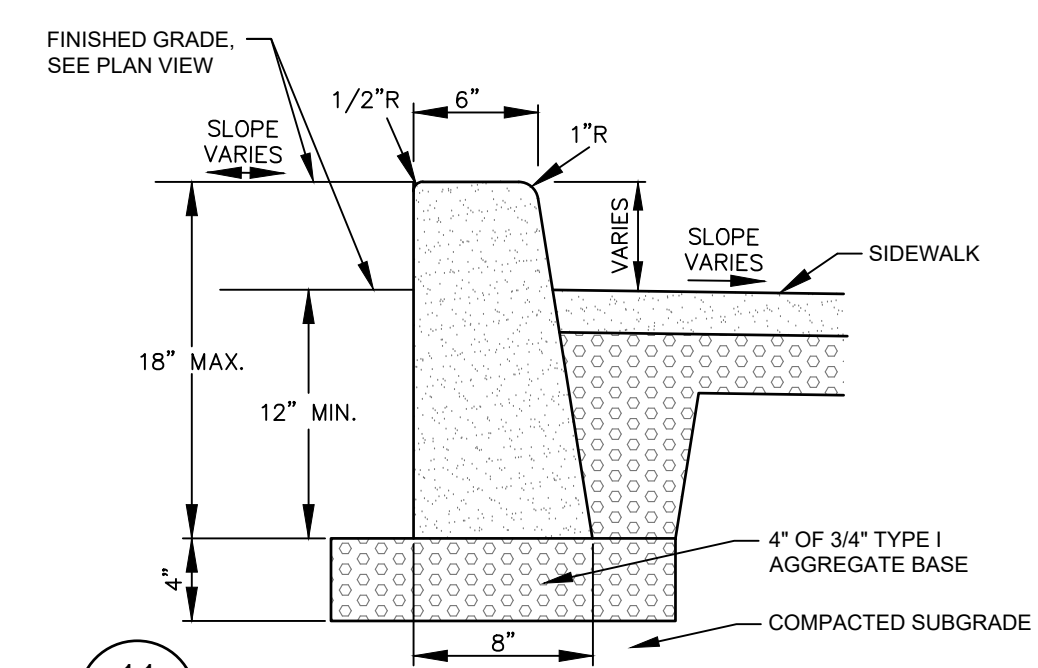


- CATCH BASIN INSTALLATION NOTES:**
- A PRIMARY CATCH BASIN IS DEFINED AS THE FIRST STORM STRUCTURE UPSTREAM OF A DRYWELL. A SATELLITE CATCH BASIN IS DEFINED AS THE STORM STRUCTURE UPSTREAM OF THE PRIMARY CATCH BASIN.
 - THE OIL & DEBRIS TRAP SHALL BE INSTALLED ON THE OUTLET OF THE PRIMARY CATCH BASIN 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.

9
C1.00 **30" DIAMETER PRIMARY CATCH BASIN**
N.T.S.

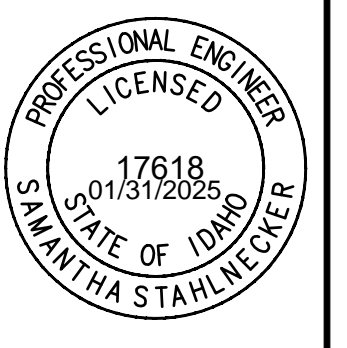


10
C1.00 **LANDSCAPE DRYWELL**
N.T.S.



11
C1.00 **6" CONCRETE VERTICAL CURB**

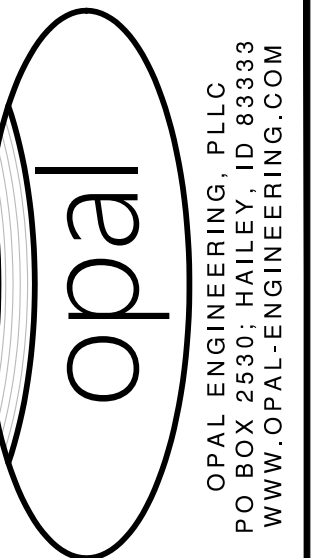
ISSUE FOR DESIGN REVIEW (11/20/2024)	DATE	DESCRIPTION
REVISION NO.	11/20/24	REVISIONS PER CITY COMMENTS
01/13/25		REVISIONS PER CITY COMMENTS



PRELIMINARY NOT FOR CONSTRUCTION

Drywell:	S07	Refer to Detail 8 / C1.00	
Storm Duration =	1 hr		
Intensity =	1 in/hr		
Hardscape Data (pavement, etc.)			
Runoff Area =	0.41 Acres		
Runoff Area =	17,750 ft ²		
Runoff Coefficient =	0.90		
Softscape Data (lawn, unimproved area)			
Runoff Area =	- Acres		
Runoff Area =	- ft ²		
Runoff Coefficient =	0.30		
Prorated Surface Coefficients		Drywell Dimensions:	
Runoff Area =	0.41 Acres	A =	9 ft
Runoff Area =	17,750 ft ²	Bottom Area (Ab) =	49.96 ft ²
Runoff Coefficient =	0.90	B =	2 ft
Drain Bed Voids =	35 %	Sidewall Area (As) =	244.27 ft ²
Infiltration Rate =	120 in/hr	C =	10 ft
		Volume Rock =	518.20 ft ²
		D =	11 ft
		Volume Pipe =	31.42 ft ²
Qpeak = C*I*A =		0.37 cfs	
Runoff Volume = Qpeak*Time =		1,331.25 ft ³	
Perc Area = Ab*x*As =		123.25 ft ²	
Perc Volume =		1,232.47 ft ³	
Storage Required = Runoff Volume- Perc Volume =		98.78 ft ³	
Storage Volume = (Vr*Void Ratio)+Vp =		212.79 ft ³	
Storage Required - Storage Volume =		-114.01 ft ³ must be less than zero	

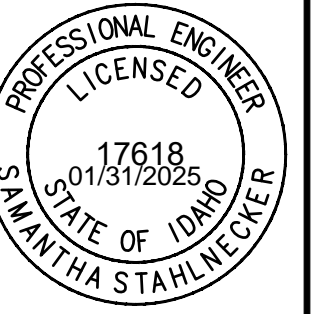
Drywell:	S08	Refer to Detail 10 / C1.00	
Storm Duration =	1 hr		
Intensity =	1 in/hr		
Hardscape Data (pavement, etc.)			
Runoff Area =	0.11 Acres		
Runoff Area =	4,945 ft ²		
Runoff Coefficient =	0.90		
Softscape Data (lawn, unimproved area)			
Runoff Area =	- Acres		
Runoff Area =	- ft ²		
Runoff Coefficient =	0.30		
Prorated Surface Coefficients		Drywell Dimensions:	
Runoff Area =	0.11 Acres	A =	5 ft
Runoff Area =	4,945 ft ²	Bottom Area (Ab) =	15.42 ft ²
Runoff Coefficient =	0.90	B =	1 ft
Drain Bed Voids =	35 %	Sidewall Area (As) =	74.02 ft ²
Infiltration Rate =	120 in/hr	C =	5.5 ft
		Volume Rock =	88.21 ft ²
		D =	6 ft
		Volume Pipe =	4.32 ft ²
Qpeak = C*I*A =		0.10 cfs	
Runoff Volume = Qpeak*Time =		370.91 ft ³	
Perc Area = Ab*x*As =		33.93 ft ²	
Perc Volume =		339.27 ft ³	
Storage Required = Runoff Volume- Perc Volume =		31.64 ft ³	
Storage Volume = (Vr*Void Ratio)+Vp =		35.19 ft ³	
Storage Required - Storage Volume =		-3.55 ft ³ must be less than zero	



OPAL ENGINEERING, PLLC
PO BOX 2530 - HALEY, ID 83333
WWW.OPAL-ENGINEERING.COM

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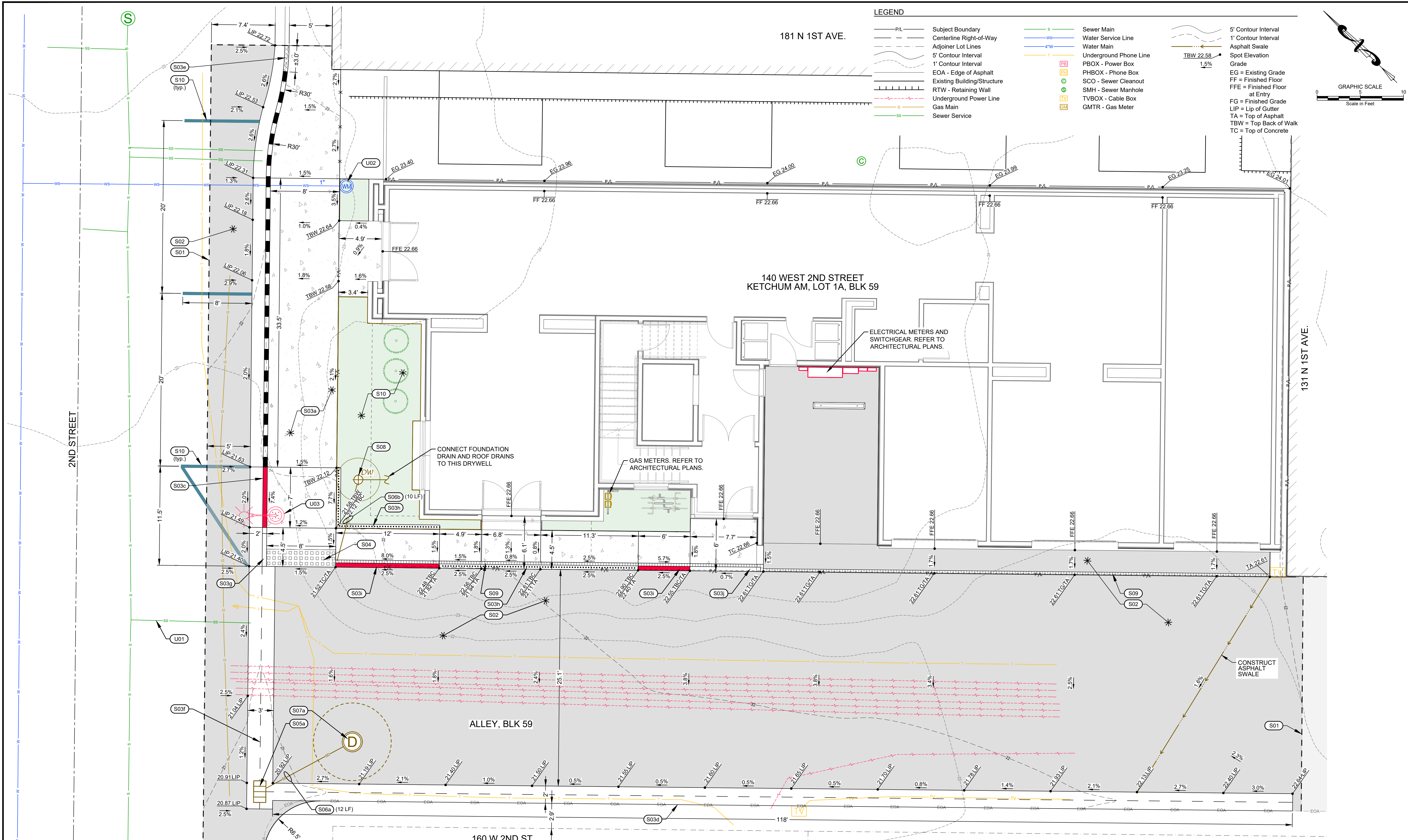
**PRELIMINARY
NOT FOR
CONSTRUCTION**

**STORM WATER / DRYWELL
SIZING CALCULATIONS**

140 W 2ND STREET KETCHUM, ID
PREPARED FOR: BILL GRIFFIN

24022
PROJECT NUMBER

C1.01



LEGEND

- P/L — Subject Boundary
- Centerline Right-of-Way
- Adjoiner Lot Lines
- 5' Contour Interval
- 1' Contour Interval
- EOA - Edge of Asphalt
- Existing Building/Structure
- RTW - Retaining Wall
- Underground Power Line
- Gas Main
- Sewer Service
- S — Sewer Main
- WS — Water Service Line
- W — Water Main
- U — Underground Phone Line
- PB — PBOX - Power Box
- PH — PHBOX - Phone Box
- SCO — Sewer Cleanout
- SMH — Sewer Manhole
- TV — TVBOX - Cable Box
- GM — GMTR - Gas Meter
- 5' Contour Interval
- 1' Contour Interval
- Asphalt Swale
- Spot Elevation
- Grade
- EG = Existing Grade
- FF = Finished Floor
- FFE = Finished Floor at Entry
- FG = Finished Grade
- LIP = Lip of Gutter
- TA = Top of Asphalt
- TBW = Top Back of Walk
- TC = Top of Concrete

opai
 OPAL ENGINEERING, PLLC
 PO BOX 2530 - HALEY, ID 83333
 WWW.OPAL-ENGINEERING.COM

PURPOSE: ISSUE FOR DESIGN REVIEW (11/20/2024)

REVISION NO.	DATE	DESCRIPTION
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PROFESSIONAL ENGINEER
 LICENSED
 17618
 STATE OF IDAHO
 SMANTHA STAHLVEGER

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

SITE IMPROVEMENT PLAN
 140 W 2ND STREET KETCHUM, ID
 PREPARED FOR: BILL GRIFFIN

24022
 PROJECT NUMBER

C1.10

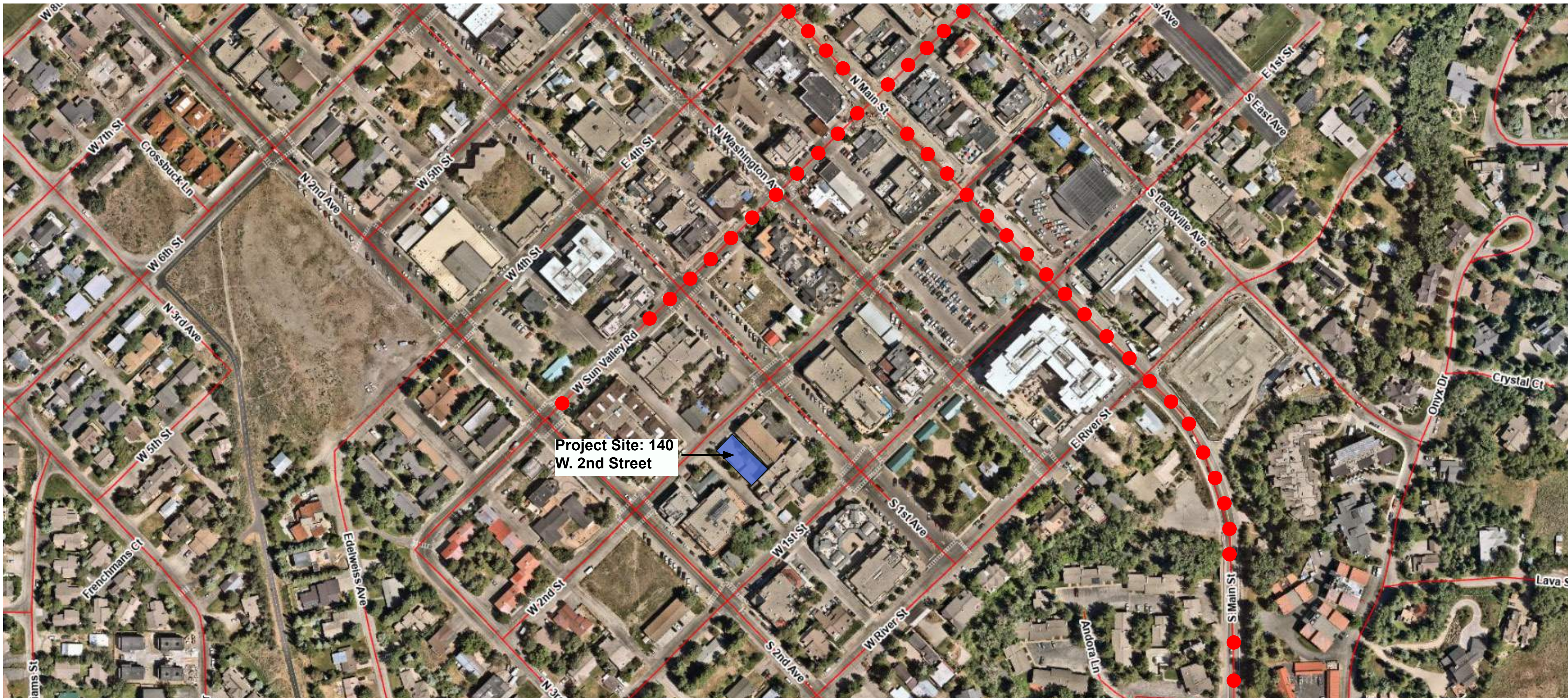
- SITE IMPROVEMENT KEY NOTES & LEGEND**
- S01 SAWCUT LINE. REFER TO ITEM D01, SHEET C0.90.
 - S02 CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. REFER TO KETCHUM STANDARD DRAWING #3 FOR TYPICAL STREET ASPHALT SECTION & TYPICAL ALLEY ASPHALT SECTION, AND KETCHUM STANDARD DRAWING #16 FOR RIGHT-OF-WAY TESTING REQUIREMENTS.
 - S03 CONSTRUCT CONCRETE SECTION.
 - a. CONCRETE SIDEWALK. REFER TO DETAIL 2 / C1.00.
 - b. 6" ROLLED CURB AND GUTTER. REFER TO DETAIL 3 / C1.00.
 - c. CURB TRANSITION (6" ROLLED C&G TO ZERO REVEAL). REFER TO DETAIL 4 / C1.00.
 - S03 CONTINUED. CONSTRUCT CONCRETE SECTION.
 - d. 2" WIDE CONCRETE VALLEY GUTTER. REFER TO DETAIL 5 / C1.00.
 - e. CURB TRANSITION (6" VERTICAL C&G TO 6" ROLLED C&G).
 - f. 3" WIDE CONCRETE VALLEY GUTTER. REFER TO KETCHUM STANDARD DETAIL #5.
 - g. ZERO REVEAL ROLLED CURB AND GUTTER. REFER TO DETAIL 4 / C1.00.
 - h. VERTICAL CURB. REFER TO DETAIL 11 / C1.00.
 - S03 CONTINUED. CONSTRUCT CONCRETE SECTION.
 - i. VERTICAL CURB ZERO REVEAL. REFER TO DETAIL 11 / C1.00.
 - j. VERTICAL CURB ZERO REVEAL. REFER TO DETAIL 11 / C1.00.
 - S04 INSTALL CITY OF KETCHUM APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT. REFER TO DETAIL 6 / C1.00.
 - S05 INSTALL CATCH BASIN. SEE DETAIL 9 / C1.00. I.E. (OUT) = 5817.60
 - S06 INSTALL ADS N-12 OR D3034 PVC STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. REFER TO DETAIL 7 / C1.00 FOR TRENCHING.
 - a. 12" Ø
 - b. 6" Ø
 - S07 INSTALL DRYWELL. REFER TO DETAIL 8 / C1.00.
 - a. RIM = 5820.60
 - I.E. (IN - S05a) = 5817.30
 - S08 INSTALL LANDSCAPE DRYWELL. CONNECT ROOF, FOUNDATION, AND SLOT DRAINS TO THIS STRUCTURE. REFER TO DETAIL 10 / C1.00.
 - a. RIM = 5822.00
 - S09 INSTALL 4" WIDE NDS TRENCH DRAIN OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - S10 INSTALL 4" WIDE PARKING STRIPES. MATCH CITY COLORS AND PATTERNS.
 - S10 INSTALL LANDSCAPE AREA. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 - U01 UTILIZE EXISTING SEWER SERVICE.
 - U02 UTILIZE EXISTING WATER SERVICE. CONTRACTOR TO CONFIRM PIPE DIAMETER IS A MINIMUM OF 1" AND IS MADE OF ACCEPTABLE MATERIAL.
 - U03 INSTALL CITY OF KETCHUM APPROVED STREET LIGHT. SEE ILLUMINATION PLAN FOR FINAL LOCATION. KETCHUM STANDARD DETAIL #14 FOR POLE FOOTING AND LIGHT TYPE, AND ELECTRICAL PLAN FOR POWER SUPPLY.

GENERAL NOTE:
 1. REFER TO KETCHUM STANDARD DRAWING #16 FOR RIGHT-OF-WAY TESTING REQUIREMENTS.



140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



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140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



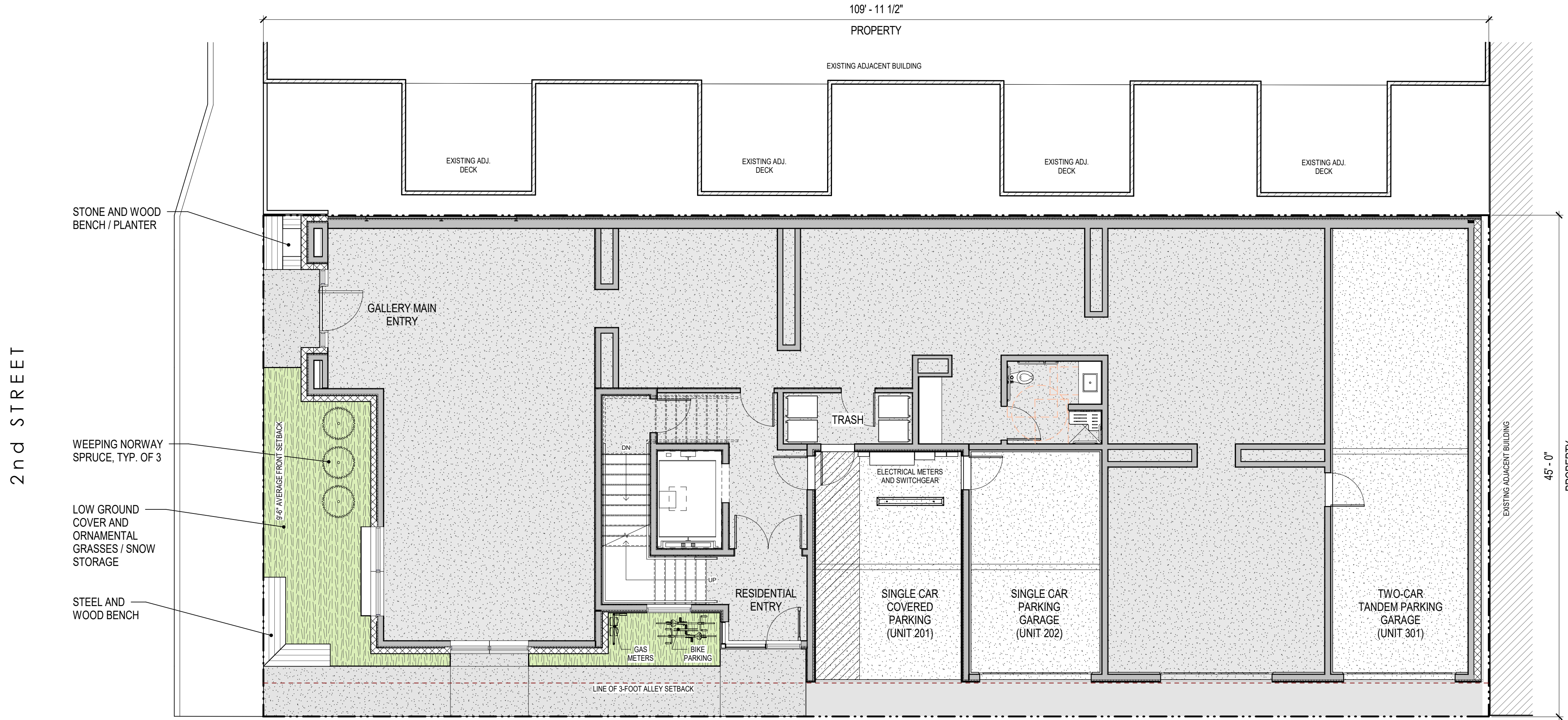
140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



ZONING INFO:

GROSS FLOOR AREA:
9,363 SF

LOT AREA: 4,946 SF

FAR: 1.89

SETBACKS:
FRONT: 9'-6" AVG.
ALLEY: 3'-1"
REAR: 7"
SIDE: 2 1/2"

PARKING:
UNIT 201: 992 SF,
1 SPACE REQUIRED
UNIT 202: 1,914 SF,
1 SPACE REQUIRED
UNIT 301: 2,817 SF,
2 SPACES REQUIRED

BUILDING HEIGHT:
FRONT: 39'-8"
REAR: 38'-5"

SITE PLAN

140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024





2nd STREET / MAIN GALLERY ENTRY

140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



WEEPING NORWAY SPRUCE



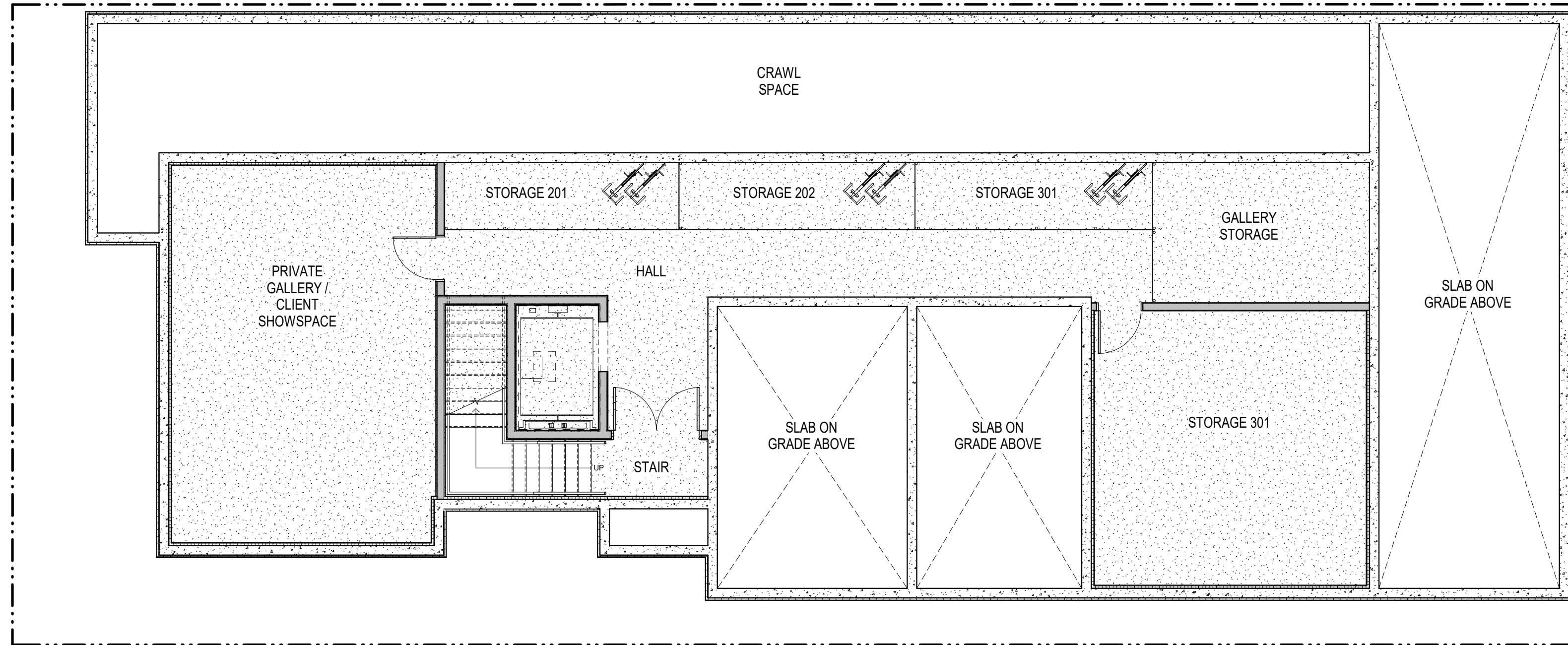
Michael Doty Associates



RESIDENTIAL ENTRY

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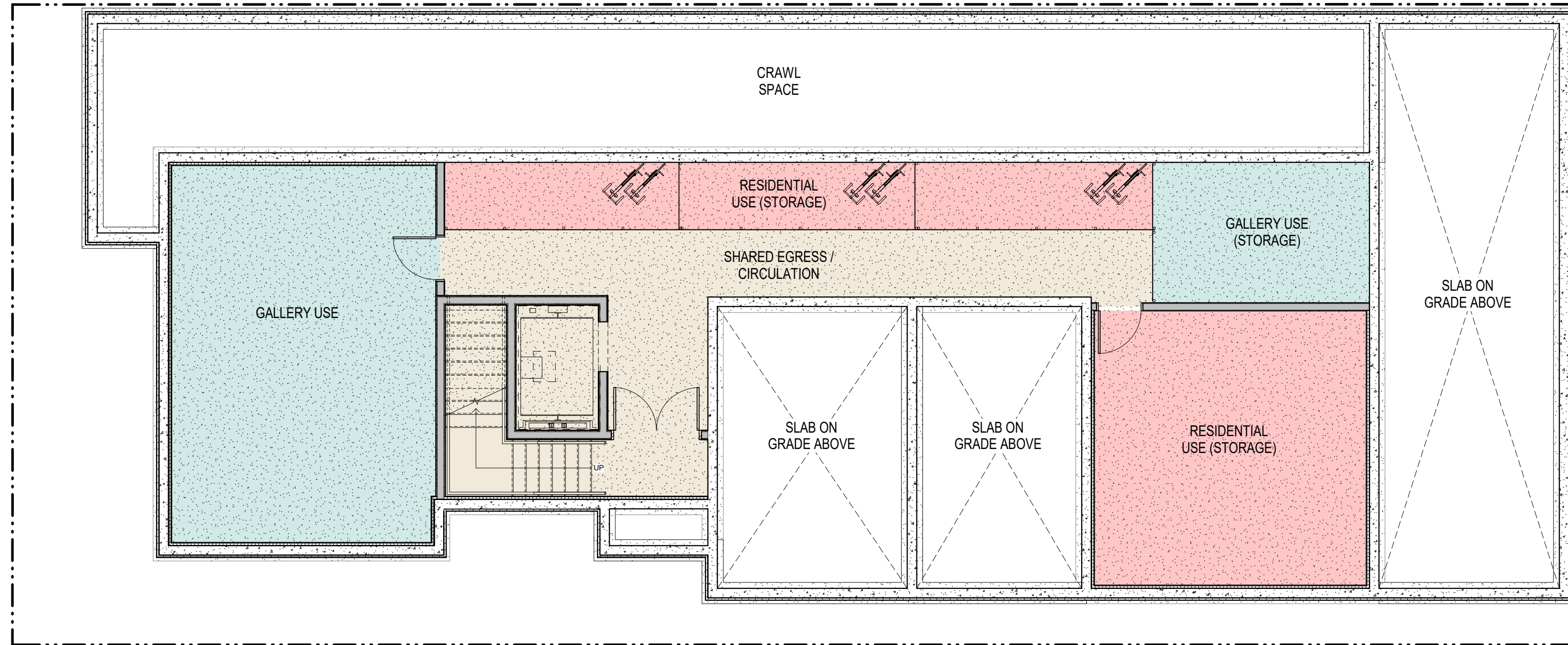
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BASEMENT FLOOR PLAN

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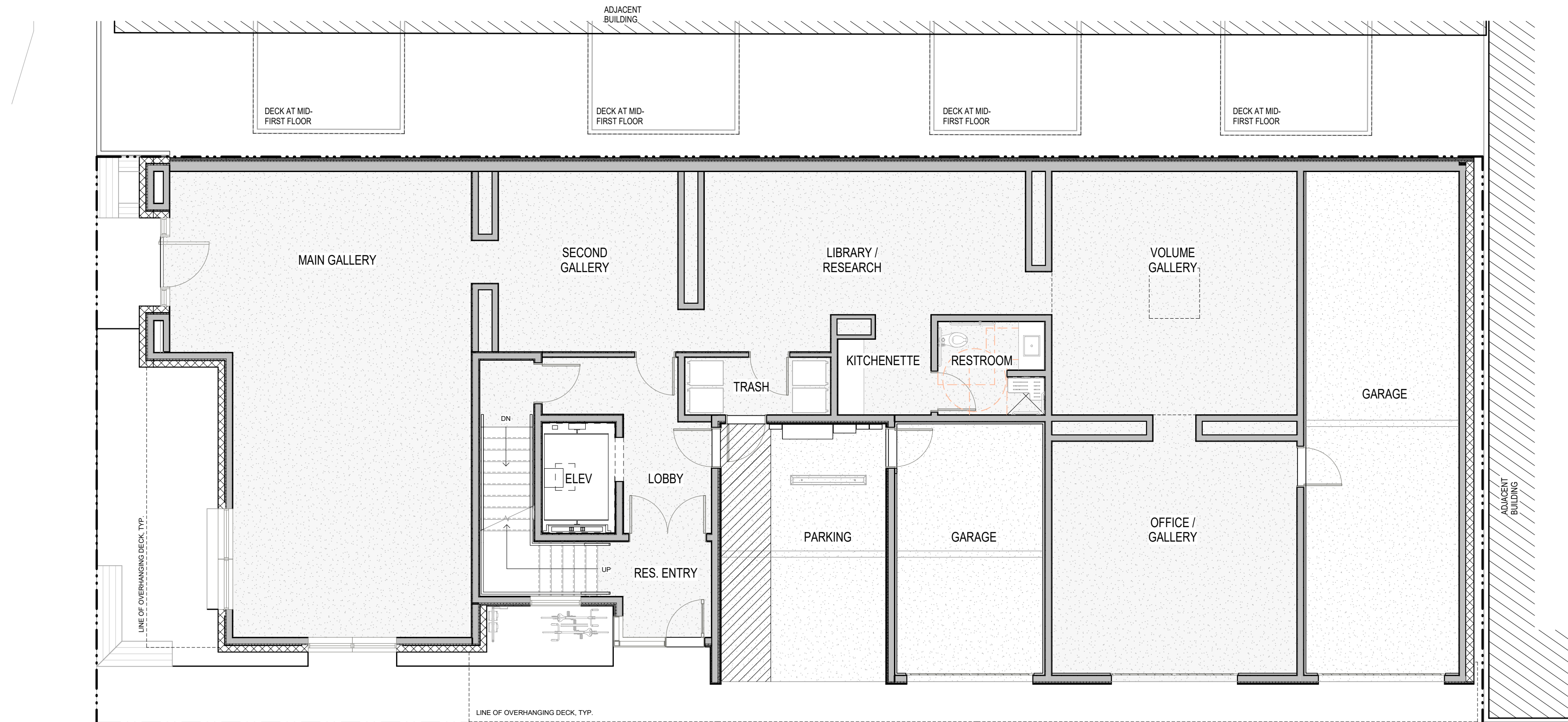
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BASEMENT FLOOR PLAN

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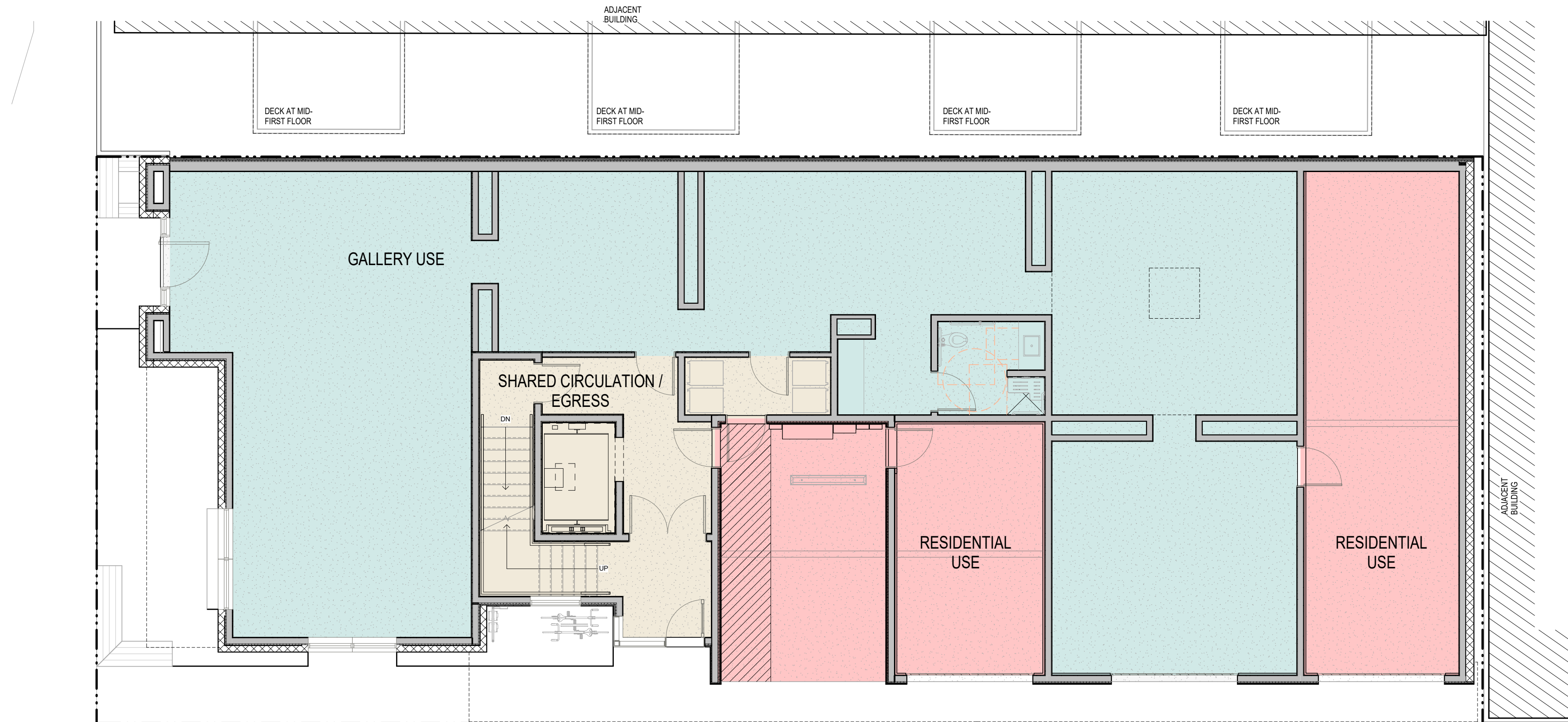
DESIGN REVIEW
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MAIN FLOOR PLAN

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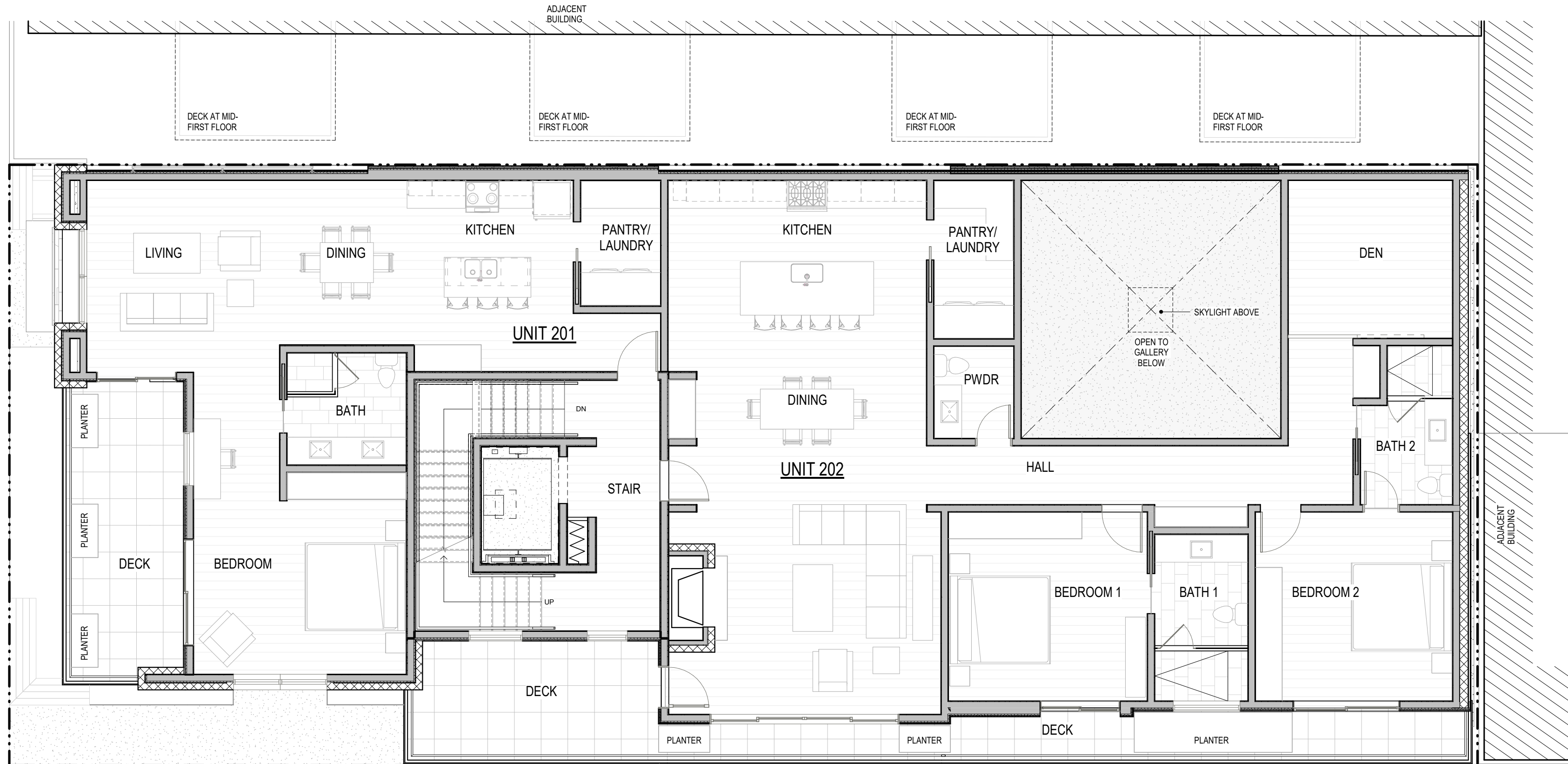
DESIGN REVIEW
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MAIN FLOOR PLAN

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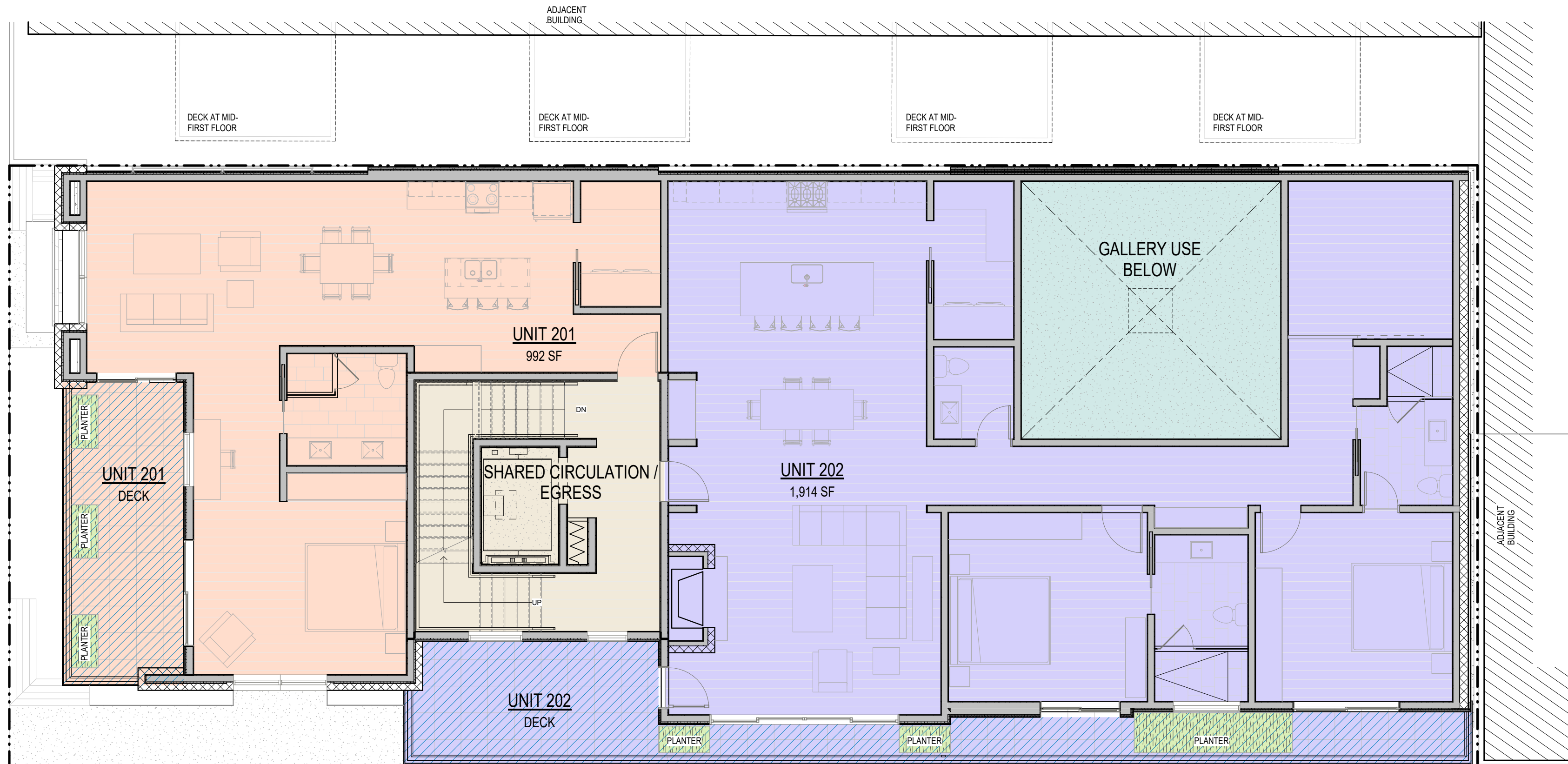
DESIGN REVIEW
MARCH 25, 2024



SECOND FLOOR PLAN

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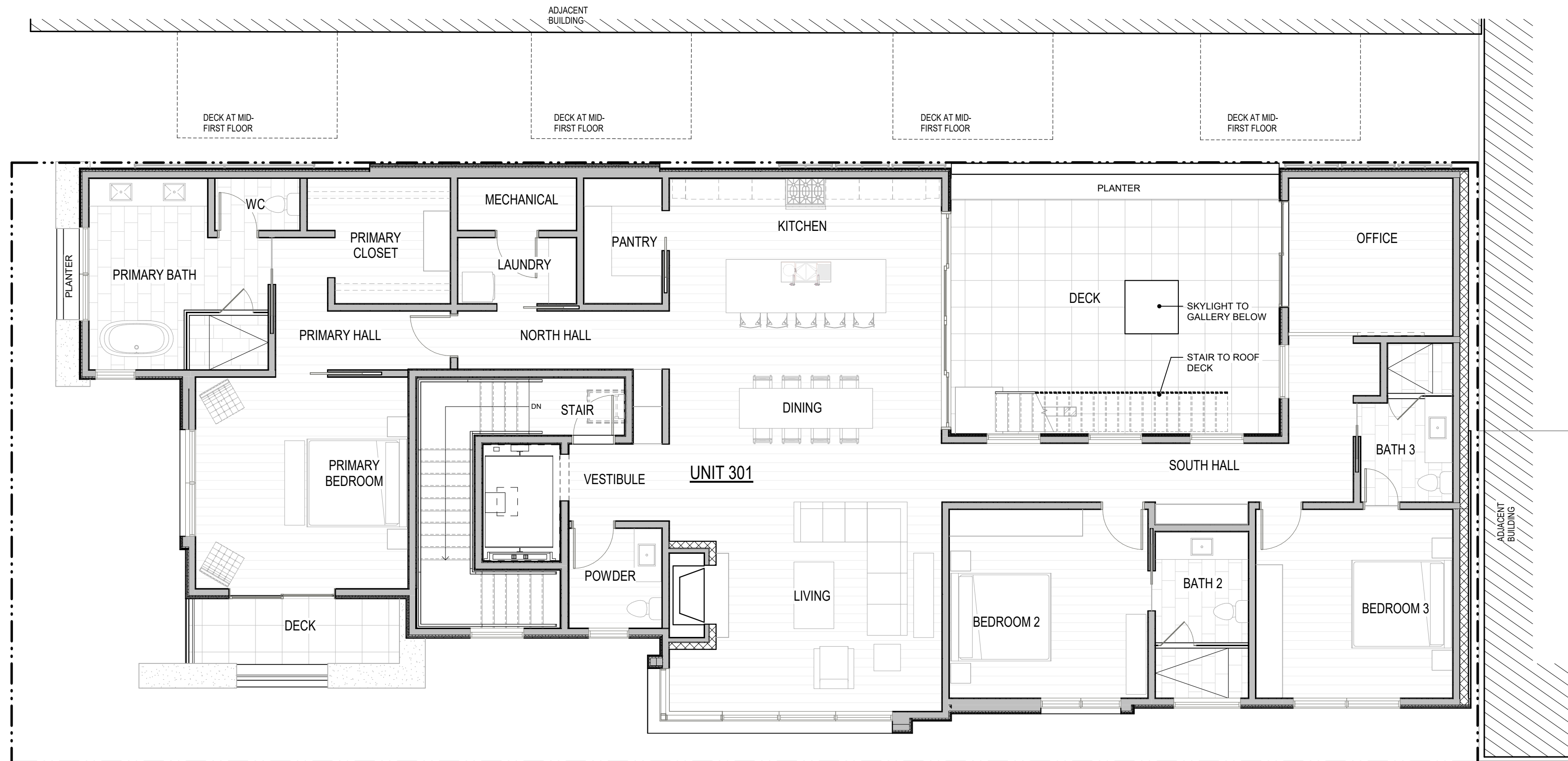
DESIGN REVIEW
MARCH 25, 2024



SECOND FLOOR PLAN

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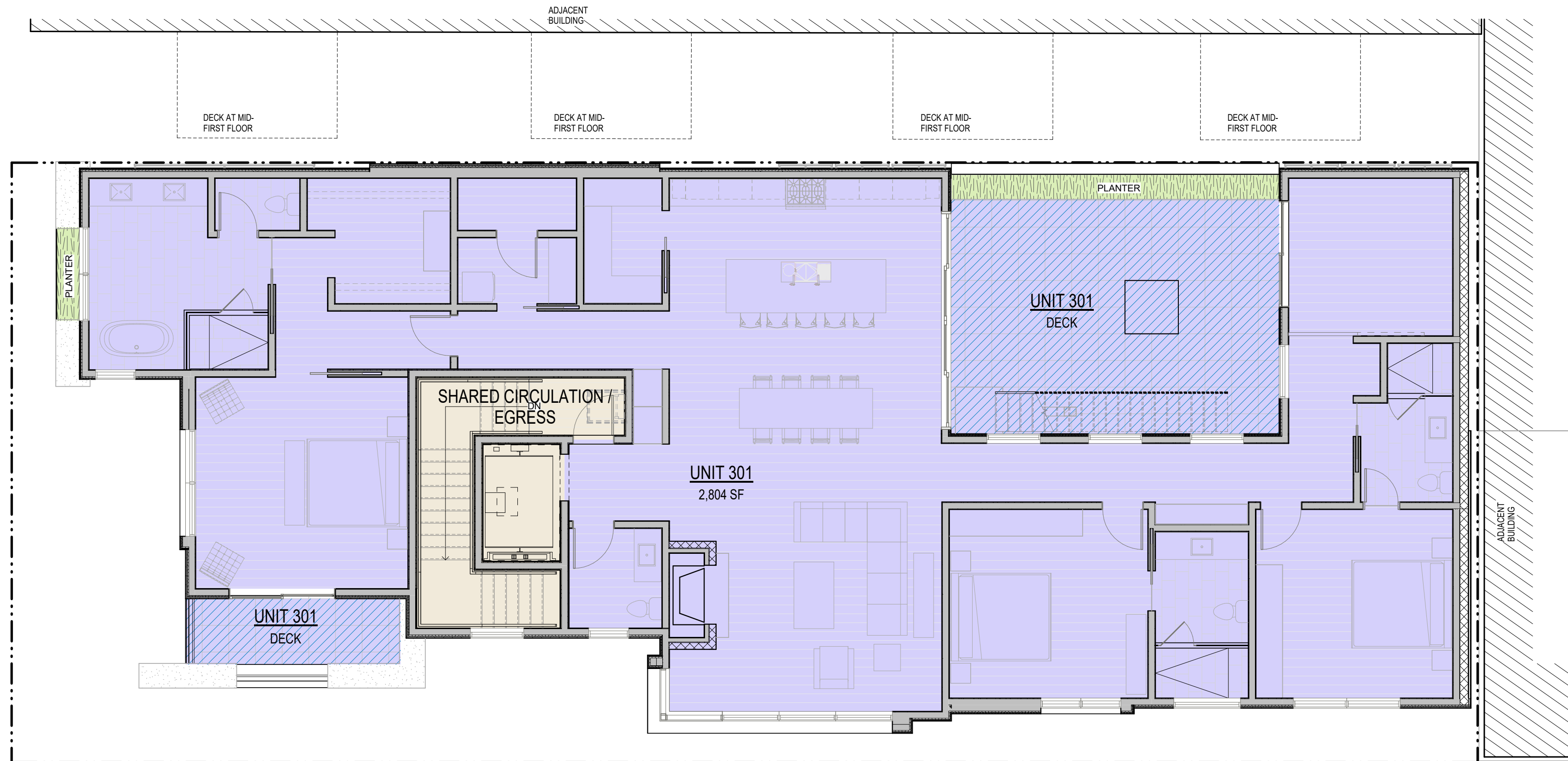
DESIGN REVIEW
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THIRD FLOOR PLAN

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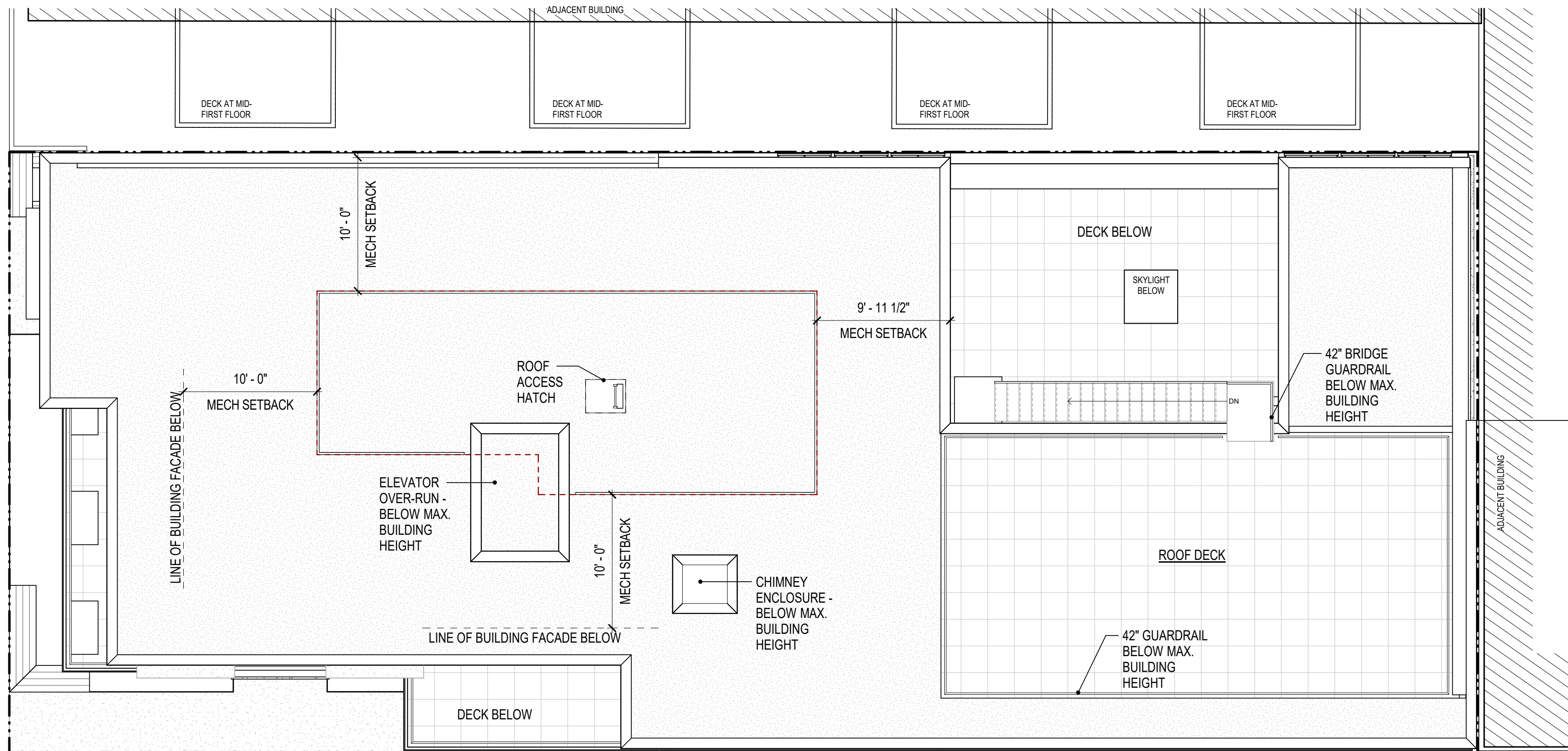
DESIGN REVIEW
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THIRD FLOOR PLAN

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DESIGN REVIEW
MARCH 25, 2024



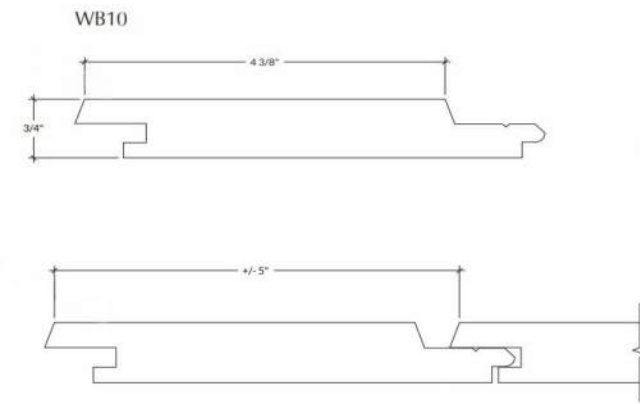
ROOF PLAN

140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



EXTERIOR FINISH 1 (EF-1):
WOOD SIDING.
RESAWN TIMBER CO.
ACCOYA SHENOR, WB-10 PROFILE



EXTERIOR FINISH 1 SIDING PROFILE (EF-1):
WOOD SIDING.
RESAWN TIMBER CO.
ACCOYA PALAWAN 1C, WB-10 PROFILE



EXTERIOR FINISH 5 (EF-5):
EXTERIOR WOOD SOFFIT.
RESAWN TIMBER CO.
LEWIS WESTERN HEMLOCK



EXTERIOR FINISH 2 (EF-2):
SMOOTH TROWEL STUCCO.
BENJAMIN MOORE CC-512 - MARSHLANDS



WINDOW AND DOOR SYSTEM:
THERMALLY BROKEN ALUMINUM.
WEATHERSHIELD ESPRESSO METALLIC



EXTERIOR FINISH 3 (EF-3):
NATURAL STACKED STONE VENEER.
OAKLEY STONE



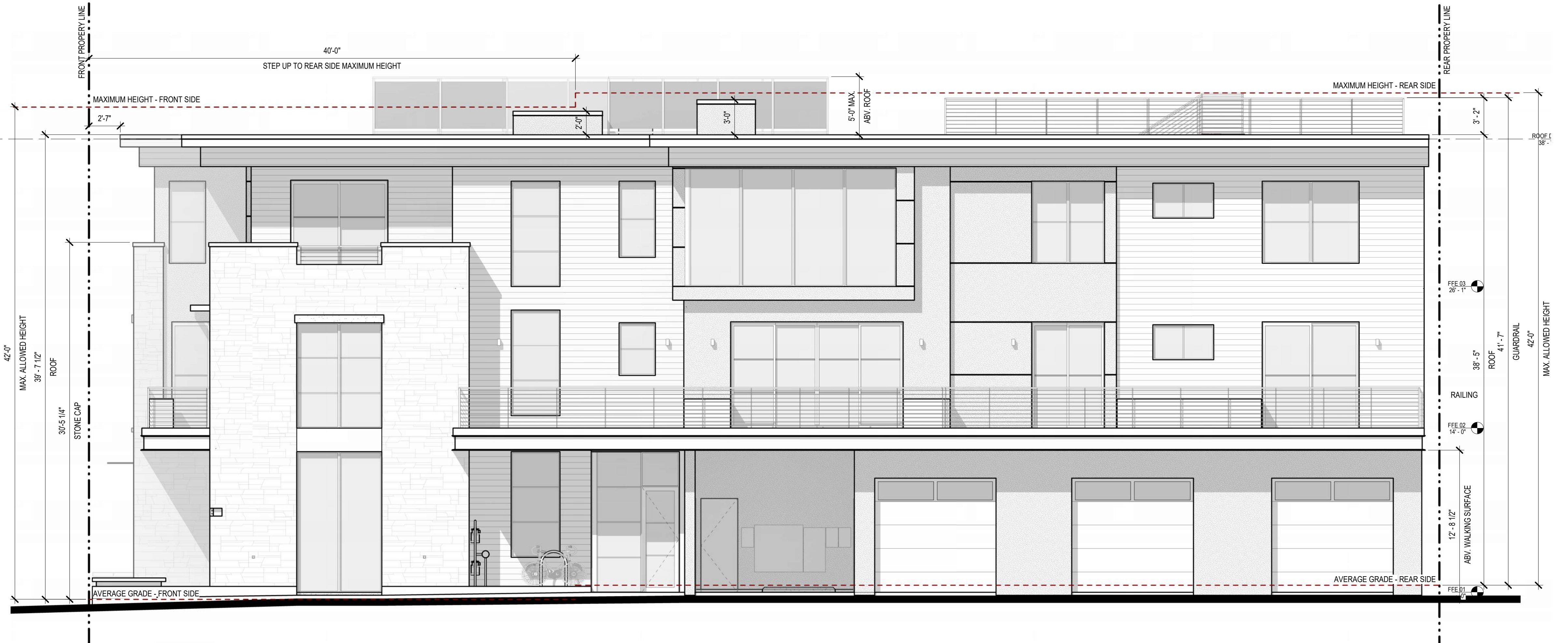
EXTERIOR FINISH 4 (EF-4):
PAINTED STEEL ACCENTS, RAILINGS, AND
FLASHING.
COLOR MATCH WINDOW AND DOOR SYSTEM



EXTERIOR FINISHES

140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



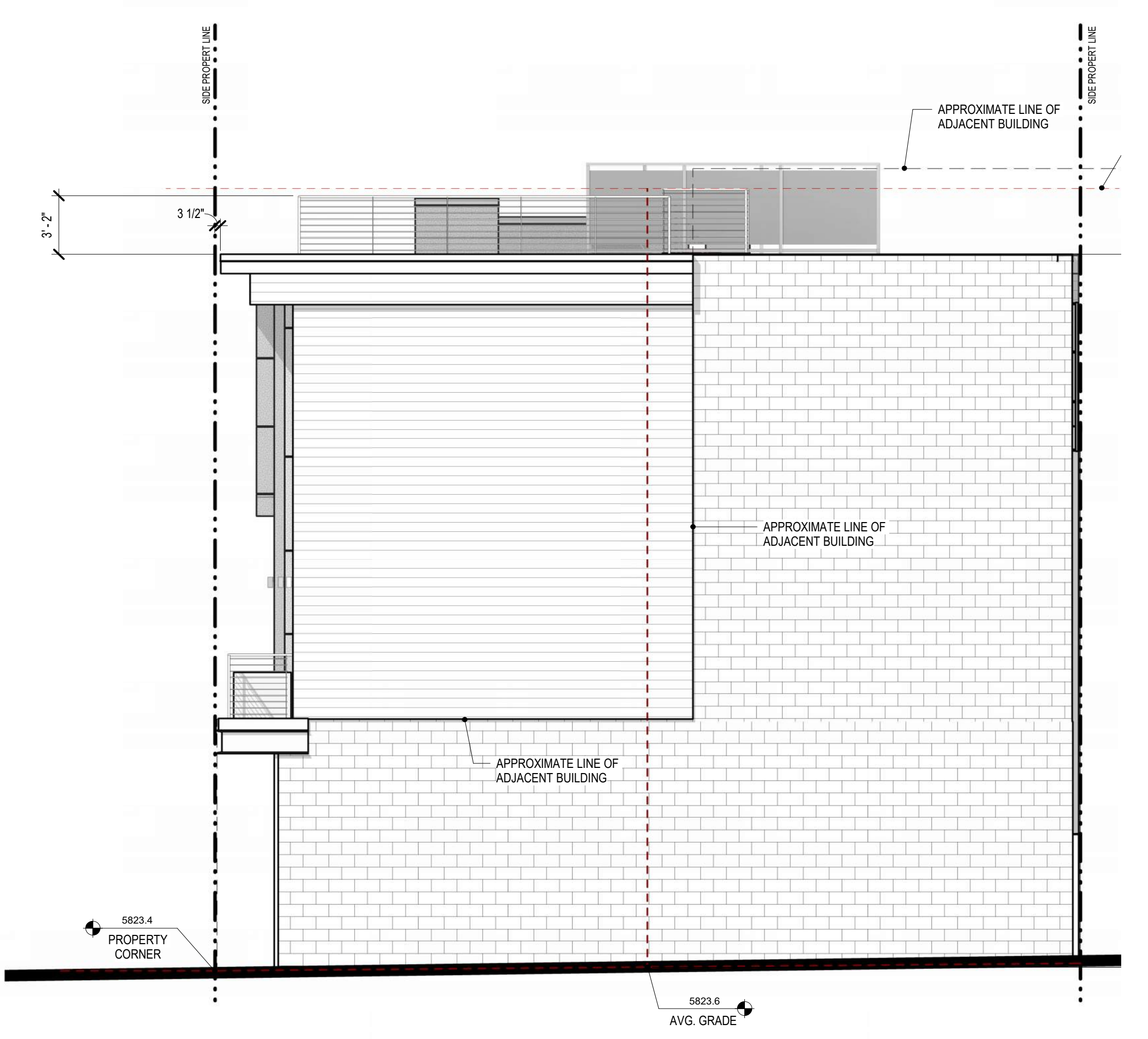
WEST (ALLEY) ELEVATION

140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



NORTH (2nd STREET) ELEVATION



SOUTH (PROPERTY LINE) ELEVATION

140 WEST SECOND

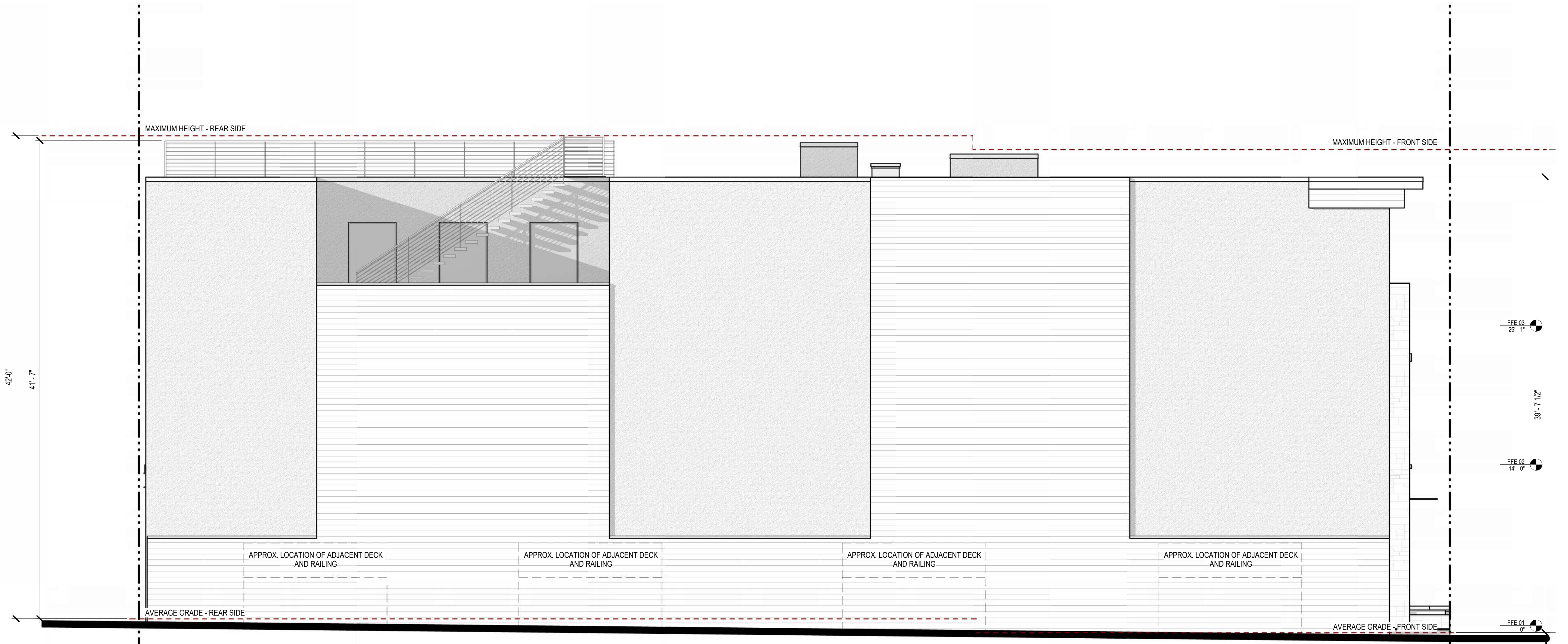
DESIGN REVIEW
MARCH 25, 2024

East Wall Comments from 11/12/2024 Pre-Application Hearing:

- Come back with more careful thought to animate east wall.
- Consider addition of horizontal windows or translucent panels.
- Interior lot lines are difficult.
- Be as creative as possible to break up wall.
- Consider extending roof fascia to wood siding.
- Third floor terrace erosion and planter are good things.
- Trees go a long way to soften wall.
- Hope for successful agreement to resolve courtyard.

1 4 0 W E S T S E C O N D

DESIGN REVIEW
MARCH 25, 2024



EAST (PROPERTY LINE) ELEVATION -- PRE-APPLICATION VERSION

140 WEST SECOND

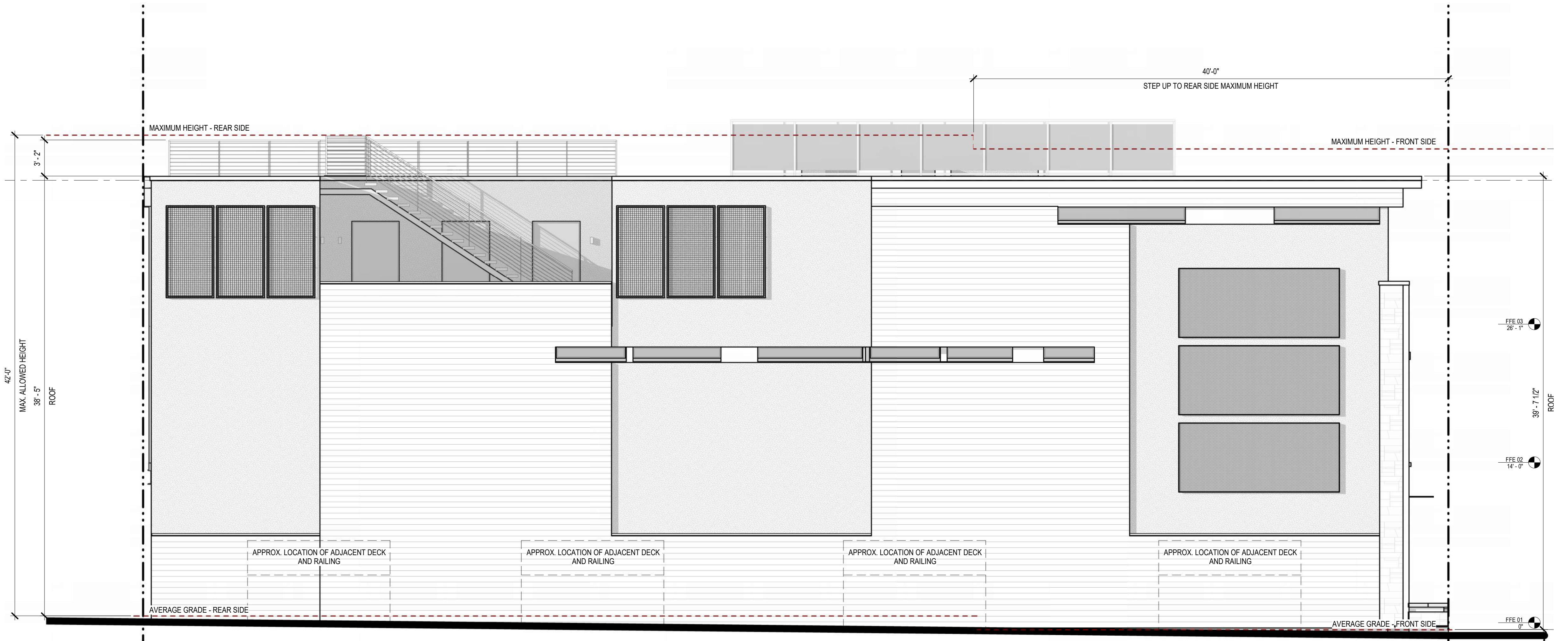
DESIGN REVIEW
MARCH 25, 2024

Proposed Revisions to East Wall:

- Added steel lattice on either side of the third-floor deck to facilitate plant coverage and greenery facing the Galena Building.
- Added decorative metal panels at the corner of Second Street to add visual interest and texture to elevation.
- Extended the Second Street roof detail farther inboard to extend nearly half of the length of the building, carrying the front elevation motif around the corner and unifying the front and side elevations.
- Added deeply recessed horizontal clerestory windows on the second and third floor to add visual interest and texture to the elevation.

1 4 0 W E S T S E C O N D

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MARCH 25, 2024

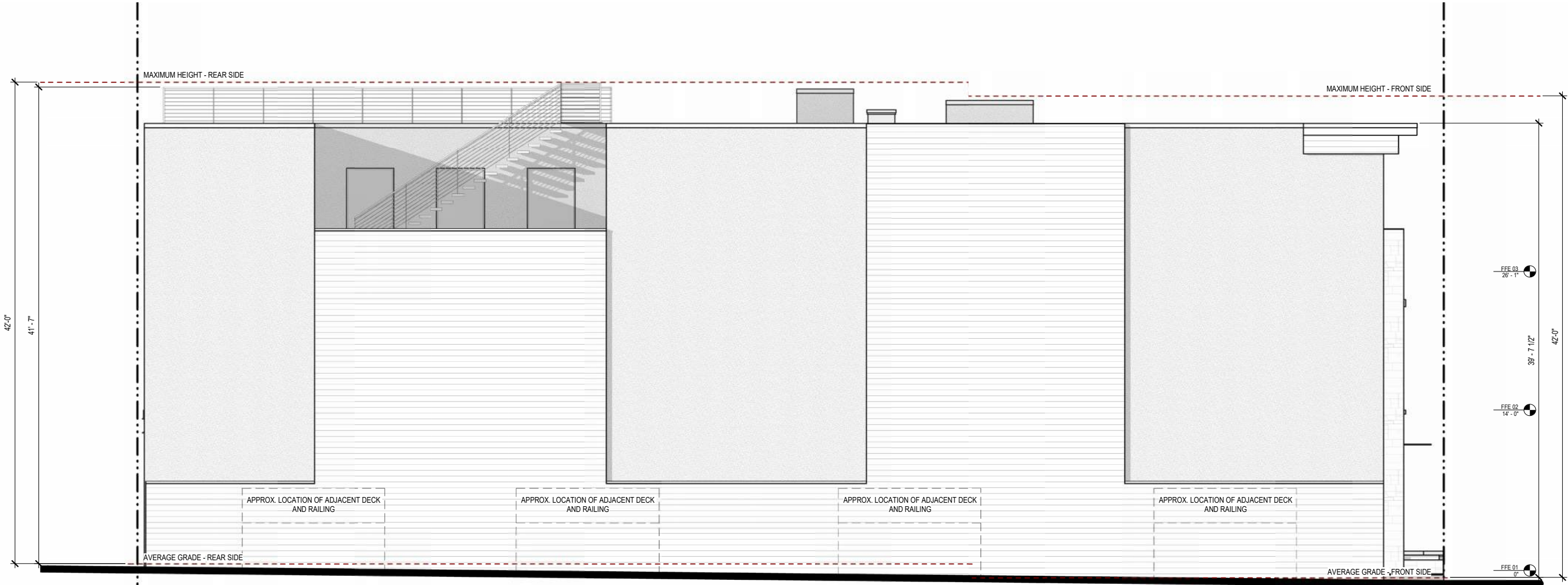


EAST (PROPERTY LINE) ELEVATION -- PROPOSED REVISIONS

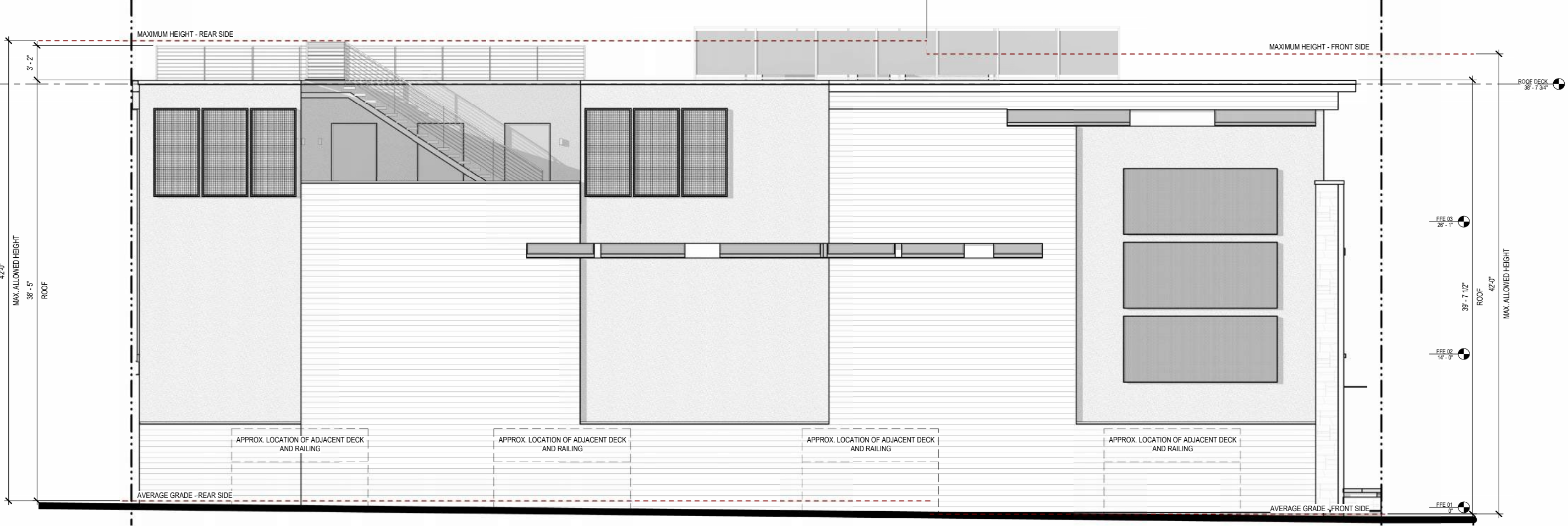
140 WEST SECOND

DESIGN REVIEW
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PREVIOUS DESIGN



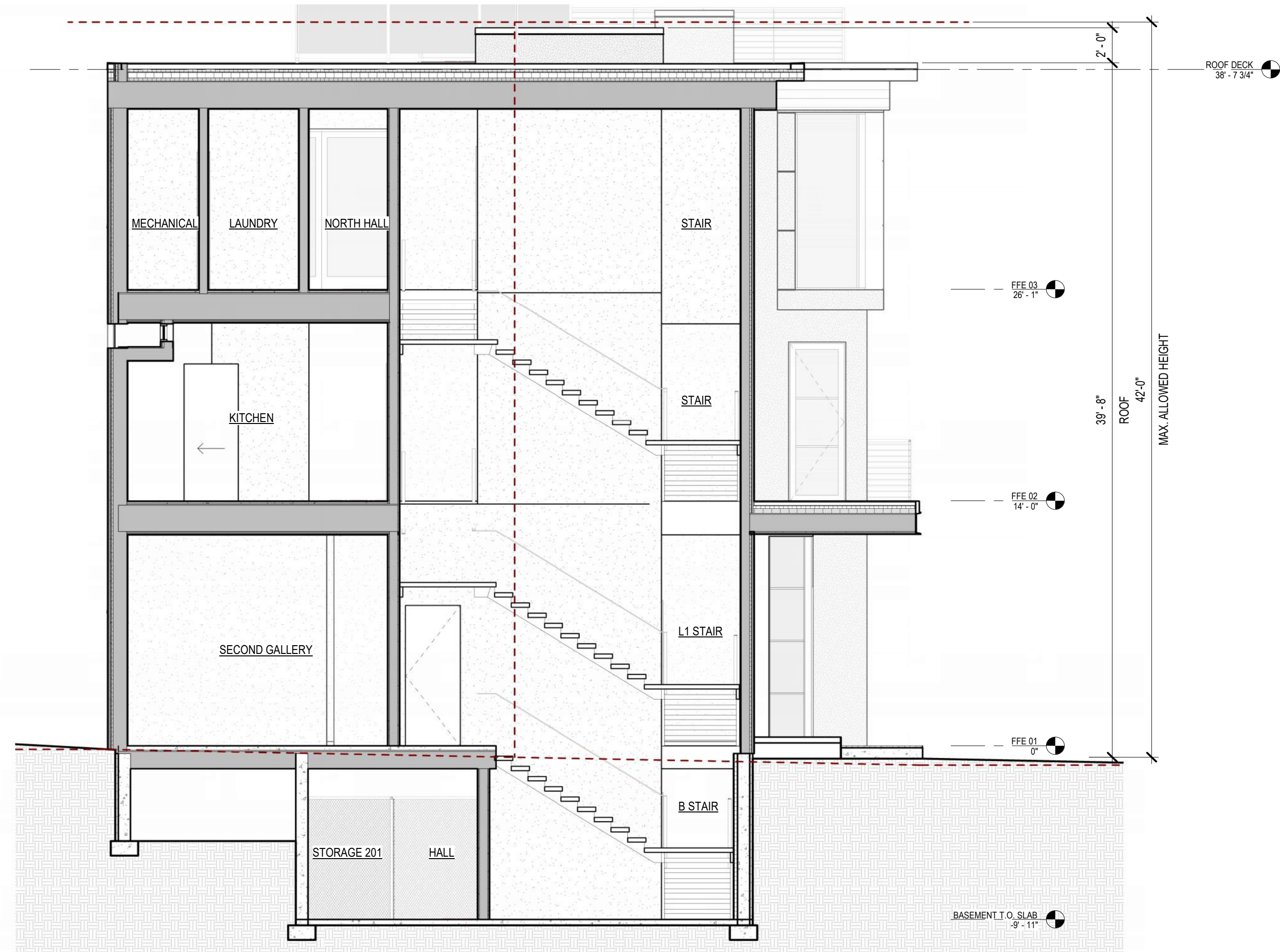
PROPOSED DESIGN



EAST (PROPERTY LINE) ELEVATION

140 WEST SECOND

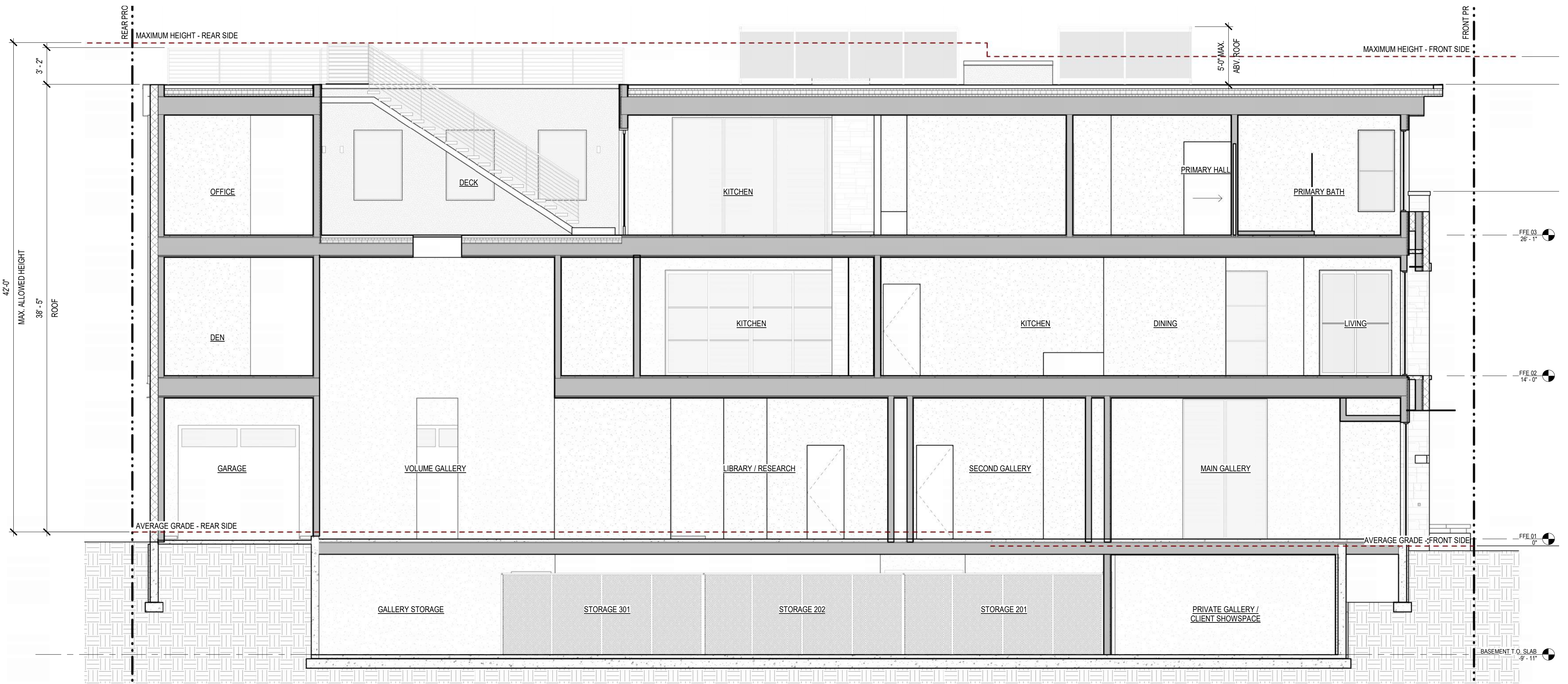
DESIGN REVIEW
MARCH 25, 2024



CONCEPTUAL BUILDING SECTION

140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



CONCEPTUAL BUILDING SECTION

140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



140 WEST SECOND

EAST WALL - PRE-APPLICATION VERSION

DESIGN REVIEW

MARCH 25, 2024



140 WEST SECOND

EAST WALL - PROPOSED REVISIONS

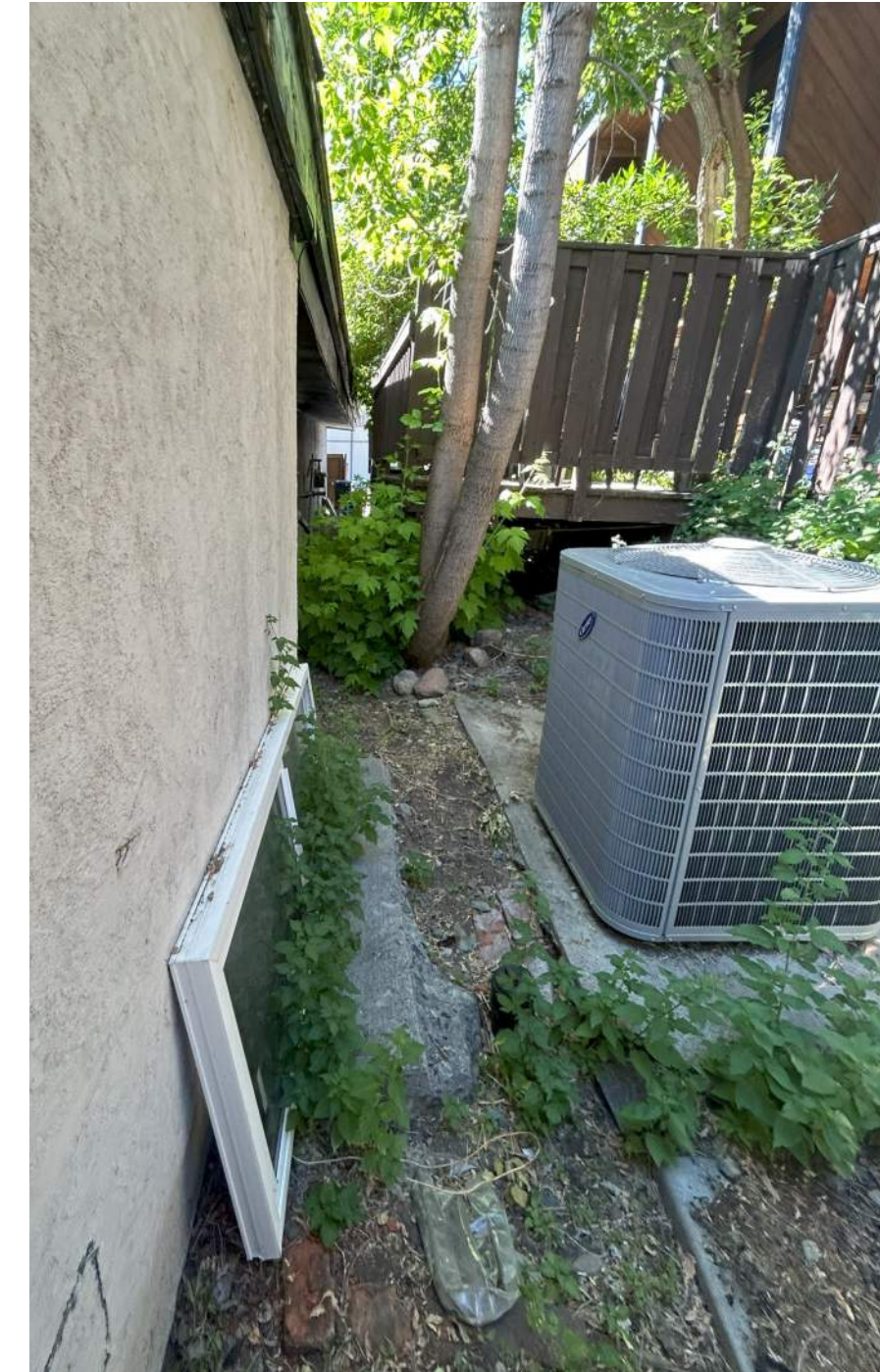
DESIGN REVIEW

MARCH 25, 2024



140 WEST SECOND

EAST WALL - PROPOSED REVISIONS
DESIGN REVIEW
MARCH 25, 2024



140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



140 WEST SECOND

EAST WALL - PRE-APPLICATION VERSION

DESIGN REVIEW

MARCH 25, 2024



140 WEST SECOND

EAST WALL - PROPOSED REVISIONS

DESIGN REVIEW

MARCH 25, 2024



140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



140 WEST SECOND

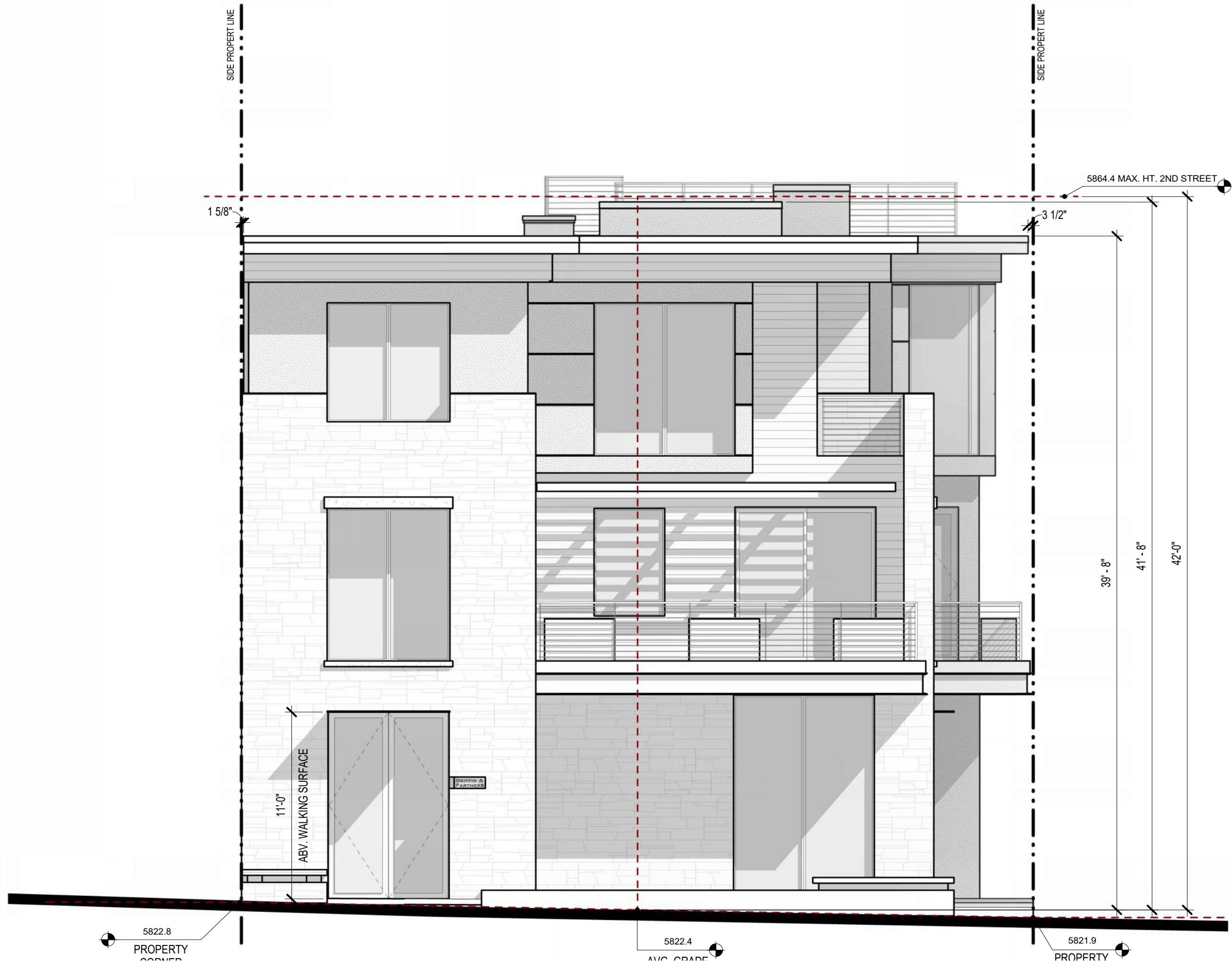
DESIGN REVIEW
MARCH 25, 2024



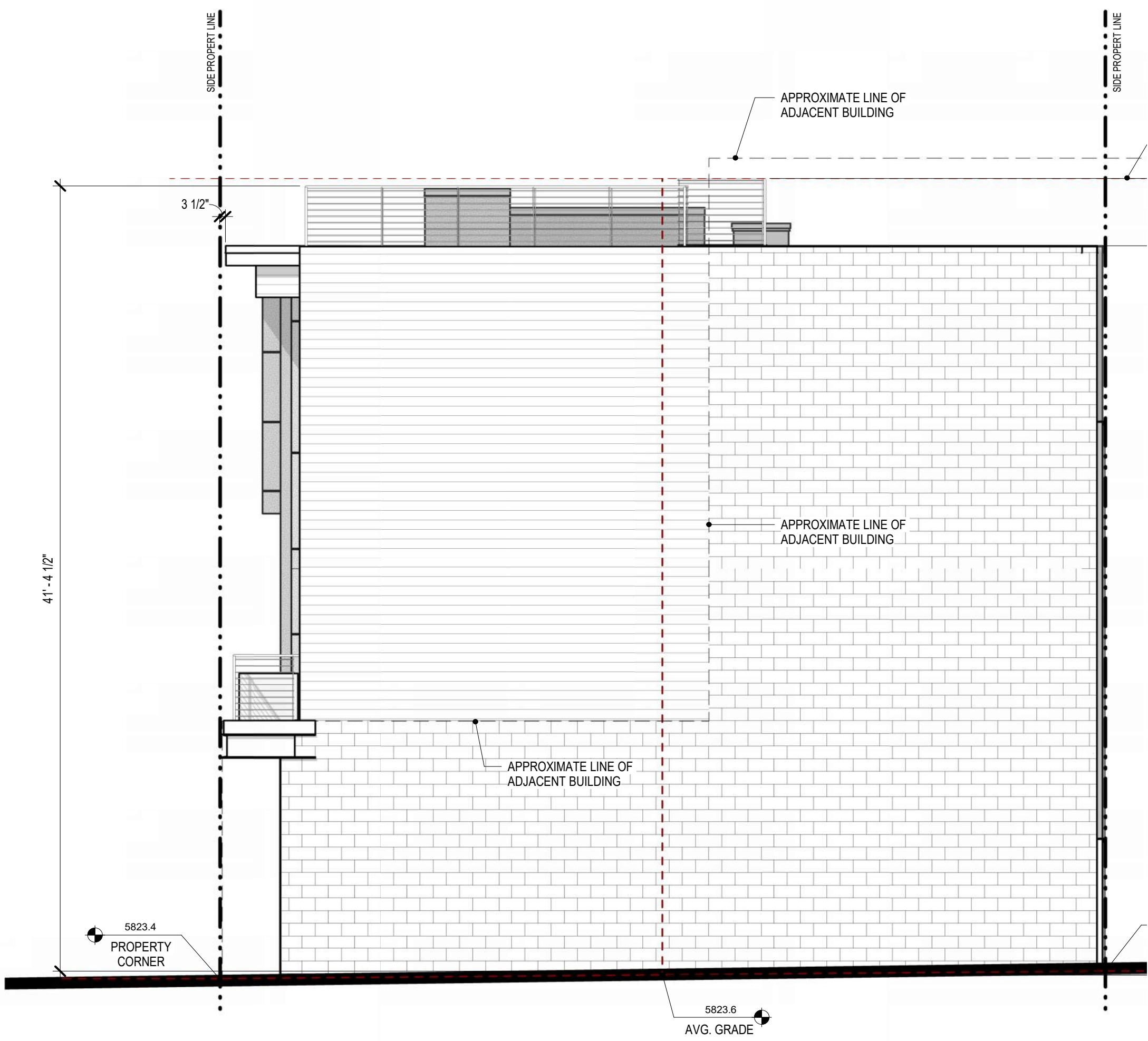
WEST (ALLEY) ELEVATION

140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



NORTH (2nd STREET) ELEVATION



SOUTH (PROPERTY LINE) ELEVATION

140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



COHESIVE
KETCHUM

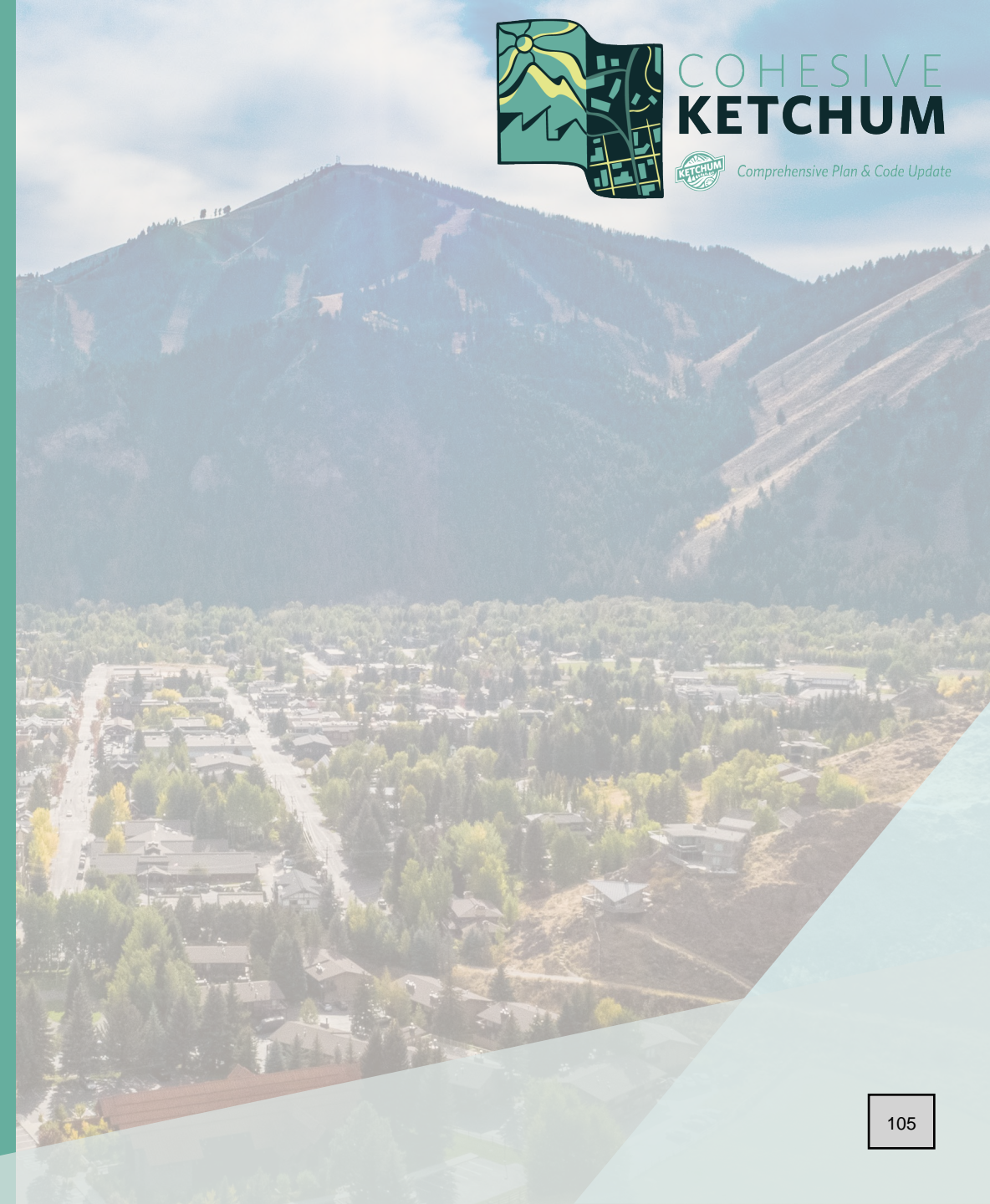


Comprehensive Plan & Code Update

Cohesive Ketchum: Comprehensive Plan Update

**PLANNING AND ZONING
COMMISSION**

April 8, 2025



AGENDA

- Why Update the Plan?
- Planning for Well-Managed Growth
- City Infrastructure & Service Capacity
- Land Use & Density
- Commission Questions & Project Team Response
- Public Comment
- Discussion
- Next Steps



MEETING GOALS

- Provide a recap of data and assumptions used to inform the draft Plan
- Get direction on policy decisions related to land use map and densities
- Get direction on process moving forward

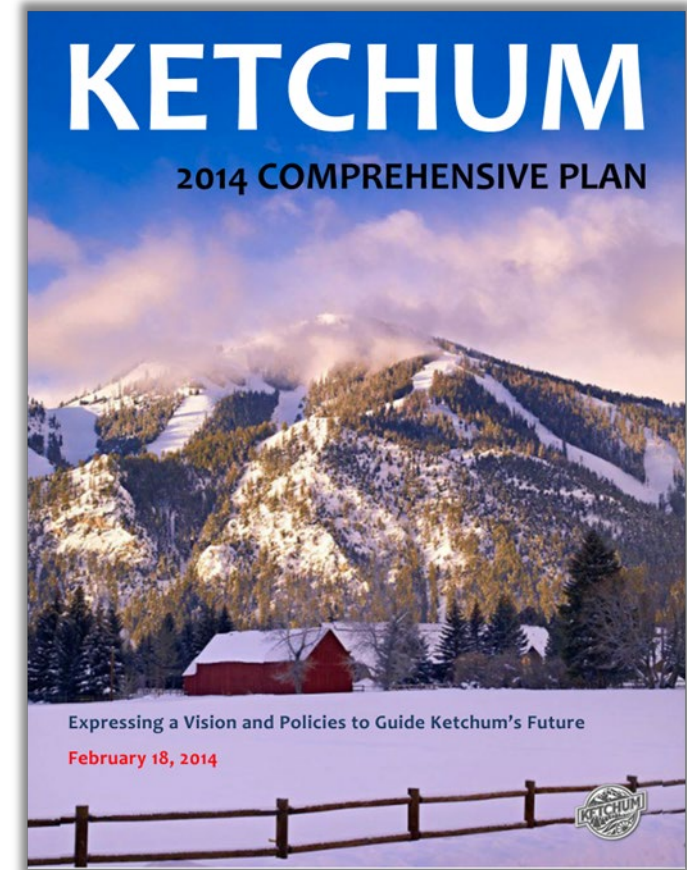


WHY UPDATE THE PLAN?



Why Update?

- Ketchum has undergone significant change over the past decade marked by a substantial increase in its population and new development.
- These trends escalated issues identified in the 2014 Plan (workforce housing crisis/concerns about downtown vibrancy)
- These concerns spurred community discussions about growth and the future vision of Ketchum.



2014 PLAN AUDIT

- Align the updated Plan with recently adopted plans and studies (i.e. Housing Action Plan, Master Transportation Plan)
- Clarify the Future Land Use Map and align with land use regulations
- Clarify sustainability and community resilience priorities
- Expand focus on historic preservation
- Strengthen regional partnerships
- Clarify implementation roles and responsibilities

**Address key community issues identified through the engagement process



2024 COMMUNITY SURVEY

WHO?

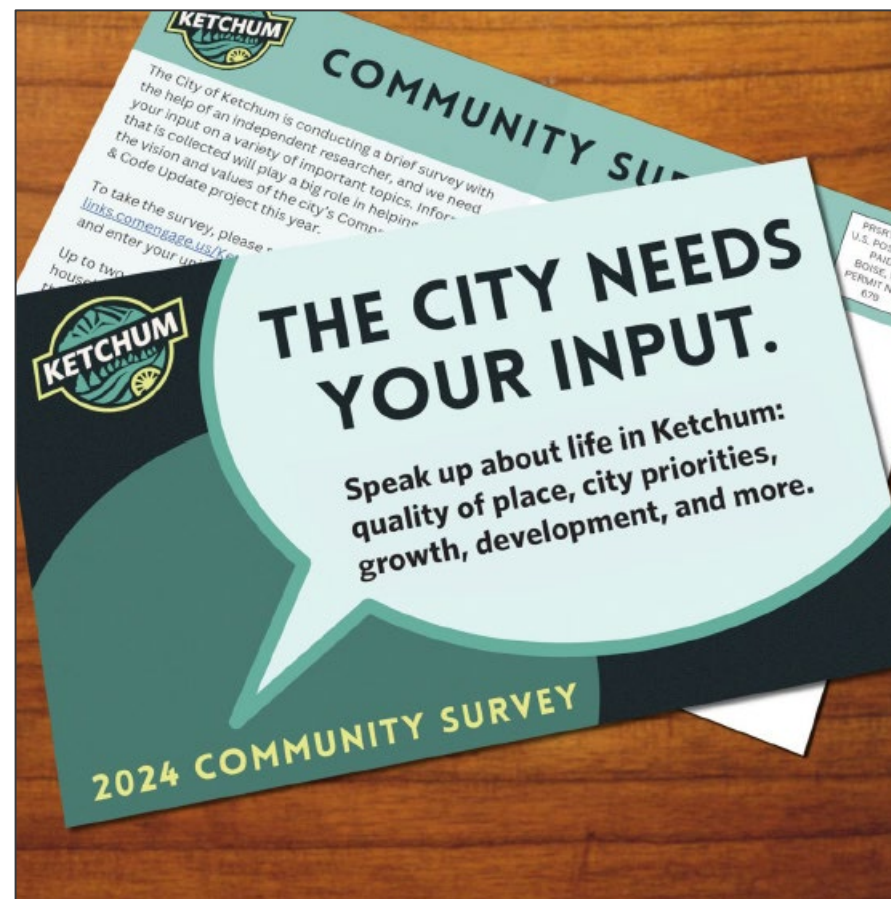
- Residents (own and rent)
- Business Owners
- Business Employees

HOW MANY?

- 606 total responses
 - 371 residents
 - 235 business owners & employees

WEIGHTED?

- Yes—minimal change in results



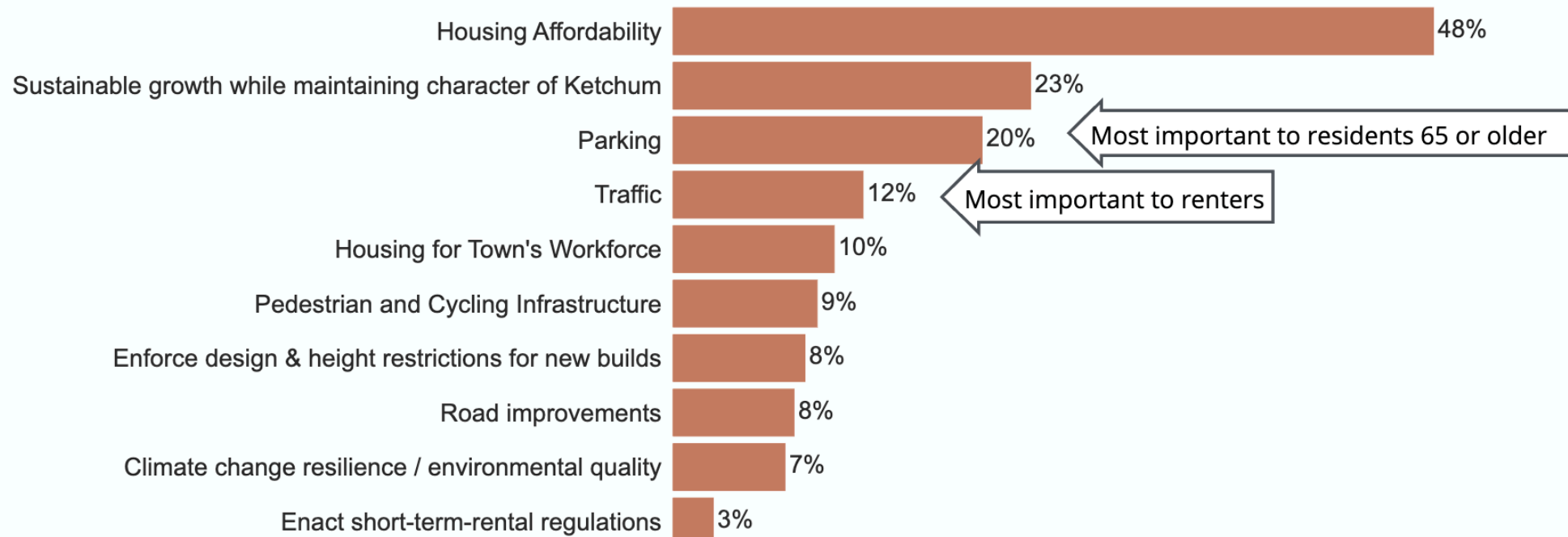
MOST IMPORTANT ISSUES FACING RESIDENTS

#1 Issue: Affordability of housing - This is particularly important to residents under 45.

#2 Issue: Preserving the character of Ketchum - Many residents mentioned both housing affordability **AND** preservation of Ketchum's character as their top two concerns.

What are the two most important issues for the City of Ketchum to address over the next two years?

[Coded responses from open ended question]



MOST IMPORTANT ISSUES FACING BUSINESSES

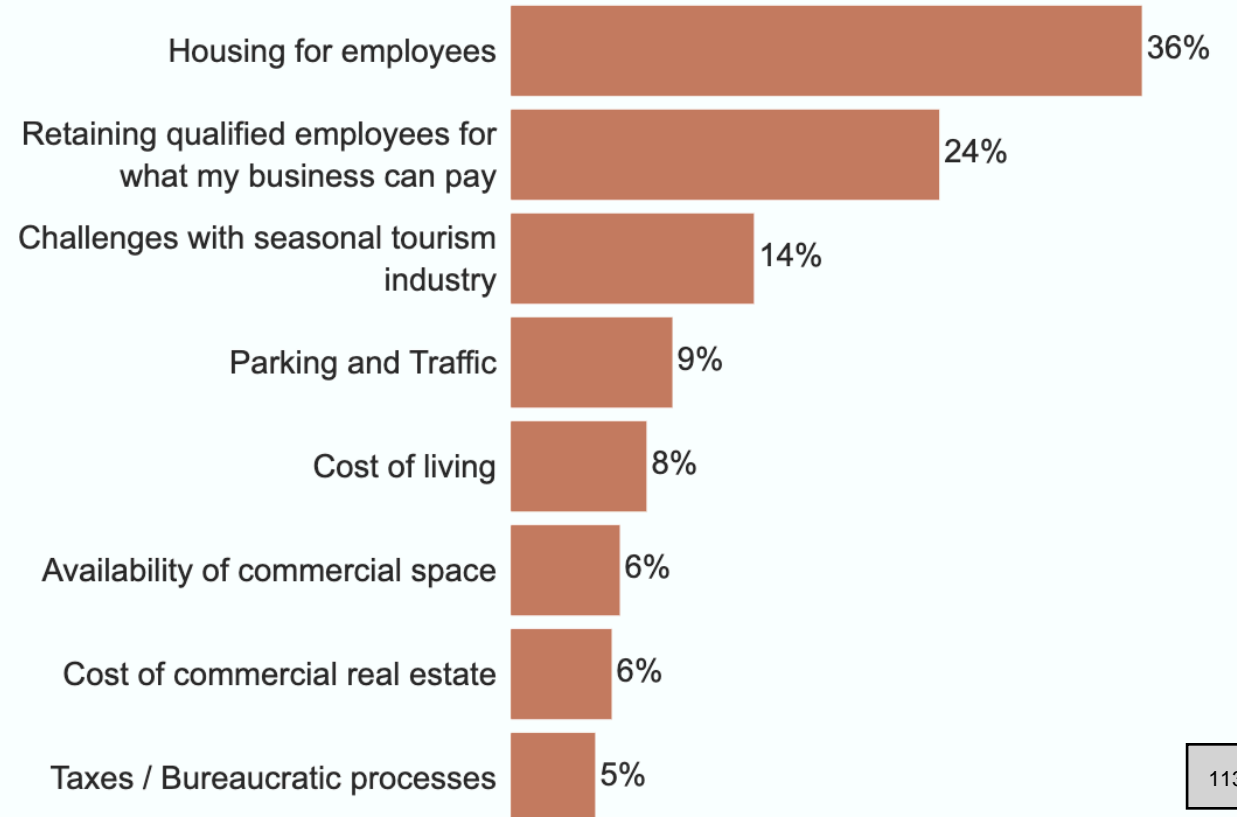
36% of business owners and employees mentioned that housing for employees is the top business-related issue.

The shortage of affordable housing options hurts local businesses in multiple ways.

- Workers can't afford to live in Ketchum
- A "Ketchum living wage" is beyond what most businesses can afford to pay their employees
- Shortage of affordable commercial and residential real estate = inflated overhead and labor costs for local businesses

In one or two words, what would you say is the single most important business-related issue in Ketchum?

Coded responses from open ended question]

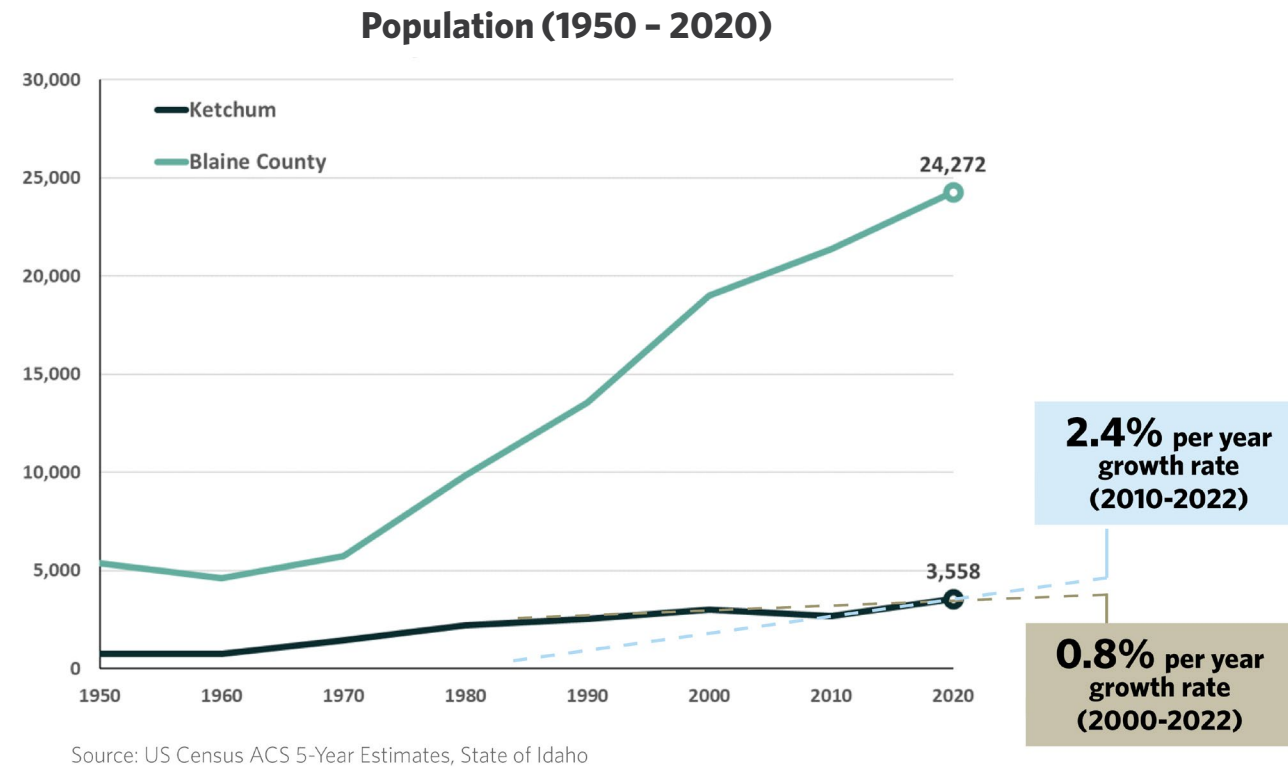


PLANNING FOR WELL-MANAGED GROWTH



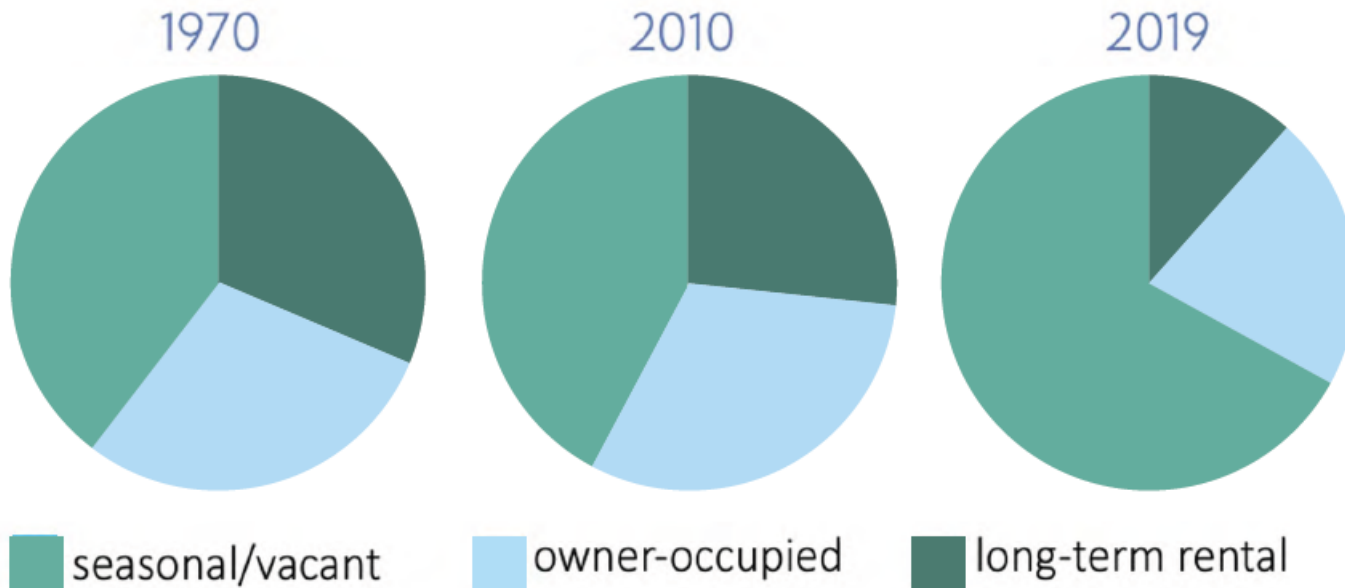
OUR COMMUNITY IS CHANGING...

- Ketchum's **population has increased** at a faster rate in recent years.
- The **median age** of Ketchum residents has **increased** dramatically since 2010.
- **Housing prices have increased** significantly, outpacing growth in income and pay.
- Ketchum is essential to the economic success of Blaine County. However, only **9% of workers employed in Ketchum** also live in within the City.



HOUSING TRENDS

Ketchum's Housing Stock Over Time



QUICK FACTS*

NEARLY HALF
*EXISTING HOUSING STOCK BUILT
BETWEEN 1970-1989*

718 to 512
*DECREASE IN RENTER-OCCUPIED
HOUSEHOLDS (2010-2022)*

335
LONG TERM RENTALS LOST (2010-2019)

**All numbers are for City of Ketchum.*

PLANNING FOR WELL-MANAGED GROWTH

Forecast Growth



How much growth might Ketchum see over the next 10-20 years based on historic trends and potential scenarios?

Land Capacity



How much land do we have available for infill or redevelopment (and where) based on our 2014 Plan?

Demand



What types of land uses (residential or non-residential) do we need to plan for to accommodate forecast growth?

Infrastructure & Service Capacity

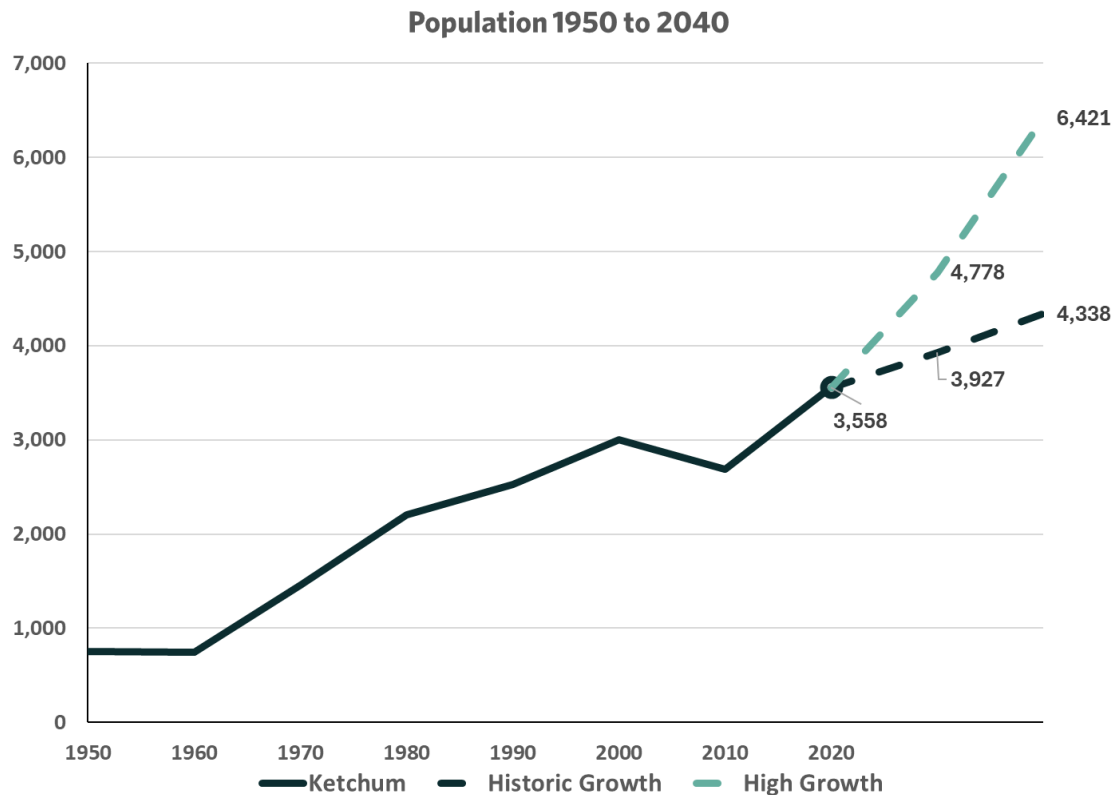


Can planned growth be reasonably accommodated based on existing/planned facilities?



WHAT WE'RE PLANNING FOR

Ketchum is projected to add **between 780 to 2,860 new residents** by the year 2040.



QUICK FACTS

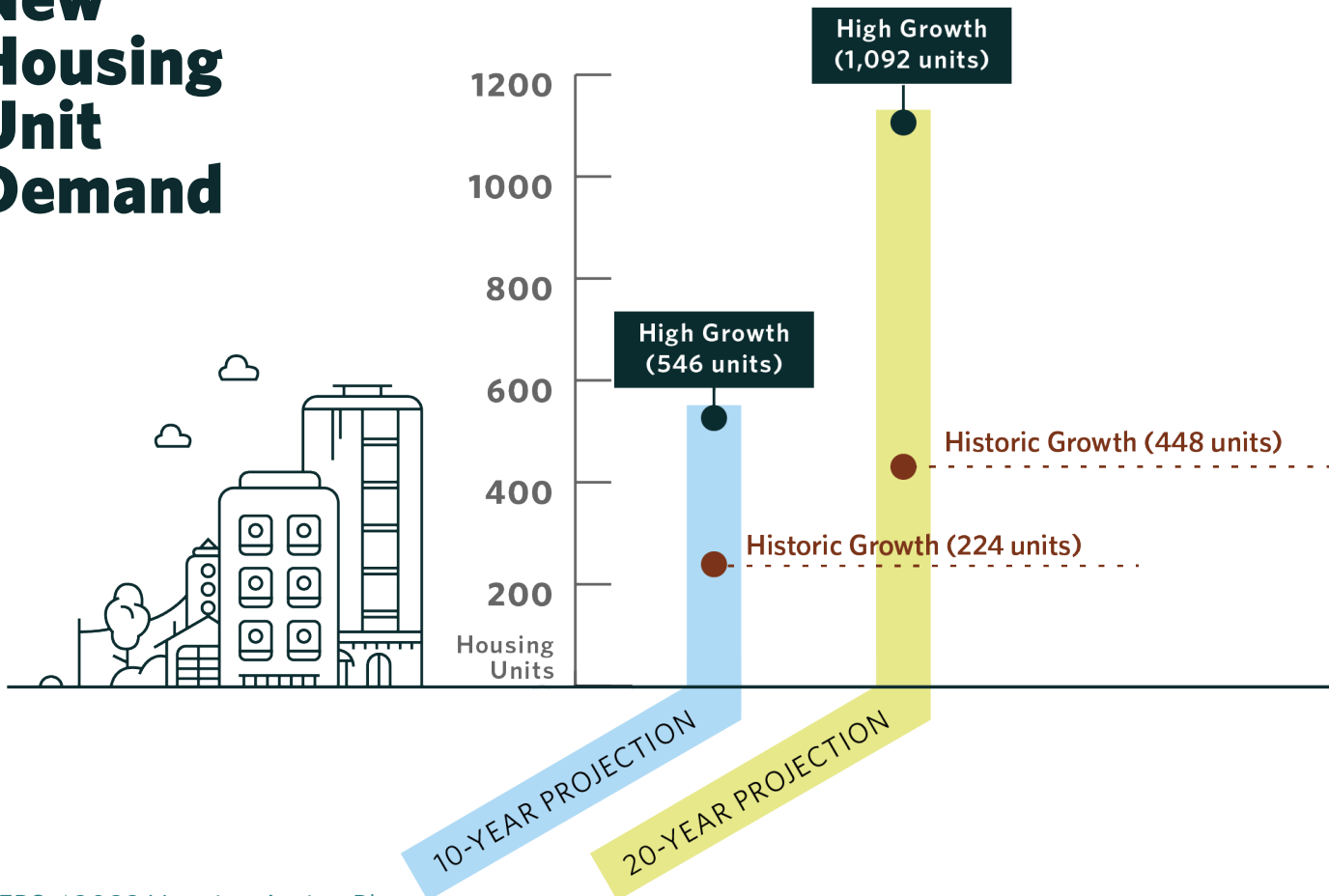
1.0% - 3.0% per year
GROWTH RATE (2020-2040)

783 - 2,866
POTENTIAL NEW RESIDENTS BY 2040

Source: US Census, Ketchum Housing Action Plan, EPS

WHAT WE'RE PLANNING FOR

New Housing Unit Demand



QUICK FACTS

224-546

HOUSING UNITS NEEDED FOR POPULATION GROWTH (10 YRS)

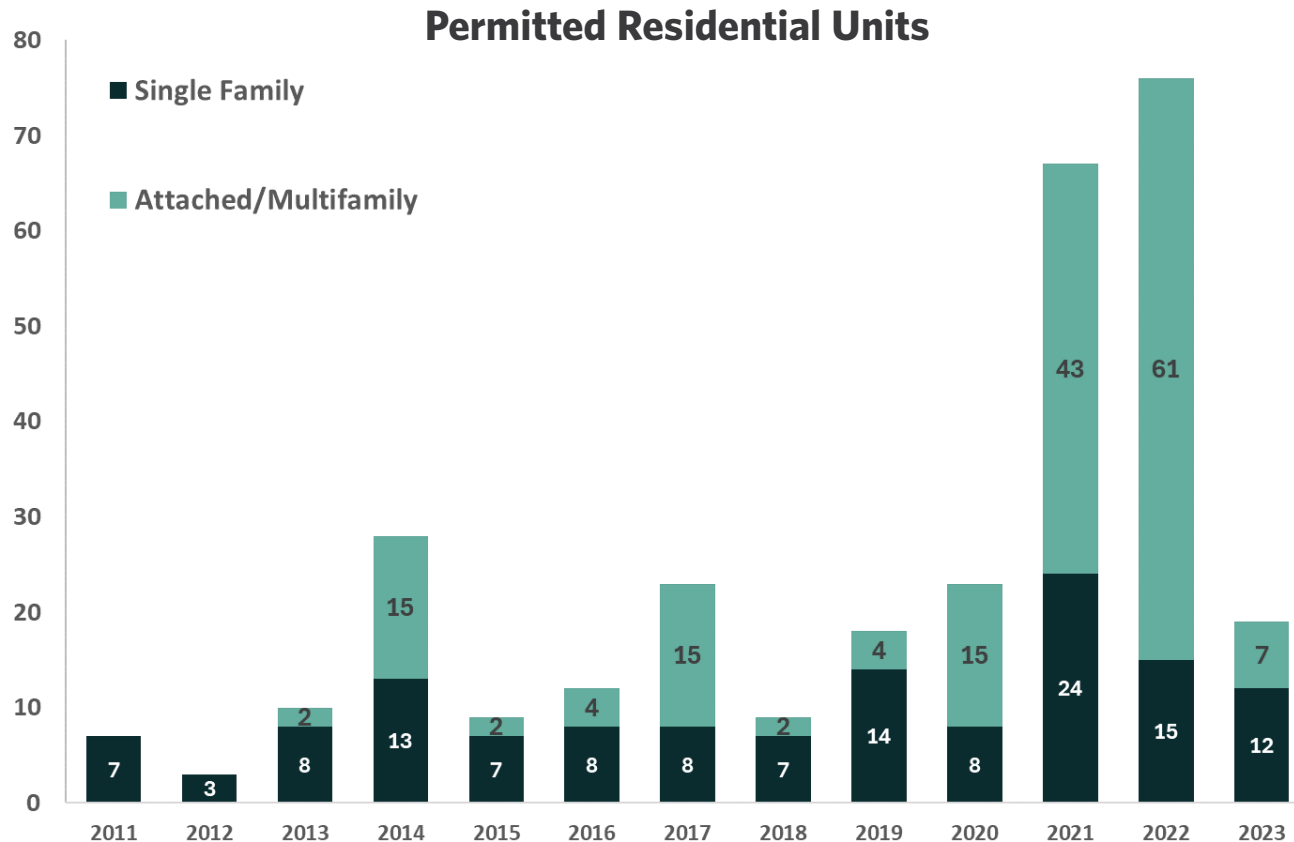
436

HOUSING UNITS FOR CURRENT RESIDENTS AT RISK



DEVELOPMENT TRENDS

Housing construction spiked in 2021 and 2022, but permits returned to average levels in 2023.



QUICK FACTS

304

**DWELLING UNITS PERMITTED
(2011-2023)***

**Multi-family units accounted for 38% of units from 2011 to 2023, 59% from 2021 to 2023.*

25

**AVERAGE RESIDENTIAL UNITS
PERMITTED PER YEAR (2011-2023)**

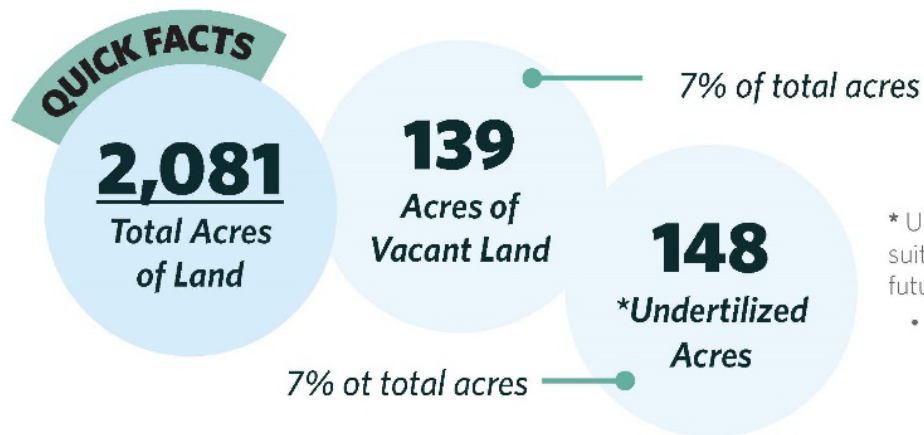
Source: City of Ketchum



WE HAVE LIMITED LAND AVAILABLE FOR FUTURE GROWTH...

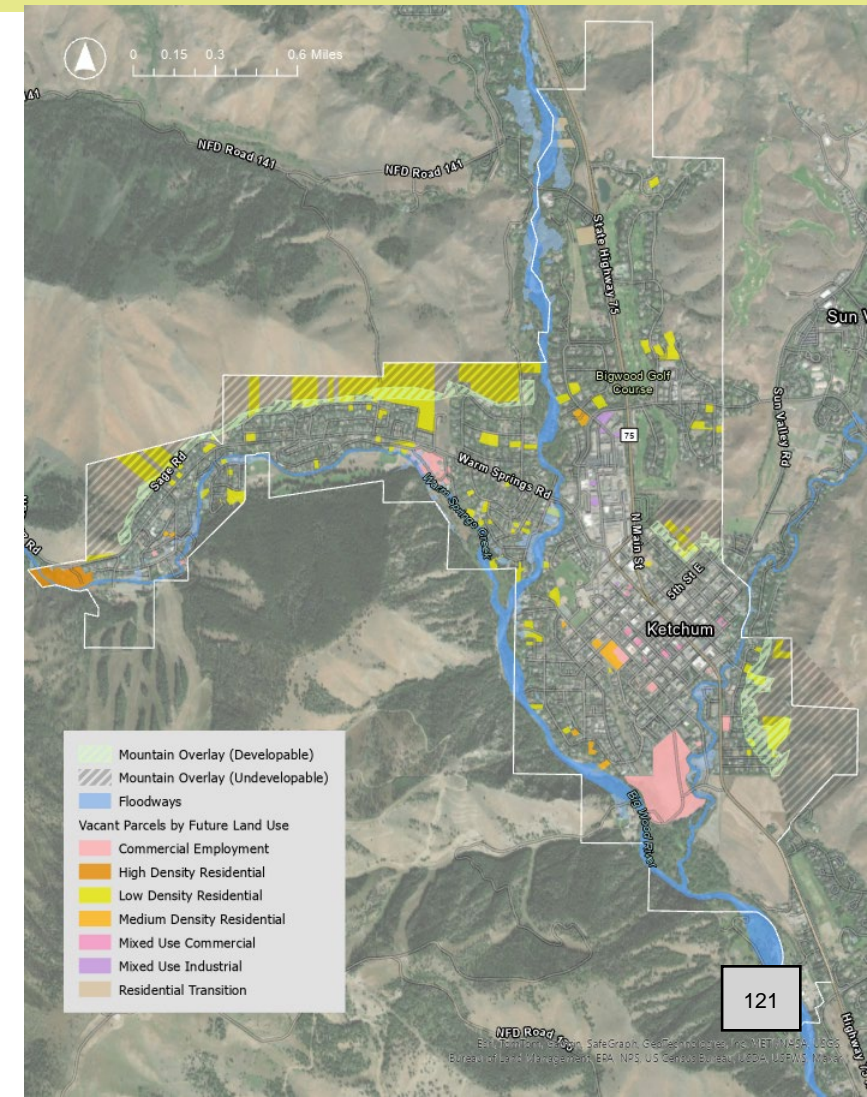
LAND CAPACITY

The density of future development will play an important role in determining if Ketchum has enough land to accommodate growth.



* Underutilized means they may be suitable for redevelopment in the future because they:

- Have buildings or improvements valued at 50% or less than the value of the land; and/or
- Have a building coverage of less than 20%

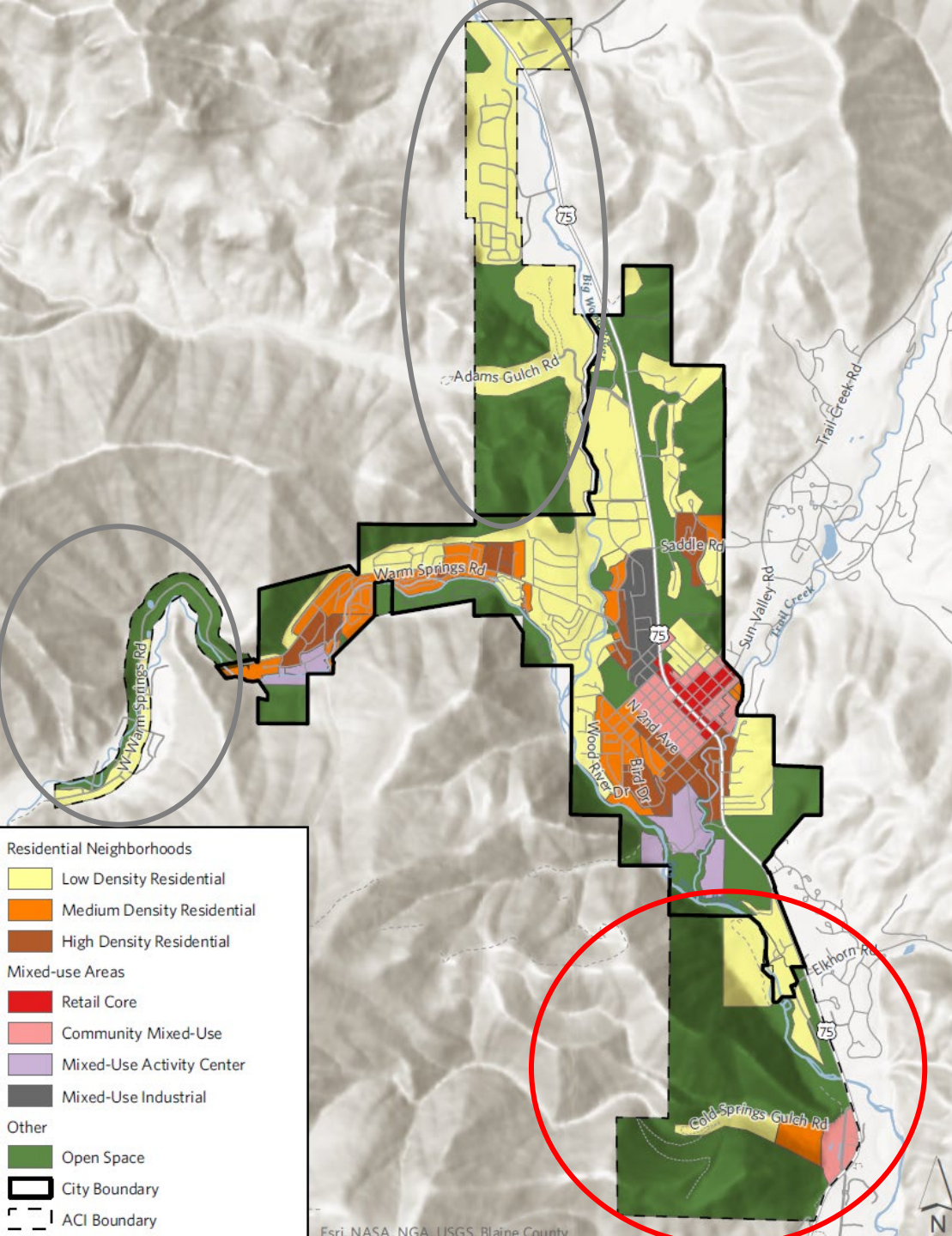


ROLE OF THE AREAS OF CITY IMPACT

- City of Ketchum has comprehensive planning authority for its ACI; County handles zoning and development entitlement unless the land is annexed into the City.
- Only southern ACI has capacity for significant additional development

Policy H-1.5: Area of City Impact

Work proactively with land owners, Blaine County, utility providers, and other partners to plan for the future development of property in Ketchum's southern ACI (near St. Luke's Medical Center) as a mixed-use activity center that includes a concentration of community housing.



INFRASTRUCTURE & SERVICE CAPACITY

Key topics: Utilities (water & wastewater), Streets, Public Safety (police & fire), Schools, and Parks & Recreation



GROWTH & INFRASTRUCTURE PLANNING

- **What does ID law allow?**

- Development connection/impact fees for items associated with growth
 - Utilities (water & wastewater), Streets, Public Safety (police & fire), Schools, and Parks & Recreation
 - To be updated 2025
- School district is not allowed
- Impact fees can't pay for existing deficiency



WATER SERVICE CAPACITY

- **Water Facility Plan**
- **Decrease in use every year for the past 5 years**
- **Maintenance/Improvements for efficiencies**
 - 2014 - 1 Billion Gal/Year
 - 2023 - 770 Million Gal/Year
- **Stressors on the system**
 - Drought (100% or above = ok)
 - Capacity in collection lines

18 MILLION GAL/DAY <i>WATER RIGHT CAPACITY (2024)</i>
1 MILLION GAL/DAY <i>AVERAGE DAILY USE (2024)</i>
4.8 MILLION GAL/DAY <i>PEAK DAILY USE (2024)</i>

CONNECTION FEES	
Meter 1" scale factor 1.00	\$3,816
Meter 1.5" scale factor 2.25	\$8,586
Meter 2" scale factor 4.00	\$15,264
Meter 3" scale factor 9.00	\$34,344
Meter 4" scale factor 16.00	\$61,056
Meter 6" scale factor 36.00	\$137,376



WASTEWATER CAPACITY

- **Wastewater Master Plan**
- **Treatment plant serves Ketchum and Sun Valley**
- **Upgrades to plant provide wastewater capacity through 2070**
 - Assumed 1.44% growth rate
- **Stressors on system**
 - Surges from spring runoff (residential pumping)
 - Flow capacity in collection lines
- **Maintenance**
 - Lines are videoed for monitoring

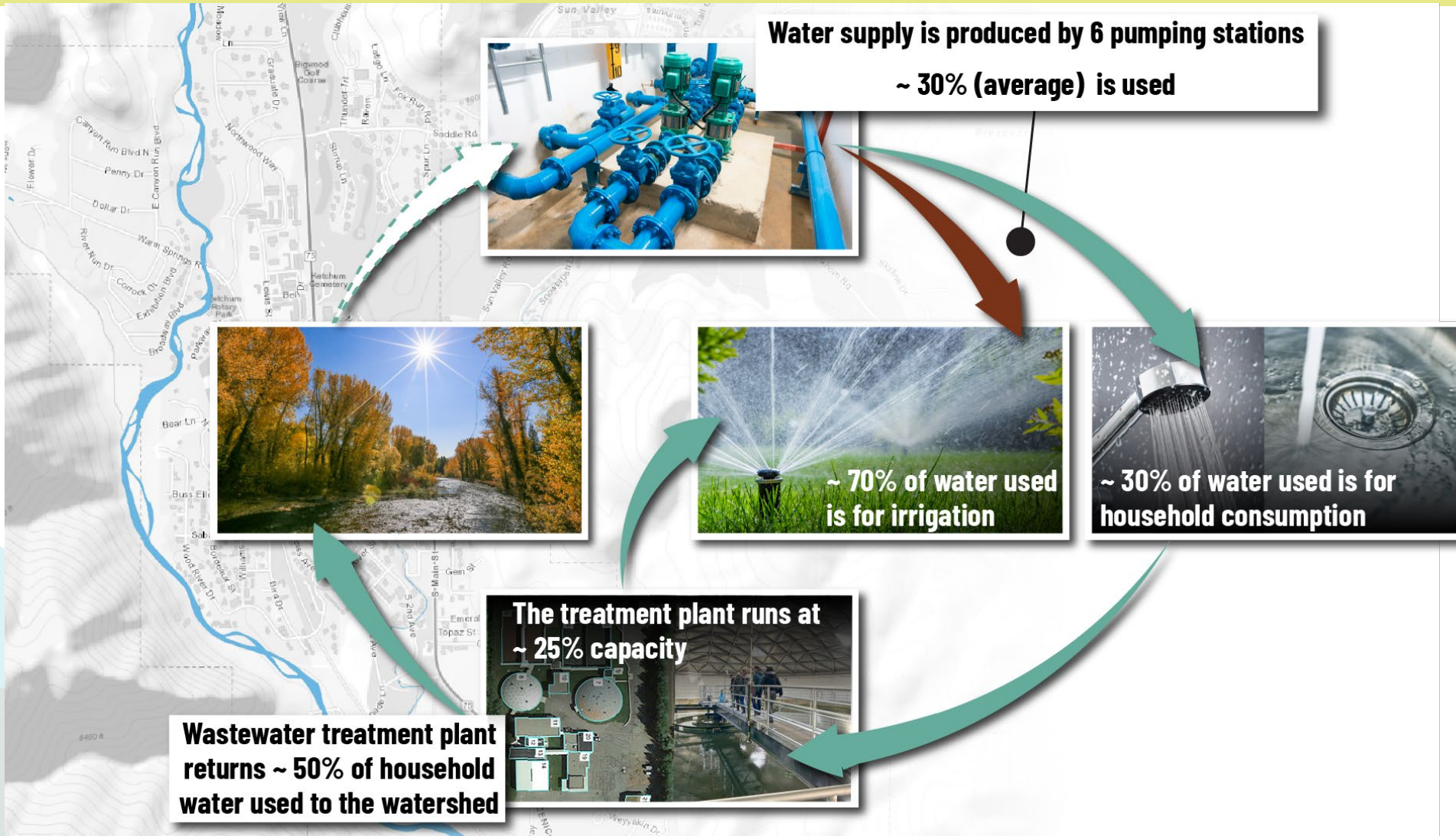
4 MILLION GAL/DAY
WASTEWATER PLANT CAPACITY (2024)

1.2-1.8 MILLION GAL/DAY
PEAK TREATMENT (2024)

USER FEES <i>(fees vary by usage and square footage)</i>	
Restaurant per seat	\$4.55
Senior living home	\$23.04
Single family home	\$46.14
Beauty salon per operator	\$46.14
Gas station with restrooms	\$92.25
Laundries	\$184.55

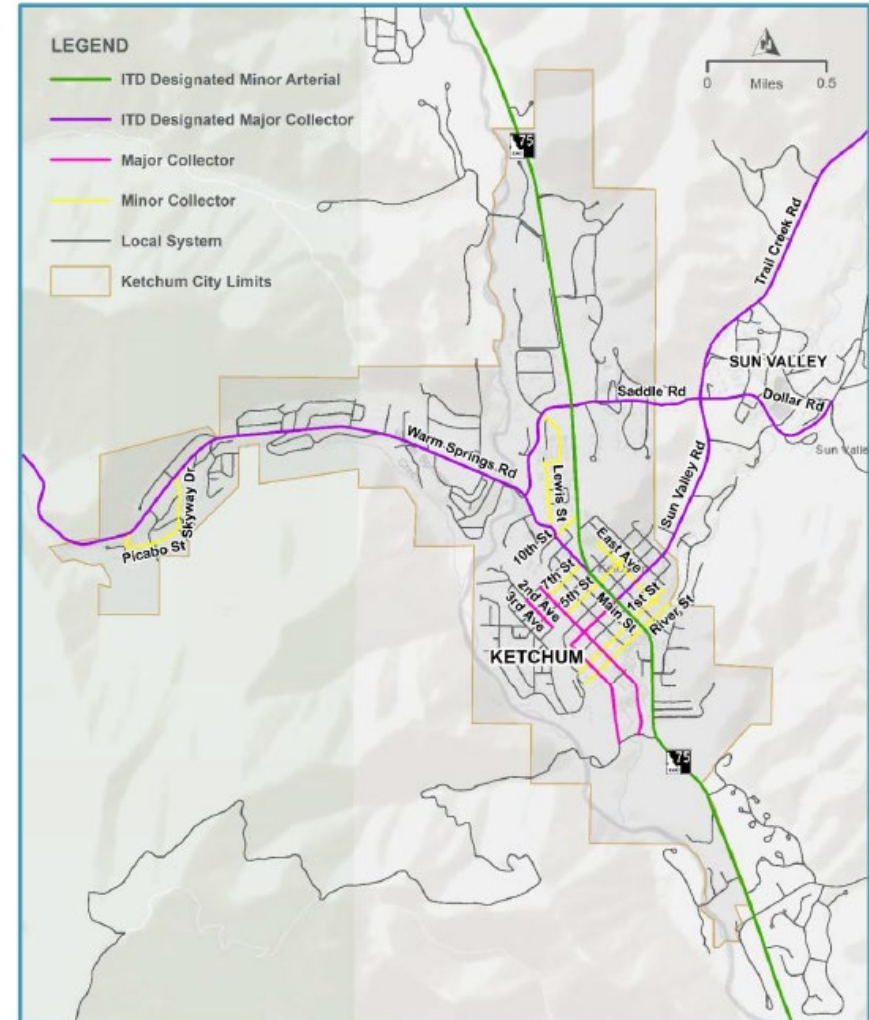
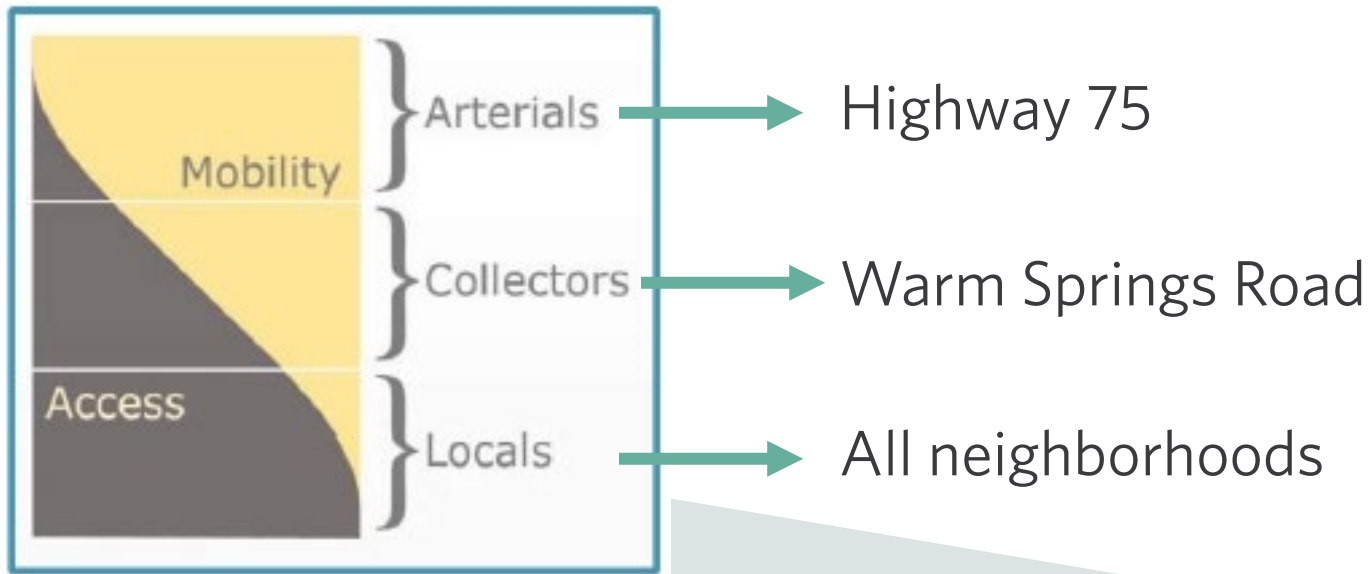


WATER LIFECYCLE IN KETCHUM



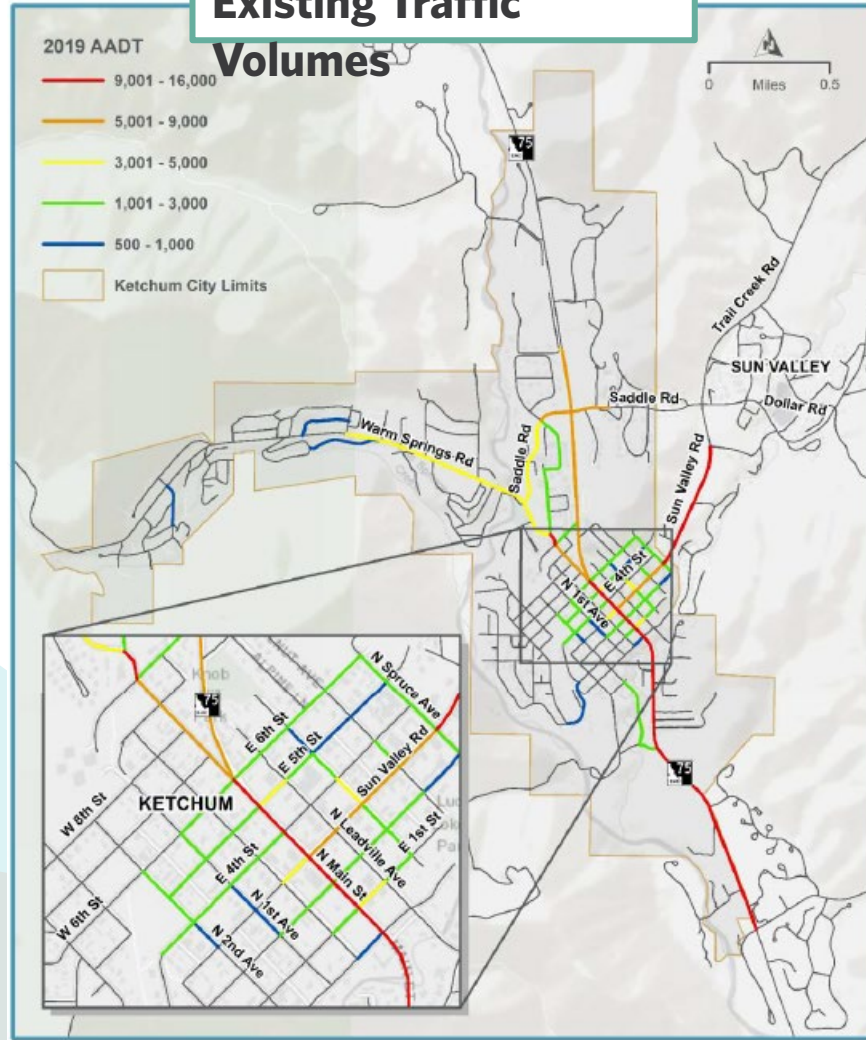
STREETS

- **Master Transportation Plan adopted in 2021**
 - **Assessment of as-is conditions**
 - **Calls for future improvements**

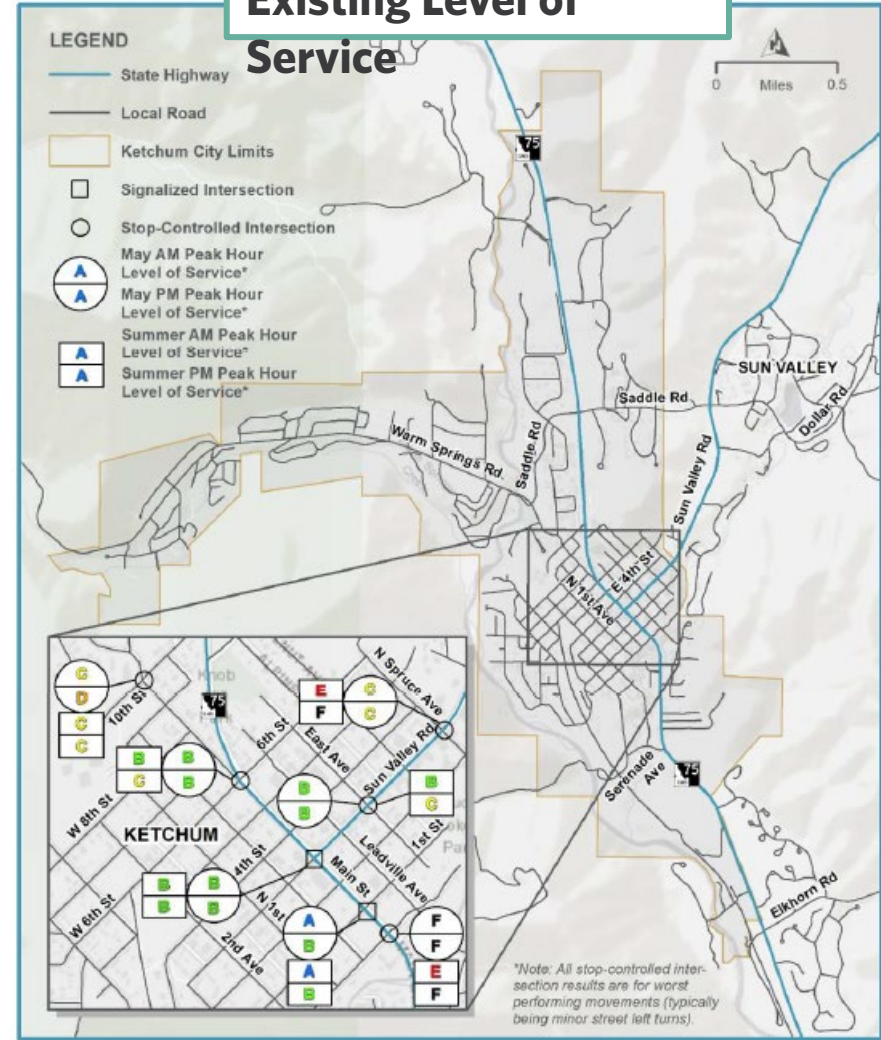


MASTER TRANSPORTATION PLAN (2021)

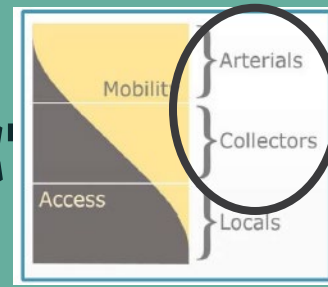
Existing Traffic Volumes



Existing Level of Service



IMPACT OF GROWTH | Arterial & Collec

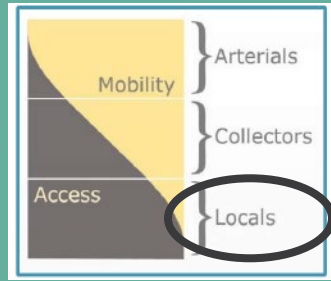


- **Future improvements to keep service levels**
 - **Focus: "quantity" travel time / efficiency**
- **Maintenance / service improvements**
 - **Warm Springs Rd, 10th & Lewis intersection - potential roundabout**
 - **Main Street & Sun Valley intersection - traffic flow during peak commute**
 - **River Street (rated F) - going from 2 to 4 lanes**

Impact Fees	
Single family	\$4,492
Multi-family	\$3,471/unit
Commercial	\$0.97/sq. ft.



IMPACT OF GROWTH | Local Roads



- **Focus: quality/safe mobility choices (multi-modal) in neighborhoods**
- **Most frequent concerns**
 - Speeding
 - Pedestrian safety
 - East of movement (entering arterials)
- **Initiatives / traffic calming measures**
 - Stop sign assessment
 - West Ketchum pilot program



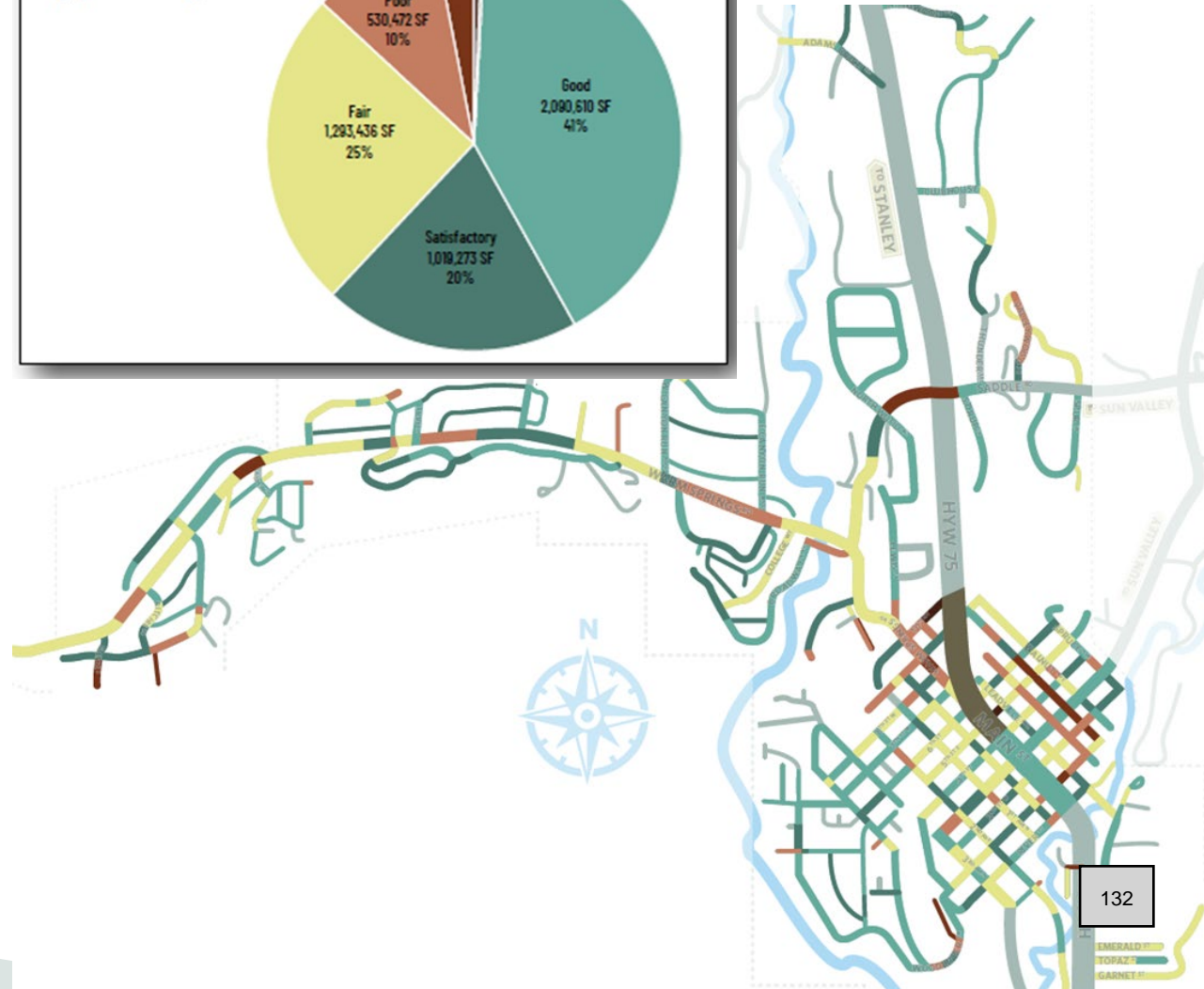
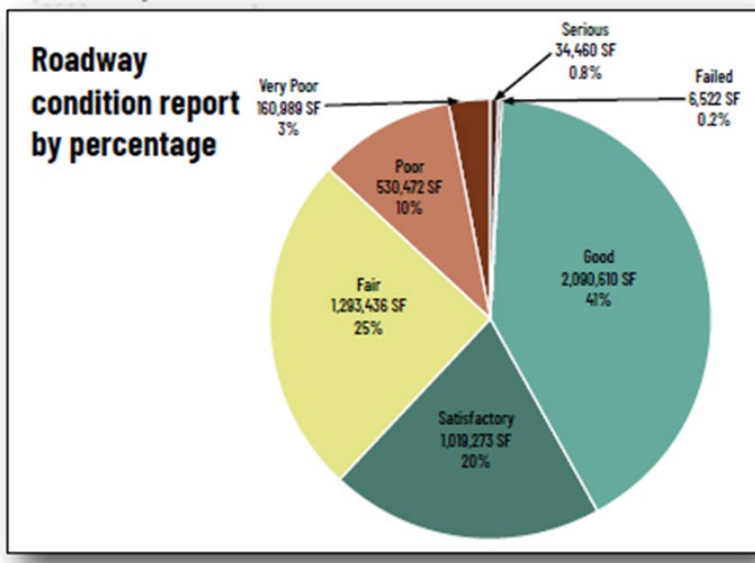
STREETS | Maintenance Plan

- **Assessment in 2024**
- **Pavement Condition Index (PCI): 76.5**



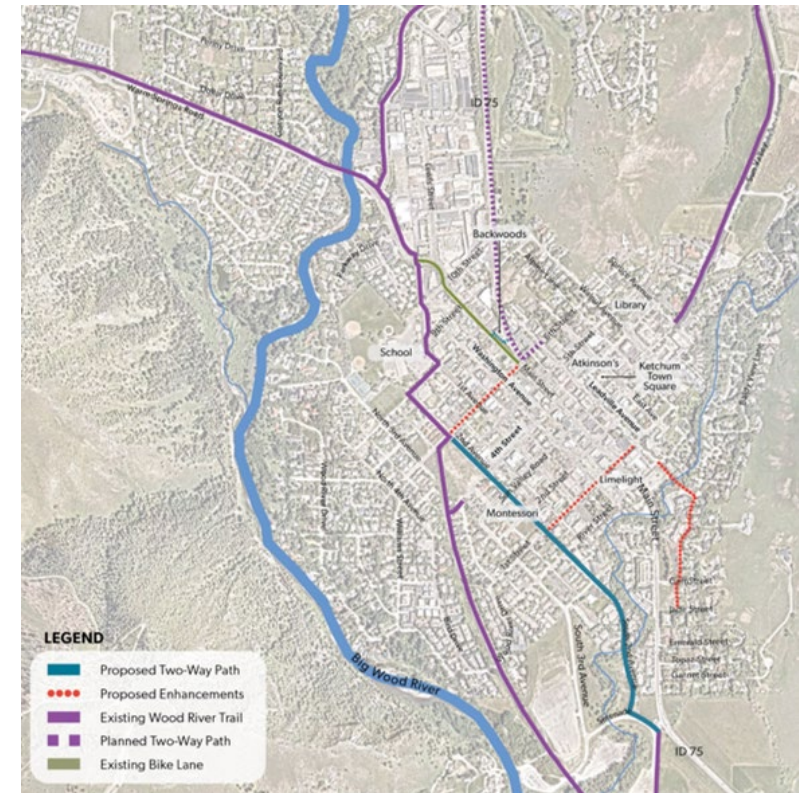
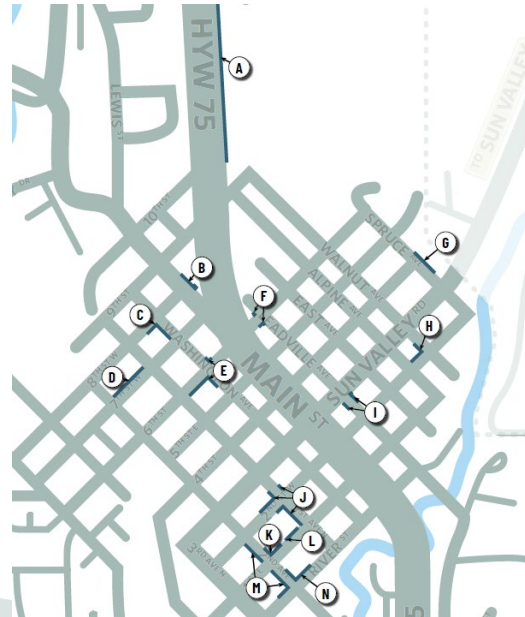
Table 1. PCI Categories

Condition Category	PCI Range
Good	86 - 100
Satisfactory	71 - 85
Fair	56 - 70
Poor	41 - 55
Very Poor	26 - 40
Serious	11 - 25
Failed	0 - 10



IMPACT OF GROWTH | Other Modes

- **Focus: Increase & improve multi-modal options**
→ decrease single-occupancy/repeat drivers
- **Bike network** →
- **Sidewalks** →
- **Transit system**
 - Frequency



POLICE & FIRE/EMS CAPACITY

- **New assets (Fire and Police stations and engine) in recent years are equipped for growth.**
- **Growth will equate to increased staffing levels to accompany increased service calls.**
- **Impact fees collected for funding of equipment and capital.**
- **How are we mitigating risk?**
 - **Class 3 system (Fire insurance rating)**
 - **Fire Department consolidation**
 - **Avalanche overland zones & avalanche study**
 - **Adopted Wildland Urban Interface standards (evacuation codes) in 2021**

Calls for Service Police	
2022	5,515
2023	7,857
2024	8,031

Impact Fees Police	
Single family	\$104
Multi-family	\$80/unit
Commercial	\$0.22/sq. ft.

Calls for Service Fire	
2022	1,108
2023	1,285
2024	1,331

Impact Fees Fire	
Single family	\$2,092
Multi-family	\$1,616/unit
Commercial	\$0.45/sq. ft.



SCHOOLS AND PARKS

BLAINE COUNTY SCHOOL DISTRICT

- **Declining student population projected**
 - 277 12th graders, 179 kindergarteners
 - 448 Hemingway Elem students enrolled, 570 at max
 - Significant capacity at WRHS
- **Master Facilities Plan underway for Hemingway Elementary**

PARKS & RECREATION

- **Evaluating upgrades to the Recreation building**
- **Plans for a future park on 3rd Avenue**
- **Acquisition of Warm Springs Preserve (65 acres)**

Schools Impact Fees	
Single family	Not allowed
Multi-family	Not allowed
Commercial	Not allowed

Parks Impact Fees	
Single family	\$1,047
Multi-family	\$809/unit
Commercial	\$0.00/sq. ft.



LAND USE AND DENSITY



NORTH STARS

#1 Issue: Affordability of housing - This is particularly important to residents under 45.

#2 Issue: Preserving the character of Ketchum - Many residents mentioned both housing affordability **AND** preservation of Ketchum's character as their top two concerns.

"One, affordable housing; two, avoid overbuilding, moderate growth"

"1) Retaining Ketchum's historic and charming character (might be too late for this). 2) Housing"

"Responsible growth plan and housing for service workers"

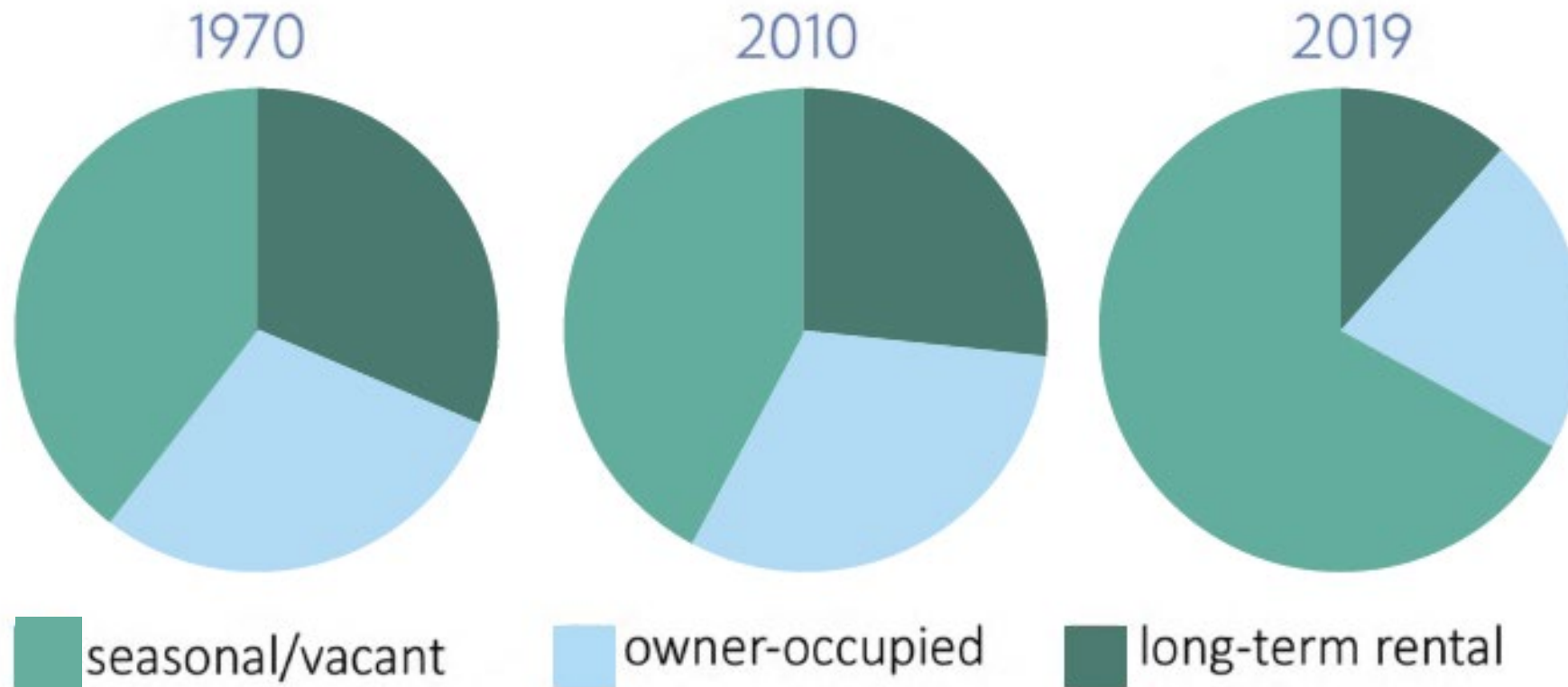
What are the two most important issues facing Ketchum in the next two years?

"Affordable housing and managing the growth in Ketchum"

"Affordable housing, doing the best you can to keep our town from turning into a town filled only with second homes."

"Preserve the heritage and history of Ketchum while continuing to modernize and grow"

REBALANCE THE PIE



- Helps achieve goals for:
- Housing
 - Community Character
 - Economy



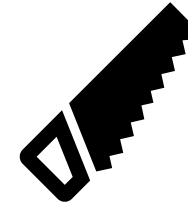
REBALANCE THE PIE



CONVERT

Values, Goals, and Policies

- Reinforce importance of Housing Action Plan
- Highlight high level initiatives
- Support for programs



CONSTRUCT

Future Land Use Map and Categories

- Make moderate changes, not big moves
- Be transparent about what is allowed currently
- Better align plan with zoning (both directions)
- Analyzed existing zoning and predominant existing development patterns
- Only promote new construction for community housing

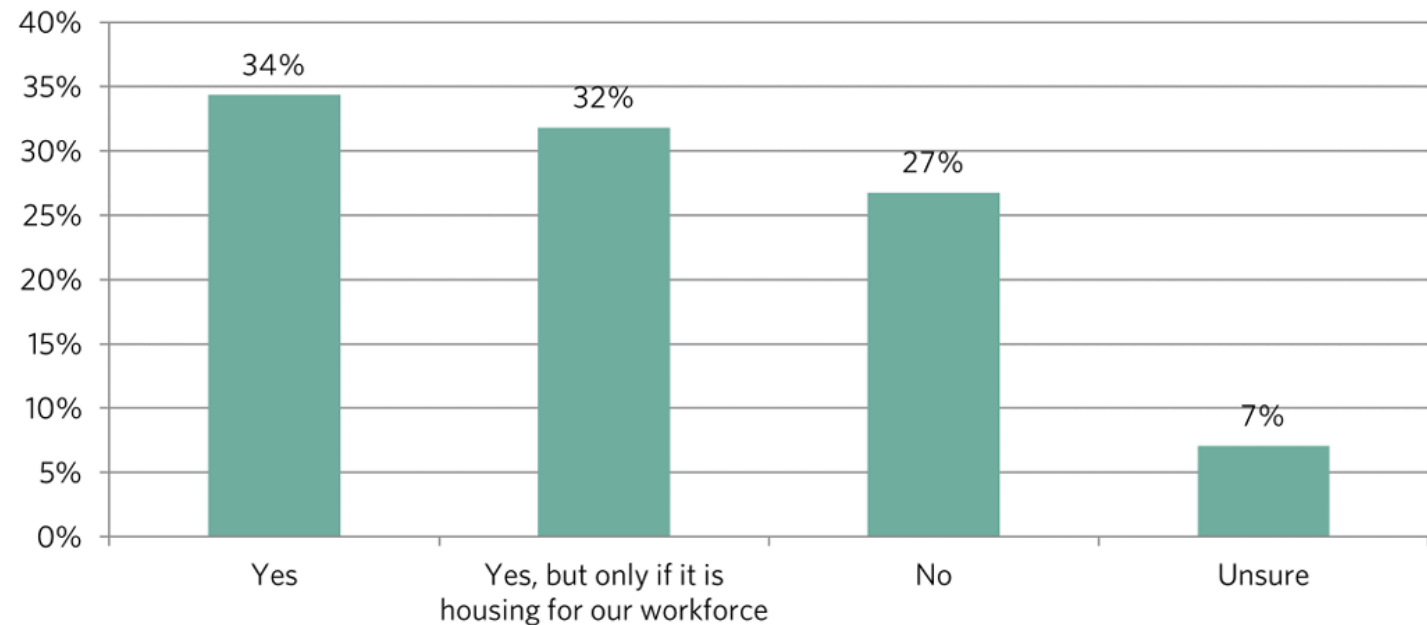


WHAT WE HEARD



- Desire to limit intensity/scale of development in the Retail Core & providing housing options outside of downtown.
- Support for expanding community housing options in a variety of locations throughout the City.
- Desire to see Ketchum get “more bang for its buck” (more units per structure) out of the limited land the City has available for development

Would you support additional development in Low Density Residential areas to accommodate more housing options?

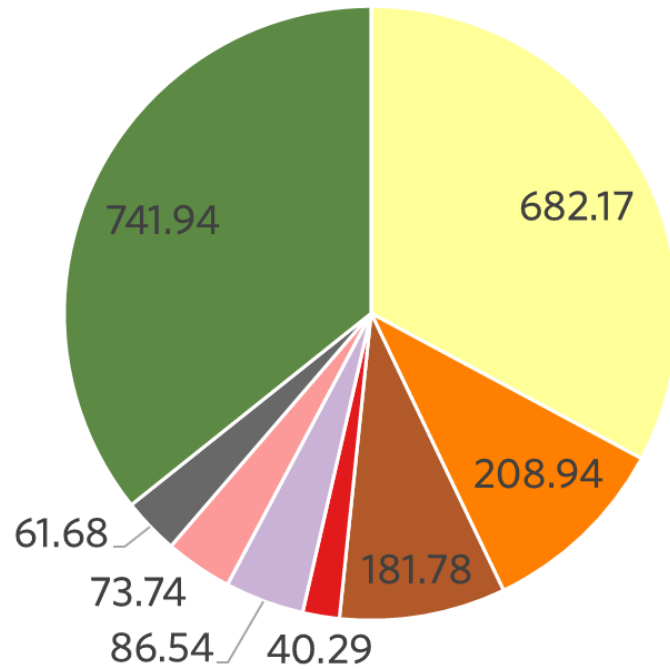


Planning for Growth Survey

66% of respondents support developing additional housing in Low Density Residential areas with roughly half only supportive if additional housing is for the local workforce.

2025 FLUM BREAKDOWN

Acres Per FLUM Category



Low Density Residential

Retail Core

Mixed-use Industrial

Medium Density Residential

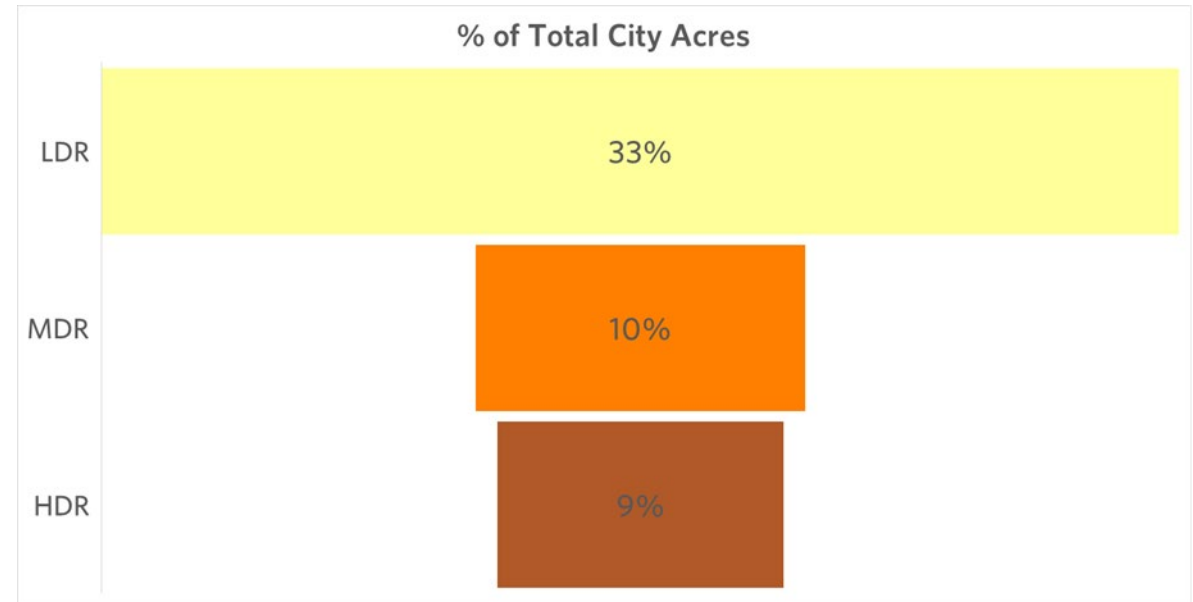
Mixed-use Activity Center

Open Space

High Density Residential

Community Mixed-use

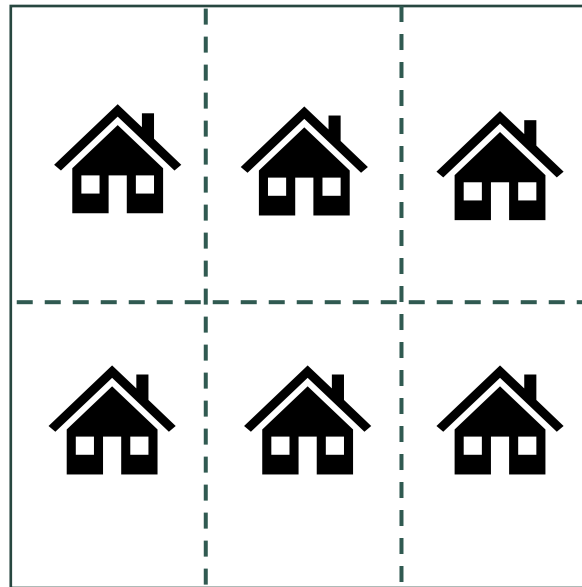
% of Total City Acres



UNDERSTANDING DENSITY



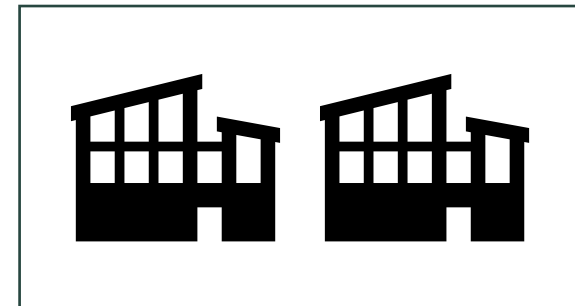
1 acre with 1 house
=
1 du/acre



1 acre with 6 houses
=
6 du/acre



1/2 acre with 2 houses
=
4 du/acre



1/2 acre with 8 units
=
16 du/acre



UNDERSTANDING DENSITY

Land Use Category

MDR
Density
6-18* du/acre

Density Regulations

10,000 SF lot
@ 18 units per
acre is 4 units

Additional Development Regulations

Lot Dimensions
Building Coverage
Setbacks
Required Open Area
Parking/driveways
Unit Size

*All properties will not be built out at the high end of the density range.

SPECIFIC NEIGHBORHOODS

- Three Different Areas
 - West Ketchum
 - Mid Warm Springs
 - 2nd Ave Transition Area
- Existing Zoning
- Existing Development and Densities
- 2014 vs. 2025 Land Use Comparison

KEY TERM - Multi-family

- Detached Townhomes
- Townhomes
- Condominiums
- Apartments



WEST KETCHUM

Current Zoning

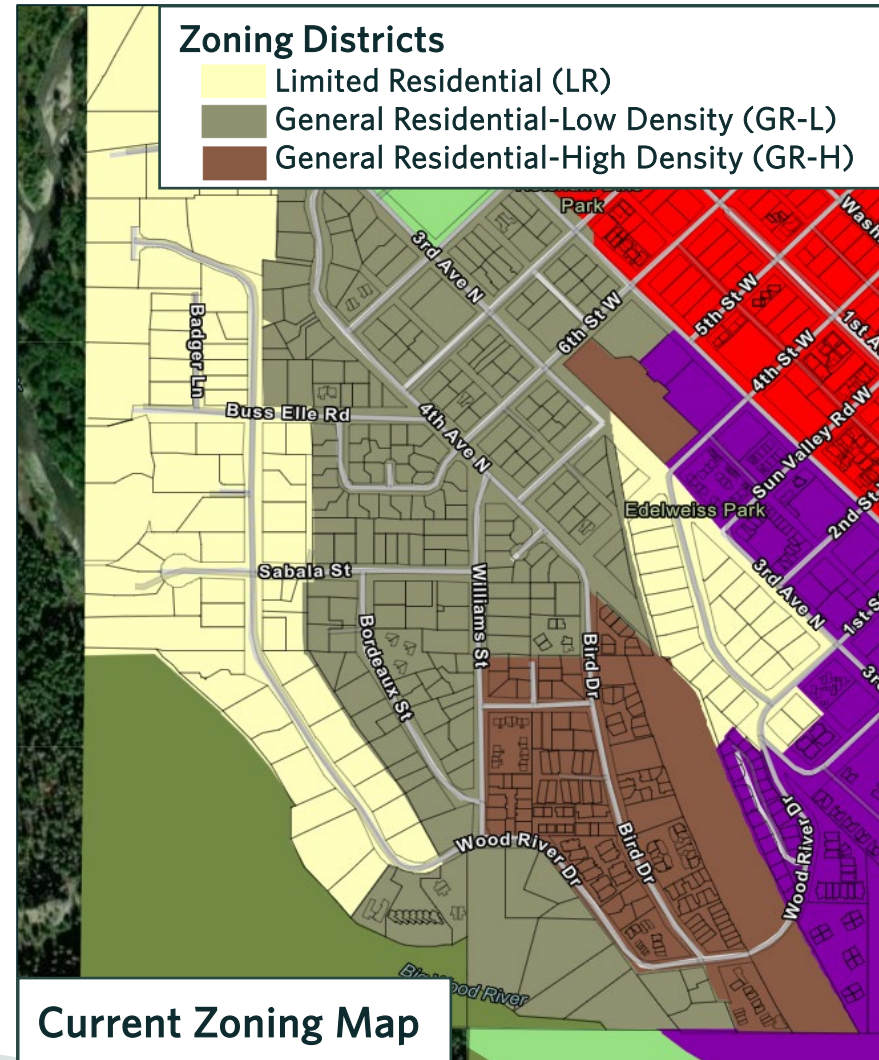
CURRENT ZONING

GR-L

- Single-family
- Multi-family—max 2 dwelling units
- Density Range: 5 to 11 DU/acre

GR-H

- Single-family
- Multi-family
- Density Range: 4 to 26 DU/acre



WEST KETCHUM

GR-L Developments



Multi-family

20 DU/acre



Multi-family

10 DU/acre



Multi-family

9 DU/acre



Duplex

9 DU/acre



Duplex

8 DU/acre



Multi-family

7 DU/acre



Single-family

5 DU/acre



Single-family

4 DU/acre



WEST KETCHUM

GR-H Developments



Multi-family

27 DU/acre



Multi-family

25 DU/acre



Multi-family

21 DU/acre



Multi-family

21 DU/acre



Multi-family

19 DU/acre



Multi-family

15 DU/acre



Multi-family

10 DU/acre



Multi-family

9 DU/acre



WEST KETCHUM

Future Land Use Category Descriptions

2014

Medium Density Residential*

- Single-family
- Duplex

High Density Residential*

- Single-family
- Duplex
- Multi-family

*no density described

Density Range Per Current Zoning

GR-L Density: 5 to 11 DU/acre

GR-H Density: 4 to 26 DU/acre

Draft Plan Version 2

Medium Density Residential

- Multi-family
- Single-family (added in version 2 based on community feedback)
- 6 to 18* DU/acre

High Density Residential

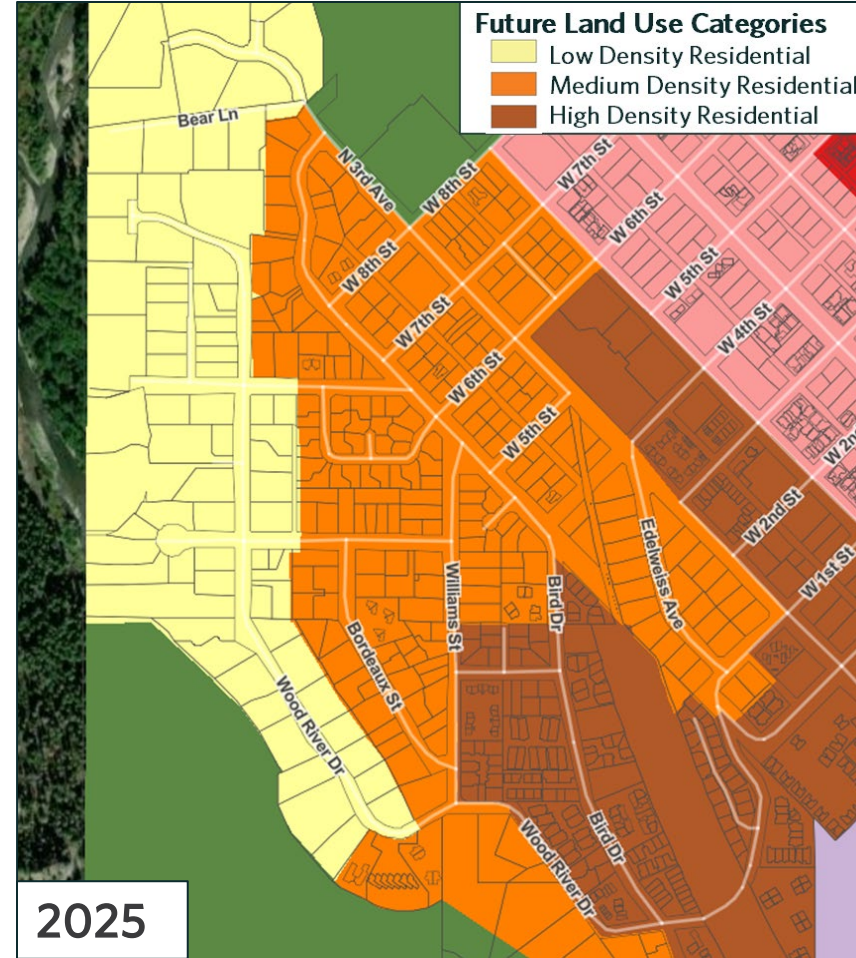
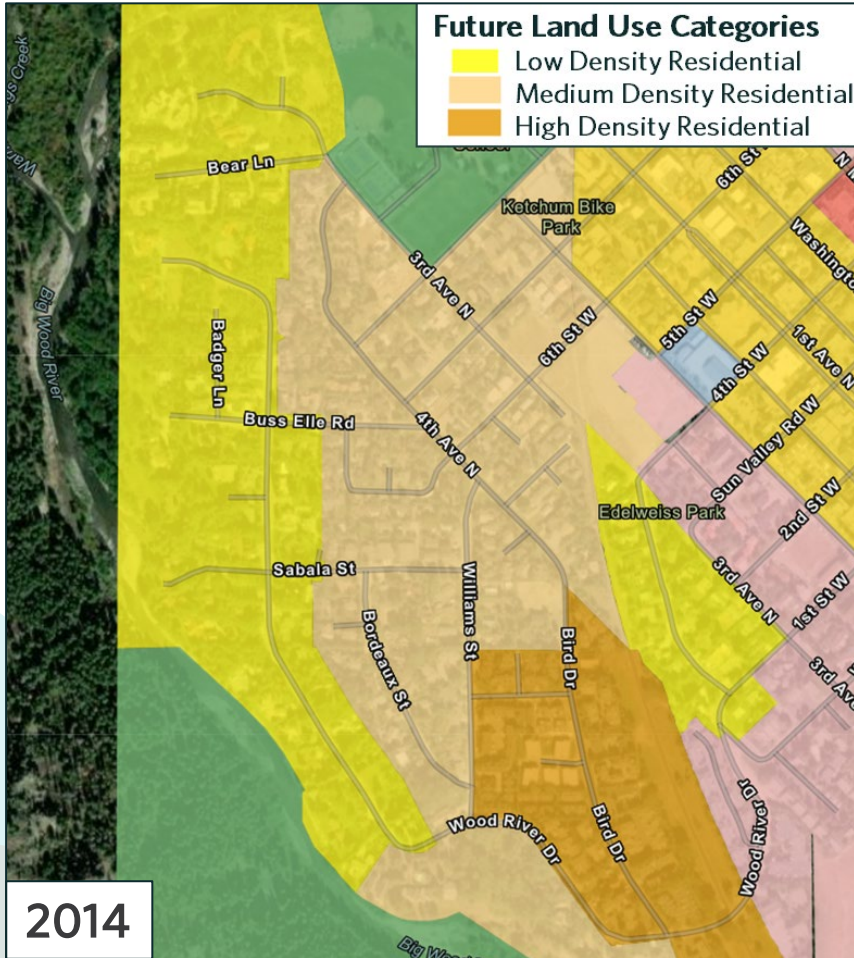
- Multi-family
- 18 to 30* DU/acre

*top end of density range only permitted if community housing is the primary use & proposed development is contextually compatible with the surrounding neighborhood



WEST KETCHUM

Future Land Use Map



MID WARM SPRINGS

Current Zoning

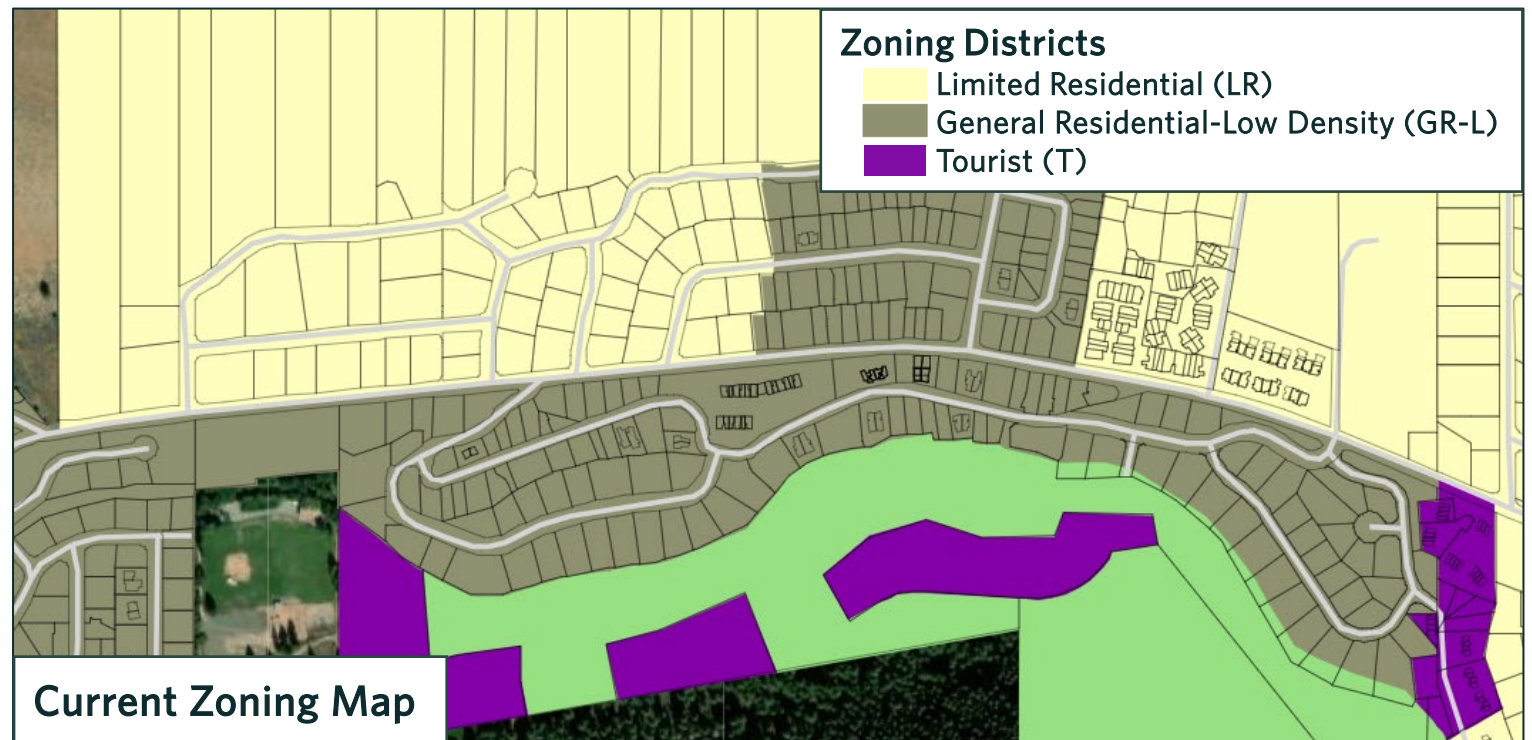
CURRENT ZONING

LR

- Single-family
- Density Range: 5 DU/acre

GR-L

- Single-family
- Multi-family—max 2 dwelling units
- Density Range: 5 to 11 DU/acre



MID WARM SPRINGS

LR Developments



Multi-family

26 DU/acre



Multi-family

19 DU/acre



Multi-family

17 DU/acre



Duplex

5 DU/acre



Single-family

3 DU/acre



Single-family

2 DU/acre



Single-family

1 DU/acre



Single-family

1 DU/acre



MID WARM SPRINGS

GR-L Developments



Multi-family

76 DU/acre



Multi-family

34 DU/acre



Duplex

12 DU/acre



Duplex

10 DU/acre



Duplex

9 DU/acre



Single-family

5 DU/acre



Single-family

3 DU/acre



Single-family

2 DU/acre



MID WARM SPRINGS

Future Land Use Category Descriptions

2014

Low Density Residential

- Single-family
- Duplex
- ~5 DU/acre

Medium Density Residential*

- Single-family
- Duplex

High Density Residential*

- Single-family
- Duplex
- Multi-family

*no density described

Density Range Per Current Zoning:

- LR: 5 DU/acre
- GR-L: 5 to 11 DU/acre

Draft Plan Version 2

Low Density Residential

- Single-family
- Duplex
- 1 to 6 DU/acre

Medium Density Residential

- Multi-family
- Single-family (added in version 2 based on community feedback)
- 6 to 18* DU/acre

High Density Residential

- Multi-family
- 18 to 30* DU/acre

*top end of density range only permitted if community housing is the primary use & proposed development is contextually compatible with the surrounding neighborhood



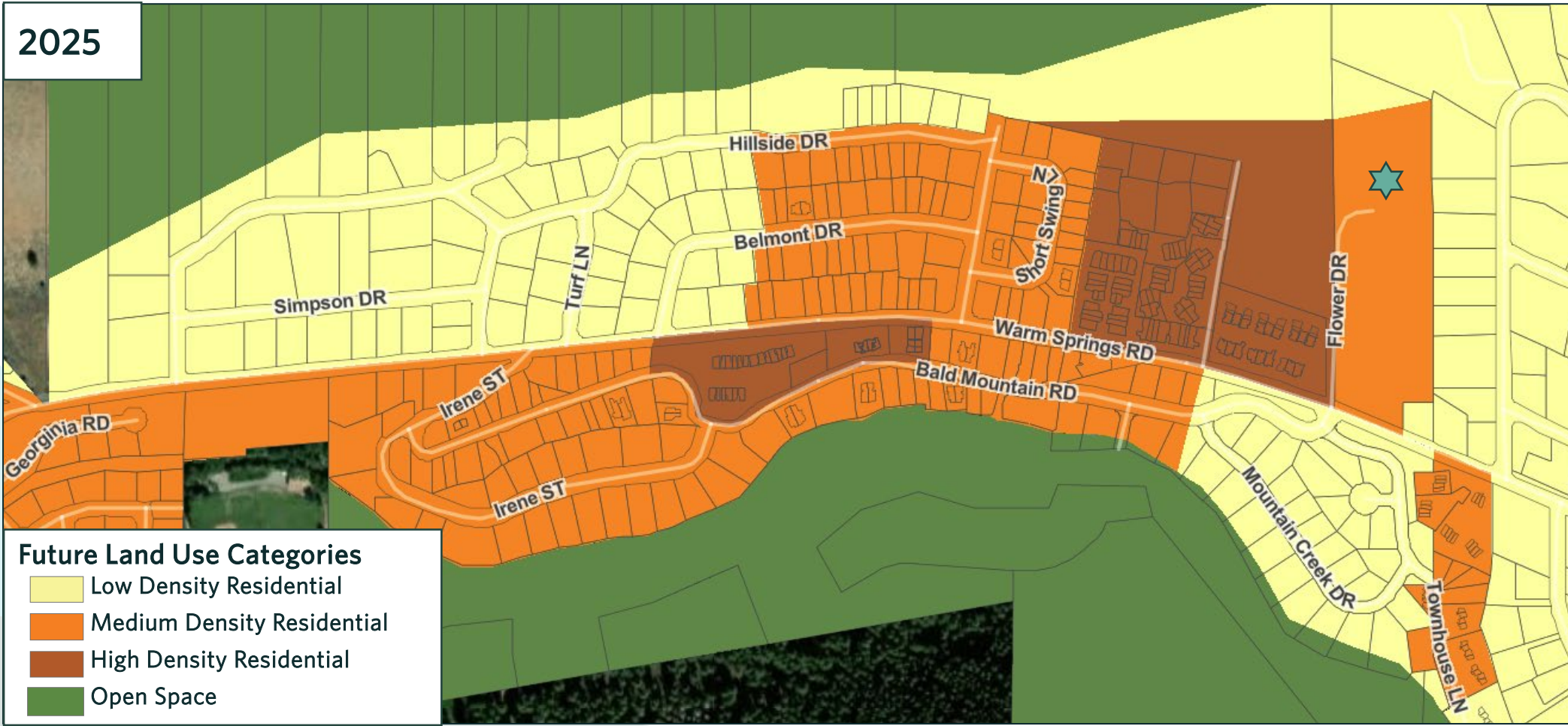
MID WARM SPRINGS

Future Land Use Map



MID WARM SPRINGS

Future Land Use Map



★ Version 2 change from HDR to MDR

- LDR TO MDR
- LDR to HDR (existing)
- MDR to HDR

2ND AVE TRANSITION AREA

Current Zoning

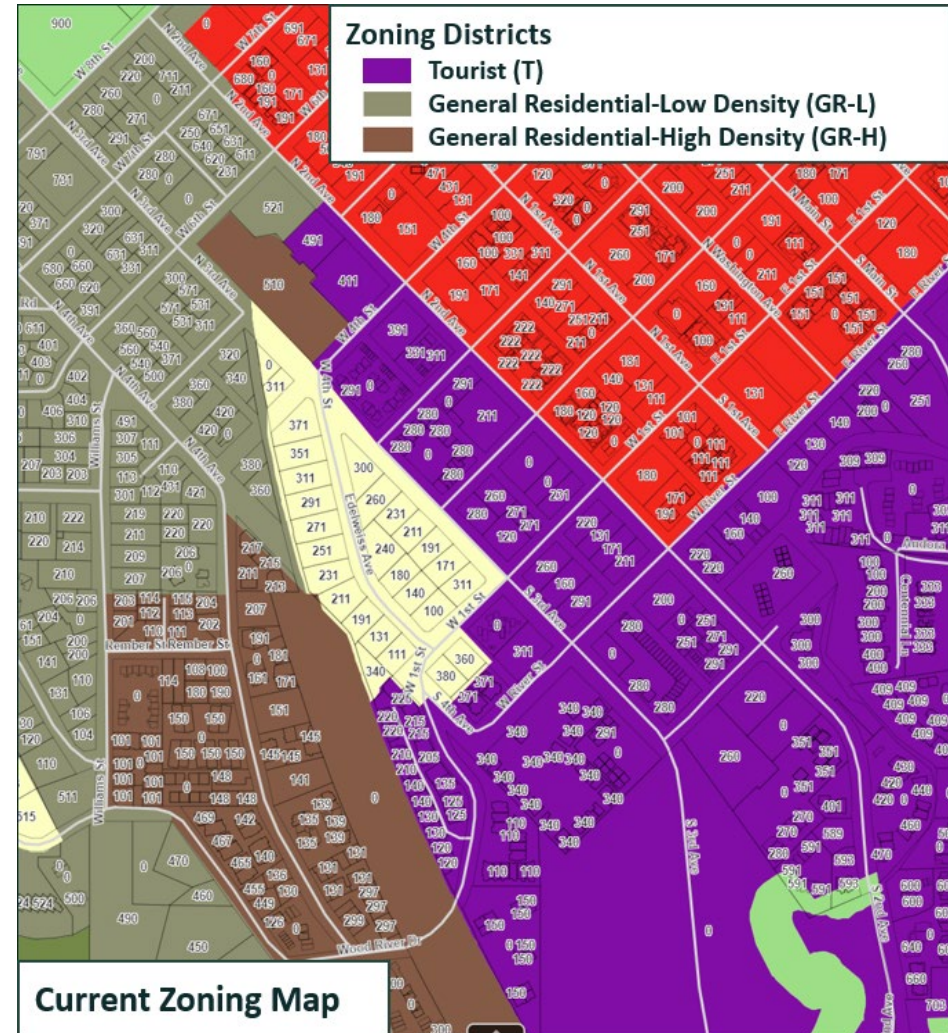
CURRENT ZONING

GR-L

- Single-family
- Multi-family – max. 2 dwelling units
- Density Range: 5 to 11 DU/acre

T

- Single-family
- Multi-family
- Limited Commercial
- Density Range: 4 to 31 DU/acre



2nd AVE TRANSITION AREA



Single-family

5 DU/acre



Multi-family

21 DU/acre



Multi-family

52 DU/acre



Multi-family

54 DU/acre



2ND AVE TRANSITION AREA

Future Land Use Category Descriptions

2014

Commercial Employment

- Residential*

Medium Density Residential*

- Single family
- Duplex
- Other attached-unit types

*No density described

Density Range Per Current Zoning

- T: 4 to 31 DU/acre
- GR-L: 5 to 11 DU/acre

Draft Plan Version 2

Medium Density Residential

- Multi-family
- Single-family (added in version 2 based on community feedback)
- 6 to 18* DU/acre

High Density Residential

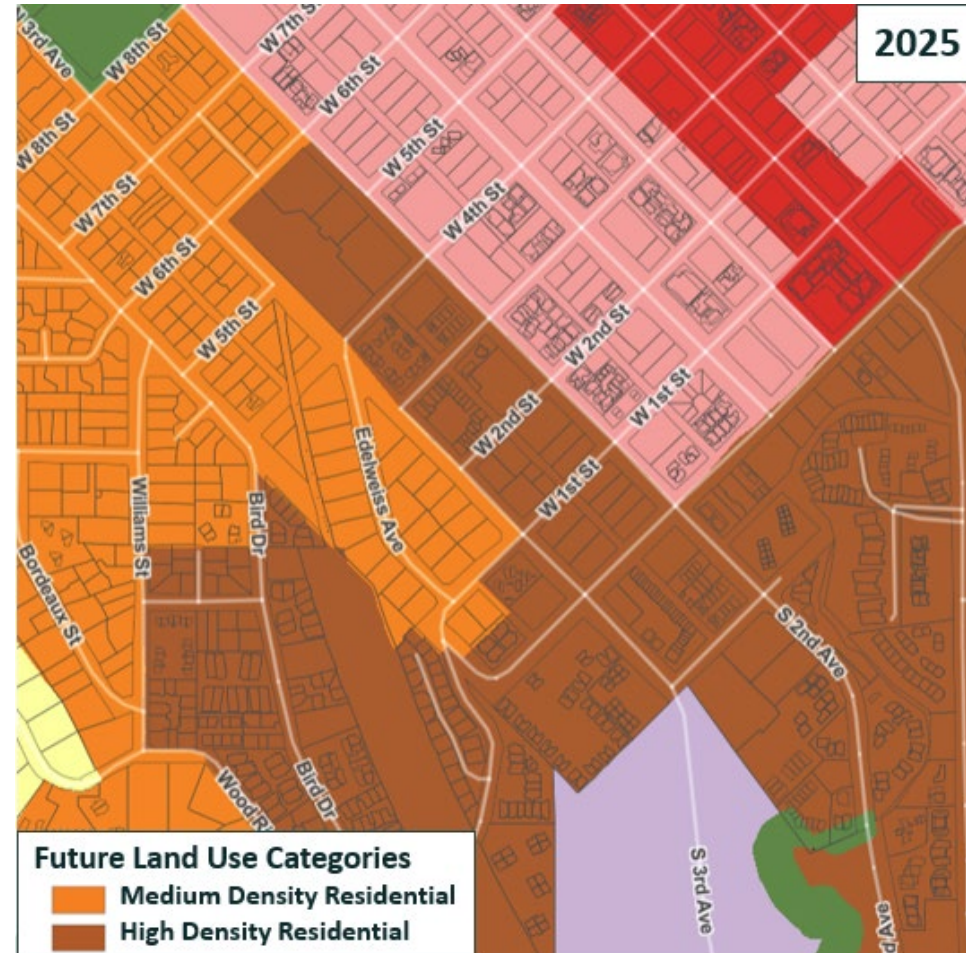
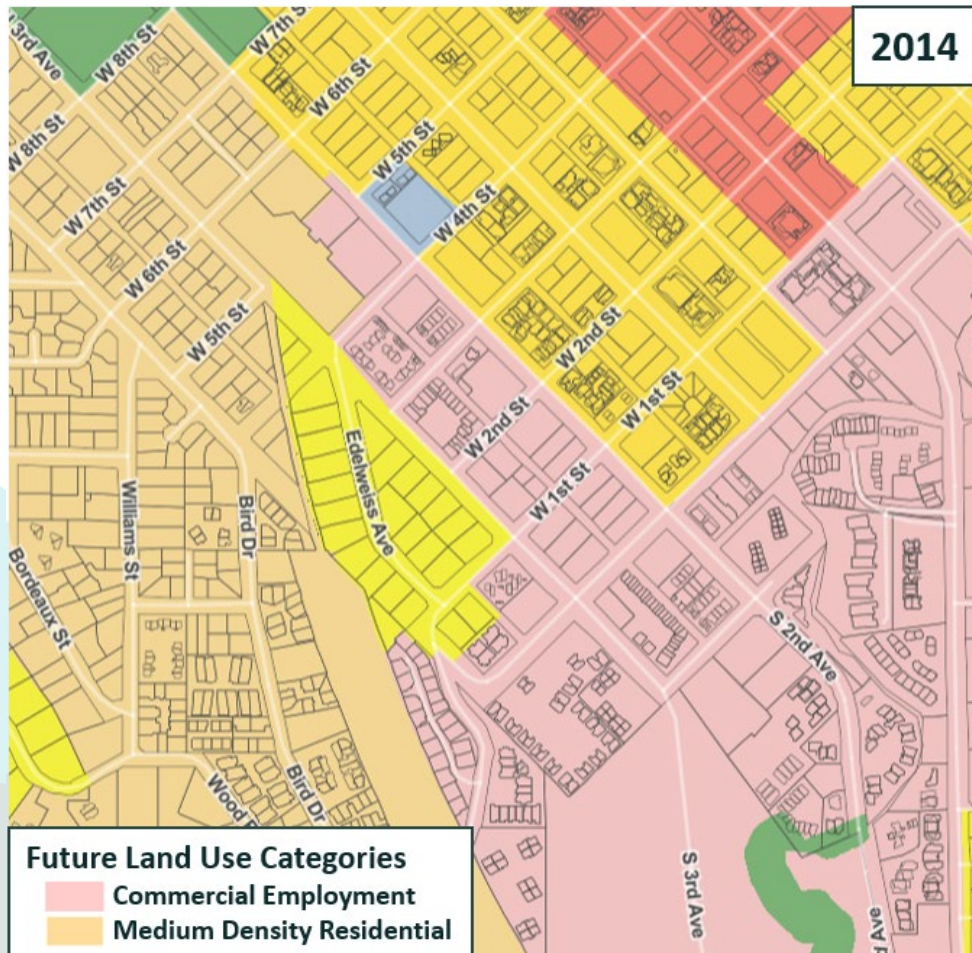
- Multi-family
- 18 to 30* DU/acre

*top end of density range only permitted if community housing is the primary use & proposed development is contextually compatible with the surrounding neighborhood



2ND AVE TRANSITION AREA

Future Land Use Map



- Commercial Employment to High Density Residential
- HDR allows commercial



COMMISSION QUESTIONS & PROJECT TEAM RESPONSE



PUBLIC COMMENT



DISCUSSION



NEXT STEPS



PROCESS

- The Planning and Zoning Commission's role in the comprehensive plan update process is to review the draft plan and make a recommendation to the City Council.
 - Recommendation may include revisions to the draft Plan.
- Public hearings with the City Council will follow hearings with the Planning and Zoning Commission.
- The City Council is the final decision-making body on the adoption of the updated Plan.
 - The updated Plan is not effective until the City Council approves a resolution adopting the Plan.

WAYS TO PROVIDE FEEDBACK

- Submit comments online at projectketchum.org/cohesive-ketchum
- Send email to participate@ketchumidaho.org
- Join us at one of the upcoming Planning and Zoning Commission Meetings

Planning and Zoning Commission: Comprehensive Plan Update Review Process



Additional public hearings may be held by the Planning and Zoning Commission as needed.

19 March 2025

Dear: Mr. Mayor, City Council Members, and Planning and Zoning Commissioners of Ketchum

Via Email:

Re: 31 January 2025 Joint Petition on Behalf of the Bordeaux/Sabala St. Neighbors:

We appreciate the hard work and dedication you’ve brought to the task of putting together a new Comprehensive Plan. We thank the staff at the City of Ketchum Planning & Zoning Department as well.

Our request was submitted prior to the release of the second Draft Comprehensive Plan, and after the new Draft was made available to the public, we welcome some of the changes made. However, we remain committed to protecting the character of our unique neighborhood. Therefore, having LDR designation, as it represents what we currently retain: primarily single-family homes and duplexes.

Our petition was created through multiple in person meetings in residents’ homes, through many emails and phone calls. The testimonials we heard from neighbors were extraordinary in our shared love of our special place in West Ketchum. It took time, effort, neighborhood cohesion, and was signed by 57 property owners.

*We, the undersigned, respectively re-submit this petition requesting that our neighborhood - those properties with **Sabala St., Bordeaux St. addresses and 511 Wood River Dr.** - be included in the proposed **Low Density Residential (LDR)** land use designation for the 2025 comprehensive plan Future Land Use Map, to keep our density and underlying zoning generally the same as it currently is. Our neighborhood is made up of single-family and duplex buildings and has a majority occupancy of long-term and workforce housing. To change our land use designation to allow higher density buildings will threaten the existing characteristics of our neighborhood, increase traffic, and will have the opposite effect that the community is hoping to achieve - that of providing community housing and keeping the small town feel and*

character. This neighborhood is long-term housing and should be included in the Low Density Residential Land Use designation as proposed in the second draft Comprehensive Plan.

Signed by:

- | | | |
|----|--|---------------------|
| 1 | Sarah and Stu Ryan | 301 Sabala St. |
| 2 | Anne Winton and John Marsh | 311 Sabala St. |
| 3 | Tiffany and Reid Black | 209A Sabala St. |
| 4 | Susan Crist | 209B Sabala St. |
| 5 | Shell and Alex Margolin | 141 Bordeaux St. |
| 6 | Gina and Robert Poole
Catherine Carley and Marshall | 161 Bordeaux St. |
| 7 | Rawlings | 120 Bordeaux St. |
| 8 | Natalie Shuttleworth | 130 Bordeaux St. |
| 9 | Amy Weyler and Andy Ross | 511 Wood River Dr. |
| 10 | Brooke and Randy Cooley | 151 Bordeaux St. |
| 11 | Margaret and Steve Matecki | 203B Sabala St. |
| 12 | Eliza and Jason Buck | 172 Bordeaux St. |
| 13 | Mark Pattison and Darci Hanson | 203A Sabala St. |
| 14 | Kelly and Bruce Martin | 211 Sabala St. |
| 15 | Carol L. and Anthony J. Frank | 300 Sabala St. |
| 16 | Hannah and Sam Young | 160 Bordeaux St. |
| 17 | Marjie Mickelson | 176 Bordeaux St. |
| 18 | Duncan Morton | 174 Bordeaux St. |
| 19 | Michelle Stennett | 220 Sabala St. |
| 20 | Laurel M. Leman | 162 Bordeaux St. |
| 21 | Emily and Andrew Stoddard | 166 Bordeaux St. |
| 22 | Jeani and John Ferrari | 309 Sabala St. |
| 23 | Crisane and Willie Cook | 171 Bordeaux St. #1 |
| 24 | Geraldine Carter and John Senf | 171 Bordeaux St. #2 |
| 25 | Duncan Morton, Jr. | 171 Bordeaux St. #3 |
| 26 | Caroline Persohn | 171 Bordeaux St. #4 |
| 27 | Tim Bailey | 171 Bordeaux St. #5 |
| 28 | Heather and Sean Kovich | 171 Bordeaux St. #6 |
| 29 | Tory and Miles Canfield | 178 Bordeaux St. |
| 30 | Mike Hattrup | 106 Williams St. |
| 31 | Heather and John Ballas | 380 Sabala St. |
| 32 | Jerry Ann and John Heaney | 131 Bordeaux St. |
| 33 | Pat Fuller | 210 Sabala St. |
| 34 | Pamela and William Shearer | 360 Sabala St. |

57 Signers, with signatures validated upon request.

dd17 March 2025

Comments on the second draft of the City of Ketchum's Comprehensive Land Use Plan ("Plan").

There are two good reasons to delay the process of updating the Plan until after the City's November elections.

- 1 There's a high likelihood that there won't be enough time to complete both the update to the Plan and the corresponding updates to the city's zoning regulations prior to the November 2025 elections. Because the Plan and zoning changes go hand in hand, they should be completed as close together in time as possible and be done while the same City Council is in place.
- 2 Many of the pandemic driven changes to Ketchum's real estate market are just now beginning to unwind. The pandemic significantly increased many of the community housing challenges and prompted many of the Plan changes that are being discussed now. It would be better to evaluate changes to the Plan after most of the transitory effects of the pandemic have worked their way through Ketchum's real estate market.

There are two provisions that are unfair to existing single-family homeowners that should be changed in the Plan's MIX OF USES for MDR properties.

- 1 Single-family homes should not be Secondary Uses, but rather, Primary Uses.
- 2 Single-family homes should not be limited to "small" homes.

These provisions have the potential to cause hundreds of Ketchum homeowners overnight to become owners of non-conforming homes. We can't think of all the potential unintended consequences of creating hundreds of non-conforming homes, but it's certain that mortgages and property insurance for those homes won't get easier or cheaper.

Thanks for your consideration,

Sarah & Stu

Sarah W. and J. Stuart Ryan

301 Sabala St.

Ketchum, ID

Cyndy King

From: Cathie Caccia <cathiecaccia@gmail.com>
Sent: Tuesday, March 25, 2025 9:45 AM
To: Participate
Subject: NO to Upzoning!!!!!!!

Dear Ketchum City Council

I am writing to express my strong opposition to the currently proposed Upzoning.

What I have heard from the Mayor and City Council is your belief that this upzoning will alleviate some of Ketchum's lack of affordable workforce housing.

I find that really hard to believe!!! With the price of land, the cost of building and developers desire to squeeze every dollar of profit out of a project I think we will gain more ugly, over priced units that sit empty most of the year in exchange for the pristine beauty, quality of life and community culture that majority of us moved here for.

This proposal tramples personal property rights, a hallmark of Idaho values while gutting the absolute Soul of this Town.

As a resident of Warm Springs I am very curious how you plan to manage the exponential growth in terms of traffic, road quality, safety, sewer, water?

Before ruining Ketchum forever, show us the research that justifies this plan!!!

Cathie Caccia

P.S. Once again, "thanks" for **not** listening to Ketchum residents who requested postponing this meeting due to its conflict with both Spring Break for the schools and The World Cup finals.

Cyndy King

From: Tom Monge <tom@mongeinvestments.com>
Sent: Tuesday, March 25, 2025 10:51 AM
To: Participate
Cc: Cindy Monge; Alex Monge
Subject: Ketchum UPZONE Proposal

To the City of Ketchum Planning and Zoning Commission and City Council and Mayor:

Both my wife Cindy Monge and myself Thomas Monge would like to go on record to **OPPOSE** the current proposed UPZONE of the entire City Of Ketchum. This proposal will NOT provide the intended purpose of providing “workforce” housing within of City limits .. it will only add to the complete destruction of our limited single-family neighborhoods and push out locals like my wife and I who have been residents in the City of Ketchum for over the last 47 years. We have watch for many years City Staff and City Governments try to change this City’s land uses and the only results that we have seen is more and more complicated zoning ordinances which have NEVER this provided City with any better design or planning... STOP this insanity and leave our Zoning Ordinance alone...it is fine the way it is and if anything it should be more simplified !!!

PUT THE BRAKES ON THIS UPZONE IMMEDIATELY!!!

Very are very, very Concerned about this proposal.

Thomas R. Monge
Monge Family Trust
Monge Investments
P.O. Box 307
700 Sun Valley Road
Sun Valley, ID. 83353
Mobile – 208-720-0490
Office – 208-622-4100
Email: tom@mongeinvestments.com

Daniel Hansen

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Wednesday, April 2, 2025 11:04 AM
To: Participate
Subject: Upzoning

Bradshaw and Breen are trashing our small, mountain town with their proposals to increase density and fill our town with condominiums and over-sized, tall buildings. They miss their big cities, I guess. Remarkably, Bradshaw was not even born in this country, yet he feels he has standing that entitles him to limit single-family homes in favor of higher density condominiums. Endlessly, Bradshaw's proposals cause friction in our community. He and Amanda should step down for the good of the community. Do the right thing Amanda and Neil, and step down to allow our community to heal.

Morgan Landers has repeatedly stated that nonconforming homes are allowed a 1200 square foot addition. This is totally untrue. She doesn't seem to know the code. She has repeatedly misrepresented the truth on this topic despite my email requests for her to stop doing so. Any more of this behavior and Morgan should step down. Our community must be presented with the truthful impacts of upzoning. Where will the future families of the Community School live? In Condominiums? If condominiums will be their only option, then they too will move to Hailey where they can have a house near the high school.

Ketchum has been here for 144 years. It will be here for another 144 years without Bradshaw's aggressive policies (helped along with Amanda's support). Bradshaw and Breen are not our saviors by any means! They are trashing the last, best place. They are bringing their city roots to Ketchum. Don't change Ketchum, let Ketchum change you. Small town, big life; not Big town small life.

Sent from my iPhone

Daniel Hansen

From: Karl Krekow <karlkekow@gmail.com>
Sent: Monday, March 31, 2025 3:27 PM
To: Participate
Subject: Rezoning East River Street East of Leadville

We live at 460 East River Street. It is our understanding that you are considering zoning our street as Community Mixed Use. We would ask you to reconsider and keep our zoning as Low Density Residential for the following reasons:

- East River is a dead end street consisting of small duplexes and single family housing. Almost all of the residents are long term owners and full time residents. We don't see the advantage to the city of changing what is currently a quiet residential area on a short street into a potential commercial area.
- East River Street itself is a non conforming street in the sense that it was pushed to the edge of the property lines on its southern edge when it was built in order to avoid excavating more of the hill on the northern side. In the winter, because of the lack of any room on either side of the road, it becomes essentially a one way street. To accommodate potential business uses or large multi family projects we would imagine the city would need to undertake a fairly extensive excavation and shoring project to widen and push East River to the north in order to handle more traffic, on street parking and new sidewalks.
- Given that most of the properties south of East River border on Trail Creek, do you really want the potential environmental damage that is likely to occur both during construction and use of large commercial buildings?

We respectfully ask that you reconsider your proposed zoning change of our small, family oriented neighborhood.

Karl and Kathleen Krekow

Public comment opposition to Upzoning

From Pat Higgins <pathiggins@cox.net>

Date Sun 3/30/2025 6:41 PM

To Participate <participate@ketchumidaho.org>

Hello,

I have submitted many public comments over the past several years. I have record of sending emails, but many times the letters are not posted in public comments. They must be getting 'lost somewhere in email galactic space' between me and the city of Ketchum ?

I will try again.... we are opposed to any upzoning the City of Ketchum is proposing . We approve of the current zoning maps and guidelines from 2014 . We want you to manage the growth that we currently have better.

We believe our infrastructure is not in compliance even with the current population.

What is the parking plan for all this growth?

Our local post offices can barely handle mail and packages now. Is there a plan to enlarge the post office for new growth?

Our local Ketchum cemetery plots have been sold out since covid 19. Is there a plan to enlarge the cemetery?

What is the plan for the deer and elk that winter here ?

One of the current Housing Action plans states that people will not be able to afford to live here unless they make \$50 an hour, I would like to know what local employer can pay this? Or are we creating affordable housing for remote workers from out of state?

You have spent lots of money on studies , surveys and brochures....

Pages 11 and 12 of your Economics and Planning systems booklet from July 2024 ,table 7 :

Adjustment factors average national wage \$73,473 compared to average Blaine County wage of \$67,714 . Blaine County wages roughly match or are BELOW NATIONAL AVERAGES.

[information source Bureau Of Labor Statistics]

It cost more to live here and people are not making the wages based on the national average, according to your brochure. The cost of everything from land, to labor to material has gone up , What is considered affordable?

Pat and Alex Higgins
Warm Springs Residents

Sent from my iPad

Comprehensive plan comments re East River Street

From Carolyn Coiner <cbcoiner@gmail.com>

Date Sun 3/30/2025 2:59 PM

To Participate <participate@ketchumidaho.org>

We own and live on East River Street. We think you have made a mistake in zoning our street as Community Mixed Use (CMU) in the proposed plan. This designation does not fit with the existing residences and seems inappropriate. Our small street is totally residential (all single family with only 2 townhomes/duplexes).

Also, River Street is at a different elevation to the city center. East River Street is a good 30 feet lower than downtown and reads much more like the gem streets on the opposite side of Trail Creek to us than it does to the city center.

The CMU existing context is stated as "the transition between the vibrant downtown and surrounding residential areas. Like the Retail Core, the CMU also has a wide variety of building types, sizes, and character that house a variety of uses." This does not represent East River Street. It does not have a variety of building types and sizes; it is all residential, single family with only two duplexes.

The future vision of the CMU mix of uses is not appropriate for East River St (Multi-family residential and a wide range of commercial uses, including hotels, offices, medical facilities, health/wellness-related services, recreation, and institutional uses as well as retail and restaurants).

The Low-Density Residential (LDR) is a much more appropriate designation for East River St. The mix of uses being single-family detached homes and duplexes. We respectfully ask that you change E River St to LDR zoning in the proposed plan.

Sincerely,
Carolyn and Chuck Coiner
400 E River Street
Ketchum

NO UP ZONING IN KETCHUM

From John Milner <jmilnersv@gmail.com>
Date Tue 3/25/2025 12:44 PM
To Participate <participate@ketchumidaho.org>

Pls do NOT vote to up zone any area of Ketchum. Enough is enough with the growth of Ketchum done such haphazardly and so poorly planned .

John Milner

Cyndy King

From: anne kalik <akalik@icloud.com>
Sent: Friday, April 4, 2025 12:44 PM
To: Participate
Cc: gina poole
Subject: According to me it seems that this plan is

rushed, ill-conceived and dangerous to our town and citizens.

We should probably have a moratorium on building because of water and fire. The rest might prove to be commentary...deck chair shuffling on the Titanic.

Greed and a lack of educated self serving opinions seem to prevail.

Sincerely,
Anne Kalik

From: Harry Griffith <harry@sunvalleyeconomy.org>
Sent: Friday, April 4, 2025 1:44 PM
To: Participate
Subject: Addiitonal SVED Comments on CoK Comp PLaN - April meeting

Following my review of the latest draft of the Comp Plan, I wanted to provide the following comments to Ketchum Planning & Zoning:

1. Population Growth & Forecast Page 3 and 84 - A growth in resident population of between 780 to 2860 is suggested by 2040. If you do the math, 780 total is 52 per year average or an annual rate of 1.46%. The higher estimate of 2860 is 190 per year or an annual rate of 5.38%.

Where did these estimates come from? My experience and analysis suggests that an annual growth rate of 1 to 1.5% on a long run basis is much more likely. I also find the higher figure to be totally unrealistic. I would recommend you range 15-year growth estimates for purposes of this Comp Plan from 1% pa on the low end to no more then 2.0% pa on the high end . Overstating damages the credibility of the Comp Plan IMHO.

2. Evaluations for Consistency with Comp Plan Page 9. The modified language in this section is minefield for future residential and commercials projects. This provides for reviews on a non-code basis by City Staff which is prima facia illegal under Idaho law. Do these three nested bullet points in this section become specific assessment criteria with associated findings of fact for every application? This is not the purpose of the Comp Plan and will lead to subjective judgements in contravention of Idaho Statues (67-6535. Approval or denial of any application to be based upon EXPRESS standards and to be in writing.)
3. FLUM for Higher Density Residential Map reference. I can support upzoning the Warm Springs area in reasonable proximity with the Fields WH project, the Limelight and other condo clusters. But I cannot understand doing so for significant portions of the rest of western Warm Springs. Likewise, why so much of West Ketchum as an additional large upzoned block apart from the area in proximity to the Simplot parcel and a couple of the larger condo complexes. I can also understand needing a transition zones from High Density to Medium Density but I think these Medium Density zones are too large. Can you tell the public how many parcels are in the upzoned proposal so we get an idea of the scale? What's the ratio of upzoned former Low Density to new Medium Density and same for Medium to Hi? I suggest you evaluate reducing the size of the Warm Springs and West Ketchum upzones to more defensible areas based on some definitive criteria you can explain to the public. Right now, it seems that some very arbitrary zoning

boundaries have been drawn, and the citizens need to better understand the rationale behind your FLUM boundaries to achieve any buy-in.

I also think you need to examine the issue of forcing existing SFR units in these areas into a non-conforming use situation. This is a very negative situation for owners to find themselves in and they are rightly distressed about the potential negative impact on their property values. Two or three (or ten) councils down the road, changes to an existing SFR structure and/or SFR redevelopment will become more difficult as institutional knowledge of the past fades. One way to overcome this might be to provide title record notes on the county GIS for all rezoned parcels verifying their rights to rebuilding a similar single family residential unit in their own right on as part of an estate transfer?

4. Restrictions for "Community Housing". You mention that "...higher densities may be permitted if community housing is the primary use..." but you provide no clarity on what type of restrictions are implicit in "community housing". Deed restrictions on one or more of Income, employment, short term rental rights, parking waivers, other? I fear negative unintended consequences for existing residents if they are near a future high density redevelopment project.

Given the City already has a draft set of the new matching ordinances under review by staff, I think these should be released as part of the overall discussion process. Normally these would be drafted after a comp plan approval but given the two are overlapping, it is unfair to the public to not have them disclosed by the City.

5. Lower Density Commercial Core. Downzoning of the commercial core through reduced intensity and funkiness is likely to result in major unintended consequences. Doing this will drive per square foot rental costs in the core upward to the point that smaller local retailers will be unable to operate profitably. You will see, as a result, only national brand retailers who can afford to risk these inflated rents. Do what the rest of the country does and encourage development density in the inner core. That way we will not get urban sprawl like Twin Falls etc. And you won't have to push as widely for the upzoning of Low and Medium Density residential areas you are planning.
6. Appendix A. Errors on page 142. First, the years in the graphic should be 2012 to 2022. More fundamentally, the referenced data is incorrect, incomplete and misleading. The IRS SOI Tax data for 21-22 references 756 tax filers in migration (not 788). In addition, this is only part of the story as there is offsetting out migration of 703 tax filers, resulting in a net addition of only 53. Without showing the full data set of in/out, the figure presented are overly sensationalistic for the average reader.

Cyndy King

From: Robyn Newcomb <robyn_newcomb@glassmasters.biz>
Sent: Friday, April 4, 2025 3:49 PM
To: Participate
Subject: cohesive plan

To all,

Your presentation leave a lot out. The firm you hired is probably good at designing a new subdivision, not retrofitting an existing one.

Portraying density by elevation views is absurd. That is what you are showing.

Plan view of an acre and how it might be divided into lots makes more sense. Virtually nobody knows the size of an acre let alone the dimensions of their own lot.

To over densify a town because your approach is additional housing for work force is absurd. Build work force housing where it is affordable.

Ketchum is not a ski in ski out town, never will be

To make it look like Snowmass, Vail, Parkcity, New York, Seattle with taller buildings and no open space for a yard is not where the town started.

Just because you will make a decision on what your vision is does not make it correct.

Robyn Newcomb

The logo for Glass Masters features a diamond icon to the left of the word "GLASS" in a small, sans-serif font, with "Masters" in a larger, bold, sans-serif font below it.
p.o box 4734 ketchum, ID 83340
p. 208.726.1420 f. 208.726.3301
www.glassmasters.biz

Cyndy King

From: Luanne Mandeville <luanne@luannemandeville.com>
Sent: Saturday, April 5, 2025 3:37 PM
To: Participate
Subject: Mid-Warm Springs Concern

To Planning & Zoning and City Council:

Regarding the 25-acre SCHERNTHANNER ACRES SUB in mid-Warm Springs
LOT 2 BLK 1
RPK05170000020

The historic and current land use zoning for this parcel is LR, Low Residential. This is consistent with all of the residential properties on the north side of Warm Springs Road. The purpose of the LR Low Residential District is to identify and preserve residential properties, to prevent overcrowding of land in order to preserve natural features and openness. The new Comp Plan Future Land Use proposes to change the zoning to High Density residential (18-30 residential units per acre), three stories or less. This would be detrimental to the value and character of Warm Springs residential properties. Traffic, noise and light pollution would affect the entire area. The property has been preserved as a wildlife reserve for many years. Deer, elk and an occasional moose live on the property and travel to Warm Springs Creek and the Big Wood River. High density development would have negative impacts on wildlife. I favor leaving the property in the LR, Low Residential zoning and land use.

Thank you.

Luanne Mandeville
Luanne@LuanneMandeville.com
208-720-4484

Cyndy King

From: susiemichael <susiemichael@cox.net>
Sent: Saturday, April 5, 2025 2:49 PM
To: Participate
Subject: The Comp Plan

The concept of 'underutilized land' need some very careful consideration. We really don't know what the future holds & to make a plan the allows for development, redevelopment of this land could be the biggest mistake we as a town make. If we want to have tourists, festivals, entertainment, World Cups, then we must allow for for our natural surroundings, the nature we are directly immersed in to be preserved, cared for and honored. A POV of simply economics in terms of money assets is extremely short sighted. If we have another terribly over zealous administration with their own agenda as we have experienced in the past 8 years, there will be no Ketchum as we know & love it to be. Slow your roll. Let things settle. Times are a changing to be sure. Don't let the verbiage of this Plan pen flood gates for subjective and personal ego interpretation at the expense of our town. This draft is somewhat better, but needs rewriting totally in certain areas. This is a work in progress not a finished document that may not meet the timeline of out current Mayor. But the repercussions of a hasty process will lead to the loss in so many aspects of our beloved town.

Susie Michael
Ketchum

Cyndy King

From: susiemichael <susiemichael@cox.net>
Sent: Saturday, April 5, 2025 2:37 PM
To: Participate
Subject: The Comp Plan

This Plan's purpose is to expressly exhibit how we uphold this vision via exacting procedures and methods, policies of planning, regenerative practices with clear bottom line unacceptable actions or implementations that result in trade offs compromising our community vision in any way. If the guide is not clear, then the code can not be written accurately.

Then simply and clearly we list what those bottom lines are: no chain stores, strict building guidelines for size, green space, parking etc. We detail the process by which code is created and followed leaving no need for flexible, subjective interpretation. Residents' life is first priority building healthy, cohesive community in its best condition to function in a collaborative and agreeable way serving the community at large and tourists when necessary. We manage growth and tourism in accordance with the best and highest good of local residents through organic mutability and transformation eliminating trade offs compromising our community vision. Tradeoffs open the door for arbitrary in the moment decisions that stray farther and farther away from the core values and vision. The vision is the guidepost. The practices are cooperatively mutable not compromising in order to adapt with resilience. We already exist as a function town and have for many, many years. In the past decade changes have not been in alignment with the community vision. We do not want this version of the Plan to reflect in any way the continuation of this wrong path but rather reaffirm our vision and values to not allow any administration go astray as we have witnessed with this current administration.

When we push the tourism, every event of arts and culture is diminished by overcrowding, rude people, safety concerns for entering and exiting event especially if an emergency arises, and then of course, if we can not park to get to the venue because there are just far too many people/vehicles to accommodate, the event is tarnished if not spoiled altogether.

There are still typos and inconsistent phraseology as well as syntax and grammar. Is there a competent, learned english writer available? Links still do not work.

Repeatedly there are contradictions - open spaces but more density & infill, develop every inch. Can not have both ways. Be consistent in content, this document is wildly inconsistent & contradictory. Then we fall into the subjective interpretations and decisions made during to lack of clarity in the Plan.

The Plan is not a marketing or branding tool. It is a specific guideline for the planning, maintenance of infrastructure, and express bottom lines we will not cross to serve the preservation of our quality of life in our fragile mountain ecosystem setting with all considerations benefiting residents and place in reciprocity and relationship.

Susie Michael
Ketchum

April 5, 2025

Dear Planning and Zoning Commissioners and Planning Staff,

Thank you for your continued work and diligence in considering the language and implications of Ketchum's future comprehensive plan and future land use map.

Understanding how the comp plan language could affect future development can be challenging. To better understand it myself, I ran some numbers for potential densities in the Medium Density Residential (MDR) land use designation based on existing and proposed densities (see attached spread sheet and maps) and wanted to share with others so we can have a better dialogue about possible changes and impacts. The lots were picked randomly and the info certainly does not show what a potential build-out (with either version of comp plans) might look like, but hopefully gives a glimpse that could be applied on a larger scale.

In looking at the maps and hearing public deliberations, I recommend the language on page 107 of the comp plan (MDR land use) be changed. If the proposal is truly to only allow increased densities if community housing is provided, then the Primary Use should be changed to single family detached homes and duplexes, and multi-unit buildings should be Secondary Uses. This is the underlying use based on the existing land use designation and zoning and is what the citizens are asking for. Moreover, this language reflects what the majority of the properties slated to be in the MDR land use designation would be allowed (at 6 units/acre) if no community housing (CH) is being provided. The increased density with CH would be a secondary use and could be a variety of building types.

Additionally, the Commission should clarify the language pertaining to density if the intention is to still allow duplexes on lots less than 14,520 sq ft in the MDR. Under current medium density residential zoning, a lot of any size is permitted to have up to two units. With a density of 6 units/acre, a maximum density might only be one unit if the lot is smaller than 14,520 square feet (perhaps "generally" is added to allow up to 2 units or possibly this would help counter increased densities to support CH?). Either way, this ambiguity may open the door to different interpretations in the future and should be clarified.

Please review the attached density scenarios identified in the attachment and provide clarification if this information accurately reflects what the city is hoping to achieve. It is acknowledged that lots that are large enough to be subdivided are required to go through a full subdivision process, resulting in varying potential densities depending on (and not by right) the city's subdivision process. Additional language should be added to specify how the city would define if community housing is considered the "primary use" of a development – would this be based on unit or floor area percentage? Also, curious to know if townhouse sublots are permitted to be subdivided into smaller lots through the subdivision process or if they could only further subdivide or add units if their subplot counterpart were part of the proposal. This section should also address if increased densities would be permitted within the Mountain Overlay, Avalanche and Floodplain zones.

ADDITIONAL THOUGHTS:

Over the past 30 years, the creation of deed-restricted housing units in the downtown core has been a successful way to increase vibrancy and allow for mixing of uses and incomes. I

encourage the city to continue encouraging and incentivizing housing in the downtown and LI zones as part of a mixed-use building (with commercial on the ground floor) and consider restricting lot line removals or require design standards that provide human scale and reduce the effect of bulky buildings in the both the downtown and residential zoning districts.

I support the city promoting and providing community housing to ensure that the majority of homes in Ketchum house long-term occupancy residents, especially people in the workforce who provide the vital services and sense of community that make our town a great place to live. I also support planning that ensures the vibrancy and safety of our local residential neighborhoods, particularly those that already have a majority of the homes occupied by long-term occupancy residents. I think the revised changes to the Comp Plan have the potential to accomplish this with more fine-tuning and studies that ensure growth and development doesn't make our infrastructure and community character unsustainable. From the numbers it seems that reducing the overall permitted density for CH on larger lots should be reduced. Without CH the proposed densities would not increase from what is currently allowed. Perhaps establishing a maximum lot size (and allowing smaller minimum lot sizes) and allowing a bonus for CH development could be another way to incentivize housing. Could the development of CH be achieved through the city's current tool of allowing Planned Unit Developments as a Conditional Use Permit? This would allow increased densities for housing and still allow engagement and site-specific review to meet the goals of the city and the citizens. Strengthening this existing tool may be a way to build CH and the public's trust in the process.

Thank you for your continued engagement with the public and your dedication to keeping this community a place where we can live, work and thrive together.

Sincerely,

Tory Canfield
Ketchum resident

Scenario 1:



Scenario 1 #'s:

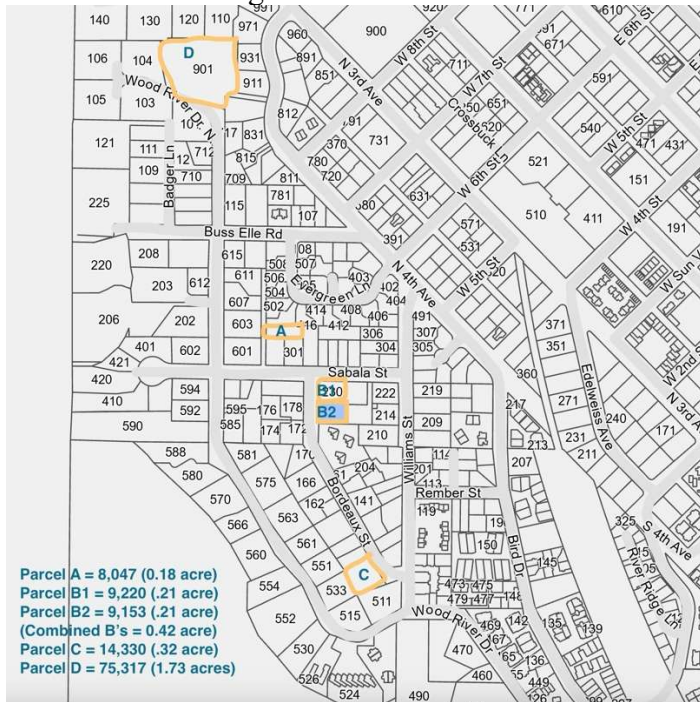
Property	# units permitted now	if 6 units/acre	if primarily CH at 18 units/acre
Parcel A	2	1-2	3
Parcel B	2	2.5	7
Parcel C	2	3	9
Parcel D	2 (if subd. 24)	13	39
Parcel E *dependent on Mountain Overlay requirements	2* (could be higher if subd-up to 51)	28*	84*
210 Warm Springs Road (7.57 acres)	2 (if subd. 82)	45.4	136
TOTAL			

SEE ATTACHED SPREADSHEET:

Warm Springs Neighborhoods



West Ketchum Neighborhood



WARM SPRINGS NEIGHBORHOOD DENSITY SCENARIOS
(Based on existing and proposed Land Use Designations and Zoning)

	LOT SIZE	LOT SIZE	max allowable #of units	Proposed density	Adjusted to refle	Proposed density if primarily CH
ADDRESS	in square feet	in acres	under current zoning	w/out CH	not going below current	
236 Hillside Dr.	11,217	0.26	2	1	2	4
240 Hillside	9,261	0.21	2	1	2	3
244 Hillside	9,247	0.21	2	1	2	3
260 Hillside	10,450	0.24	2	1	2	4
117 Wanderers Way	10,450	0.24	2	1	2	4
111 Wanderers Way	9,240	0.021	2	1	2	3
114 Wanderers Way	8,622	0.24	2	1	2	4
110 Wanderers Way	8,161	0.19	2	1	2	3
Total Potential Units			16		16	28

2419 Warm Springs Road	96,838	2.2	2*	13	13	39
230 Aspen Dr	21,778	0.47	2*	2	2	8
Total Potential Units			4* (28)		15	47

*If subdivided these properties could potentially have lots with minimum size of 8,000 and then might have up to 12 lots/24 units and 2 lots/4 units

NORWEIGAN WOODS SUB (partial)						
215 Pine Dr.	12,751	0.31	2	1.86	2	5.58
329 Shady Lane	12,378	0.27	2	1.62	2	4.86
331 Shady Lane	17,347	0.4	2*	2.4	2	7.2
101 Nordic Ct	14,445	0.33	2	1.98	2	5.94
103 Nordic Ct	15,011	0.35	2	2.1	2	6.3
Total Potential Units			10 (12)		10	28
Total if lot lines removed:	71,932	1.66	10*	9.96	10	29.88

*bc property is over 16,00 sf could possibly be subdivided into 2 lots which would allow for a max of 4 units on current property making total 12

TOTAL POSSIBLE UNITS FOR ALL PROPERTIES IDENTIFIED ABOVE: 30** (58) 41 103

**if those 3 lots subdivided could increase by 28 units = 58 units

In this scenario, if 103 units were to be built out with primarily community housing units, then 52 units of CH and 51 market rate units, compared to a possible 30 units market rate (or 58 if those 3 lots were allowed to subd., vs. 41 units if only built as non-CH.

WEST KETCHUM NEIGHBORHOOD DENSITY SCENARIOS						
(Based on existing and proposed Land Use Designations and Zoning)						
ADDRESS	LOT SIZE in square feet	LOT SIZE in acres	max allowable #of units under current zoning	Proposed density w/out CH	Adjusted to reflect not going below current	Proposed density if primarily CH
PARCEL A - 311 Sabala	8,047	0.18	2	1.08	2	3
Parcel B1 - 230 Sabala	9,220	0.21	2	1.26	2	4
Parcel B2 - 181 Bordeaux St	9,153	0.21	2	1.26	2	4
Parcel C - 110 Bordeaux St	14,330	0.32	2	1.92	2	6
Parcel D - 901 Rocking Horse Rd	75,317	1.73	2*	10.38	10	31
Total Units if parcels B1&B2 combined	18,373	0.42	2	2.52	2	8
Total Potential Units			12 *(20 if subd)		20	55
*if parcel D subdivided potential of 9 lots with 1-2 units, up to 18						
If primarily community housing bonus, then 28 housing unit, 27 market rate						

Cyndy King

From: Gerard Kelly <gerardketchum@gmail.com>
Sent: Monday, April 7, 2025 1:58 PM
To: Participate
Subject: Cohesive Ketchum Comp Plan comment

Dear City Government,

I am writing as a full-time Ketchum resident since 1978. I have owned my home on Second Avenue since 1994. Previously, I was a renter and lived in several different neighborhoods. I have no plans to move anywhere else.

The Cohesive Ketchum Comprehensive plan represents an unacceptable level of Government overreach into the private lives and businesses of the citizens of Ketchum. It is all very well to dream about what you can and cannot control, but the attempt to codify these unrealistic proposals takes these fantasies into an absurdity that would be laughable if the consequences weren't so serious.

While there is something to contend with in every section of this plan, I would like to confine this comment to the Diverse Community Housing Options Section. A glance at the names on the City's Technical Advisory Group tells you everything you need to know about what will follow - a one-sided proposal in favor of development, written by developers, and placing the financial burden on the taxpayers while reserving the profits to the people and companies responsible for creating the problem in the first place.

Ketchum is notoriously unaffordable, and housing is only a part of the problem. The people who live here pay a tax burden for the services enjoyed by people who mostly do not, and that burden is not small. Virtually every proposal and self-styled "core value" enumerated in this plan increases the level of unaffordability we already experience.

It's time to rein this back in. If you think you can build your way out of too much growth you are mistaken. You are very welcome to continue with your delusions but please don't involve the ordinary citizens in it. Your track record is not good enough for us to have any confidence in you. Confine yourselves to doing no further harm, and quit pandering to the developers.

Sincerely,

Gerard and Kate Kelly

Cyndy King

From: Gina P <ginapoole10@gmail.com>
Sent: Monday, April 7, 2025 4:12 PM
To: Participate
Subject: Comp Plan

Dear Mayor, City Council Members, Planning & Zoning Commissioners and Staff,

April 7, 2025

After reviewing the most recent draft of the Comp Plan I'd like to bring to your attention a concern about proposed development in the Mixed Use Industrial area (MUI). The height allowance states "up to three stories; however, up to **five** stories along Highway 75 north of 10th Street." This height allowance could be contradictory to the Plan's stated goal of protecting Ketchum's natural assets. Five story buildings situated along Highway 75 could potentially obstruct *views from major roads*. This proposed height allowance should be defined to align with the goals of the FLUM. It is important to ensure that views will not be obstructed as one drives north and south along the highway.

PROTECTING KETCHUM'S NATURAL ASSETS *The FLUM illustrates a connected system of open space to conserve natural features, including the Big Wood River, Warm Springs Creek, and Trail Creek, sage-covered hillsides, forested areas, and views from major roads. Goals and policies throughout this Plan support the protection of Ketchum's natural assets.*

Thank you for your time and consideration.

Sincerely,

Gina

Gina Poole

Cyndy King

From: Judi Verge <judiverge@gmail.com>
Sent: Tuesday, April 8, 2025 10:36 AM
To: Participate
Subject: comprehensive plan for Warm Springs road

Good Morning my name is Judi Verge and I have lived in Ketchum for 53 years and on Warm Springs Road 40 years. I feel that the plan you are asking us to approve is overly dense for our road and very concerning.

WS road was a safe road for many years but since covid the traffic has tripled or more and it is very busy with cars, and many people walking or biking or running, many workers etc. WS road is not equipped to carry a larger load of cars, and people. And what is the plan for fire and medical services to get thru? We need employee housing but it does not need to be in Ketchum city limits it could be in Blaine county anywhere. And how can we be sure employees are buying these places and not out of town people who want a place they can afford in Ketchum?

Lastly who will be paying for the infrastructure for this new plan to be brought to WS road?

Please listen to us!

Thank you
Judi Verger

Cyndy King

From: bob@sunvalleyrealtors.org
Sent: Tuesday, April 8, 2025 10:31 AM
To: Participate; Neil Morrow; Susan Passovoy; Tim Carter; Matthew McGraw; Brenda Moczygemba
Cc: Neil Bradshaw; Amanda Breen; Courtney Hamilton; Spencer Cordovano; Tripp Hutchinson; Morgan Landers; Abby Rivin
Subject: Comprehensive Plan Comments
Importance: High

Mayor, City Council, Planning & Zoning Commissioners and Staff:

In addition to our previously submitted concerns regarding the downzoning the Retail Core with its potential to raise the cost of doing business for local business owners past the point of feasibility, the Sun Valley Board of Realtors (“SVBR”) has several additional concerns with some of the broad concepts stated in the draft of the comprehensive plan. We have outlined these below and suggest solutions to each of our concerns. Larger context, detail and support can be provided if desired. We trust you will consider our ideas and make appropriate changes to the plan in response.

References to zoning districts below are as they are depicted in the draft Future Land Use Plan (“FLUM”) provided with the second comprehensive plan draft, unless otherwise noted.

1. Concern: Community Members Do Not Support Additional Density in Neighborhoods – Neither Do We:

We support your constituents and our customers in the call for no increase in density in the low (“LDR”) and medium density (“MDR”) residential zoning districts over what is presently allowed in the zoning code, with exceptions for sites with extremely close proximity to Bald Mountain access points (i.e. in the Mixed Use Activity Center, or “MUAC”).

Solution: The search for additional workforce housing density should be refocused to the downtown core (Community Mixed Use “CMU” and Retail Core “RC” and Mixed Use Industrial “MUI” areas, away from lower density existing neighborhoods and in appropriate portions of Ketchum’s Areas of City Impact. Portions of the High Density Residential district could be included where high density multifamily properties are already present, but not in neighborhoods that are predominantly single family, duplex, townhouse (joined or separated) uses now, unless new developments match the configuration and scale of existing properties.

1a. Question: Does the Revised MDR Allow the Single Family Residential Use that the Public Expects?

We agree with the addition of single family residential as a use to the MDR, however the language on page 98 of the comprehensive plan significantly limits the size (a single family home must be “small” which is not defined) and single family homes are designated as a “secondary use” rather than a primary use. We believe the residents who requested this change do not fully understand the potential limits the comprehensive plan language places on them. Could you please i) define “small” for the public, both in absolute terms and in terms of whether the public could replace any existing single family home in the MDR in the event it was destroyed by fire, and ii) make clear the impacts of single family homes being designated as secondary uses, rather than primary uses?

1b. Concern: Forcing More Units into Neighborhoods Will Not Supply More Affordable Units to Ketchum’s Workforce.

Demand based on our amazing quality of place, reduced supply for both financial markets driven and regulatory reasons, and rapidly increasing building costs, all conspire to make affordability impossible for many purchasers dependent on Blaine County wage rates, in the absence of philanthropic or subsidized development scenarios. Increased supply resulting from mandated smaller units or more units per acre in Ketchum’s neighborhoods will only produce a higher quantity of unaffordable units while changing the neighborhoods’ character and putting additional strain on traffic and emergency services infrastructure for no apparent benefit to residents and the workforce.

Solution: See the solution to point 1. above, to locate workforce housing in locations where necessary guardrails on pricing and design can be better addressed.

2. Concern: New Medium Density (“MDR”) and High Density Residential (“HDR”) Zones Produce Non-Conforming Existing Homes.

Existing “larger” single family homes will be non-conforming under new MDR zone uses, subject to the definition of “small” (please see 1a. above). Single family homes in the HDR zoning district are not a permitted use (see page 100 of the plan) making all existing single family homes in the HDR non-conforming. The potential negative impacts of owning non-conforming property are many, including i) they cannot be rebuilt to present size or configuration, ii) mortgage financing is unavailable or more expensive, iii) property value is reduced due to the inability to replace, extensively renovate or finance, iv) owners have difficulty selling and are subject to extended for sale periods for all previously mentioned reasons.

Solution: Owners of homes in Ketchum’s neighborhoods should not be subject to adverse effects from their homes becoming non-conforming after they purchased them in good faith based on existing conditions. The use language in the comprehensive plan should be changed and subsequently the zoning code should be written so that any homes becoming non-conforming in the MDR and HDR as part of the comprehensive plan process are exempt from requirements that would reduce the size of them in a rebuild or material alteration scenario, and/or result in a reduction in value attributed to changes required by non-conformance.

3. Concern: Potential for Huge Impact on Ketchum from Sun Valley Company Development:

Ketchum is the retail, restaurant and entertainment venue for many Sun Valley residents. Sun Valley Company has several thousand more market rate units in planning that could be built during the contemplated life of this comprehensive plan, with occupants likely to utilize Ketchum services regularly.

Solution: We believe that the Ketchum comprehensive plan should, at the least, acknowledge this potential impact. It should also explain how material increases in Sun Valley residents that regularly use Ketchum services and amenities would be addressed. Strain on Ketchum’s infrastructure, employee housing, parking, mobility planning, Retail Core uses and premises costs for local businesses, library, theatre, arts, and other amenities seem likely.

4. Concern: Balanced Perspectives Not Presented in Comprehensive Plan Discussion of Short Term Rentals:

Chapter 3, page 36 of the second draft of the comprehensive plan begins the discussion of the “Diverse Community Housing Options” core value. There are two paragraphs in the right-hand column of this page entitled “High Cost of Housing” and “Rise of Short Term Rentals” that are included under the “Where We Are Today” sub-heading. In both paragraphs, the discussion of short term rentals (“STRs”) is incomplete and one-sided, likely leading to inaccurate conclusions by the reader. This is not to suggest that positions taken in this section of the comprehensive plan should not be taken if the KPZ and KCC believe that is what the citizens of Ketchum desire, however doing so without providing the reader with balanced information leaves any discussion of STRs lacking credibility, with negative implications for the objectivity of the entire plan.

Solution: Language such as this should be included on page 36: “...Short term rentals play a crucial role in supporting Ketchum’s tourist economy and make meeting demand for lodging accommodation possible. Short term rentals provide a more diverse pool of lodging alternatives than those offered by traditional hotel lodging vendors, offering lodging opportunities to users requiring different price points or configurations.”

The inaccurate implication from the comprehensive plan text on page 36 is that STRs, the quantity of which have been dropping at least since January 2018, are a major cause of the undersupply of workforce housing in Ketchum, and that the “rise” (despite dropping quantities) of them needs to be more restrictively controlled locally to help solve this problem. Such commentary needs to be balanced to include language describing the economic importance of STRs to Ketchum financially, and in support of its and Blaine County’s tourism economy. Over 1,200 or 19% of Blaine County’s

tourism jobs are a result of overnight visitors staying in STRs, and the importance of diversity of user that STRs facilitate through their broader range of lodging price points and unit configurations should not be ignored in the plan.

As was shown by the recent successful FIS World Cup event, STR accommodations, which comprise 50% of lodging revenue and 56% of lodging units available for rent in Blaine County, are crucial to Ketchum's ability to meet demand. Only 3% to 8% of STRs would be affordable for purchasers earning up to 120% of AMI revealing that targeting STRs as a source of workforce housing is unlikely to result in a meaningful increase in its supply. A similar conclusion regarding affordability of STRs for rent appears to be supported by Ketchum's recent decision to terminate the Lease to Locals program that sought to pay homeowners to convert STRs to long term rentals. All statistics quoted can be sourced upon request.

Please feel free to contact us for additional information.

Bob Crosby
Government Affairs Director
Sun Valley Board of REALTORS
208-721-8353

FW: Upzoning

From Participate <participate@ketchumidaho.org>

Date Tue 4/8/2025 12:39 PM

To Genoa Beiser <gbeiser@ketchumidaho.org>

One more

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From: Kelley Jensen <kjensen@jensenconsult.com>

Sent: Tuesday, April 8, 2025 12:22 PM

To: Participate <participate@ketchumidaho.org>

Subject: Upzoning

I've read countless articles and talked with different people about the council's push for upzoning. I cannot find anyone who thinks it's a good idea for the community (except, perhaps, a builder/developer). Not to mention designating a single family home as a non-conforming use. Imagine what that does to current owners, their ability to remodel, sell and/or finance their property?

The council's argument for upzoning doesn't hold water – more affordable housing. Density will diminish the quality of life for people who live here – people who chose this wonderful place for the small-town feel, the community, amenities, not to mention the great outdoors. It will destroy the community feel and transform it into areas like Aspen, Jackson Hole, Park City, etc. Building thousands of condos and townhouses will NOT solve the affordable housing shortage for people working in the tourism industry or the essential workers. Those residences will be snapped up by people who either want a short-term rental property (at market rents), or people who want a vacation home (at market prices). All you have to do is look at many other resort communities and the result is obvious. It's also important to consider the additional resources and essential needs that come with your proposal: tourist amenities like grocery shopping, restaurants and retail; health care, increased police and fire support, and so much more. It's nothing more than an idea without a viable and working solution.

Sun Valley employees should be housed by Sun Valley Company. Why is it Ketchum's responsibility to do that (at our expense)? It's no secret that some Sun Valley employees are living in Bluebird or that some people (essential workers) didn't qualify to live there because they made a bit too much money.

The council's definition of "unhoused" is ridiculous. It's not unlike the CDC changing the definition of a vaccine a few years ago. Change the definition to suit the agenda. Bottom line, living here is not a "right". If you want to live here, and you can afford to live here, great. If you work here and commute from another area, what is wrong with that? I did it years ago in a different state. I lived where I could afford to live and I commuted to the better paying job.

Not that we shouldn't have affordable housing in Ketchum, but let's be smart about where we put it – not on expensive land (like Bluebird and the Washington Street lot). Someone proposed building affordable housing above the parking at St. Luke's. That's a very good idea. There are other similarly situated areas that should be considered.

Kelley Jensen
Ketchum, ID 83340

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