



AGENDA

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1. Join us via Zoom (*please mute your device until called upon*).
Join the Webinar: <https://ketchumidaho-org.zoom.us/j/89041485639>
Webinar ID: 890 4148 5639
2. Address the Commission in person at City Hall.
3. Submit your comments in writing to participate@ketchumidaho.org (*by noon the day of the meeting*)

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

CALL TO ORDER:

ROLL CALL:

COMMUNICATIONS FROM COMMISSIONERS:

CONSENT AGENDA:

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

1. ACTION: Approval of the July 1, 2026 Meeting Minutes
2. ACTION: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Seidner Residences Design Review (P26-016).
3. ACTION: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Seidner Residences Preliminary Plat (P26-016a).

PUBLIC HEARING:

4. ACTION: Recommendation to hold a public hearing on Guyer Hot Springs Subdivision, Phase 1; Preliminary Plat, Rezone Development Agreement & Floodplain Development Permit applications. — Senior Planner Allison Kennedy
5. ACTION: Recommendation to review and provide feedback on the Greyhawk Townhomes Preapplication Mountain Overlay Design Review. — Senior Planner Abby Rivin
6. ACTION: Recommendation to review and recommend approval to City Council on Draft Ordinance 1278: Future Land Use Map Amendment for the property at 119 Townhouse Lane. — Associate Planner Genoa Beiser

NEW BUSINESS:

ADJOURNMENT:



CITY OF KETCHUM, IDAHO
PLANNING AND ZONING COMMISSION MEETING MINUTES
Wednesday, July 1, 2026

CALL TO ORDER:

Chair Tim Carter, called the meeting to order at 4:30 PM (00:00:18 in video)

ROLL CALL:

Tim Carter
Brenda Moczygemba
Joey Stevenson
Hannah Harris
Heidi Schertnanner

ALSO PRESENT:

Abby Rivin – Senior Planner
Genoa Beiser – Associate Planner
Heather Nicolai – Operations Manager

COMMUNICATIONS FROM COMMISSIONERS: (00:1:05 in video)

- None

CONSENT AGENDA: (00:01:13 in video)

1. ACTION: Approval of the June 17, 2026 Meeting Minutes

Motion to approve the June 17, 2026 Meeting Minutes. (00:01:26 in video)

MOVER: Hannah Harris

SECONDER: Brenda Moczygemba

AYES: Brenda Moczygemba, Hannah Harris, Heidi Schernthanner, Joey Stenson & Tim Carter

NAYS:

RESULT: UNANIMOUSLY ADOPTED

2. ACTION: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 200 Lava Street Mountain Overlay Design Review application.

Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the 200 Lava Street Mountain Overlay Design Review application. (00:01:58 in video)

MOVER: Brenda Moczygemba

SECONDER: Hannah Harris

AYES: Brenda Moczygemba, Hannah Harris, Heidi Schernthanner, Joey Stenson & Tim Carter

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING:

3. ACTION: Recommendation to hold a public hearing on Design Review and Condominium Subdivision Preliminary Plat applications (File Nos. P26-010 and P26-012) for the proposed Bitterroot redevelopment project at 200 N Spruce Avenue. (00:2:16 in video)

- Presentation by Abby Rivin (00:03:00 in video)
- Commissioner questions for staff (00:17:09 in video)
- Applicant Presentation, Elizabeth A. Koeckeritz, Givens Pursley LLP, Land use council for applicant (00:30:00 in video)
- Applicant Presentation, Christian Thomas, Project Architect with Christina Thomas Studio (00:33:30 in video)
- Applicant Presentation, Nathan Schutte, Landscape Architect with NS Consulting, PLLC (00:41:46 in video)
- Commissioner questions for applicant/staff and applicant/staff responses (00:49:00 in video)
- Applicant Presentation, Christian Thomas, Project Architect with Christina Thomas Studio (00:49:38 in video)
- Commissioner questions for applicant/staff and applicant/staff responses (01:44:03 in video)
- Public Comment Opened (01:44:25 in video)
 - Duane Nellis (01:45: 25 in video)
 - Carole King Klein (01:50:29 in video)
 - Aimée Christensen (01:59:20 in video)
 - Jennifer Case (02:02:24 in video)
 - Beth Chiodo (02:05:00 in video)
- Public Comment Closed (02:07:40 in video)
- Applicant Response to Public Comment (02:08:01 in video)
 - Nathan Schutte, Landscape Architect with NS Consulting, PLLC (02:08:01 in video)
 - Christian Thomas, Project Architect with Christina Thomas Studio (02:10:05 in video)
 - Elizabeth A. Koeckeritz, Givens Pursley LLP, Land use council for applicant (02:11:00 in video)
- Commissioner Deliberations (02:12:24 in video)

Motion I move to continue the public hearing for Final Design Review Application P26-010 and Condominium Subdivision Preliminary Plat Application P26-012 to August 20, 2026, to allow applicant an opportunity to respond to Planning and Zoning Commission direction regarding the design and planning considerations discussed during the public hearing. (03:04:00 in video)

MOVER: Hannah Harris

SECONDER: Heidi Schernthanner

AYES: Brenda Moczygemba, Hannah Harris, Heidi Schernthanner, Joey Stenson & Tim Carter

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Brief Break... (03:05:00 in video)

Restart meeting... (03:08:24 in video)

4. **ACTION:** Recommendation to hold a public hearing and approve Design Review P26-016 and recommend approval of Townhouse Subdivision Preliminary Plat P26-016a for the Seidner Residences at 460 N 4th Ave, and direct staff to return with Finding of Fact. (03:08:24 in video)
 - Presentation by Genoa Beiser (03:08:35 in video)
 - Commissioner questions for staff (03:21:41 in video)
 - Applicant Presentation, Mike Brunelle, Architect with Brunelle Architects (03:22:12 in video)
 - Commissioner questions for applicant (03:26:04 in video)
 - Public Comment Opened (03:26:18 in video)

- Ross Dinkelspie (03:26:28 in video)
- Public Comment Closed (03:28:07 in video)
- Commissioner Deliberations (03:28:19 in video)

Motion to approve the Seider Residences Design Review Application P26-016, as conditioned, and recommend approval of the Preliminary Plat Application P26-016a, as conditioned, and direct staff to return with findings of fact. (03:34:23in video)

MOVER: Heidi Schernthanner

SECONDER: Hannah Harris

AYES: Brenda Moczygemba, Hannah Harris, Heidi Schernthanner, Joey Stenson & Tim Carter

NAYS:

RESULT: UNANIMOUSLY ADOPTED

NEW BUSINESS

5. Wood River Land Trust: Watershed Moment presentation (03:38:06 in video)
 - Presentation by Cece Albertson, Community Planning Director for Wood River Land Trust including questions and comments from Commissioners and Cece’s responses (03:38:06 in video)

ADJOURNMENT:

Motion to adjourn at 9:21PM (04:38:44 in video)

MOVER: Hannah Harris

SECONDER: Joey Stenson

AYES: Brenda Moczygemba, Hannah Harris, Heidi Schernthanner, Joey Stenson & Tim Carter

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Tim Carter – Chairman of the Planning and Zoning Commission

Jade Riley – City Administrator



**City of Ketchum
Planning & Building**

IN RE:	)
	)
Seidner Residences	) KETCHUM PLANNING AND ZONING COMMISSION
Design Review	) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Application File Number: P26-016	) DECISION
Date: July 16, 2026	)
	)
	)

PROJECT:	Seidner Residences
APPLICATION TYPE:	Design Review
FILE NUMBER:	P26-016
PROPERTY OWNER:	Sundance 4TH Ave LP
REPRESENTATIVE:	Mike Brunelle, Brunelle Architects
LOCATION:	460 N 4 th Ave (Ketchum Lot 6 BLK 75 8250SF)
ZONING:	General Residential – Low-Density (GR-L)
OVERLAY:	None

RECORD OF PROCEEDINGS

The Design Review application was received, processed, and deemed complete on March 30, 2026. Following receipt of the complete application, Planning staff routed the application materials to all city departments for review. City departments went through three rounds of review providing comments to the applicant on April 29 and May 19 of 2026. The applicant submitted revised project materials on May 11 and May 29 of 2026. City departments completed the third round of review by June 1, 2026 confirming that all comments had been addressed satisfactorily though the applicants’ revisions to the plans or conditions of approval. The application was subsequently scheduled for a public hearing.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on June 10, 2026. A public hearing notice was published in the Idaho Mountain Express on June 10, 2026. A public hearing notice was posted on the City’s website on June 17, 2026. A public hearing notice was posted on the project site on June 24, 2026.

BACKGROUND

The applicant submitted a Design Review application and Townhouse Subdivision Preliminary Plat application for detached townhomes and townhouse sublots located at 460 N 4th Avenue (“subject property”). The subject property is zoned General Residential – Low Density (GR-L) and currently has an approximately 1,200 square foot single family home with a 280 square foot accessory building (see figure 1 on page 2). The GR-L zone allows two dwelling units per lot. In the proposal, Unit A is 3,972 gross sf on a 4,638 sf subplot with three stories and a two-car garage. Unit B is 2,765 gross sf on a 3,614 sf subplot with three stories and a one-car garage. Unit A will have a driveway coming off 4th Avenue while Unit B will be accessed by a driveway coming off the alleyway adjacent to the rear lot line. The units are designed towards their main access “frontage”.

FINDINGS OF FACT

The Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby find that the project meets the criteria (below) for Design Review approval per §16.07.030.C.2.d of the Ketchum Municipal Code:

- 1) The project does not jeopardize the health, safety, or welfare of the public.
- 2) The project generally conforms with the design-related goals, policies, and objectives of the adopted comprehensive plan.
- 3) The project conforms to all applicable standards and criteria as set forth in this section, and any other standards in this Code including §16.04.080, *Design Review*, and where applicable, §16.02.060.D, *MO: Mountain Overlay District*.

The Commission finds that the application generally conforms with the comprehensive plan and conforms to all applicable standards and criteria as set forth in §16.04.080 – *Design Review* and §16.07.030.C.2.d – *Design Review Criteria*. Therefore, the Commission does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

CRITERIA 1 & 2: PUBLIC WELFARE & COMPREHENSIVE PLAN CONFORMANCE

The subject property is categorized as Medium Density Residential (MDR) in the 2025 Comprehensive Plan Future Land Use Map (FLUM). In the MDR, small single-family homes, duplexes, and townhomes are the primary use. Diverse housing options are encouraged through redevelopment, and density should be generally between five to eleven dwelling units. Parking should be provided off street and attached/detached garages are encouraged as an option. Redevelopment should be compatible with size, scale, pattern, and character of the neighborhood. Residential buildings should be oriented toward the street. Adequate building separation and setbacks from the street should be provided to reinforce neighborhood scale.

The Commission finds that the proposed townhomes align with the MDR FLUM category. The project is calculated at 8.69 dwelling units per acre, falling within the desired range of five to eleven. Parking is provided in garages (two car garage for Unit A and one car garage for Unit B) with one designated spot in the driveway for Unit B. The tall/narrow buildings with pitched roofs and a prominent window feature over a garage & entrance complement the neighborhood size and character. The proposed setbacks are within the scale and pattern of the neighborhood as two dense PUD’s (The Pines and Frenchman’s Townhomes) are down the road and across the street. Furthermore, the proposed detached townhomes match the pattern of the adjacent property at 420 N 4th (detached townhomes with access fronting 4th Ave and the rear alleyway). See figure 2 for a vicinity map.



Figure 1: Subject property outlined in red, referenced properties outlined in orange.

Additionally, the Commission finds the following Comprehensive Plan policies support the proposal (summaries of the policies are provided and *analyses are in italics*):

- BNE-1.1: Growth Management - Supporting the efficient use of Ketchum's land by accommodating context-sensitive infill and redevelopment. *The proposal redevelops the property in alignment with the MDR FLUM designation, creating two residential units fit for families. Additionally, the proposal is sensitive to the scale, pattern, and character of the neighborhood.*
- BNE-1.5: Context-Sensitive Development – Infill and redevelopment should be tailored to the surrounding neighborhood context by use, massing, scale, materials, and transitions. *As discussed above, the Commission feel the proposal is tailored to the surrounding neighborhood context.*

There are some policies that may not fully support the project. However, tradeoffs can be considered with other policies, and the Commission finds general conformance overall (summaries of the policies are provided and *analyses are in italics*):

- BNE-1.2: Neighborhood Characteristics – Reinforce distinct characteristics encouraging creativity and innovation. *The project is cohesive with the surrounding neighborhood and intentional with its architectural features, but it may be considered by some too similar in design (i.e. a tall/narrow building with pitched roofs and a prominent window feature over a garage and entrance). While there are certainly similarities to neighboring properties, the Commission feel the proposal stands on its own while drawing inspiration from surrounding homes.*
- BNE-1.7: Adaptive Reuse – *The existing building is proposed to be demolished. However, it is a small single-family home centrally located on the lot. Retention of the existing residence would*

substantially limit the property's ability to accommodate the redevelopment envisioned by the MDR FLUM designation.

The Commission finds that the Design Review does not jeopardize the health, safety, or welfare of the public as the project is cohesive in use and design with the surrounding neighborhood. Furthermore, considering conformance with the FLUM, supportive policies, and the tradeoffs with non-supportive policies, staff find that the project generally conforms with the 2025 Comprehensive Plan

CRITERIA 3: CONFORMANCE WITH APPLICABLE STANDARDS AND CRITERIA

FINDINGS REGARDING COMPLIANCE WITH ZONING REGULATIONS

GR-L Zoning and Dimensional Standards Evaluation				
Compliant				
Yes	No	N/A	Land Development Code	City Standards and Analysis
☐	☐	☒	16.02.020.D.2	Minimum Lot Area & Width
			Commission Findings	Required: <u>Area:</u> 8,000 sf minimum <u>Width:</u> 80 feet Existing: 8,251 sf lot averaging 55' width. The width makes this lot non-conforming. However, this will not affect the proposal itself, it only limits the proposal on the site. All other required dimensional standards have been met.
☒	☐	☐	16.02.020.D.2	Building Coverage/FAR
			Commission Findings	Permitted: 35%* *Percentage dropped due to Scrivener error in the recently adopted Land Development Code, to be corrected in upcoming code updates. This percentage is to be carried forward from previous Ketchum Municipal Code section 17.12.030. Proposed: 34.9%
☒	☐	☐	16.02.020.D.2	Minimum Building Setbacks
			Commission Findings	Minimum Required Setbacks: <u>Front:</u> 15' <u>Side:</u> greater of 1' for every 3' in building height, or 5' (11' 6" required based on building height) <u>Rear:</u> 15' <u>Lot Lines created by Townhouse Sublots:</u> 0' Proposed: Front: 15'

				Side: 11' 6" Side: 11' 6" Rear: 15' Sublot line: Townhomes are detached
☒	☐	☐	16.02.020.D.2	Building Height
			Commission Findings	Maximum Permitted Building Height: 35' Proposed: 34' 6"
☒	☐	☐	16.04.020.C.12.i.2	Driveway Width
			Commission Findings	Required: <u>Minimum:</u> The unobstructed, all-weather surface of a private driveway shall not be less than 12 feet. <u>Maximum:</u> The unobstructed, all-weather surface of a private driveway shall not be greater than 35 percent of the linear footage of any street frontage or 30 feet, whichever is less, unless otherwise approved by the City Engineer. Proposed: The driveway for Unit A is 19.25' and the driveway for Unit B is 12.94'. This makes both driveways compliant, as the larger driveway for unit A is 34.9% of the street frontage.
☒	☐	☐	16.04.050.E	Parking Spaces
			Commission Findings	Required: <u>Multi-Family Dwelling Unit in Residential Districts:</u> 1 parking space for units 0 to 2,000 sf 2 parking spaces for units 2,001 sf and above Proposed: Unit A and Unit B both exceed 2,001 sf. Unit A has a two-car garage and Unit B has a one-car garage with one driveway parking space.
☒	☐	☐	16.04.090	Dark Skies
			Commission Findings	Proposed: All proposed lighting is 2700 Kelvin, fully shielded, and there is no light trespass across property lines.

FINDINGS REGARDING COMPLIANCE WITH DESIGN REVIEW

Design Review Standards (KMC §16.04.080.C)		
Ketchum Municipal Code	Design Review Standards & Analysis	
16.04.080.C.1.a Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.	Conformance N/A
Commission Findings	The proposed project is adjacent to an existing City street and alleyway. The driveway access for the Unit A will come off 4 th Avenue and the driveway access for Unit B will come off the alleyway adjacent to the rear lot line.	

16.04.080.C.1.b Streets	All street designs shall be approved by the City Engineer.	Conformance N/A
Commission Findings	No new streets are proposed	
16.04.080.C.2.a Sidewalks	All projects under 16.04.080.B that qualify as a "substantial improvement" shall install sidewalks as required by the Streets and Facilities Department.	Conformance N/A
Commission Findings	KMC 16.04.020.C.13 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the Community Core, all Tourist Zone Districts, and all Light Industrial Districts. The subject property is located within the GR-L Zone, and sidewalks are not required to be installed for the project. This standard is not applicable.	
16.04.080.C.2.b Sidewalks	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.	Conformance N/A
Commission Findings	This standard is not applicable because the subject property is located within the GR-L zone and sidewalks are not required to be installed for this project.	
16.04.080.C.2.c Sidewalks	Sidewalks may be waived if one of the following criteria is met: a) The project comprises an addition of less than 250 square feet of conditioned space. b) The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.	Conformance N/A
Commission Findings	This standard is not applicable because the subject property is located within the GR-L zone and sidewalks are not required to be installed for this project.	
16.04.080.C.2.d Sidewalks	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.	Conformance N/A
Commission Findings	This standard is not applicable because the subject property is located within the GR-L zone and sidewalks are not required to be installed for this project.	
16.04.080.C.2.e Sidewalks	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.	Conformance N/A
Commission Findings	This standard is not applicable because the subject property is located within the GR-L zone and sidewalks are not required to be installed for this project.	
16.04.080.C.2.f Sidewalks	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	Conformance N/A

	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.	
Commission Findings	This standard is not applicable because the subject property is located within the GR-L zone and sidewalks are not required to be installed for this project.	
16.04.080.C.3 Drainage & Landscaping	All applications shall meet the standards set forth in 16.04.060.A, Standards for All Development.	Conformance YES
Commission Findings	1. <u>Drainage</u> - The drainage improvements include the installation of a channel drain, drywells, and landscape catch basins as detailed on Sheets C2.0, C4.0, and L1. The City Engineer reviewed the proposed drainage plan and finds it sufficient to maintain all storm water drainage onsite. 2. <u>Utilities</u> - All necessary utilities (water, sewer, power, gas, & telecommunications) are proposed to be undergrounded. All utilities propose separate services for each subplot. 3. <u>Snow Storage</u> - The applicant is proposing snowmelt on both driveways and all major pedestrian circulation areas. The driveway of Unit A will include snowmelt in the ROW which will require a ROW Encroachment Agreement and ROW usage fee to be executed and paid prior to building permit approval by the City Engineer. 4. <u>Landscaping</u> - The project has a landscaping plan with drought tolerant and native species. The subject property is not located in the riparian zone. 5. <u>Fences/Hedges/Walls (16.04.060.D)</u> - Fences, hedges, and walls shall not be greater than 4' when less than 30' feet from the front property line. The project has a small, stone veneer wall at the entrance of Unit A which is less than 4'. There is one wall/fence dividing the two sublots with the total height being 6'.	
16.04.080.C.4.a Compatibility of Design	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.	Conformance YES
Commission Findings	The 4 th Avenue and Bird Drive neighborhoods primarily feature townhomes and condos with a few small, single-family homes interspersed. The residences are built at varying decades but trend towards a common architectural style: tall & narrow, 2 & 3 stories, pitched roofs, and prominent window features above a garage door fronting the street. The neighborhoods have general cohesion of exterior materials primarily composed of wood, stone, and stucco with metal accents. The proposed detached townhomes are tall & narrow, 3 stories, have pitched roofs, and feature a prominent window feature above a garage fronting the street. The proposed materials are stone and wood with metal elements. The proposed project is consistent and will complement the neighborhood character.	

16.04.080.C.4.b Compatibility of Design	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.	Conformance N/A
Commission Findings	This standard is not applicable because the subject property does not contain any listed historical or cultural landmarks. The lot does contain a small single-family residence that was built in 1935, however, the property was not listed as a significant historical asset on the 2005 Archaeological and Historic Reconnaissance (Walswoth) Survey.	
16.04.080.C.4.c Compatibility of Design	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.	Conformance N/A
Commission Findings	The existing buildings are proposed to be demolished.	
16.04.080.C.5.a Architectural	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk, and the entryway shall be clearly defined.	Conformance YES
Commission Findings	The subject property is located within the GR-L zone and sidewalks are not required to be installed for this project. The entryway for Unit A is clearly defined and oriented towards the front of the lot while the entryway for Unit B is clearly defined and oriented towards the rear lot line & alleyway.	
16.04.080.C.5.b Architectural	The building character shall be clearly defined by use of architectural features.	Conformance YES
Commission Findings	The proposal features various architectural elements including a change in roof lines (stepped up/down pitched roofs on Unit A and pitched roofs perpendicular to each other on Unit B), material changes (stone chimneys, entry ways, and minor detailing with vertical wood siding on the remainder of the building), exposed timbers, 1 st floor roof overhang on Unit B, metal roof detailing, and diverse window forms.	
16.04.080.C.5.c Architectural	There shall be continuity of materials, colors and signing within the project.	Conformance YES
Commission Findings	Both Unit A & B are proposed using the same exterior materials: light brown timber for beams/columns/rafters, charred dark brown siding, natural warm brown soffit, Corinthian Granite veneers, and bonderized roofs/chimney caps/gutters/downspouts.	
16.04.080.C.5.d Architectural	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.	Conformance YES
Commission Findings	There is one fence/wall on the subplot property line. The fence/wall will be constructed with 2' of grey/brown landscape blocks, steel posts, and 4' of warm light brown wood fencing. These materials will complement the main building materials on both units.	
16.04.080.C.5.e Architectural	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.	Conformance YES
Commission Findings	While the proposed development contains portions of large flat facades, there are multiple architectural features and design elements providing undulation and relief to reduce the appearance of bulk and mass. Both Units create visual interest with stone chimney bump outs, diverse window forms, material changes, horizontal banding on the	

	side facades, and multiple pitched & shed roof lines. Additionally, Unit A has a second-floor deck above a front entrance area and the second floor on the front façade slightly overhangs the first floor with exposed timber. Unit B has a 1 st floor roof overhang that wraps around the entrance area and part of the side facades.	
16.04.080.C.5.f Architectural	Building(s) shall orient toward their primary street frontage.	Conformance YES
Commission Findings	Unit A is oriented towards 4 th Avenue while Unit B is oriented to the alleyway adjacent to the rear property line.	
16.04.080.C.5.g Architectural	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.	Conformance YES
Commission Findings	No satellite receivers are being proposed. Unit A will store their garbage can in the two-car garage and Unit B will have a small garbage can enclosure on the north-west side of the building, as seen on sheet A-101B.	
16.04.080.C.5.h Architectural	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.	Conformance YES
Commission Findings	Both Units A & B feature snow bars and gutters to prevent dripping water and sliding snow on pedestrian gathering and circulation areas. Both units feature covered entryways.	
16.04.080.C.6.a Circulation Design	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.	Conformance N/A
Commission Findings	This standard is not applicable because the subject property is not contiguous of existing pedestrian, equestrian, or bicycle easements or pathways. Additionally, the subject property is a middle lot in an established residential neighborhood with established access to the Wood River Trail two lots to the south-east.	
16.04.080.C.6.b Circulation Design	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.	Conformance N/A
Commission Findings	This standard is not applicable because the subject property is located within the GR-L zone and sidewalks are not required to be installed for this project.	
16.04.080.C.6.c Circulation Design	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.	Conformance YES
Commission Findings	There will be no traffic flow within the project and pedestrian, vehicular, and bicycle access already exist to the subject property off 4 th Avenue. The new driveway for Unit B enters a dead-end alleyway, which is accessed off a dead-end street, pedestrian and vehicular flow will remain residential in nature. The driveways for the proposal are compliant with city standards.	
16.04.080.C.6.d Circulation Design	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	Conformance YES

	conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.	
Commission Findings	The proposed driveways for Units A & B are greater than 20 feet from the nearest intersection.	
16.04.080.C.6.e Circulation Design	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.	Conformance YES
Commission Findings	Access for emergency vehicles, snowplows, and garbage trucks is provided along 4 th Avenue and the alleyway accessed by W 5 th Street which is adjacent to the rear lot line of the subject property.	
16.04.080.C.7 Public Amenities	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 Streets and Facilities Department prior to Design Review approval from the Planning and Zoning Commission.	Conformance N/A
Commission Findings	This standard is not applicable because the subject property is located within the GR-L zone and sidewalks are not required to be installed for this project	
16.04.080.C.8.a Underground Encroachments	Encroachments of underground building(s) or portions of building(s) into required setbacks are subject to 16.02.070.A.10 and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.	Conformance N/A
Commission Findings	No portion of the buildings are being proposed to encroach into the required setbacks.	
16.04.080.C.8.b Underground Encroachments	No below grade structure shall be permitted to encroach into the riparian setback.	Conformance N/A
Commission Findings	The subject property is not located in the riparian setback.	

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 Planning and Zoning Commission has authority to hear the applicant's Design Review Application pursuant to Chapter 16.07 of Ketchum Municipal Code Title 16.

3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §16.07.020.E.6.
4. The Design Review Application is governed under Ketchum Municipal Code §16.04.080 and §16.07.030.C.2.
5. The Design Review Application File No. P26-016 meets all applicable standards specified in Title 16 of Ketchum Municipal Code.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** the Seidner Residences Design Review Application File No. P26-016 this Thursday, July 16, 2026 subject to the following condition of approval.

CONDITIONS OF APPROVAL

1. A ROW Encroachment Agreement and ROW usage fee are required for the snowmelt system installed in the ROW. The agreement and usage fee shall be executed and paid prior to building permit approval by the City Engineer.

Administrative Appeal Notice: Applicant has the opportunity, pursuant to Ketchum Municipal Code 16.07.020.H to administratively appeal this Decision to the City Council.

Regulatory Taking Analysis Notice: Applicant has the opportunity, pursuant to Idaho Code 67-8003, to submit a written request for a regulatory taking analysis of this Decision.

Findings of Fact **adopted** this 16th day of July 2026.

Brenda Moczygemba, Vice Chair
City of Ketchum
Planning and Zoning Commission



**City of Ketchum
Planning & Building**

IN RE:)
)
Seidner Residences) KETCHUM PLANNING AND ZONING COMMISSION
Preliminary Plat) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Application File Number: P26-016a) DECISION
Date: July 16, 2026)
)
)

PROJECT: Seidner Residences

APPLICATION TYPE: Townhouse Subdivision Preliminary Plat

FILE NUMBER: P26-016a

PROPERTY OWNER: Sundance 4TH Ave LP

REPRESENTATIVE: Mark Phillips, Phillips Land Surveying, PLLC

LOCATION: 460 N 4th Ave (Ketchum Lot 6 BLK 75 8250SF)

ZONING: General Residential – Low-Density (GR-L)

OVERLAY: None

RECORD OF PROCEEDINGS

The preliminary plat application was received, processed, and deemed complete on March 30, 2026. Following receipt of the complete application, Planning staff routed the application materials to all city departments for review. City departments went through three rounds of review providing comments to the applicant on April 29 and May 19 of 2026. The applicant submitted revised project materials on May 11 and May 29 of 2026. City departments completed the third round of review by June 1, 2026 confirming that all comments had been addressed satisfactorily though the applicants’ revisions to the plans or conditions of approval. The application was subsequently scheduled for a public hearing.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on June 10, 2026. A public hearing notice was published in the Idaho Mountain Express on June 10, 2026. A public hearing notice was posted on the City’s website on June 17, 2026. A public hearing notice was posted on the project site on June 24, 2026.

BACKGROUND

The applicant submitted a Design Review application and Townhouse Subdivision Preliminary Plat application for detached townhomes and townhouse sublots located at 460 N 4th Avenue (“subject property”). The subject property is zoned General Residential – Low Density (GR-L) and currently has an approximately 1,200 square foot single family home with a 280 square foot accessory building (see figure 1 on page 2). The GR-L zone allows two dwelling units per lot. In the proposal, Unit A is 3,972 gross sf on a 4,638 sf subplot with three stories and a two-car garage. Unit B is 2,765 gross sf on a 3,614 sf subplot with three stories and a one-car garage. Unit A will have a driveway coming off 4th Avenue while Unit B will be accessed by a driveway coming off the alleyway adjacent to the rear lot line. The units are designed towards their main access “frontage”.

FINDINGS OF FACT

The Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby find that the project meets the criteria (below) for a Preliminary Plat approval per §16.07.080.A.1.d of the Ketchum Municipal Code:

- A. Is consistent with the comprehensive plan;
- B. Complies with the standards in Chapter 16.06, *Subdivision*;
- C. Complies with the applicable zoning district standards;
- D. Complies with the use, dimensional, design, and development standards in this Code;
- E. Provides a layout of lots, streets, blocks, driveways, utilities, drainage, and other public facilities and services designed to minimize the amount of disturbance to sensitive areas and/or community assets;
- F. Provides evidence of public water and sewer system connections; and
- G. Identifies and adequately mitigates known natural hazard areas.

The Commission finds that the application is consistent with the comprehensive plan and conforms to all applicable standards and criteria as set forth in Chapter 16.06 – *Subdivision* and §16.07.080.A.1 – *Preliminary Plats*. Therefore, the Commission does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

CRITERIA A: COMPREHENSIVE PLAN CONFORMANCE

The subject property is categorized as Medium Density Residential (MDR) in the 2025 Comprehensive Plan Future Land Use Map (FLUM). In the MDR, small single-family homes, duplexes, and townhomes are the primary use. Diverse housing options are encouraged through redevelopment, and density should be generally between five to eleven dwelling units. Parking should be provided off street and attached/detached garages are encouraged as an option. Redevelopment should be compatible with size, scale, pattern, and character of the neighborhood. Residential buildings should be oriented toward the street. Adequate building separation and setbacks from the street should be provided to reinforce neighborhood scale.

The Commission finds that the proposed townhomes align with the MDR FLUM category. The project is calculated at 8.69 dwelling units per acre, falling within the desired range of five to eleven. Parking is provided in garages (two car garage for Unit A and one car garage for Unit B) with one designated spot in the driveway for Unit B. The tall/narrow buildings with pitched roofs and a prominent window feature over a garage & entrance complement the neighborhood size and character. The proposed setbacks are within the scale and pattern of the neighborhood as two dense PUD’s (The Pines and Frenchman’s Townhomes) are down the road and across the street. Furthermore, the proposed

detached townhomes match the pattern of the adjacent property at 420 N 4th (detached townhomes with access fronting 4th Ave and the rear alleyway). See figure 2 for a vicinity map.

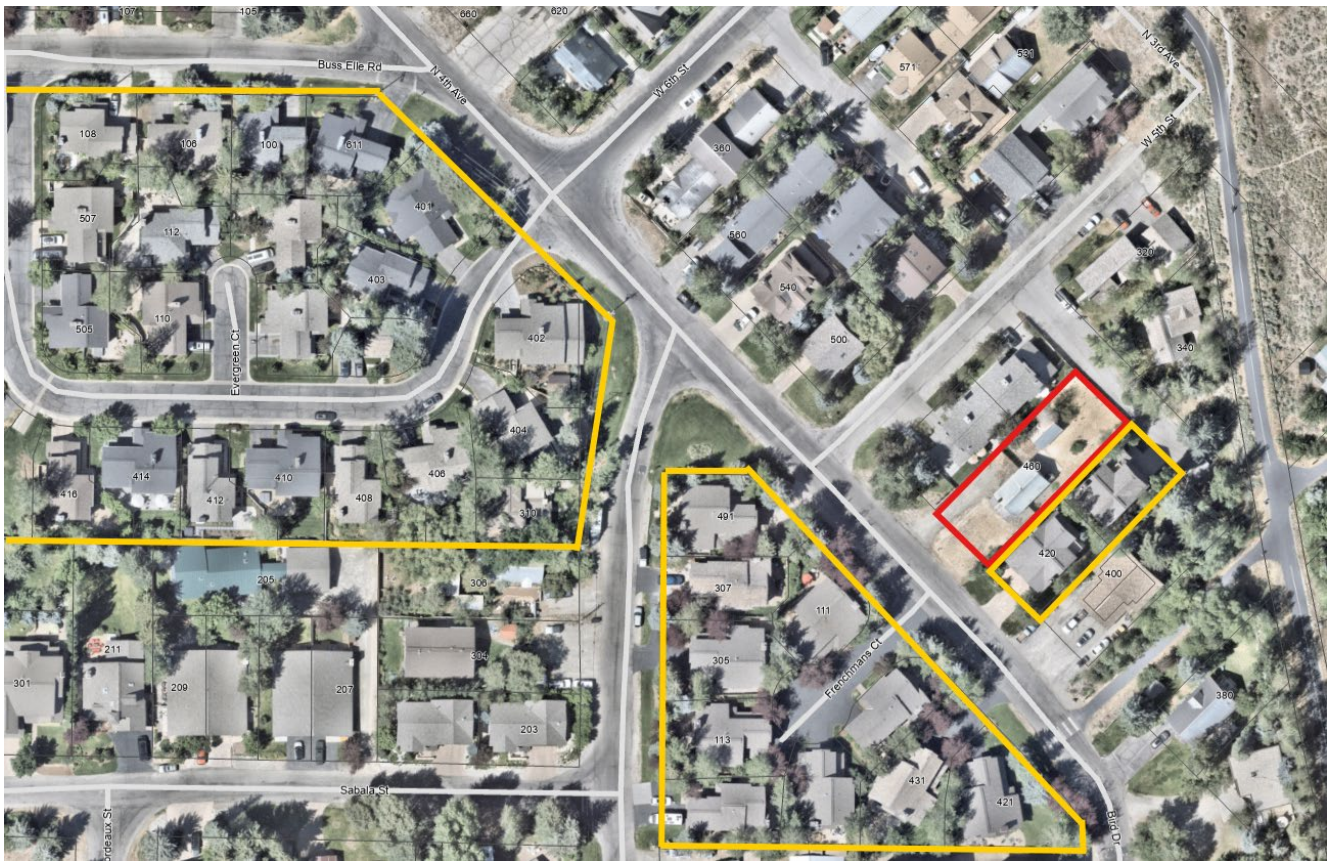


Figure 1: Subject property outlined in red, referenced properties outlined in orange.

Additionally, the Commission finds the following Comprehensive Plan policies support the proposal (summaries of the policies are provided and *analyses are in italics*):

- BNE-1.1: Growth Management - Supporting the efficient use of Ketchum's land by accommodating context-sensitive infill and redevelopment. *The proposal redevelops the property in alignment with the MDR FLUM designation, creating two residential units fit for families. Additionally, the proposal is sensitive to the scale, pattern, and character of the neighborhood.*
- BNE-1.5: Context-Sensitive Development – Infill and redevelopment should be tailored to the surrounding neighborhood context by use, massing, scale, materials, and transitions. *As discussed above, the Commission feel the proposal is tailored to the surrounding neighborhood context.*

There are some policies that may not fully support the project. However, tradeoffs can be considered with other policies, and the Commission finds general consistency overall (summaries of the policies are provided and *analyses are in italics*):

- BNE-1.2: Neighborhood Characteristics – Reinforce distinct characteristics encouraging creativity and innovation. *The project is cohesive with the surrounding neighborhood and intentional with its architectural features, but it may be considered by some too similar in design (i.e. a tall/narrow building with pitched roofs and a prominent window feature over a garage and entrance). While there are certainly similarities to neighboring properties, the*

Commission feel the proposal stands on its own while drawing inspiration from surrounding homes.

- BNE-1.7: Adaptive Reuse – *The existing building is proposed to be demolished. However, it is a small single-family home centrally located on the lot. Retention of the existing residence would substantially limit the property's ability to accommodate the redevelopment envisioned by the MDR FLUM designation.*

The Commission finds that the preliminary plat is substantially consistent with the Comprehensive Plan.

CRITERIA B – G: CONFORMANCE WITH APPLICABLE STANDARDS AND CRITERIA

FINDINGS REGARDING COMPLIANCE WITH ZONING REGULATIONS

GR-L Zoning and Dimensional Standards Evaluation				
Compliant			Standards and Analysis	
Yes	No	N/A	Land Development Code	City Standards and Analysis
☐	☐	☒	16.02.020.D.2	Minimum Lot Area & Width
			<i>Commission Findings</i>	Required: <u>Area:</u> 8,000 sf minimum <u>Width:</u> 80 feet Existing: 8,251 sf lot averaging 55' width. The width makes this lot non-conforming. However, this will not affect the proposal itself, it only limits the proposal on the site. All other required dimensional standards have been met.
☒	☐	☐	16.02.020.D.2	Building Coverage/FAR
			<i>Commission Findings</i>	Permitted: 35%* *Percentage dropped due to Scrivener error in the recently adopted Land Development Code, to be corrected in upcoming code updates. This percentage is to be carried forward from previous Ketchum Municipal Code section 17.12.030. Proposed: 34.9%
☒	☐	☐	16.02.020.D.2	Minimum Building Setbacks
			<i>Commission Findings</i>	Minimum Required Setbacks: <u>Front:</u> 15' <u>Side:</u> greater of 1' for every 3' in building height, or 5' (11' 6" required based on building height) <u>Rear:</u> 15' <u>Lot Lines created by Townhouse Sublots:</u> 0'

				Proposed: Front: 15' Side: 11' 6" Side: 11' 6" Rear: 15' Sublot line: Townhomes are detached
☒	☐	☐	16.02.020.D.2	Building Height <i>Commission Findings</i> Maximum Permitted Building Height: 35' Proposed: 34' 6"
☒	☐	☐	16.04.020.C.12.i.2	Driveway Width <i>Commission Findings</i> Required: <u>Minimum:</u> The unobstructed, all-weather surface of a private driveway shall not be less than 12 feet. <u>Maximum:</u> The unobstructed, all-weather surface of a private driveway shall not be greater than 35 percent of the linear footage of any street frontage or 30 feet, whichever is less, unless otherwise approved by the City Engineer. Proposed: The driveway for Unit A is 19.25' and the driveway for Unit B is 12.94'. This makes both driveways compliant, as the larger driveway for unit A is 34.9% of the street frontage.
☒	☐	☐	16.04.050.E	Parking Spaces <i>Commission Findings</i> Required: <u>Multi-Family Dwelling Unit in Residential Districts:</u> 1 parking space for units 0 to 2,000 sf 2 parking spaces for units 2,001 sf and above Proposed: Unit A and Unit B both exceed 2,001 sf. Unit A has a two-car garage and Unit B has a one-car garage with one driveway parking space.
☒	☐	☐	16.04.090	Dark Skies <i>Commission Findings</i> Proposed: All proposed lighting is 2700 Kelvin, fully shielded, and there is no light trespass across property lines.

FINDINGS REGARDING COMPLIANCE WITH PRELIMINARY PLAT DIGITAL COPIES

Preliminary Plat Digital Copy Requirements				
Compliant			City Code	City Standards
Yes	No	N/A		

☒	☐	☐	16.07.080.A .c.(2)(A)viii (a)	The scale, north point and date.
			<i>Commission Findings</i>	The preliminary plat includes a scale, north point, and date.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (b)	The name of the proposed subdivision. Subdivision names shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho and shall be approved by the Blaine County Assessor.
			<i>Commission Findings</i>	The preliminary plat includes the name of the proposed subdivision: Seidner Residences. This name is not currently applied to any other property in Blaine County.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (c)	The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.
			<i>Commission Findings</i>	The name and address of the owner of record, the subdivider, and the surveyor are shown in plat note 5 & 6 of the preliminary plat. Sundance 4th Ave LP, is the owner and subdivider. Mark Phillips, of Phillips Land Surveying, PLLC, is the surveyor.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (d)	Legal description of the area platted.
			<i>Commission Findings</i>	The legal description is included in line two under the proposed subdivision name.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (e)	The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
			<i>Commission Findings</i>	The preliminary plat indicates the boundary lines of the adjoining lots including townhouse lots and names of adjoining subdivisions.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (f)	A contour map of the subdivision with contour lines and a maximum interval of two feet to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the City Engineer.
			<i>Commission Findings</i>	The preliminary plat shows the contour lines for the subject property. The lot has approximately 4 feet of elevation gain so the lines are included, but easy to miss.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (g)	The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.
			<i>Commission Findings</i>	The preliminary plat shows the scaled location of existing buildings and the adjacent streets and roadways. There are no bodies of water on the subject property.

☒	☐	☐	16.07.080.A .c.(2)(A)viii (h)	Boundary description of the tract.
			<i>Commission Findings</i>	Boundary description of the tract is included as longitude and latitude along the property lines.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (i)	Existing zoning of the tract.
			<i>Commission Findings</i>	The existing zoning of the subject property is contained in plat note #5.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (j)	The proposed location of street rights of way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.
			<i>Commission Findings</i>	The proposed sublots and lot lines are shown. No new streets, easements, or blocks are being proposed.
☐	☐	☒	16.07.080.A .c.(2)(A)viii (k)	The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
			<i>Commission Findings</i>	The preliminary plat does not contain any public use or common area spaces.
☐	☐	☒	16.07.080.A .c.(2)(A)viii (l)	The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.
			<i>Commission Findings</i>	N/A - The scope of the project is contained on an existing lot in an established and developed neighborhood.
☐	☐	☒	16.07.080.A .c.(2)(A)viii (m)	The direction of drainage, flow and approximate grade of all streets.
			<i>Commission Findings</i>	N/A - New streets are not being proposed.
☐	☐	☒	16.07.080.A .c.(2)(A)viii (n)	The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.
			<i>Commission Findings</i>	N/A - Drainage canals and drainage easements are not proposed.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (o)	Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.
			<i>Commission Findings</i>	A vicinity map was not provided on the preliminary plat but was instead provided in a separate application submittal document. Furthermore, a

				vicinity map is not required on a final plat. No condition of approval has been added to include this requirement and staff find that the separated vicinity map fulfills this requirement.
☐	☐	☒	16.07.080.A .c.(2)(A)viii (p)	The boundaries of the floodplain, floodway and avalanche overlay district shall also be clearly delineated and marked on the preliminary plat or note provided if the entire project is in the floodplain, floodway or avalanche overlay district.
			<i>Commission Findings</i>	N/A – Property is not in the floodplain, floodway, or avalanche overlay.
☐	☐	☒	16.07.080.A .c.(2)(A)viii (q)	Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two or more streets.
			<i>Commission Findings</i>	N/A – Property is not in the floodplain, does not contain land with a slope of 25%, and is not creating a corner lot.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (r)	Lot area of each lot.
			<i>Commission Findings</i>	The preliminary plat shows the lot area of each subplot.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (s)	Existing mature trees and established shrub masses.
			<i>Commission Findings</i>	The preliminary plat shows the two existing small, deciduous tree clusters and one existing deciduous tree.

FINDINGS REGARDING PRELIMINARY PLAT SUBDIVISION REQUIREMENTS

Preliminary Plat Development and Design Requirements				
Compliant			City Code	City Standards
Yes	No	N/A		
☒	☐	☐	16.06.050.A	Lot Requirements: 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Corner lots outside of the original Ketchum Townsite shall have a property line curve or corner of a minimum radius of 25 feet unless a longer radius is required to serve an existing or future use. 3. Side lot lines shall be within 20 degrees to a right angle or radial line to the street line.

				4. Double frontage lots shall not be created. 5. Every lot in a subdivision shall have a minimum of 20 feet of frontage on a dedicated public street or legal access via an easement of 20 feet or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat. 6. In the LR-1 District, the maximum density of a single development is one dwelling unit per acre of gross land area of less than 25 percent slope.
			<i>Commission Findings</i>	1. The proposed townhouse subdivision meets most dimensional standards as outlined in the GR-L zone district for the parent lot. The minimum lot size is 8,000 square feet and the parent lot for the subject property is 8,251 square feet. The minimum lot width is 80 feet, and the property is about 55 feet on average. The parent lot already exists so this non-conforming standard only makes the lot more restrictive when developing but does not prevent the proposal from being developed. The new attached townhomes meet minimum setback requirements in the GR-L zone for the front, side, and rear. 2. N/A - a corner lot is not being proposed. 3. The parent lot of the townhouse subdivision and the newly created subplot lot line is parallel to the street, cleanly dividing the parent lot into two sublots. 4. A double frontage lot is not being proposed. 5. The parent lot is existing and has approximately 55 feet of frontage along 4th Avenue. 6. N/A - The subject property is in the GR-L Zone.
☐	☐	☒	16.06.050.B	Building Envelopes: 1. Building envelopes shall be shown on preliminary and final plats when a proposed subdivision includes lot(s): a. In whole or in part within the floodplain; b. That contain land with a slope in excess of 25 percent, based upon natural contours; or c. Create corner lots at the intersection of two or more streets. 2. The building envelopes shall be located in a manner designed to promote orderly and logical development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. 3. Building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses, and topographical features. 4. Structures may only be built on buildable lots as defined in §16.08.020. Building envelopes shall be established outside of hillsides of 25 percent and greater and outside of the floodway. A Subdivision Exception to this standard may only be considered for the following: a. For parcels that are entirely within slopes of 25 percent or greater to create a reasonable building envelope, provided the

				Mountain Overlay District standards and all other City requirements are met. b. For small encroachments into or over isolated pockets of land with a slope of 25 percent or greater that are found to be in compliance with the purposes and standards of the Mountain Overlay District and this section.
			<i>Commission Findings</i>	N/A - Property is not in the floodplain, does not contain land with a slope of 25%, and is not creating a corner lot.
☐	☐	☒	16.06.050.C	Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements: 1. No block shall be longer than 1,200 feet (1,200'), nor less than 400 feet between the street intersections, and shall have sufficient depth to provide for two tiers of lots. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features. 4. Except in the original Ketchum Townsite, corner lots shall contain a building envelope outside of a 75-foot radius from the intersection of the streets.
			<i>Commission Findings</i>	N/A - No new blocks are being created.
☐	☐	☒	16.06.050.D	Street Improvement Requirements: 1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land; 2. All streets shall be constructed to meet or exceed the criteria and standards set forth in §16.04.020, <i>Access, Connectivity, and Circulation</i>, and all other applicable ordinances, resolutions or regulations of the City or any other governmental entity having jurisdiction, now existing or adopted, amended or codified; 3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right-of-way, the City Council may require a frontage street, planting strip, or similar design features; 4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods; 5. Street grades shall not be less than three-tenths percent and not more than seven percent so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing; 6. In general, partial dedications shall not be permitted, however, the City Council may accept a partial street dedication when such a

			street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the Council finds it practical to require the dedication of the remainder of the right-of-way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right-of-way shall be dedicated; 7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended; 8. Where any street deflects an angle of ten degrees or more, a connecting curve shall be required having a minimum centerline radius of 300 feet for an arterial and collector streets, and 125 feet for minor streets; 9. Streets with centerline offsets of less than 125 feet shall be prohibited; 10. A tangent of at least one hundred 100 feet long shall be introduced between reverse curves on arterial and collector streets; 11. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the County Assessor's Office before submitting same to council for preliminary plat approval; 12. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills; 13. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets; 14. In general, the centerline of a street shall coincide with the centerline of the street right-of-way, and all crosswalk markings shall be installed by the subdivider as a required improvement; 15. Street lighting may be required consistent with adopted City standards and where designated shall be installed by the subdivider as a requirement improvement; 16. Private streets may be allowed upon recommendation by the Planning and Zoning Commission and approval by the City Council. Private streets shall be constructed to meet the design standards specified in §16.06.050.D.2 and §16.04.020, <i>Access, Connectivity, and Circulation</i>; 17. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the Streets Department and shall be consistent with the type and design of existing street signs elsewhere in the city;
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				18. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be pursuant to adopted standard specifications; 19. Sidewalks, curbs, and gutters may be a required improvement installed by the subdivider in compliance with adopted City standards; and 20. No new public or private streets or flag lots associated with a proposed subdivision are permitted to be developed on parcels within the Avalanche Overlay District.
			<i>Commission Findings</i>	1. -18. N/A – These standards do not apply due to the scope of the project. No new public or private streets are being proposed. 19. N/A – Sidewalks, curbs and gutters are not required due to the zoning of the project. 20. N/A – The subject property is not in the Avalanche Overlay.
☐	☐	☒	16.06.050.E	Alley Improvement Requirements: 1. Alleys shall be provided in mixed-use districts. 2. The width of an alley shall be not less than 20 feet. 3. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. 4. Dead end alleys shall be permitted only within the original Ketchum Townsite and only after due consideration of the interests of the owners of property adjacent to the dead end alley including, but not limited to, the provision of fire protection, snow removal and trash collection services to such properties. 5.d Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in §16.06.050.D.2.
			<i>Commission Findings</i>	N/A –The existing lot is surrounded on all sides by existing developments and an established road (4 th Avenue) and alleyway.
☐	☐	☒	16.06.050.F	Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands. 1. A public utility easement at least ten feet in width shall be required within the street right-of-way boundaries of all private streets. A public utility easement at least five feet in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the City Engineer to be necessary for the provision of adequate public utilities. 2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of

				sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse. 3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten-foot fish and nature study easement along the riverbank. Furthermore, the City Council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the Council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision. 4. All subdivisions that border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a 25-foot scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion. 5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted, or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans. 6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.
			<i>Commission Findings</i>	1. N/A - No private drives are proposed. 2. N/A - The subject property does not border a watercourse. 3. N/A - The subject property does not border the Big Wood River, Trail Creek, or Warm Springs. 4. N/A - The subject property does not border the Big Wood River, Trail Creek, or Warm Springs. 5. N/A - The subject property is currently vacant, all development and infrastructure will be new. 6. N/A - The scope of the project does not require non-vehicular transportation easements.
☒	☐	☐	16.06.050.G	Sanitary Sewage Disposal Improvements: 1. Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. 2. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the City Engineer, City Council, and the Idaho Department of Health and Welfare prior to final plat approval.

				3. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho Department of Health and Welfare and the City Council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the Council may require an increase in the minimum lot size and may impose any other reasonable requirements that it deems necessary to protect public health, safety, and welfare.
			<i>Commission Findings</i>	1. Sewage lines are shown and outlined on the preliminary plat. Each subplot will have a dedicated sewage line. 2. N/A - This standard shall apply to the final plat. 3. N/A - The sewage system will be connected to the public sewage system.
☒	☐	☐	16.06.050.H	Water System Improvements: 1. A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. 2. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the City under the supervision of the Fire Department and other regulatory agencies having jurisdiction. 3. The central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. 4. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho Department of Health and Welfare, Idaho Survey and Rating Bureau, District Sanitarian, Idaho State Public Utilities Commission, Idaho Department of Reclamation, and all requirements of the City.
			<i>Commission Findings</i>	1. Each subplot will have a dedicated water line. 2. N/A - A new fire hydrant is not required. 3. N/A - A full water system is not required. Each home will have a dedicated water line running from the municipal main line. 4. The proposed water systems are connected to the municipal water systems.
☐	☐	☒	16.06.050.I	Planting Strip Improvements: 1. Planting strips shall be required improvements to screen incompatible features for the following: a. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or LI districts or off street parking areas; and b. Along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. 2. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the Final Plat, and

				all landscaping and irrigation systems shall be installed as required improvements by the subdivider; 3. All planting strips shall be located within an easement granted to the City and recorded in the office of the Blaine County Recorder prior to or in conjunction with recordation of the Final Plat. 4. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application.
			<i>Commission Findings</i>	N/A - The surrounding developments are compatible with the proposal, and no new subdivision is being created.
☐	☐	☒	16.06.050.J	Cuts, Fills, And Grading Improvements: 1. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways. 2. Areas within a subdivision that are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision. 3. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion. 4. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. 5. Fills shall be compacted to at least 95 percent of maximum density as determined by AASHTO T-99 (American Association of State Highway Officials) and ASTM D698 (American Standard Testing Methods). 6. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability. 7. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within 12 feet horizontally of the top and existing or planned cut slope. 8. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet, plus one-fifth of the height of the cut or the fill, but may not exceed a horizontal distance

				of ten feet; tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet, plus one-fifth of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.
			<i>Commission Findings</i>	This standard does not apply as this application is the subdivision of an existing lot. On-site grading for the new townhomes meet all grading requirements and all disturbance will be revegetated per the landscape plan included in Design Review (P26-016).
☐	☐	☒	16.06.050.K	Drainage Improvements: 1. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the City on the preliminary and Final Plat. 2. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. 3. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. 4. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.
			<i>Commission Findings</i>	1. - 2. N/A - there are no natural drainage courses on the subject property. 3. N/A - The scope of the proposed project does not require a drainage system. 4. N/A - The scope of the proposed project does not require a culvert.
☒	☐	☐	16.06.050.L	Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone, and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.
			<i>Commission Findings</i>	All utilities are proposed to be underground.
☐	☐	☒	16.06.050.M	Off-site Improvements: Where the off-site impact of a proposed subdivision is found by the Planning and Zoning Commission or City Council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to Final Plat approval, including, but not limited to, bridges, intersections,

				roads, traffic control devices, water mains and facilities, and sewer mains and facilities.
			<i>Commission Findings</i>	N/A - Off-site improvements will not be required as the proposal is not expected to create substantial additional traffic.
☐	☐	☒	16.06.050.N	Avalanche and Mountain Overlay: All improvements and subdivisions created pursuant to this chapter shall comply with Avalanche Overlay district and Mountain Overlay district requirements as set forth §16.02.060.D.
			<i>Commission Findings</i>	N/A - The property is not in the Avalanche or Mountain Overlay.
☒	☐	☐	16.06.050.O	Natural Feature Preservation: - Existing natural features that enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision. - Preserved natural features shall be located within an easement granted to the City and recorded in the office of the Blaine County Recorder prior to or in conjunction with recordation of the Final Plat.
			<i>Commission Findings</i>	1. & 2. The property is mostly flat and does not contain any notable rock outcropping or watercourses. The property does contain two small tree clusters and one tree. However, these are centrally located and are not particularly notable or specifically enhance the attractiveness of the subdivision. Current landscaping will be fully reworked through the development process without preserving the current conditions.
☐	☐	☒	16.06.050.P	Additional Criteria for Subdivision in the Floodplain Overlay District: - The City Council may require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access easement. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the Council may require an extension of that easement along the portion of the riverbank that runs through the proposed subdivision. - All subdivision proposals shall be consistent with the standards set forth in §16.02.060.A, <i>FP: Floodplain Overlay District</i>; - All proposed lots in the subdivision shall have a building envelope that is located above the base flood elevation. It is preferred that building sites are located on natural high ground and special flood hazards areas are reserved for open

			space, trails, parks, and other low-impact, nonresidential uses. If fill is proposed to elevate building sites, compensatory storage must be provided pursuant to section chapter. 4. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage; 5. All subdivision proposals shall include streets that are at or above the base flood elevation to allow dryland access for emergency vehicles during a flood event; 6. All subdivision proposals shall have adequate drainage facilities provided to ensure that the post-development stormwater (of a 25-year storm) discharge volume and flow rate will not exceed the pre-development conditions. Low impact development and green infrastructure techniques for stormwater management are encouraged. Drainage plans and pre- and post-development hydrology calculations shall be prepared by a civil engineer licensed in the State of Idaho; 7. All requirements of the Code of Federal Regulations, 44 CFR 60.3 shall be met; and 8. All subdivision proposals and other development proposals shall have received all necessary permits from those governmental agencies for which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 USC 1334.
		<i>Commission Findings</i>	N/A - The property is not in the floodplain.

FINDINGS REGARDING TOWNHOME SUBDIVISION REQUIREMENTS

Townhouse Subdivision Requirements				
Compliant				
Yes	No	N/A	City Code	Standards and Conformance
☒	☐	☐	16.06.070.C.1	All townhouse developments, including each individual subplot, shall not exceed the maximum building coverage requirements of the zoning district. The building coverage limitation shall apply to the collective townhouse development lot, and not each individual sublots.
			<i>Commission Findings</i>	The development is in the GR-L Zone which allows a maximum coverage of 35%*. The proposal covers 34.9% of the lot. *Percentage dropped due to Scrivener error in the recently adopted Land Development Code, to be corrected in upcoming code updates. This

				percentage is to be carried forward from previous Ketchum Municipal Code section 17.12.030.
☒	☐	☐	16.06.070.C.2	All garages shall be designated on the preliminary and Final Plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided that the ownership of detached garages is tied to specific townhouse units on the townhouse plat and in any owner's documents, and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.
			<i>Commission Findings</i>	The garages are not shown on the preliminary plat partially due to conflict with 16.07.080.A.c.(2)(A)viii(g), which requires a preliminary plat to show scaled locations of existing buildings. However, both garages are located within each residence on their respective subplot. A condition of approval has been added stipulating the garages will be clearly shown on the final plat.

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 Planning and Zoning Commission has authority to hear the applicant's Preliminary Plat Application pursuant to Chapter 16.07 of Ketchum Municipal Code Title 16.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §16.07.020.E.6.
4. The Preliminary Plat Application is governed under Ketchum Municipal Code Chapter 16.06 and §16.07.080.A.1.
5. The Preliminary Plat Application File No. P26-009 meets all applicable standards specified in Title 16 of Ketchum Municipal Code.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **recommends approval** of The Seidner Residences Preliminary Plat Application File No. P26-016a this Thursday, July 16, 2026 subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. The Preliminary Plat is subject to all conditions of approval associated with Design Review approval P26-016.
2. Failure to record a Final Plat within two (2) years of Council's approval of a Preliminary Plat shall cause the Preliminary Plat to be null and void.
3. Prior to Final Plat approval, the Final Plat shall clearly depict the location of the garages on their respective townhouse sublots in accordance with the applicable Townhouse Subdivision requirements

Administrative Appeal Notice: Applicant has the opportunity, pursuant to Ketchum Municipal Code 16.07.020.H to administratively appeal this Decision to the City Council.

Regulatory Taking Analysis Notice: Applicant has the opportunity, pursuant to Idaho Code 67-8003, to submit a written request for a regulatory taking analysis of this Decision.

Findings of Fact **adopted** this 16th day of July 2026.

Brenda Moczygemba, Vice Chair
City of Ketchum
Planning and Zoning Commission



**STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF JULY 16, 2026**

PROJECT:	Greyhawk Townhomes
FILE NUMBER:	P26-008
APPLICATION TYPE:	Preapplication Mountain Overlay Design Review
PROPERTY OWNER:	Andrew Seligson & Sarah Toral
ARCHITECT:	Mike Allaire, AIA, Michael Doty Associates Architects
REQUEST:	Preapplication Mountain Overlay Design Review for the construction of two three-story duplex buildings and associated site improvements
LOCATION:	Tax Lot 6866 (RPK4N170140730), on the north side of Warm Springs Road at the western edge of the Ketchum city limits
ZONING:	General Residential Low Density (GR-L)
OVERLAY:	Mountain Overlay and Avalanche Overlay Districts
REVIEWER:	Abby Rivin – Senior Planner
NOTICE:	A public hearing notice was mailed to all property owners within 300 feet of the project site on June 24, 2026. The notice was published in the Idaho Mountain Express on June 24, 2026. A notice was posted on the city's website on July 1, 2026 and on the project site on July 9, 2026.

EXECUTIVE SUMMARY

The applicant has submitted a Preapplication Mountain Overlay Design Review for the development of two three-story duplex buildings, each containing approximately 11,215 gross square feet, and associated site improvements (see Figure 1), located on Tax Lot 6866, an 8.41-acre property located on the north side of Warm Springs Road at the western edge of the Ketchum city limits (see Figure 2). The property is zoned General Residential Low Density (GR-L) and is located within both the Mountain Overlay (MO) and Avalanche Overlay Districts. Project plans and supporting materials are included in Attachment A.

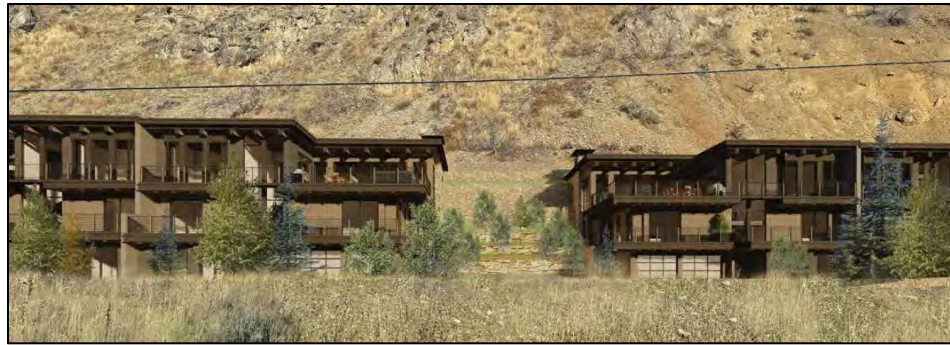


Figure 1: Applicant Rendering Looking North from Warm Springs Road

The proposal redevelops a previously disturbed hillside site through a coordinated architectural, landscape, and site restoration strategy. In addition to providing four new residential ownership opportunities, the project includes several public improvements, including undergrounding existing overhead utilities and extending the existing public bike path along Warm Springs Road. The proposal also incorporates a comprehensive hillside restoration strategy intended to restore disturbed portions of the site and visually integrate the development into the surrounding hillside while reducing its visual impact.



Figure 2: Vicinity Map

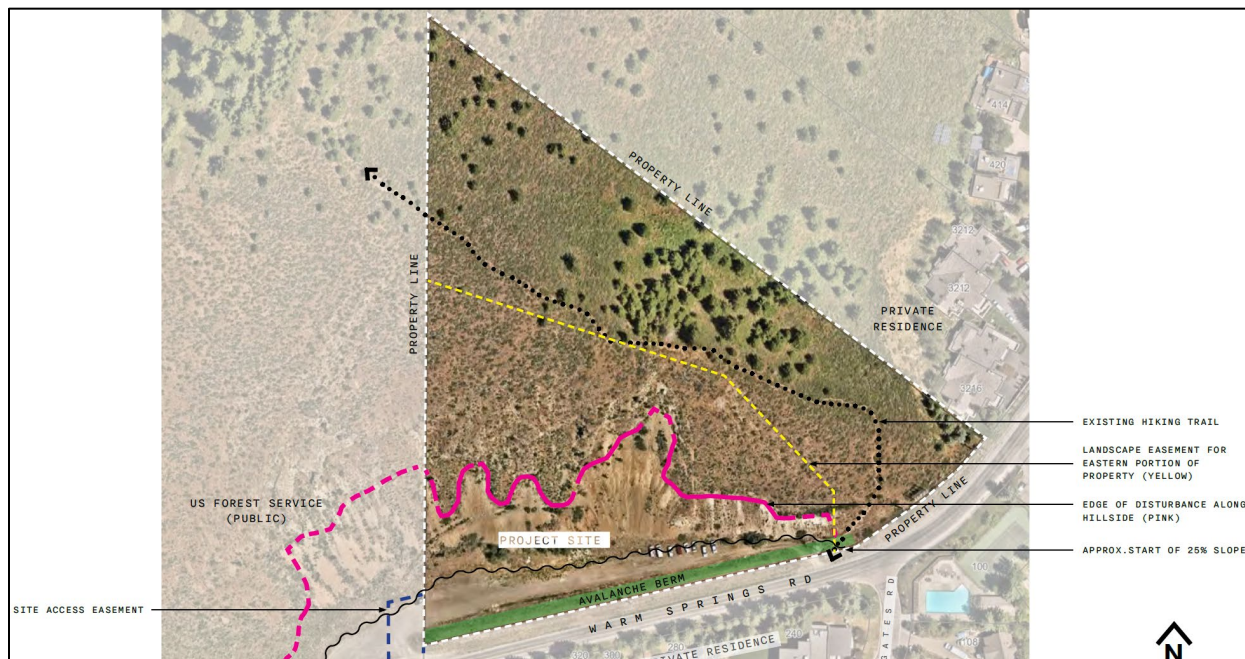


Figure 3: Existing Site Conditions and Constraints

The property is large with a total area of 367,515 square feet and almost 850 linear feet of frontage along Warm Springs Road. Although the property is relatively large, the developable area is constrained by several site features, including a landscape easement along the eastern portion of the property that encumbers 4 acres of the subject property, a 20-foot-wide avalanche berm easement along Warm Springs Road, and slopes exceeding 25 percent across the northern portion of the property (see Figure 3).

Despite these significant site constraints, the proposal accommodates four residential units while concentrating development within the most suitable portion of the property. The proposal also incorporates a comprehensive hillside restoration strategy utilizing native plant communities, harvested shale, terraced natural stone retaining walls, and screening vegetation intended to visually reconnect disturbed portions of the site with the surrounding hillside. However, portions of the proposed grading and retaining walls extend beyond the previously disturbed area into adjacent undisturbed hillside terrain.

The proposal includes subdivision of the existing parcel into two parent lots, followed by townhouse subdivision of each parent lot to create individual townhouse sublots. This approach is necessary because the GR-L Zone limits multifamily dwellings to a maximum of two dwelling units per lot. The associated subdivision applications will be reviewed concurrently with the final MO Design Review application.

The project also proposes a concrete avalanche protective wall that forms the rear wall of each duplex building and extends between the structures. Pursuant to §16.02.070.B.4.b of the Land Development Code (LDC), avalanche protective structures are permitted only through approval of a Conditional Use Permit (CUP). Accordingly, the applicant will be required to submit a CUP application for the avalanche protective wall concurrent with the final MO Design Review application.

Preapplication is required for this project as the total area of the subject property exceeds 11,000 square feet. The preapplication process provides an opportunity for the Planning and Zoning Commission to provide feedback on the project design, identify potential code compliance, and offer guidance prior to the submittal of the final MO Design Review application. No formal action is required at this stage.

Staff requests the Commission provide feedback to the applicant after reviewing the preapplication submittal (Attachment A), staff analysis, the applicant's presentation, and any public comment.

BACKGROUND

Process to Date

The Planning and Building Department received the Greyhawk Townhomes Preapplication on February 26, 2026. The application was circulated to all applicable City departments for review, and consolidated staff comments were provided to the applicant on April 7, 2026.

Revisions in response to departmental comments are not required at the preapplication stage, and the applicant elected to proceed directly to Planning and Zoning Commission review. The applicant must address all City department comments, as well as any direction and feedback provided by the

Planning and Zoning Commission during the preapplication review, as part of the Final Mountain Overlay Design Review application.

Pursuant to LDC §16.07.030.C.1.c(4)(C), the applicant must submit a complete final MO Design Review application, together with all required fees, within 180 calendar days of the Commission's preapplication meeting. Failure to do so will render the preapplication null and void.

ANALYSIS

Pursuant to LDC §16.07.030.C.2.d, the Planning and Zoning Commission must determine that the following criteria are met before approving a Design Review application:

1. The project does not jeopardize the health, safety, or welfare of the public.
2. The project generally conforms with the design-related goals, policies, and objectives of the adopted comprehensive plan.
3. The project conforms to all applicable standards and criteria as set forth in this section, and any other standards in this Code, including §16.04.080, Design Review, and where applicable, §16.02.060.D MO: Mountain Overlay District.

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

The **2025 Cohesive Ketchum Comprehensive Plan** establishes the City's long-range vision for growth and development. The Comprehensive Plan contains numerous goals and policies applicable to this proposal. The following themes are most directly relevant to the Commission's review:

- encouraging context-sensitive infill and redevelopment;
- reinforcing the distinctive character of Ketchum's neighborhoods;
- protecting hillsides, natural landforms, and community gateways;
- directing development to the lowest, least visible, and least environmentally sensitive portions of a site;
- minimizing grading and disturbance to natural topography;
- protecting wildlife habitat; and
- making efficient use of Ketchum's limited residential land supply while preserving neighborhood character.

Collectively, these policies support context-sensitive residential infill while recognizing Ketchum's undeveloped hillsides as one of the community's defining assets. The Comprehensive Plan encourages efficient residential development while emphasizing that projects on hillside properties must be carefully sited and designed to preserve natural landforms, scenic resources, wildlife habitat, and neighborhood character.

Future Land Use

The subject property is designated **Low-Density Residential (LDR)** and **Open Space (OS)** on the Future Land Use Map (see Figure 4) and is located within the Mountain Overlay District.

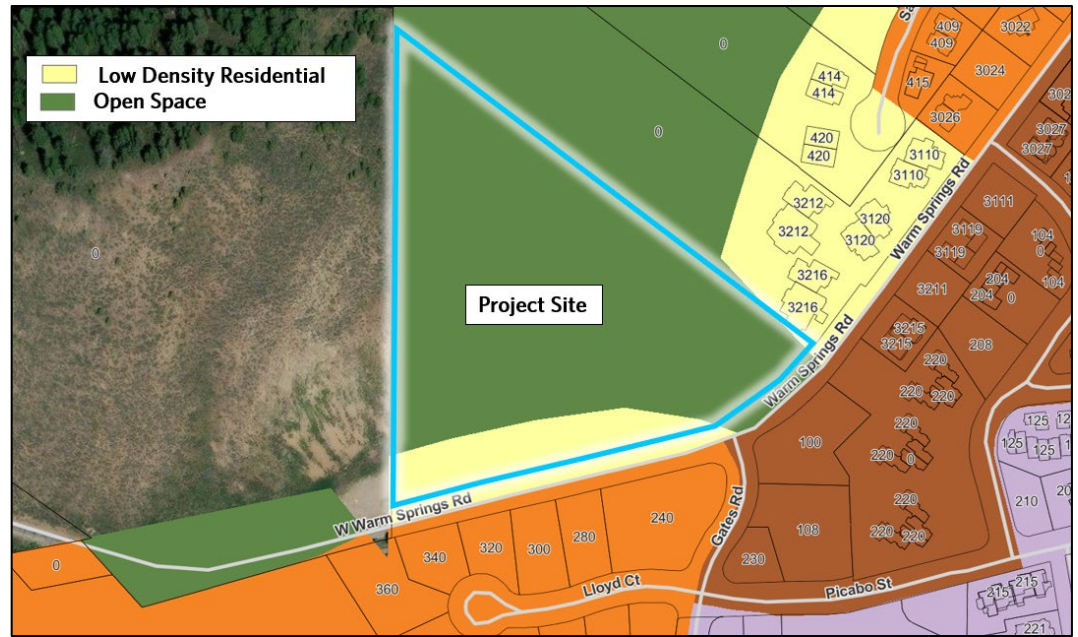


Figure 4: Future Land Use Map

The **Low-Density Residential (LDR)** designation is intended to accommodate primarily single-family homes and duplexes within established neighborhoods at generally one to five dwelling units per acre. The Comprehensive Plan identifies LDR-designated areas as important locations for future residential growth and encourages efficient use of residential land through context-sensitive infill, subdivision of large lots into smaller lots, accessory dwelling units, division of large existing homes into multiple units, and other neighborhood-scale housing opportunities.

However, the Plan also recognizes that environmental constraints may limit development potential. The accompanying Land Capacity Analysis identifies Mountain Overlay lands and slopes exceeding 25 percent as significant constraints that reduce the amount of land suitable for development.

The **Open Space** designation recognizes the ecological, scenic, recreational, and visual importance of undeveloped hillsides and natural landscapes. On the subject property, the area designated Open Space generally corresponds to the eastern portion of the site encumbered by the landscape easement and the steeper upper hillside where slopes exceed 25 percent. These areas contribute to wildlife habitat, environmental quality, recreation, community character, and Ketchum's identity as a mountain community. An informal hiking trail begins in the eastern portion of the property and continues north across the upper hillside, connecting to U.S. Forest Service lands. Although the trail is not currently protected by a recorded public access easement, preservation of the upper hillside through a conservation easement, public access easement, or similar permanent protection mechanism could further advance the Comprehensive Plan's objectives related to open space preservation, recreation, and protection of natural features. Together, the Low-Density Residential and Open Space designations encourage residential development while recognizing that environmentally sensitive hillside areas should remain largely undisturbed.

Neighborhood Character & Hillside Protection

The subject property is located within the **Warm Springs Base Area** neighborhood, which encompasses the Warm Springs ski base area and the surrounding residential development west of

Sage Road. The neighborhood contains a diverse mix of single-family homes, duplexes, and multifamily buildings generally ranging from one to three stories in height. Architectural styles vary considerably, reflecting different periods of development rather than a single prescribed architectural character. The neighborhood is distinguished by its relationship to Bald Mountain, Warm Springs Creek, mature vegetation, and the surrounding natural landscape.

Consistent with **Policies BNE-1.1 (Growth Management), BNE-1.2 (Neighborhood Characteristics), and BNE-1.5 (Context-Sensitive Development)**, new development should make efficient use of Ketchum's limited land supply while reinforcing the distinct character of the surrounding neighborhood. The Comprehensive Plan emphasizes that compatibility is achieved through thoughtful site planning rather than architectural imitation. Projects should respond to their context by considering building scale and massing, site design, relationships to adjacent development and public streets, preservation of views and natural features, transitions to neighboring properties, use of complementary materials, and protection of wildlife habitat where applicable. Importantly, the Plan states that "context" refers to the natural and built environment surrounding a site—not to a prescribed architectural style—and encourages creativity and innovation while ensuring that new development is responsive to its surroundings.

Protection of Ketchum's hillsides is a central objective of both the Comprehensive Plan and the Mountain Overlay District. The Plan repeatedly identifies undeveloped hillsides as one of the community's defining assets and recognizes their importance to scenic quality, wildlife habitat, environmental quality, recreation, tourism, and overall quality of life. Accordingly, development should minimize grading and vegetation disturbance, preserve visually prominent hillsides, protect wildlife habitat, and be concentrated within the most suitable portions of a site.

Staff Analysis

Staff finds that the proposal is **generally consistent** with the residential land use objectives of the Low-Density Residential Future Land Use designation. Duplexes are an anticipated residential use within the LDR category, and the proposed four-unit development remains well within the intended low-density development pattern for an approximately 8.4-acre site. The proposal also makes more efficient use of a large residential parcel than a single estate-scale residence, includes undergrounding of existing overhead utilities, and incorporates a comprehensive hillside restoration strategy utilizing native plant communities, harvested shale, terraced natural stone retaining walls, and screening vegetation intended to restore previously disturbed portions of the site and visually integrate the development into the surrounding hillside. Collectively, these design elements demonstrate a coordinated approach to hillside redevelopment that balances residential development with restoration of the site's natural character.

At the same time, the proposal presents several issues requiring additional refinement to better advance the Comprehensive Plan's goals for hillside preservation and context-sensitive development. Although the buildings are generally located within an existing disturbed area, portions of the proposed grading and retaining walls extend into adjacent undisturbed hillside terrain. In addition, the proposed building height, massing, and large expanses of glazing warrant further refinement to better respond to the site's natural setting, neighborhood context, and wildlife considerations.

Staff believes the proposal could better advance the goals and policies of the Comprehensive Plan by:

1. Reducing the building height to two stories or below the 30-foot threshold requiring aerial fire apparatus access, allowing the buildings to be sited lower on the property and reducing hillside disturbance.
2. Limiting grading, retaining walls, and site disturbance to previously disturbed portions of the site while avoiding encroachment into undisturbed hillside terrain.
3. Further reducing the perceived scale and bulk of the buildings through increased modulation, offsets, varied roof forms, and enhanced façade articulation.
4. Expanding native landscape restoration to stabilize disturbed areas, improve hillside integration, and enhance wildlife habitat.
5. Preserving the portion of the property designated Open Space as undeveloped natural hillside through a conservation easement, public access easement, or other permanent protection mechanism, where appropriate. Such an approach could further advance the Comprehensive Plan's objectives of protecting visually significant hillsides, preserving open space, and maintaining public access to natural areas.

Overall, staff finds the proposal is generally consistent with the Comprehensive Plan's vision for context-sensitive residential development. Staff also recognizes that the applicant has intentionally approached the project as a hillside restoration and redevelopment effort, concentrating development within an existing disturbed area while proposing extensive revegetation, underground utilities, and public frontage improvements that will improve the long-term appearance of the Warm Springs Road corridor. Staff finds that the proposal establishes a strong foundation for residential development on the site; however, additional refinement is warranted to fully realize the Comprehensive Plan's objectives for hillside preservation, neighborhood compatibility, and context-sensitive design. These issues are discussed in greater detail in the following sections.

Criteria 3: Applicable Standards and Criteria

Zoning Regulations & Dimensional Standards

Planning staff reviewed the preapplication submittal for compliance with the applicable zoning and dimensional standards, including permitted use, setbacks, building height, building coverage, parking, and other development regulations. Based on the information submitted, staff believes the proposal is generally consistent with the requirements of the General Residential Low Density (GR-L) Zone. Staff has identified several technical revisions, corrections, and supplemental calculations that will need to be incorporated into the final Mountain Overlay Design Review application to demonstrate full compliance with the Land Development Code.

The submitted building elevations (Sheets A-312 and A-322) indicate that building height has been measured to the top of the flat roof. However, pursuant to the definition of Building Height in LDC §16.08.020, building height must be measured from the lowest of natural, existing, or finished grade to the highest point of the structure, including parapets and other roof elements. Based on the submitted plans, staff cannot verify compliance because the rear avalanche protective wall appears to be the highest point of the structure but is not included in the building height calculation. Prior to final Mountain Overlay Design Review, the applicant should revise the building height calculations to measure to the highest point of each structure in accordance with LDC §16.08.020.

Sheet A-010 identifies total building coverage for the existing Tax Lot 6866 as 11,882 square feet, or 3.2 percent of the total lot area. However, staff cannot verify compliance with the building coverage

requirements because the Land Development Code excludes fire lanes and private driveway easements from lot area calculations, and it is unclear whether these areas have been excluded. In addition, because the proposal includes subdivision of Tax Lot 6866 into two parent lots followed by townhouse subdivisions, building coverage must ultimately be demonstrated for each proposed townhouse development. Pursuant to LDC §16.06.070.C.1, the maximum building coverage limitation applies to each collective townhouse development lot rather than the individual townhouse sublots. Prior to final Mountain Overlay Design Review, the applicant should revise the building coverage calculations to exclude all applicable fire lane and private driveway easement areas from the lot area and demonstrate compliance with the GR-L building coverage requirements for each proposed townhouse development.

Staff believes these issues are technical in nature and can be resolved through revisions to the plans and supporting calculations at the final MO Design Review stage.

Design Review Standards

Exterior Materials & Colors

The proposed architectural design is generally appropriate for the site and responds thoughtfully to both the surrounding residential context and the natural hillside setting. The proposed materials—including thermally modified wood siding, rustic stone veneer, board-formed concrete, and weathered metal accents—reinforce the site's mountain character while complementing the established residential character of the Warm Springs neighborhood. Likewise, the muted earth-toned color palette is compatible with the surrounding shale hillside and is intended to reduce visual contrast between the development and the natural landscape, particularly when viewed from Warm Springs Road (see Figure 5). Together with the proposed hillside restoration strategy—including native plant communities, harvested shale, terraced natural stone retaining walls, and screening vegetation—these architectural elements should help visually integrate the development into the hillside and reduce its prominence from the public realm. Overall, the proposed architectural and landscape design generally advances the Mountain Overlay District's objective of minimizing the visual impact of development on the hillside through the use of context-sensitive materials, colors, and site restoration.



Figure 5: Proposed Materials and Hillside Integration

At the same time, the proposed design includes large expanses of glazing on the front façades relative to surrounding residential development. The large expanses of glass increase the perceived scale of the buildings and reduce opportunities for façade articulation and human-scaled detailing.

Consistent with LDC §16.04.080.C.4.a, which requires building materials and colors to be complementary to the surrounding neighborhood, staff finds the proposed material and color palette to be generally appropriate. However, staff recommends reducing the extent of glazing on the primary façades and incorporating additional architectural detailing—including lintels, muntins, mullions, and other human-scaled elements—to provide greater façade articulation, break down the perceived building mass, strengthen compatibility with the surrounding residential context, and further reduce the visual prominence of the buildings within the hillside setting.

Building Massing and Articulation

The proposed building design incorporates several features that reduce the apparent scale of the duplex buildings, including recessed garage doors, projecting balconies, changes in exterior materials, and some variation in wall planes. These elements begin to break down the overall mass of the structures and provide architectural interest.

The proposed mountain modern design is characterized by flat roof forms, minimal ornamentation, extensive glazing, and limited variation in wall planes. Collectively, these design elements create a clean, contemporary architectural expression; however, the combination of flat roof forms, large expanses of glazing, and relatively limited façade modulation causes the buildings to read as larger and more monolithic than much of the surrounding residential development.

While the proposal incorporates some modulation, the level of horizontal and vertical articulation does not sufficiently reduce the perceived bulk of the structures or provide the visual relief intended by the Design Review standards. The façades lack sufficient depth, variation, and architectural detailing to effectively break down the overall scale of the buildings when viewed from Warm Springs Road.

Consistent with LDC §16.04.080.C.5, which requires buildings to be clearly defined by architectural features and building walls to incorporate undulation that reduces the appearance of bulk and flatness, staff recommends the applicant:

1. Increase horizontal and vertical modulation through more pronounced step-backs and offsets.
2. Introduce greater variation in façade planes, roof forms, and building heights.
3. Offset individual units within each duplex and consider shifting the duplex buildings relative to one another to reduce the appearance of continuous building mass.
4. Build upon the proposed natural material palette by incorporating additional architectural detailing and variation that reinforces human-scaled design while maintaining the project's contemporary mountain architectural character.

Building Orientation & Site Planning

Overall, the proposed site layout successfully concentrates development within the lower, previously disturbed portion of the property while taking advantage of existing topography to tuck the buildings into the hillside. This approach avoids creating a large, elevated building pad and preserves the natural character of much of the upper hillside. The proposed orientation also

preserves much of the upper hillside as undeveloped open space and allows the project's comprehensive hillside restoration strategy to reconnect previously disturbed portions of the site with the surrounding natural terrain.

Additional opportunities remain to improve the relationship between the buildings, Warm Springs Road, and the surrounding hillside through adjustments to building orientation, spacing, and site planning. Additional variation in the placement of the duplex buildings and individual units would reduce the perception of repetitive building forms while better responding to the site's natural topography.

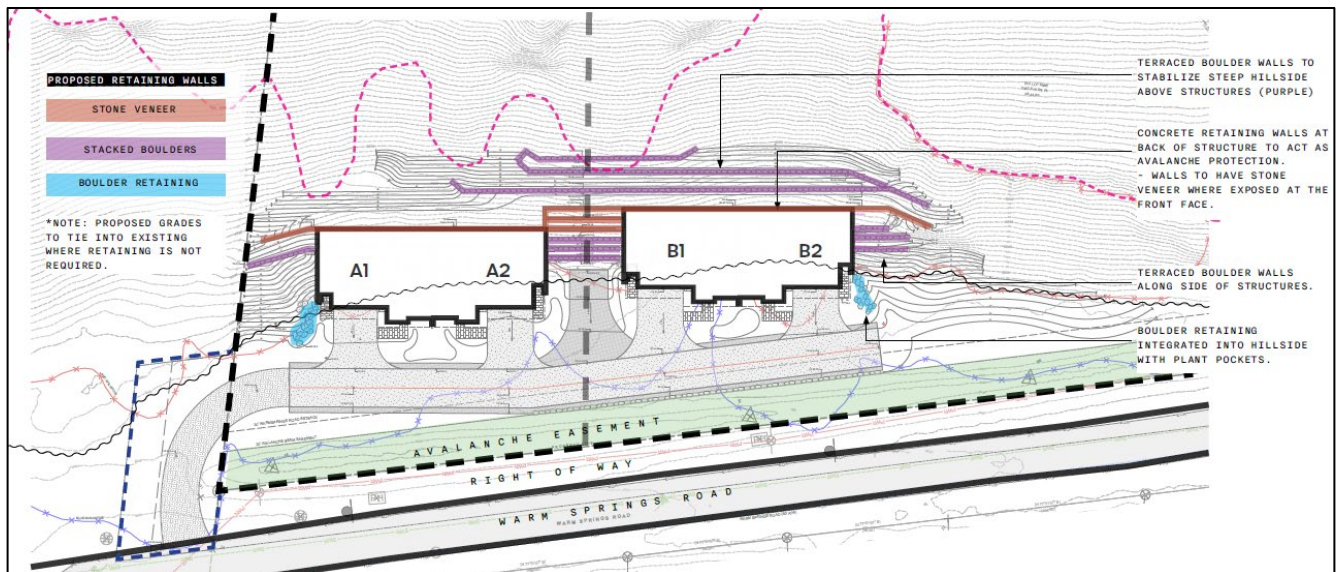


Figure 6: Proposed Building Orientation and Hillside Site Design

The proposed site design demonstrates a thoughtful response to the site's natural topography by concentrating the principal development within an existing disturbed area and stepping the buildings into the hillside to minimize the need for extensive grading. The proposed hillside restoration strategy, terraced natural stone retaining walls, underground utilities, and earth-toned materials work together as an integrated design response intended to reduce the project's visual prominence and better incorporate the development into its mountain setting. While the proposal generally advances the Comprehensive Plan's and Mountain Overlay District's objectives of context-sensitive hillside development, portions of the proposed grading, retaining walls, and associated site improvements extend beyond the previously disturbed area into adjacent undisturbed hillside terrain. Staff recommends that the Final Mountain Overlay Design Review application further refine these improvements, where feasible, to minimize disturbance to natural landforms and better preserve the character of the hillside.

Access, Circulation, and Frontage Improvements

The proposed driveway accesses the property across U.S. Forest Service land and generally appears to provide a feasible means of serving both duplex buildings while consolidating vehicular access into a single driveway, thereby avoiding multiple curb cuts along Warm Springs Road. However, because the proposed access crosses U.S. Forest Service land, several items require additional documentation before compliance with the Design Review and subdivision standards can be verified.

The applicant states that access has been approved by the U.S. Forest Service; however, documentation of that approval has not been provided. Prior to final Mountain Overlay Design Review, the applicant should provide documentation of the U.S. Forest Service authorization (e.g., a Special Use Permit or other authorization, as applicable), depict the location and dimensions of the proposed access easement on the subdivision plats, and demonstrate compliant legal access to each proposed parent lot, including the required access easement serving the eastern parent lot.

The project qualifies as a substantial improvement and is therefore required to construct frontage improvements consistent with the Design Review standards. The existing bike path currently terminates west of Gates Road and does not extend along the subject property's frontage. As part of the proposed development, the applicant will be required to extend the bike path along the project frontage, providing a continuous pedestrian and bicycle connection along Warm Springs Road. Together with the proposed undergrounding of overhead utilities, these frontage improvements represent a lasting public investment that will improve the visual character, safety, and multimodal connectivity of the Warm Springs Road corridor.

Mountain Overlay District Standards

Hillside Disturbance

LDC §16.02.070.D.5.i requires that cuts and fills associated with roadways be minimized and concealed with landscaping, revegetation, and/or natural stone materials. LDC §16.02.070.D.5.n further requires that excavations, fills, and vegetation disturbance on hillsides not associated with building construction be minimized. In addition, LDC §16.02.070.D.5.j requires that development be located on the most suitable portion of the parcel to carry out the purposes of the Mountain Overlay District, which include minimizing disturbance to natural topography, protecting natural landforms and wildlife habitat, preserving visually prominent hillsides, and directing development away from higher elevations.

Overall, the proposal demonstrates a thoughtful and comprehensive approach to hillside redevelopment by concentrating development within a previously disturbed portion of the site while pairing new construction with an equally significant hillside restoration strategy. The proposed buildings are generally concentrated within the lower, previously disturbed portion of the property rather than extending development into the largely undisturbed hillside above. The project also incorporates a comprehensive hillside restoration strategy intended to visually reintegrate disturbed areas with the surrounding slope. As shown on the grading and landscape plans, the proposal utilizes native plant communities, harvested shale, terraced natural stone retaining walls, and screening vegetation to stabilize disturbed slopes, soften the appearance of retaining structures, and visually reconnect previously disturbed portions of the hillside with the surrounding natural landscape.

While these design strategies substantially reduce the visual effects of hillside disturbance, the grading and retaining plans (Sheet L3.3) indicate that portions of the proposed retaining walls, grading, and associated disturbance extend beyond the previously disturbed area and into the undisturbed hillside. Staff finds that further concentrating development within the previously disturbed portion of the site would better advance the purposes of the Mountain Overlay District by minimizing impacts to existing landforms and native vegetation.

Although the proposed buildings generally avoid the steepest portions of the property, the development does extend slightly into areas exceeding 25 percent slope. The applicant explains that the constrained width of the developable area, combined with emergency access requirements, limits available building locations. Specifically, the applicant notes that the combination of the 20-foot avalanche berm easement, the required 26-foot-wide aerial fire apparatus access road, and the required 15-foot separation between the aerial apparatus access road and buildings leaves a limited building envelope between Warm Springs Road and the toe of the hillside. The applicant further explains that the proposed excavation primarily affects loose shale associated with previous disturbance rather than undisturbed native hillside.

Staff finds this explanation reasonable and acknowledges that the current building placement is influenced by life-safety requirements rather than solely by site design preferences. Nevertheless, opportunities appear to exist to further reduce hillside disturbance while maintaining the project's overall design intent.

One such opportunity relates to building height. Because the proposed buildings exceed 30 feet in height above grade, the International Fire Code requires aerial fire apparatus access, resulting in a wider access drive and increased setback from the structures. If the buildings were redesigned to remain below the 30-foot threshold, the aerial apparatus access requirement would no longer apply. This could allow the buildings to shift closer to Warm Springs Road, reduce the length and width of the access drive, decrease the extent of grading and retaining walls, and better contain development within the previously disturbed portion of the site.

In addition, the City Engineer has noted that the required 28-foot turning radius shown on Sheet L2.11 may have flexibility to shift closer to the avalanche easement. Refinement of the access drive geometry, together with corresponding adjustments to the placement of Building A while maintaining required fire separation distances, may further reduce encroachment into the hillside.

Overall, staff finds that the proposal successfully concentrates development within the lower portion of the property and incorporates meaningful restoration measures that substantially reduce the visual effects of hillside disturbance. Additional refinement of building height, access geometry, and building placement would further minimize grading and retaining walls, better preserve undisturbed hillside areas, and more fully achieve the objectives of the Mountain Overlay District.

Recommended Design Refinements

- Evaluate reducing the building height to less than 30 feet above grade to eliminate the aerial fire apparatus access requirement and allow the buildings to be sited lower on the property.
- Evaluate relocating the required 28-foot turning radius closer to the avalanche easement, consistent with the City Engineer's comments.
- Adjust the placement of Building A, where feasible, to further concentrate development within the previously disturbed area and reduce disturbance to undisturbed hillside terrain.

Visual Impacts

LDC §16.02.070.D.5.a and 5.b require that development avoid material visual impacts on significant skylines and minimize the visual effects of building construction, grading, excavation, filling, and vegetation disturbance as viewed from public vantage points entering or within the City.

Historically, public vantage points have been interpreted to include primary public corridors such as Highway 75, Warm Springs Road, and Sun Valley Road, as well as prominent public gathering places including Town Square and Forest Service Park. Visibility from Bald Mountain or from isolated viewpoints within residential neighborhoods has generally not been considered the basis for evaluating compliance with these standards.

The subject property occupies a highly visible location along Warm Springs Road at the western gateway into Ketchum. The proposed duplex buildings are set into the hillside rather than placed on a ridgeline or knoll and therefore do not interrupt the skyline or create a significant skyline silhouette when viewed from public corridors. The buildings are visually contained by the existing hillside backdrop and are primarily visible from Warm Springs Road immediately adjacent to the site.

The proposal incorporates several complementary design strategies that work together to reduce visual impacts. Buildings utilize a muted palette of natural materials and earth-tone colors intended to blend with the surrounding landscape. Existing overhead utility lines along the property frontage are proposed to be undergrounded, representing a significant visual enhancement along this segment of Warm Springs Road. In addition, the landscape plan incorporates the same comprehensive hillside restoration strategy through native plant communities, harvested shale, terraced natural stone retaining walls, and screening vegetation that will soften retaining structures and reduce the visual contrast between the development and the surrounding hillside over time.

Although these design strategies substantially reduce visual impacts, staff finds that additional refinements to building massing and façade composition could further reduce the perceived scale of the development from Warm Springs Road. As discussed elsewhere in this report, lowering the overall building height and reducing the extent of hillside disturbance would further lessen the project's visual prominence while preserving the overall architectural concept.

Light Trespass, Glazing, and Wildlife

Preserving Ketchum's dark night skies is an important community-wide objective implemented through the City's Dark Sky regulations. In addition, protection of wildlife habitat is a primary purpose of the Mountain Overlay District. Survey Note 7 identifies the subject property as being located within the Blaine County Elk Winter Range Zone.

The proposed architecture incorporates extensive glazing that successfully capture daylight and views toward Bald Mountain while maintaining the project's contemporary mountain character. While the glazing enhances daylight, views, and the overall architectural character of the project, large expanses of glass also have the potential to increase light trespass from interior building illumination during nighttime hours. Although the City's Dark Sky standards regulate exterior lighting and do not directly regulate interior lighting visible through windows, the Planning and Zoning Commission has consistently recognized that excessive light emanating from within buildings is contrary to the spirit and intent of the City's Dark Sky regulations and can contribute to visual impacts along Ketchum's hillsides and community gateways. Increased nighttime illumination may also affect adjacent wildlife habitat within the Elk Winter Range.

The applicant will be required to demonstrate compliance with all applicable Dark Sky standards as part of the final Mountain Overlay Design Review application. Beyond those minimum code

requirements, staff believes the proposal could better advance the purposes of the Mountain Overlay District and further support the City's Dark Sky objectives by reducing the potential for interior light trespass.

Potential design refinements include reducing the extent of front façade glazing where feasible, incorporating glazing with lower visible light transmittance, utilizing window films or other glazing treatments that reduce nighttime light transmission while maintaining daylight and views, and considering additional architectural shading elements where appropriate. These measures would complement the project's thoughtfully selected natural material palette, native landscape restoration strategy, and hillside-sensitive site design by further reducing the visual prominence of the buildings after dark while minimizing potential impacts on adjacent wildlife habitat.

STAFF RECOMMENDATION

As a Preapplication Mountain Overlay Design Review, no formal action is required or requested.

Overall, staff recognizes several significant strengths of the proposal. The project concentrates development within the previously disturbed portion of the site, incorporates a comprehensive hillside restoration strategy utilizing native vegetation and natural materials to visually reconnect disturbed areas with the surrounding landscape, proposes undergrounding of existing overhead utilities, and extends the public bike path along Warm Springs Road. Collectively, these elements represent meaningful public and environmental benefits that advance the purposes of the Comprehensive Plan, Design Review standards, and Mountain Overlay District.

At the same time, staff believes additional refinement of building siting, massing, glazing, and hillside disturbance would further advance the City's design objectives. Staff requests that the Commission provide feedback on the proposed design, the issues identified in this report, and any additional items the Commission deems relevant for consideration during preparation of the final Mountain Overlay Design Review application. In particular, staff requests Commission feedback regarding building height, building massing, façade articulation, hillside disturbance, and long-term protection of the Open Space portion of the property.

ATTACHMENTS:

- A. Greyhawk Townhomes Preapplication MO Design Review Submittal

■ ARCHITECT'S MEMO

To: City of Ketchum Planning and Building Department

Date: February 19, 2026

Re: Greyhawk Townhomes Design Narrative

We are pleased to present the Mountain Overlay Pre-Application Design Review Submittal for the Greyhawk Townhomes, located on Tax Lot 6866, Warm Springs Road, Ketchum, Idaho.

The Greyhawk Townhomes is a set of twin three-story duplex buildings, each consisting of approximately 11,215 gross square feet, located on an 8.41 acre property at the western edge of Ketchum's city limits on Warm Springs Road. The design vernacular is of a rustic mountain style with exposed beams, stone, and architectural concrete, and clad in light brown and grey thermally modified wood siding. Though quite large, the site has a limited buildable area wedged between a landscape easement to the east, an avalanche easement benefiting the development opposite Warm Springs Road to the south, and a steep (25% plus) slope to the north. Building siting is a balance of minimizing cut into the hillside while also minimizing visual proximity to the Warm Springs Frontage and providing the minimum required space for emergency vehicle aerial apparatus access.

Avalanche Easement:

The southern edge of the property, from the southwest corner continuous to the landscape easement on the east side is encumbered by a 20' wide avalanche berm easement (Instrument No. 275593). This easement effectively cuts off all access to and from the buildable area of the property and does not allow for any modification to the ± 5 -foot-tall berm serving the Greyhawk II subdivision as an avalanche barrier. As a result, the driveway and emergency vehicle access lane, beginning at the edge of the avalanche easement, must be a minimum of 20 feet from the Warm Springs Road frontage. Access to and from the site is via an easement through the public land to the west granted to the applicant by the US Forest Service.

Emergency Vehicle Access:

As adopted by the City of Ketchum, Appendix D of the 2018 International Fire Code regulates the requirements for fire apparatus access roads. Accessing the property from the USFS easement to the west of the property results in a driveway longer than 150-feet, which in turn requires a turnaround proposed to be provided between the two buildings. As the proposed height of the buildings is greater than 30 feet an aerial apparatus access road is required. This road must be 26-feet wide and located not less than 15-feet, nor greater than 30-feet from the buildings. This is a major driver in building siting as the 26-foot-wide road begins at the interior line of the avalanche easement described above, and the buildings must fall within a set distance range from the edge of the road. In essence, the closest any portion of either building can be from the property line is 61 feet (20-foot easement+26-foot road+15-foot space) from the property line at Warm Springs Road.

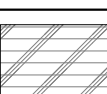
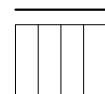
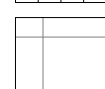
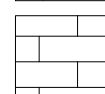
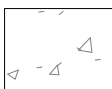
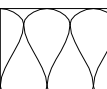
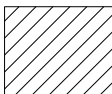
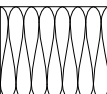
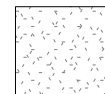
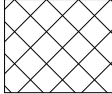
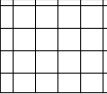
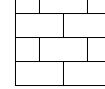
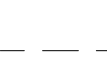
25% Slope:

The applicant is proposing to sub-divide the property to allow for the development of (2) duplex buildings. This subdivision requires the establishment of a building envelope in compliance with Section 16.06.050.B of the Ketchum Municipal Code, which requires an exception in order to build within 25 % or greater slope zones. An exception may be considered “for parcels that are entirely within slopes of 25% or greater to create a reasonable building envelope...” Although, not entirely within a 25% slope, this lot presents a hardship in that the average distance from property line to the toe of 25% slope is approximately 68’-11”. Taken with the 61-foot offset required to provide emergency vehicle access, a flat, buildable area of just under 8 feet is left. These buildings are sited to minimize the encroachment into the 25% slope zone by placement as close to Warm Springs Road as life safety requirements allow. The portion of the hillside that will be excavated to construct the buildings is loose shale left over from a previous disturbance. Not only do these buildings provide an attractive and protective avalanche barrier for Warm Springs Road and the Greyhawk II subdivision, they also greatly improve the visual scarring of the existing hillside.

Thank you for your time and consideration.



MATERIAL SYMBOLS

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

PROJECT TEAM

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STRUCTURAL ENGINEER:	Maxwell Structural Design Studio Craig Maxwell, PE PO Box 1911, Sun Valley, Idaho, 83353 105 Lewis Street, Ketchum, Idaho 83340 (208) 721-2171 craig@maxwellstds.com
LANDSCAPE ARCHITECT:	FORMstudio Tim Bowler, ASLA 151 Sun Valley Road Ketchum, Idaho 83340 (208) 731-9478 tim@formstudioev.com

PROJECT DATA

LEGAL DESCRIPTION:	PARCEL NUMBER: RPK4NT0140730 KETCHUM FR NWNW TL 6866 SEC 14 4N 17E
ZONING:	GR-L: GENERAL RESIDENTIAL, LOW DENSITY
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3
BUILDING AREA (GROSS):	11,196 SF (EA. BLDG.); 22,392 SF (TOTAL DEVELOPMENT)
FIRE SPRINKLER SYSTEM:	NFPA 13-R
SITE AREA:	±367,237 SQ. FT. (±8.43 ACRES)
CODES:	2018 INTERNATIONAL RESIDENTIAL CODE (2018 IRC) AS ADOPTED AND AMENDED BY CITY OF KETCHUM BUILDING DEPT.
JURISDICTIONS:	KETCHUM PLANNING AND BUILDING DEPARTMENT KETCHUM FIRE DEPARTMENT

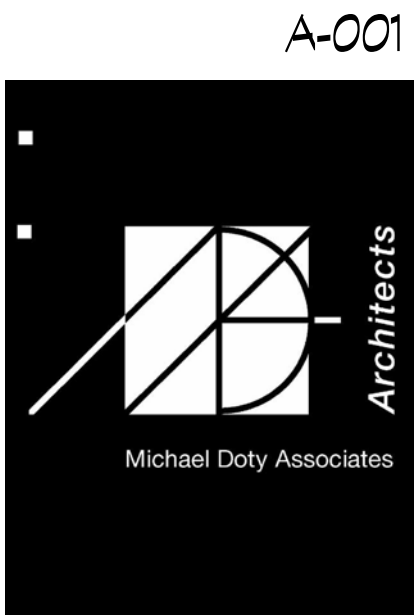
SHEET INDEX

A-001	DESIGN REVIEW COVER	A-010	GROSS AREA PLANS AND CALCULATIONS
General: 1		A-011	NET AREA PLANS AND CALCULATIONS
L0.0	TABLE OF CONTENTS	A-211	BUILDING A - GROUND FLOOR PLAN
L0.1	SITE LOCATOR	A-212	BUILDING A - SECOND FLOOR PLAN
L0.2	SITE + NEIGHBORING RESIDENCE	A-213	BUILDING A - THIRD FLOOR PLAN
L0.3	EXISTING CONDITIONS	A-214	BUILDING A - ROOF PLAN
L1.0	SITING + CONSIDERATIONS	A-221	BUILDING B - GROUND FLOOR PLAN
L1.1	HILLSIDE CONSIDERATIONS	A-222	BUILDING B - SECOND FLOOR PLAN
L1.2	PROJECT SITE	A-223	BUILDING B - THIRD FLOOR PLAN
L1.3	SITE + 25% SLOPE	A-224	BUILDING B - ROOF PLAN
L1.4	SITE + RED AVALANCHE	A-301	EXTERIOR MATERIALS
L1.5	SITE + BLUE AVALANCHE	A-311	BUILDING A - EXTERIOR ELEVATIONS
L2.0	ACCESS CONSIDERATIONS + LIMITATIONS	A-312	BUILDING A - EXTERIOR ELEVATIONS
L2.1	PROJECT SITE	A-321	BUILDING B - EXTERIOR ELEVATIONS
L2.2	SITE - RIGHT OF WAY	A-322	BUILDING B - EXTERIOR ELEVATIONS
L2.3	SITE - AVALANCHE EASEMENT	A-411	UNIT A1 - SECTIONS
L2.4	FIRE DEPARTMENT ACCESS REQUIREMENTS	A-501	EXTERIOR RENDERINGS
L2.5	ACCESS + FIRE DEPT	A-502	EXTERIOR RENDERINGS
L2.6	ACCESS + FIRE DEPT	Architecture: 18	
L2.7	ACCESS + FIRE DEPT	V1.0	VISUALS KEY
L2.8	ACCESS + FIRE DEPT	V1.1	EXISTING CONDITIONS - A
L2.9	ACCESS + FIRE DEPT	V1.2	CONCEPT VISUAL - A
L2.10	BUILDABLE AREA	V2.0	VISUALS KEY
L2.11	ACCESS + FIRE DEPT	V2.1	EXISTING CONDITIONS - B
L2.12	FIRE DEPT. APPROVED LAYOUT	V2.2	CONCEPT VISUAL - B
L2.13	PROPERTY LINE ADJUSTMENT	V3.0	VISUALS KEY
L3.0	LANDSCAPE DESIGN + CONSIDERATIONS	V3.1	EXISTING CONDITIONS - C
L3.1	HILLSIDE ANALYSIS	V3.2	CONCEPT VISUAL - C
L3.2	LANDSCAPE - RETAINING + PLANTING	V4.0	VISUALS KEY
L3.3	RETAINING + GRADING	V4.1	EXISTING CONDITIONS - D
L3.4	LANDSCAPE - DESIGN OVERVIEW	V4.2	CONCEPT VISUAL - D
L3.5	SNOW STORAGE + LIGHTING	V5.0	VISUALS KEY
Landscape: 30		V5.1	EXISTING CONDITIONS - E
		V5.2	CONCEPT VISUAL - E
		V6.0	VISUALS KEY
		V6.1	EXISTING CONDITIONS - F
		V6.2	CONCEPT VISUAL - F
		Site Visuals: 18	
		Total Sheets: 67	

GREYHAWK TOWNHOMES

Ketchum, Idaho

MOD PRE-APPLICATION DESIGN REVIEW
2/19/2026



LO.0 TABLE OF CONTENTS

L0.0 - L0.3 SITE LOCATION + CONTEXT

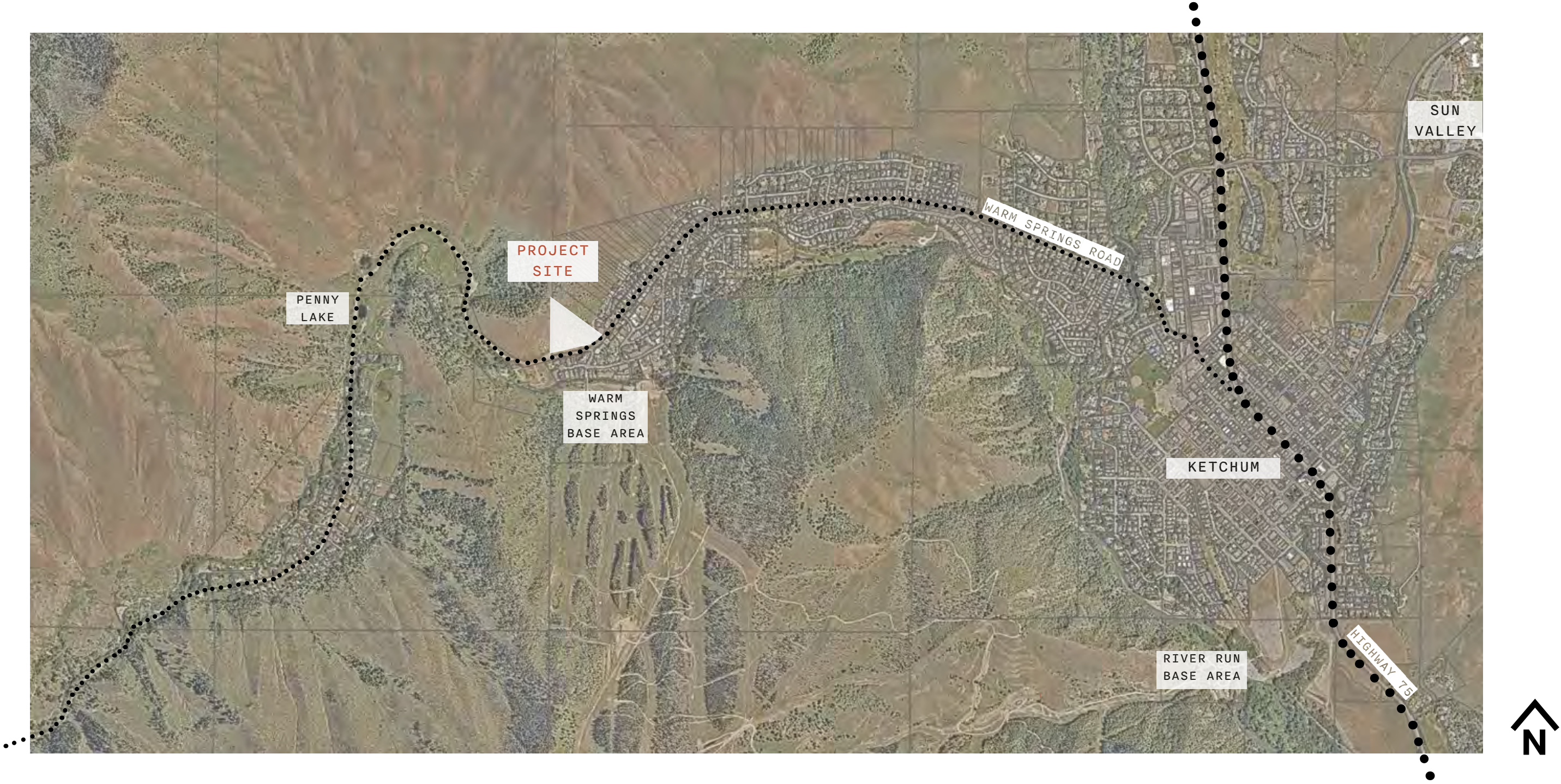
L1.0 - L1.5 SITING + HILLSIDE CONSIDERATIONS

L2.0 - L2.11 SITE ACCESS CONSIDERATIONS + LIMITATIONS

L3.0 - L3.5 LANDSCAPE DESIGN APPROACH

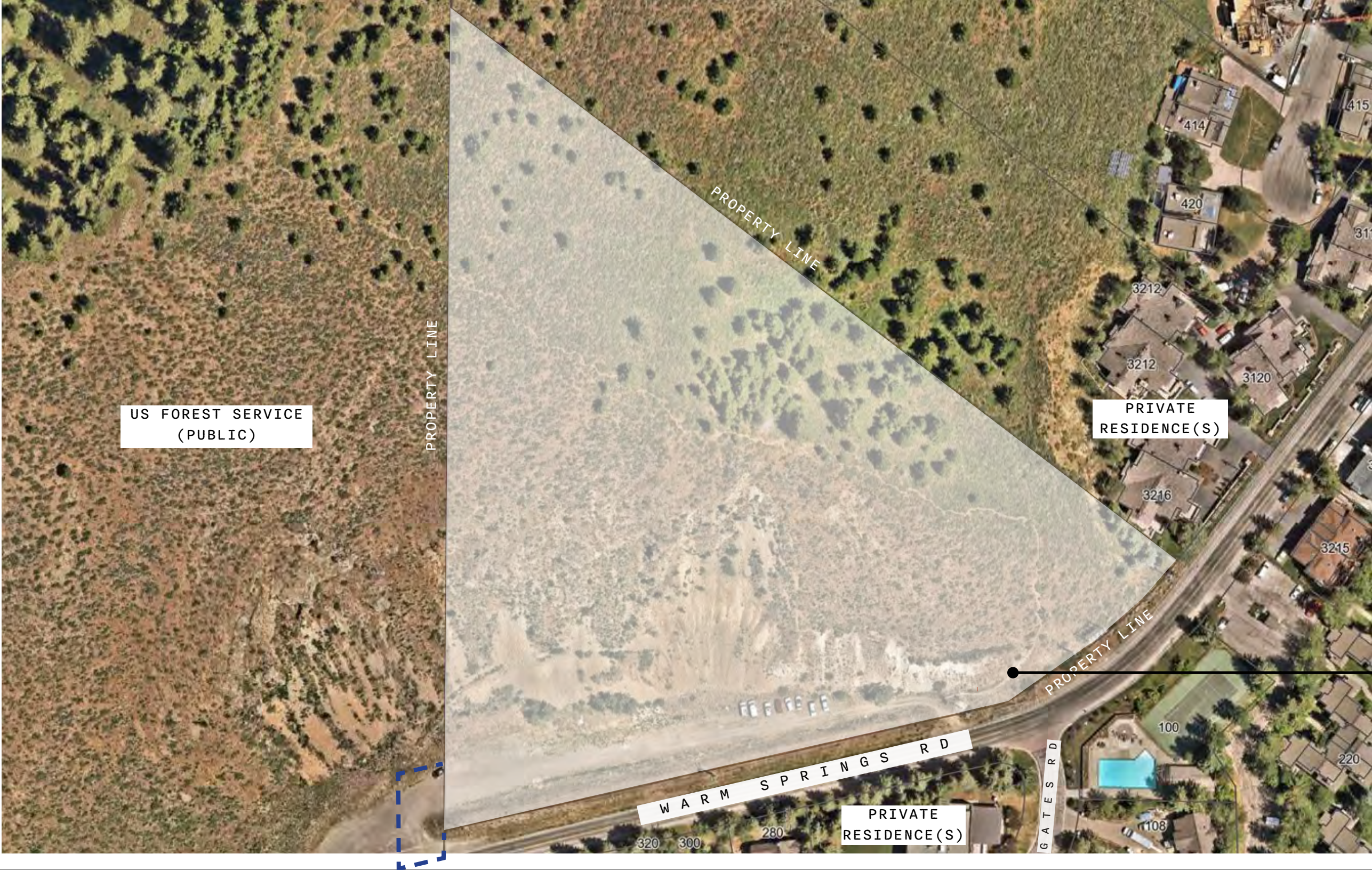
L0.1 SITE LOCATOR

***SHEET DESCRIPTION:**
PLAN INDICATES PROJECT LOCATION AND ITS PROXIMITY TO THE CITY OF KETCHUM AND OTHER SURROUNDING WAY POINTS



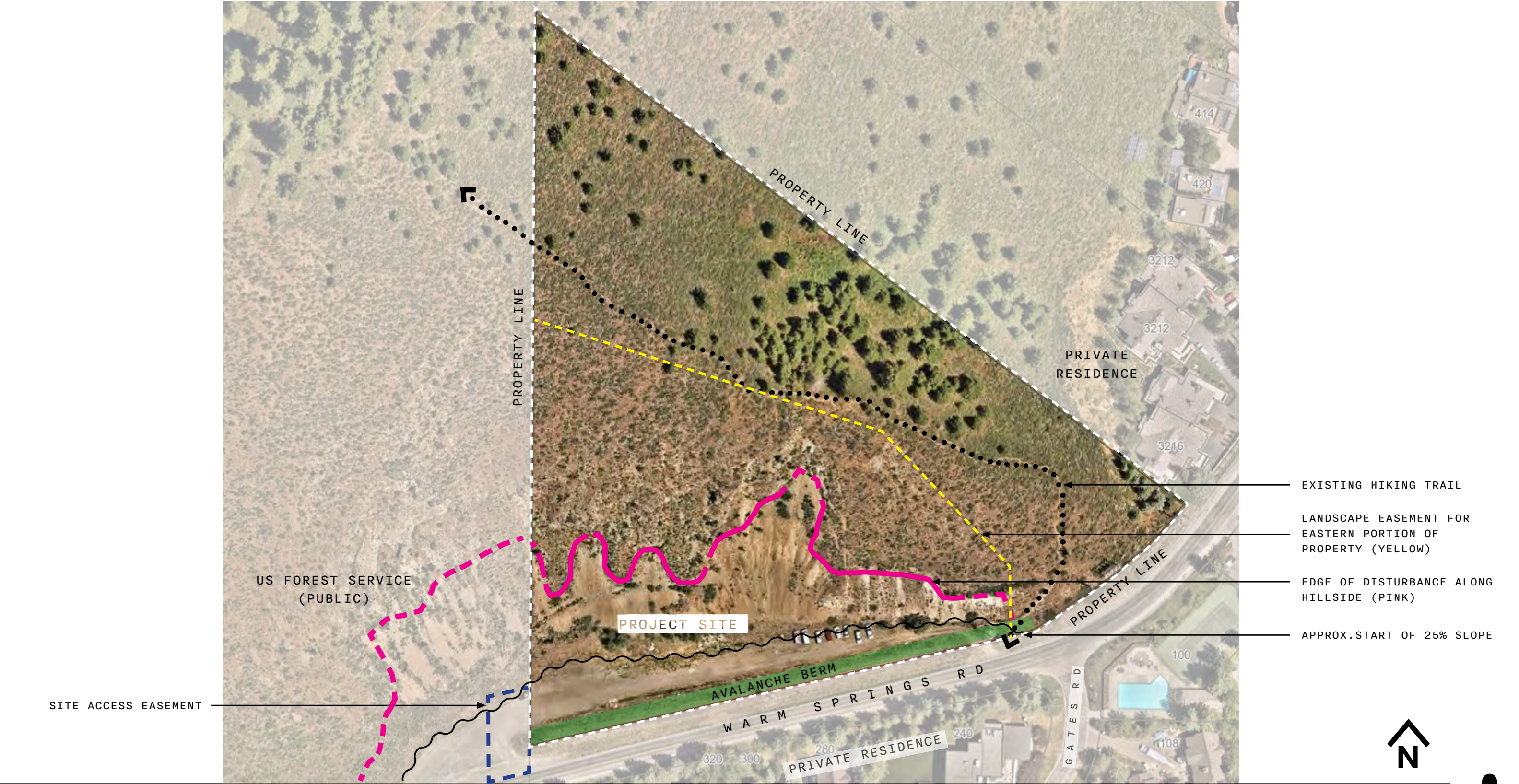
L0.2 SITE + NEIGHBORING RESIDENCE

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PLAN INDICATES EXISTING PROPERTY
LOCATION IN RELATION TO NEIGHBORING
PROPERTIES & EXISTING CONDITIONS.



L0.3 EXISTING CONDITIONS

***SHEET DESCRIPTION:**
PLAN SHOWS EXISTING CONDITIONS AND
LIMITATIONS OF SITE.



L1.0 SITING + CONSIDERATIONS

*SHEET DESCRIPTION:
AERIAL IMAGE OF EXISTING SITE CONDITIONS

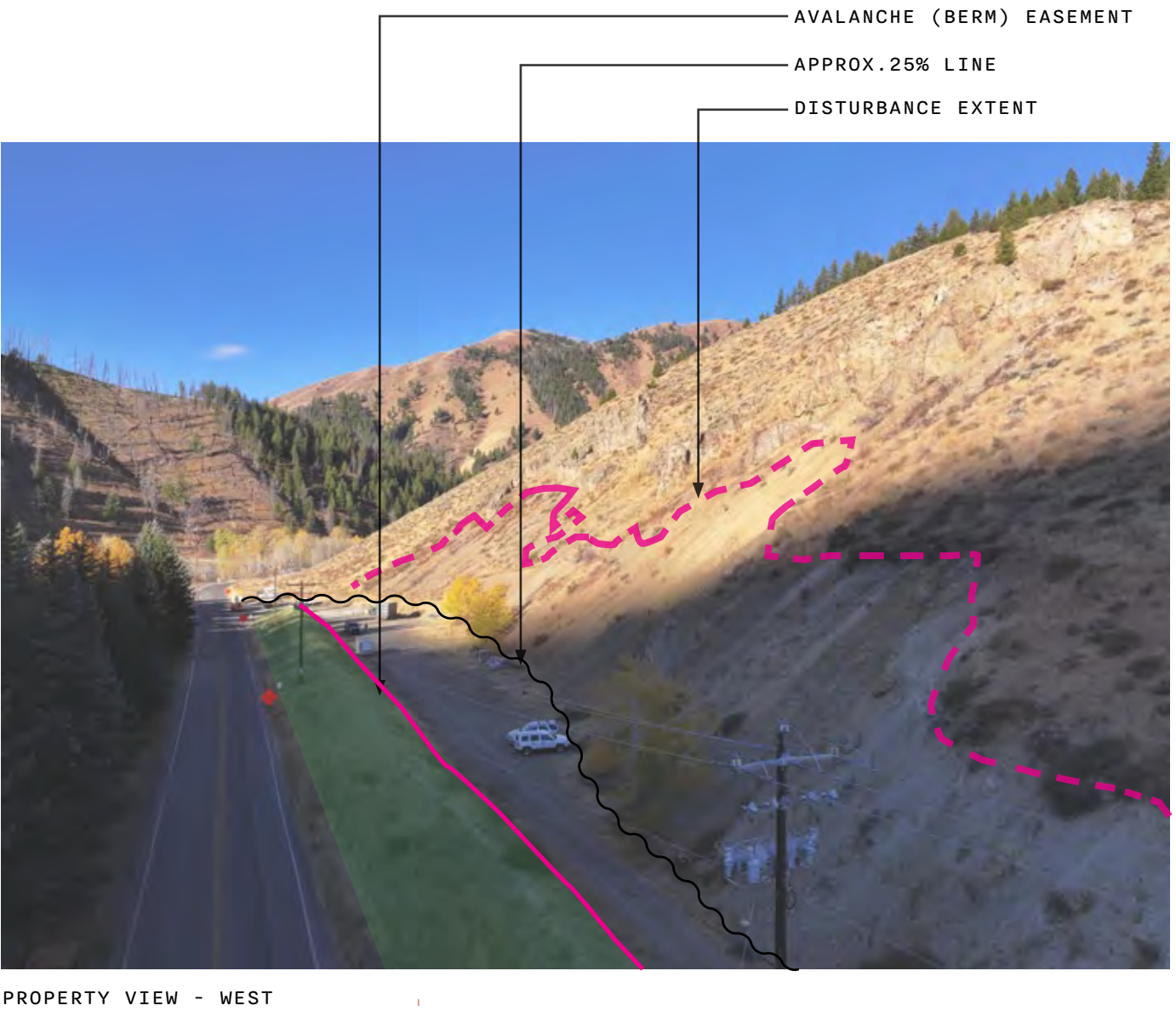
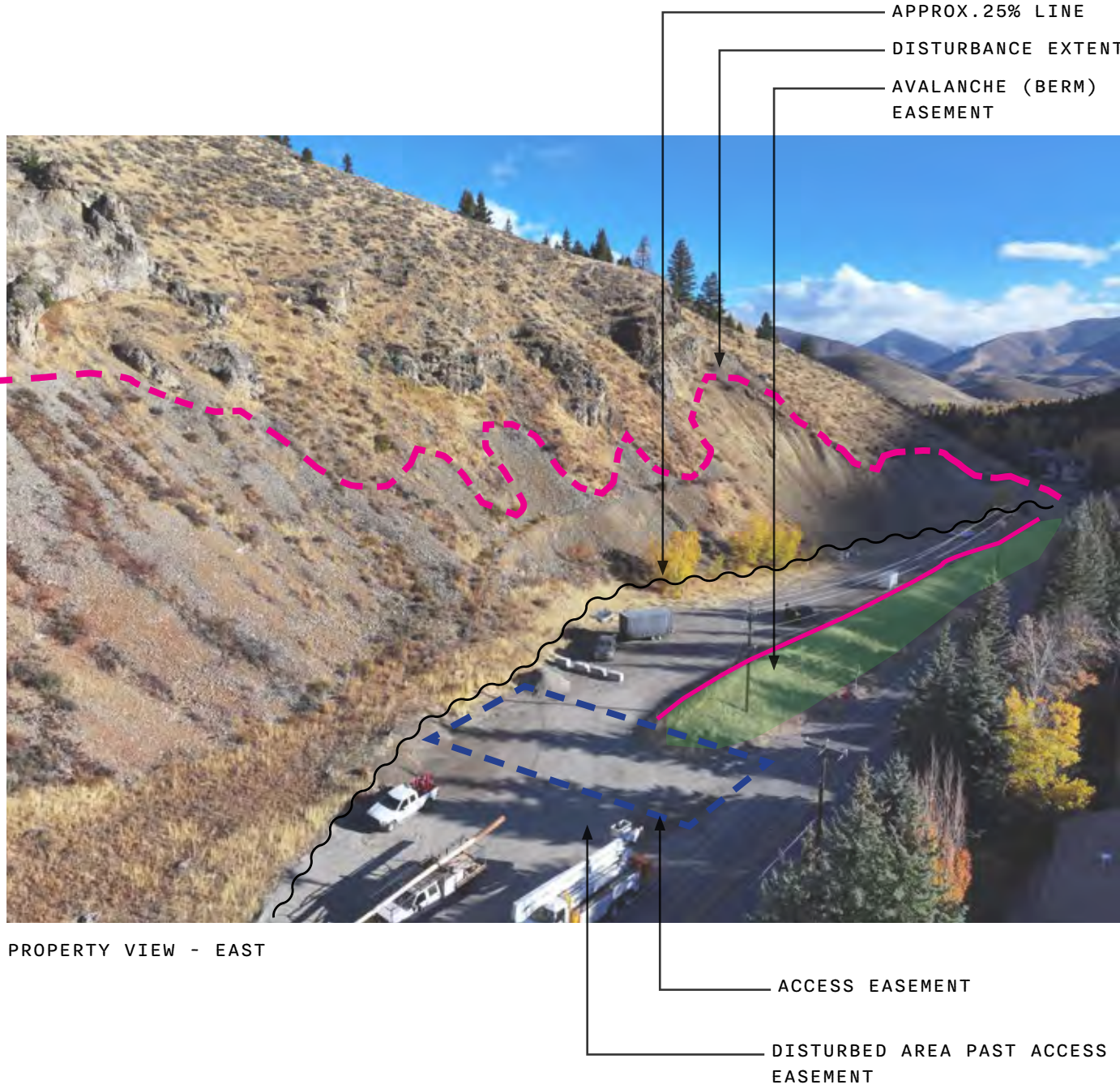
STRUCTURE SITING + DESIGN FACTORS:

- 1. MINIMIZING DISTURBANCE: PROPOSED PROJECT WILL UTILIZE THE PREVIOUSLY DISTURBED HILLSIDE AREA OF SITE WITH STRUCTURES BEING PARTIALLY LOCATED WHERE FLAT PARKING ZONE EXISTS.
- 2. BALANCE: THE STRUCTURE PLACEMENT WILL NEED TO UTILIZE THE HILLSIDE AS AN ANCHOR BUT ALSO SIT AS FAR OUT OF THE 25% SLOPE AS POSSIBLE. PROPERTY IS LOCATED ENTIRELY IN MOUNTAIN OVERLAY DISTRICT AND 25% SLOPE STARTS ADJACENT TO PARKING AREA AT TOE OF SLOPE.
- 3. PROJECT APPEARENCE: DESIGN APPROACH WILL UTILIZE EARTH TONE MATERIALS AND LANDSCAPE TO HELP VISUALLY SOFTEN AND BUFFER PRESENCE OF STRUCTURES.



L1.1 HILLSIDE CONSIDERATIONS

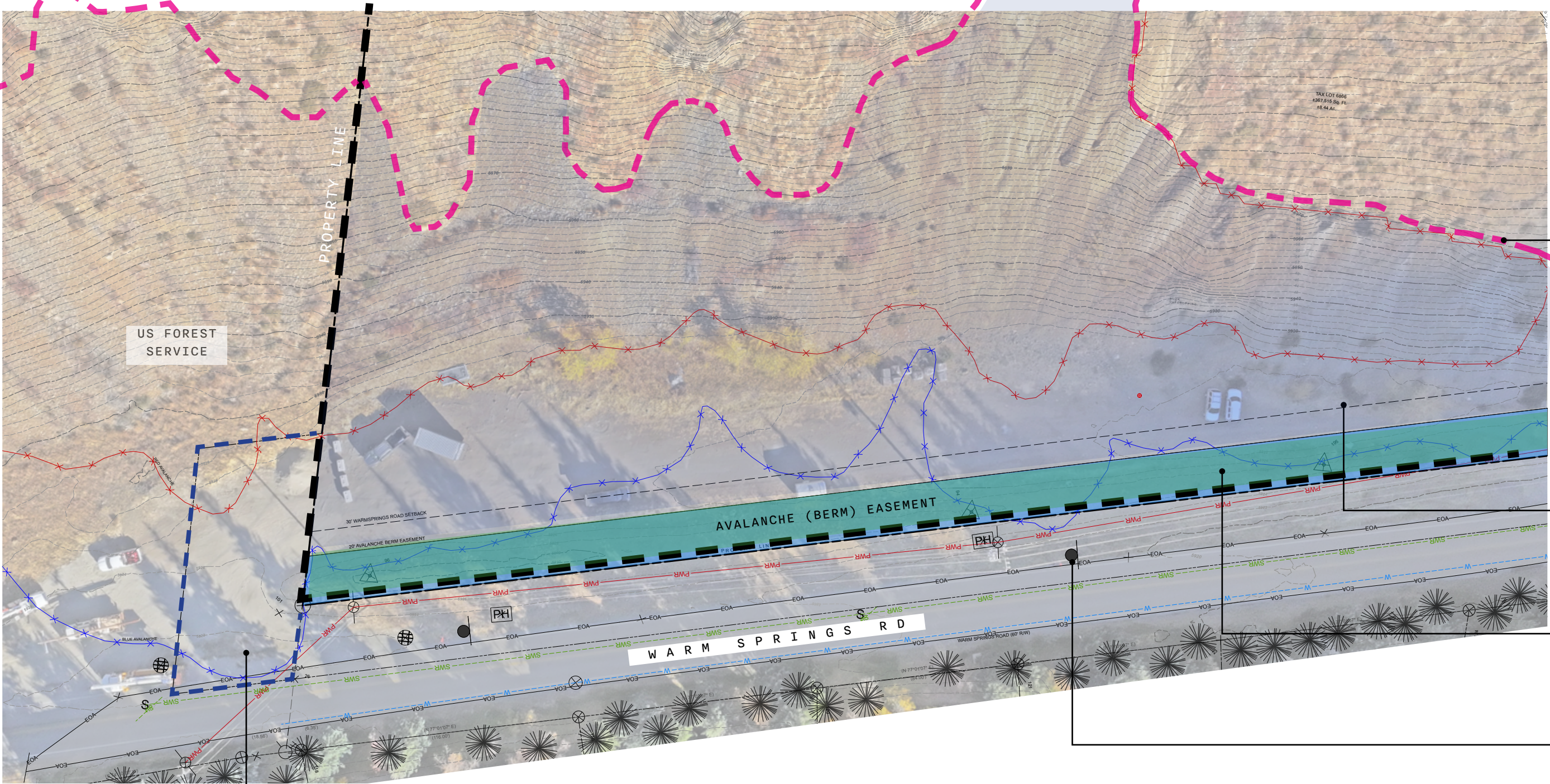
***SHEET DESCRIPTION:**
AERIAL IMAGES OF EXISTING SITE CONDITIONS SHOWN.



L1.2 PROJECT SITE

*SHEET DESCRIPTION:

PLAN SHOWS ENLARGEMENT OF PROJECT SITE AND INCLUDES AN OVERLAY OF JURISDICTIONAL LINE WORK ASSOCIATED WITH PROPERTY CONDITIONS.



- CURRENT ACCESS INTO PROPERTY OFF OF WARM SPRINGS ROAD.
- ACCESS EASEMENT INTO PROPERTY HAS BEEN APPROVED BY FOREST SERVICE FOR PROPOSED PROJECT.
- AREA WAS PREVIOUSLY DISTURBED.

EDGE OF
PREVIOUSLY
DISTURBED
HILLSIDE AREA

PREVIOUSLY
DISTURBED
AREA USED BY
CONSTRUCTION
CREWS FOR STORAGE
AND STAGING

20' WIDE
AVALANCHE
BERM EASEMENT
CONTROLLED BY
NEIGHBORING HOA

EXISTING OVERHEAD
POWER TO BE
BURIED AS PART
OF PROJECT
IMPROVEMENTS

CONCEPT VISUALS

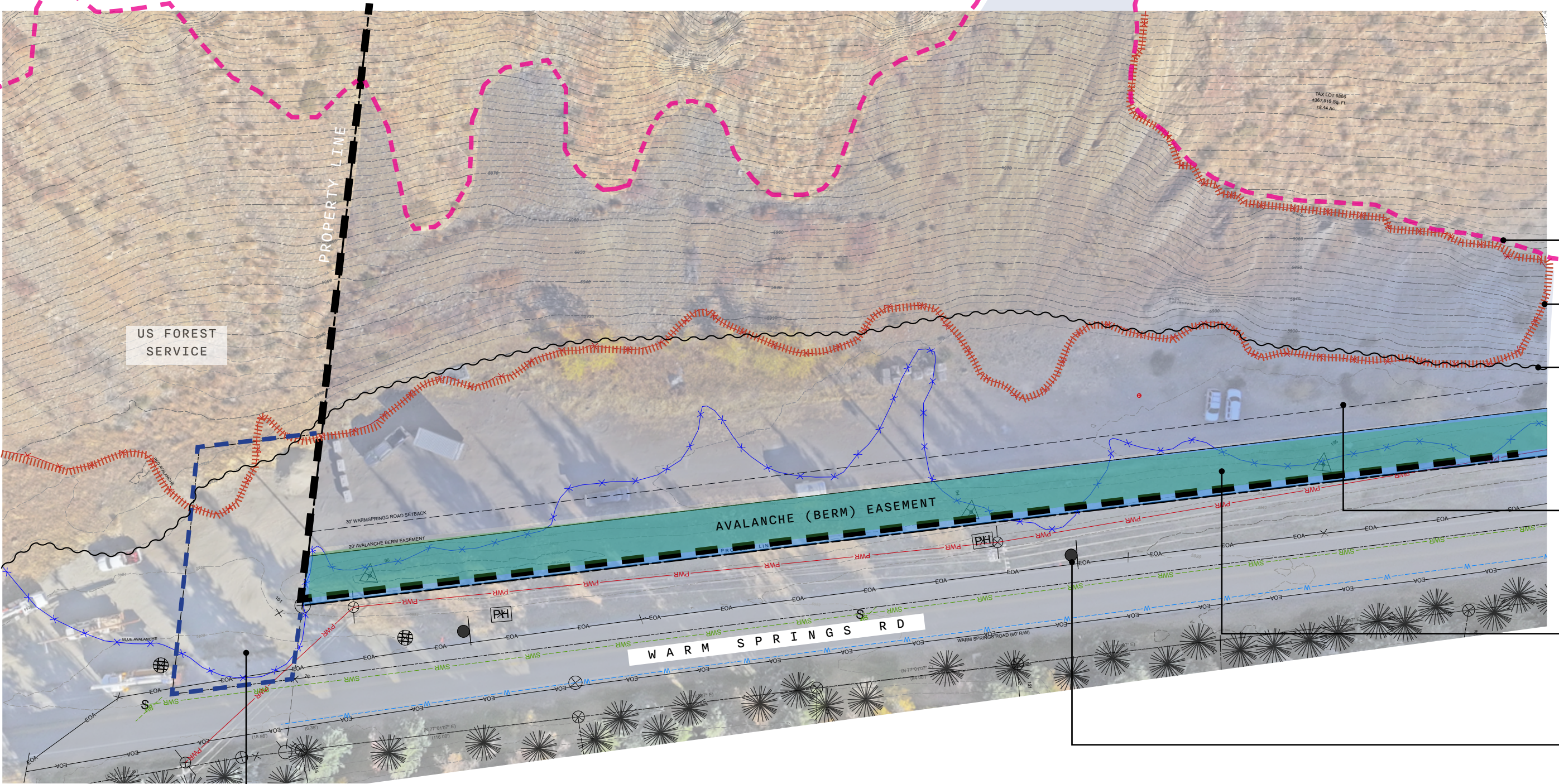
PLAN SHOWS ENLARGEMENT OF PROJECT
SITE AND INCLUDES AN OVERLAY OF
JURISDICTIONAL LINE WORK ASSOCIATED
WITH PROPERTY CONDITIONS.



L1.4 SITE + RED AVALANCHE

***SHEET DESCRIPTION:**

PLAN SHOWS ENLARGEMENT OF PROJECT SITE AND INCLUDES AN OVERLAY OF JURISDICTIONAL LINE WORK ASSOCIATED WITH PROPERTY CONDITIONS.



EDGE OF
PREVIOUSLY
DISTURBED
HILLSIDE AREA

RED
AVALANCHE

APPROX. 25%
SLOPE LINE

PREVIOUSLY
DISTURBED
AREA USED BY
CONSTRUCTION
CREWS FOR STORAGE
AND STAGING

20' WIDE
AVALANCHE
BERM EASEMENT
CONTROLLED BY
NEIGHBORING HOA

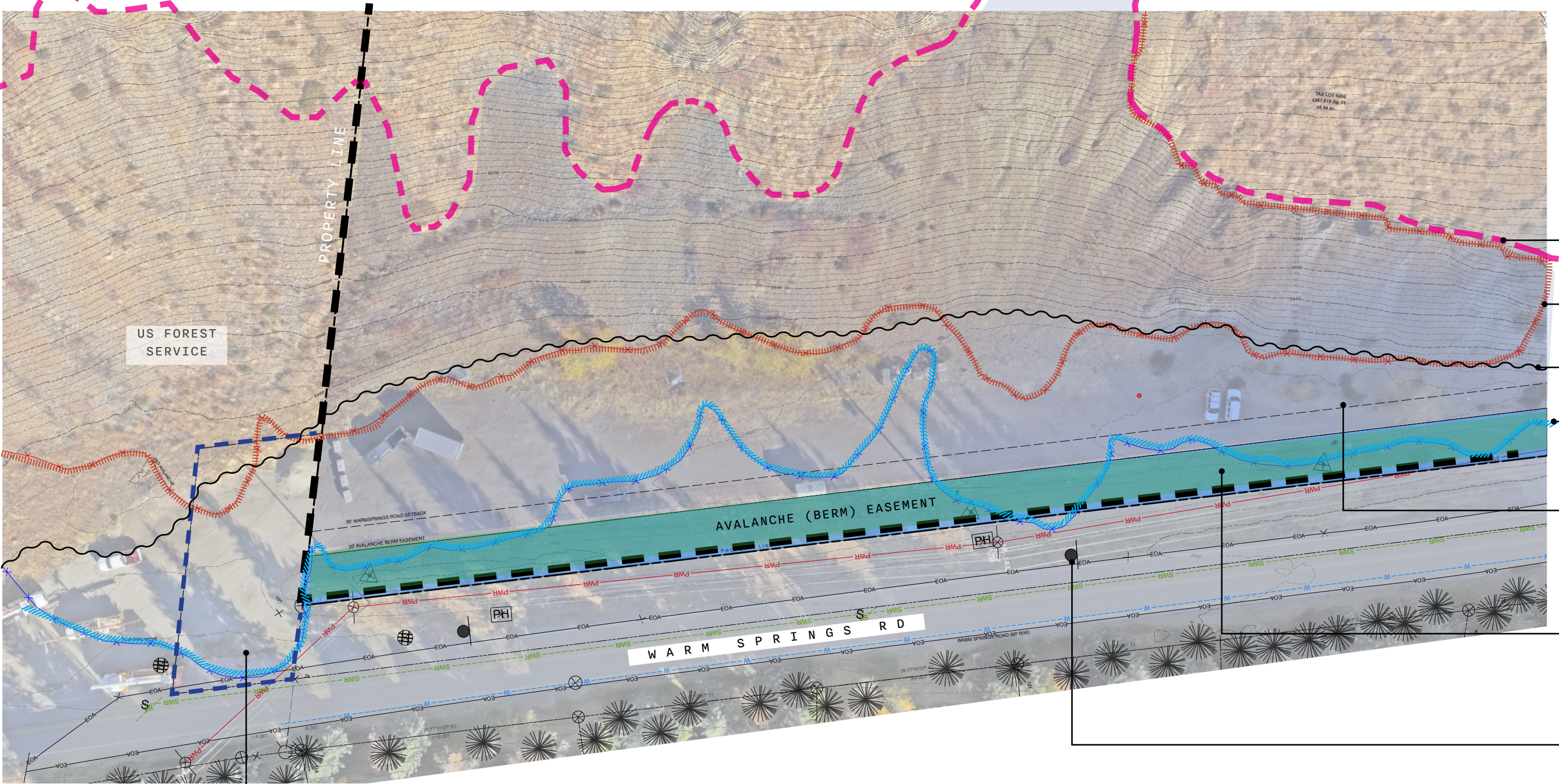
EXISTING OVERHEAD
POWER TO BE
BURIED AS PART
OF PROJECT
IMPROVEMENTS

- CURRENT ACCESS INTO PROPERTY OFF OF WARM SPRINGS ROAD.
- ACCESS EASEMENT INTO PROPERTY HAS BEEN APPROVED BY FOREST SERVICE FOR PROPOSED PROJECT.
- AREA WAS PREVIOUSLY DISTURBED.

L1.5 SITE + BLUE AVALANCHE

***SHEET DESCRIPTION:**

PLAN SHOWS ENLARGEMENT OF PROJECT SITE AND INCLUDES AN OVERLAY OF JURISDICTIONAL LINE WORK ASSOCIATED WITH PROPERTY CONDITIONS.



- EDGE OF PREVIOUSLY DISTURBED HILLSIDE AREA
- RED AVALANCHE
- APPROX. 25% SLOPE LINE
- BLUE AVALANCHE
- PREVIOUSLY DISTURBED AREA USED BY CONSTRUCTION CREWS FOR STORAGE AND STAGING
- 20' WIDE AVALANCHE BERM EASEMENT CONTROLLED BY NEIGHBORING HOA
- EXISTING OVERHEAD POWER TO BE BURIED AS PART OF PROJECT IMPROVEMENTS

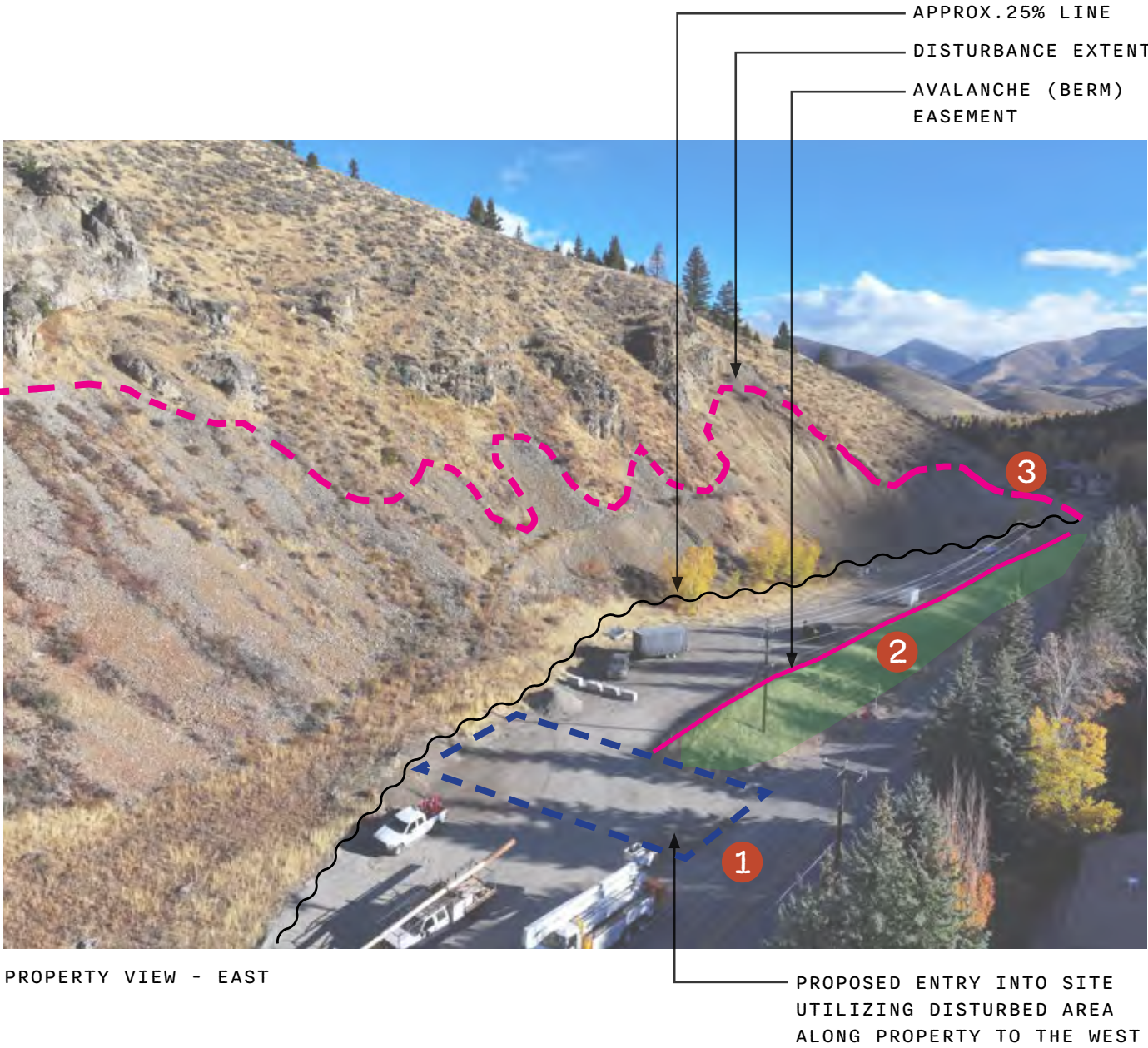
- CURRENT ACCESS INTO PROPERTY OFF OF WARM SPRINGS ROAD.
- ACCESS EASEMENT INTO PROPERTY HAS BEEN APPROVED BY FOREST SERVICE FOR PROPOSED PROJECT.
- AREA WAS PREVIOUSLY DISTURBED.

L2.0 ACCESS CONSIDERATIONS + LIMITATIONS

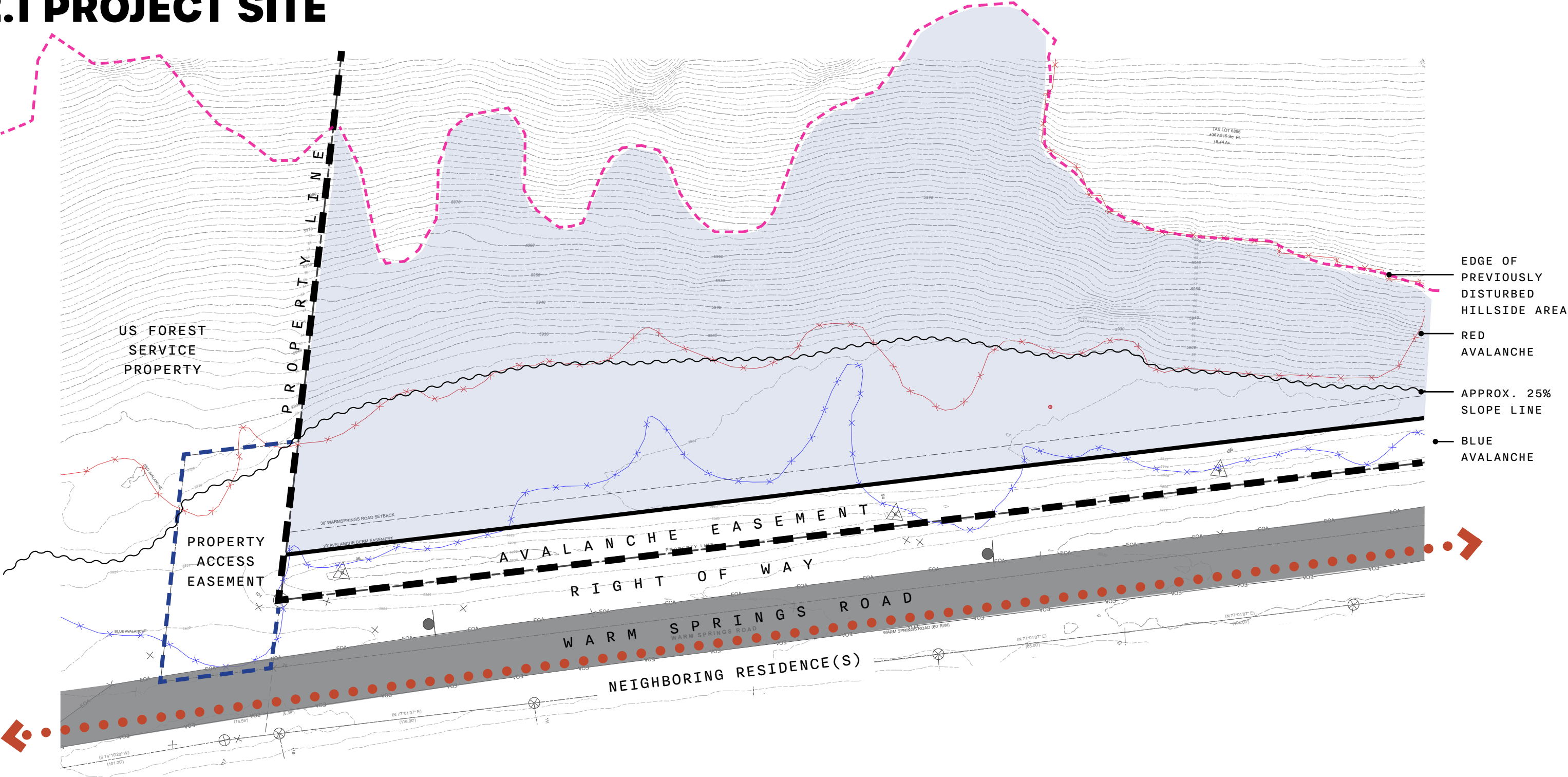
SITE ACCESS:

- 1. ENTRY INTO THE SITE MUST TAKE PLACE THROUGH AN ACCESS EASEMENT AT SOUTH WEST SIDE OF PROPERTY.
- 2. AN EXISTING AVALANCHE EASEMENT ALONG THE SOUTHERN PROPERTY LINE EXISTS WHICH BLOCKS ACCESS INTO THE PROPERTY AS IT IS CONTROLLED BY A NEIGHBORING SUBDIVISION.
- 3. PROPERTY TO THE EAST OF THE AVALANCHE EASEMENT IS LOCATED WITHIN A LANDSCAPE EASEMENT WHICH RESTRICTS ACCESS TO PROJECT SITE.

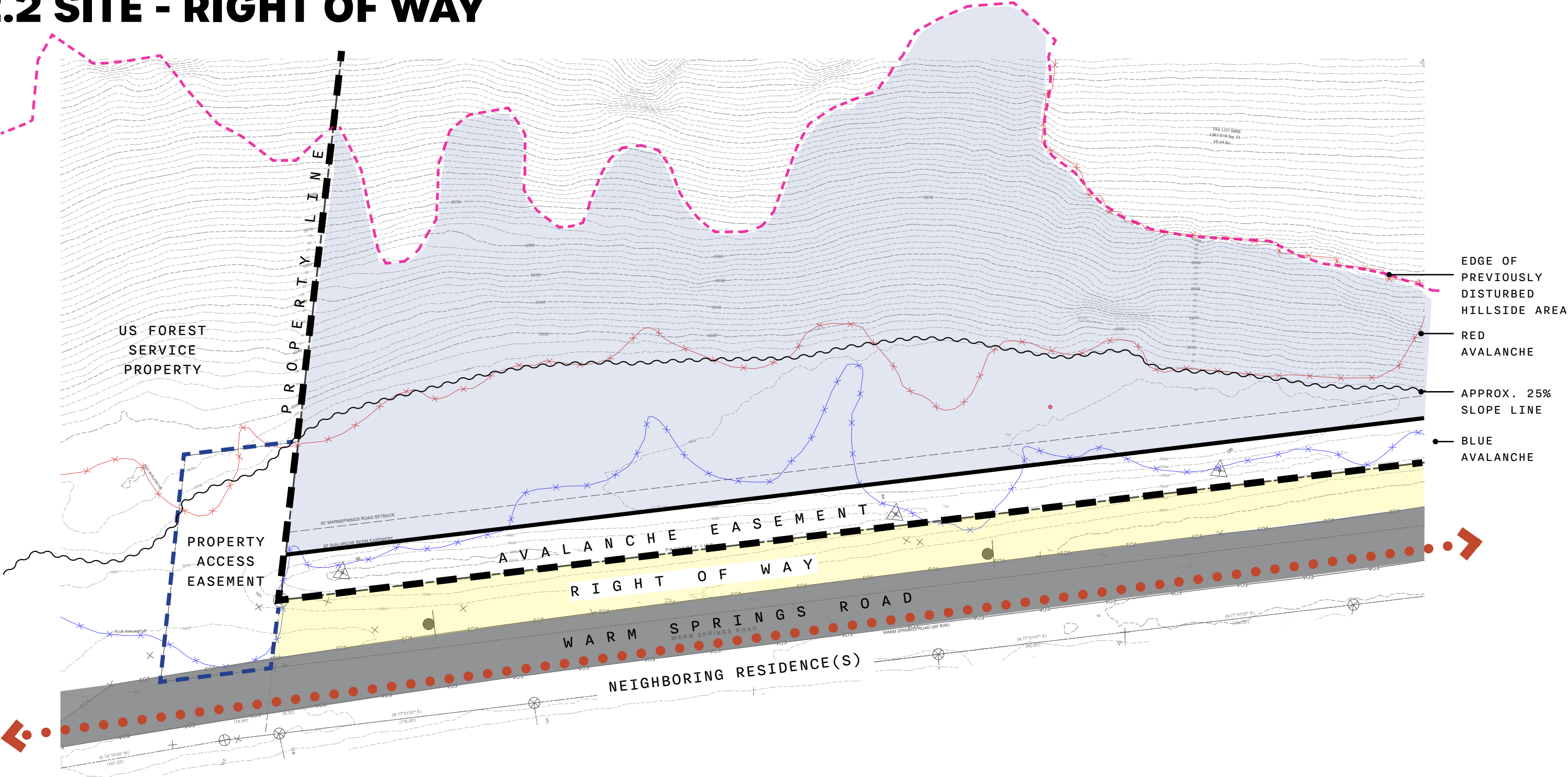
*NOTE: FOREST SERVICE ACCEPTED EASEMENT REQUEST TO ALLOW ACCESS INTO PROPERTY AFTER ACCESS THROUGH AVALANCHE BERM EASEMENT WAS DENIED BY NEIGHBORING SUBDIVISION.



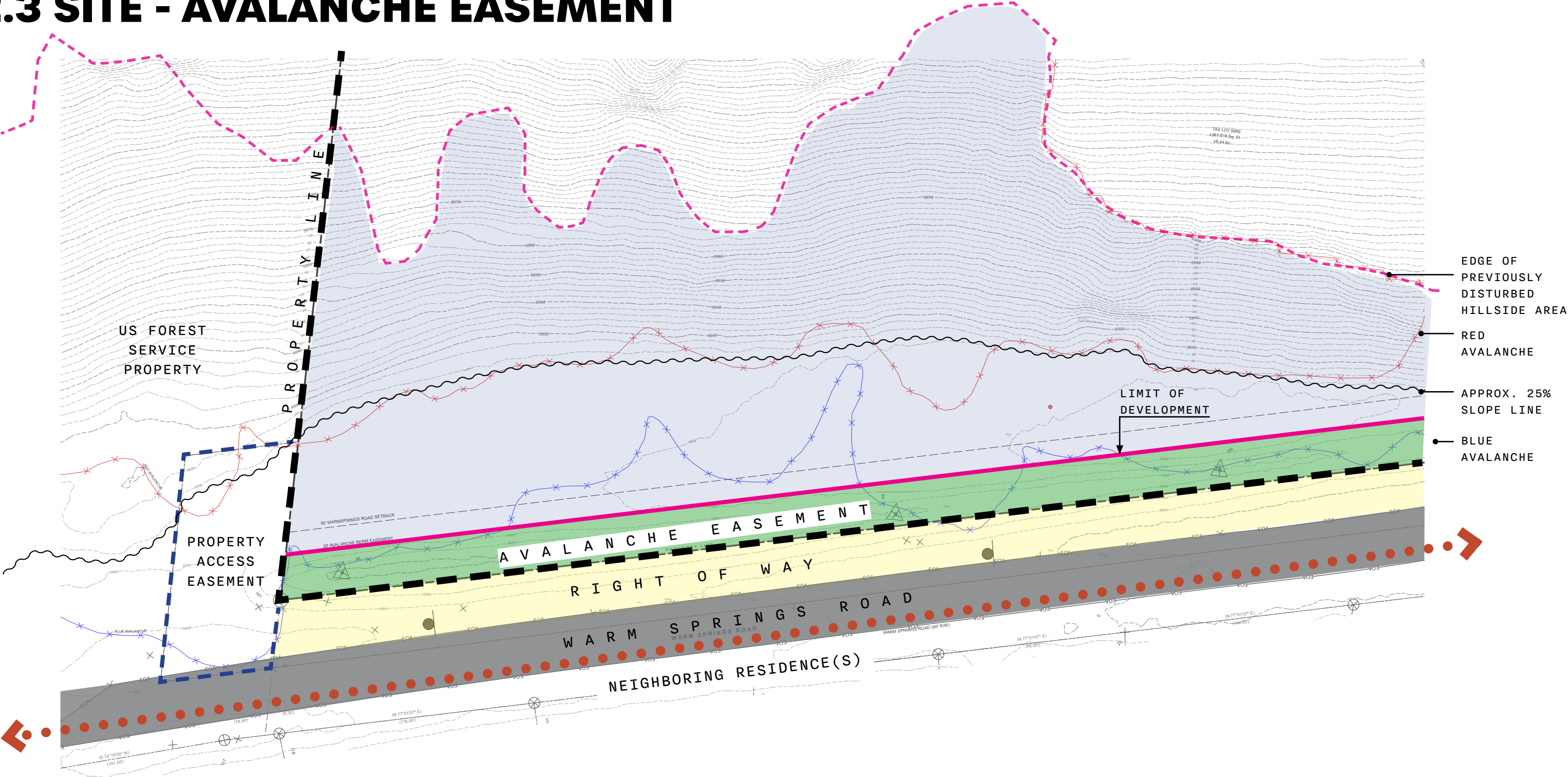
L2.1 PROJECT SITE



L2.2 SITE - RIGHT OF WAY



L2.3 SITE - AVALANCHE EASEMENT



L2.4 FIRE DEPT ACCESS REQUIREMENTS

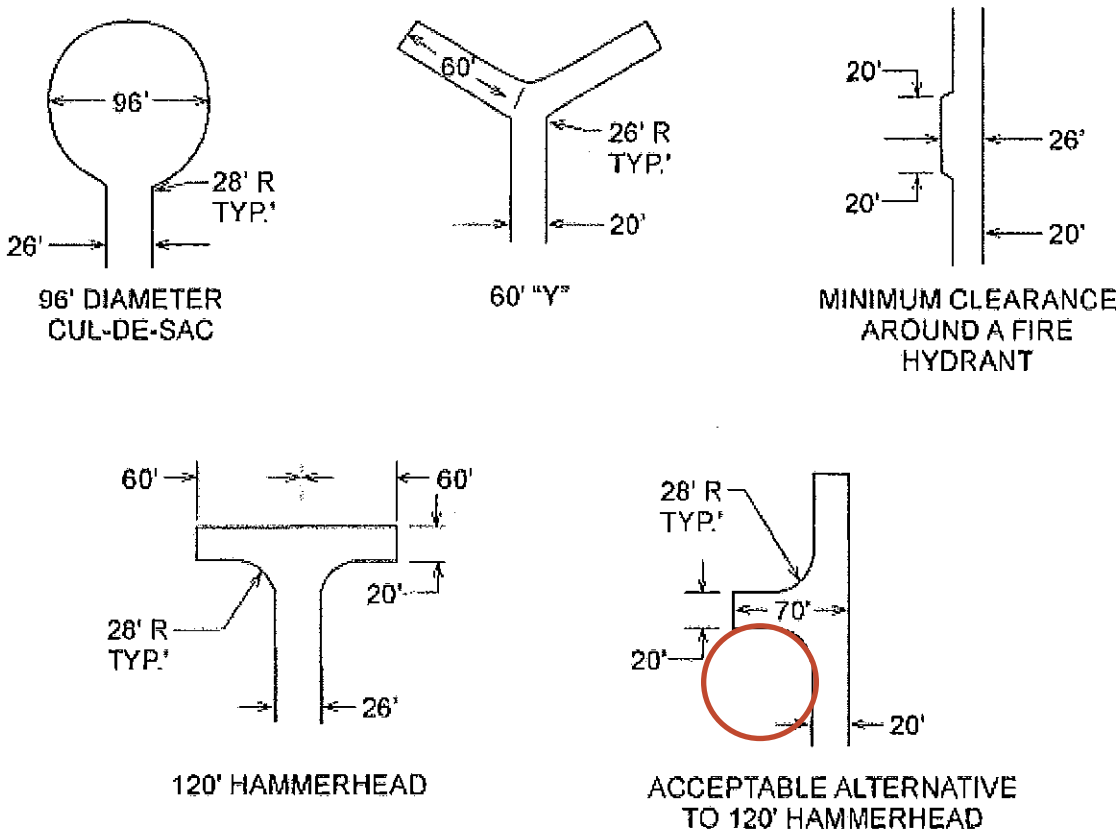
FIRE DEPARTMENT ACCESS DESIGN CRITERIA

BASED ON CITY OF KETCHUM FIRE DEPTARTMENT REQUIREMENTS THE PROPOSED DEVELOPMENT MUST ADHERE TO THE FOLLOWING DESIGN CRITERIA.

- 1. ROAD WIDTH AT ENTRY MUST BE (20'0) MIN.
- 2. ADDITIONAL WIDTH NEEDED FOR OUTRIGGERS ON FIRE ENGINE BASED ON HEIGHT OF PROPOSED STRUCTURES. A (26') WIDE ROAD IS NEEDED ADJACENT TO STRUCTURES.
- 3. HAMMER HEAD REQUIRED BASED ON FIRE APPARATUS ACCESS NEEDS. ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD USED IN DESIGN.
- 4. PROXIMITY TO BUILDING - ACCESS MUST BE WITHIN A MINIMUM OF 15' AND A MAX. OF 30' TO BUILDING.
- 5. ADDITION OF FIRE HYDRANT AT END OF DRIVE.

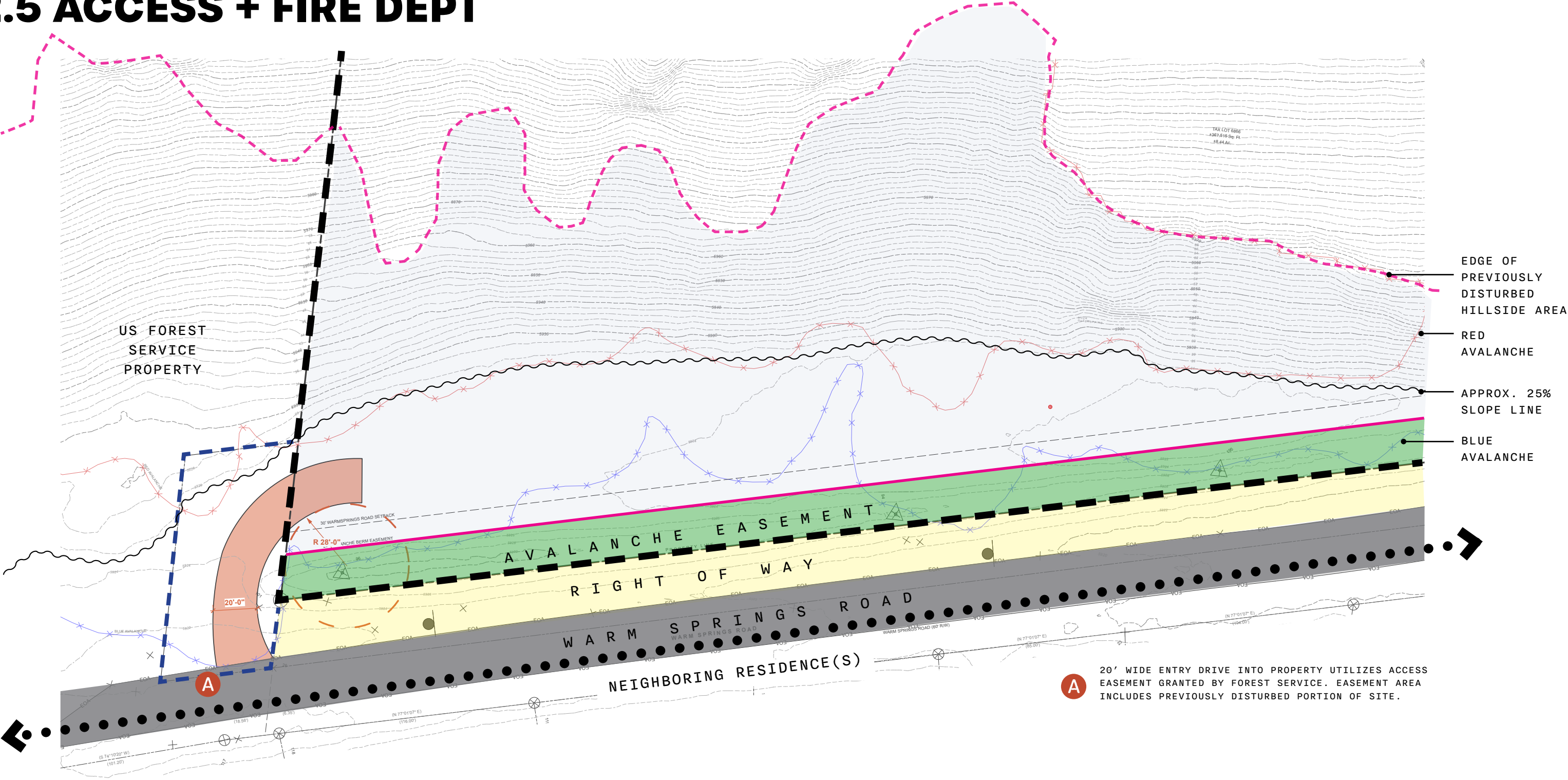
*NOTE: PROPOSED DRIVE LAYOUT HAS BEEN REVIEWED AND TENTATIVELY APPROVED BY CITY OF KETCHUM FIRE DEPARTMENT.

FIRE APPARATUS ACCESS ROAD TURNAROUND

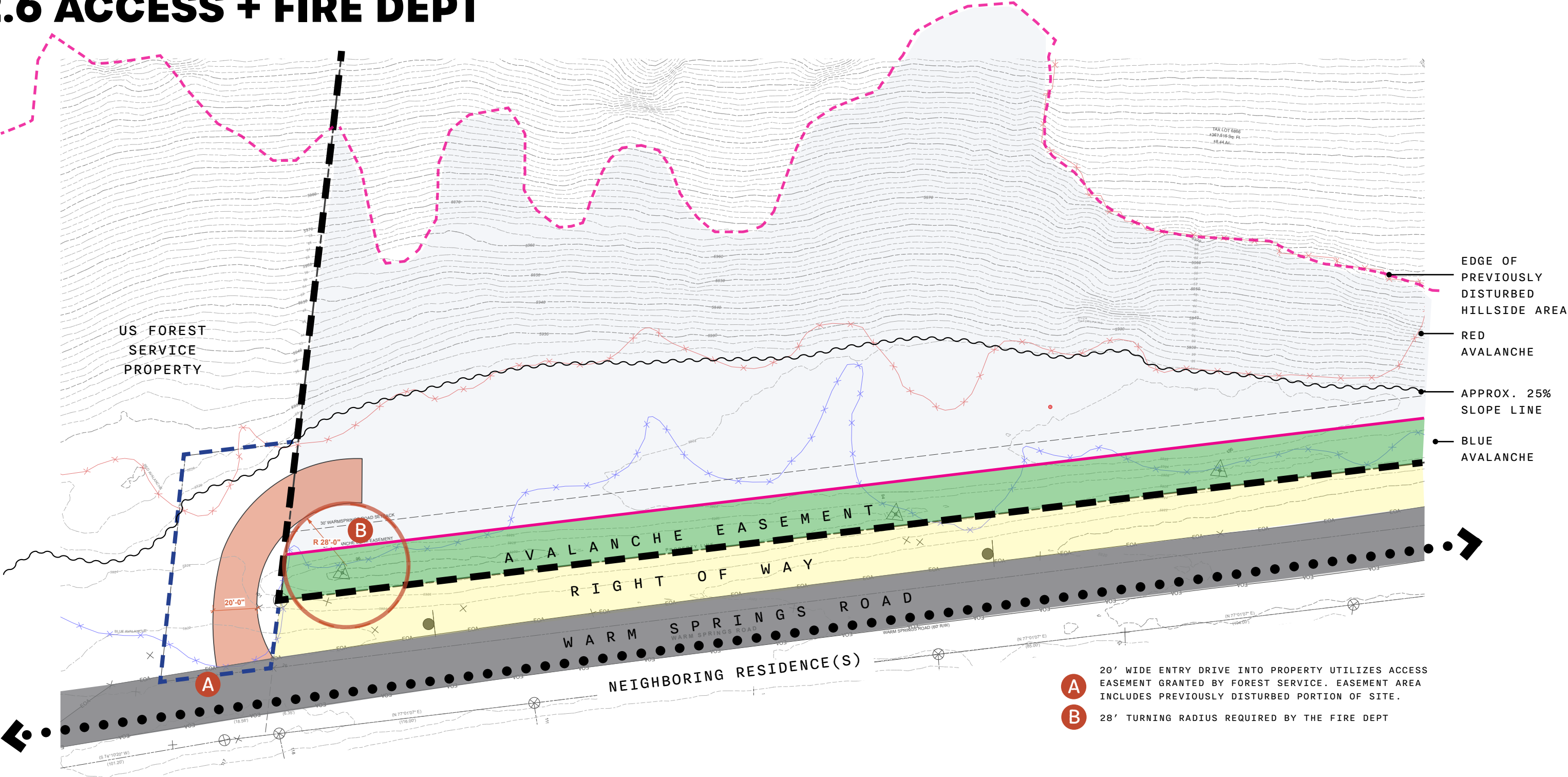


D105.2 Width.
Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

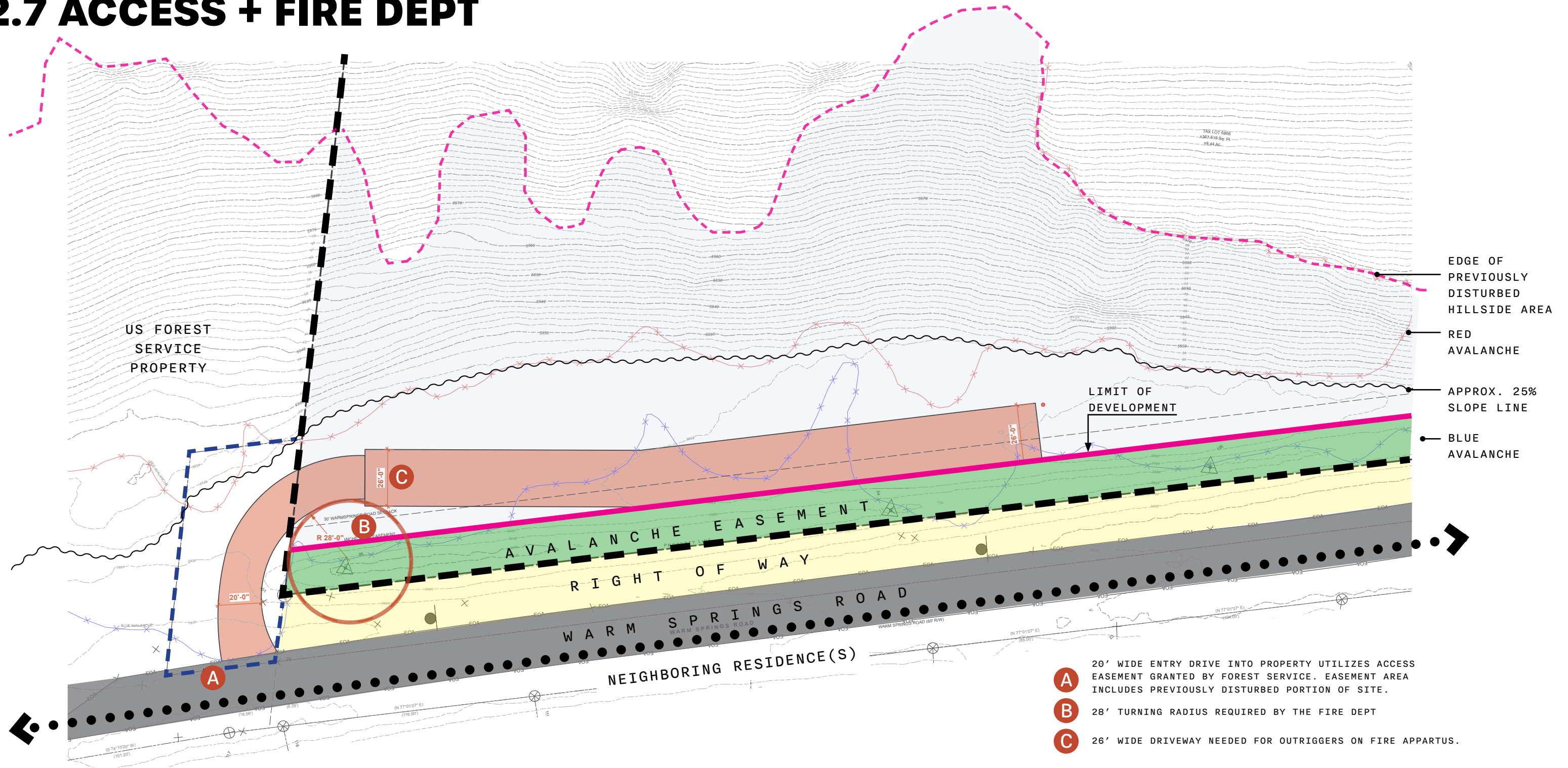
L2.5 ACCESS + FIRE DEPT



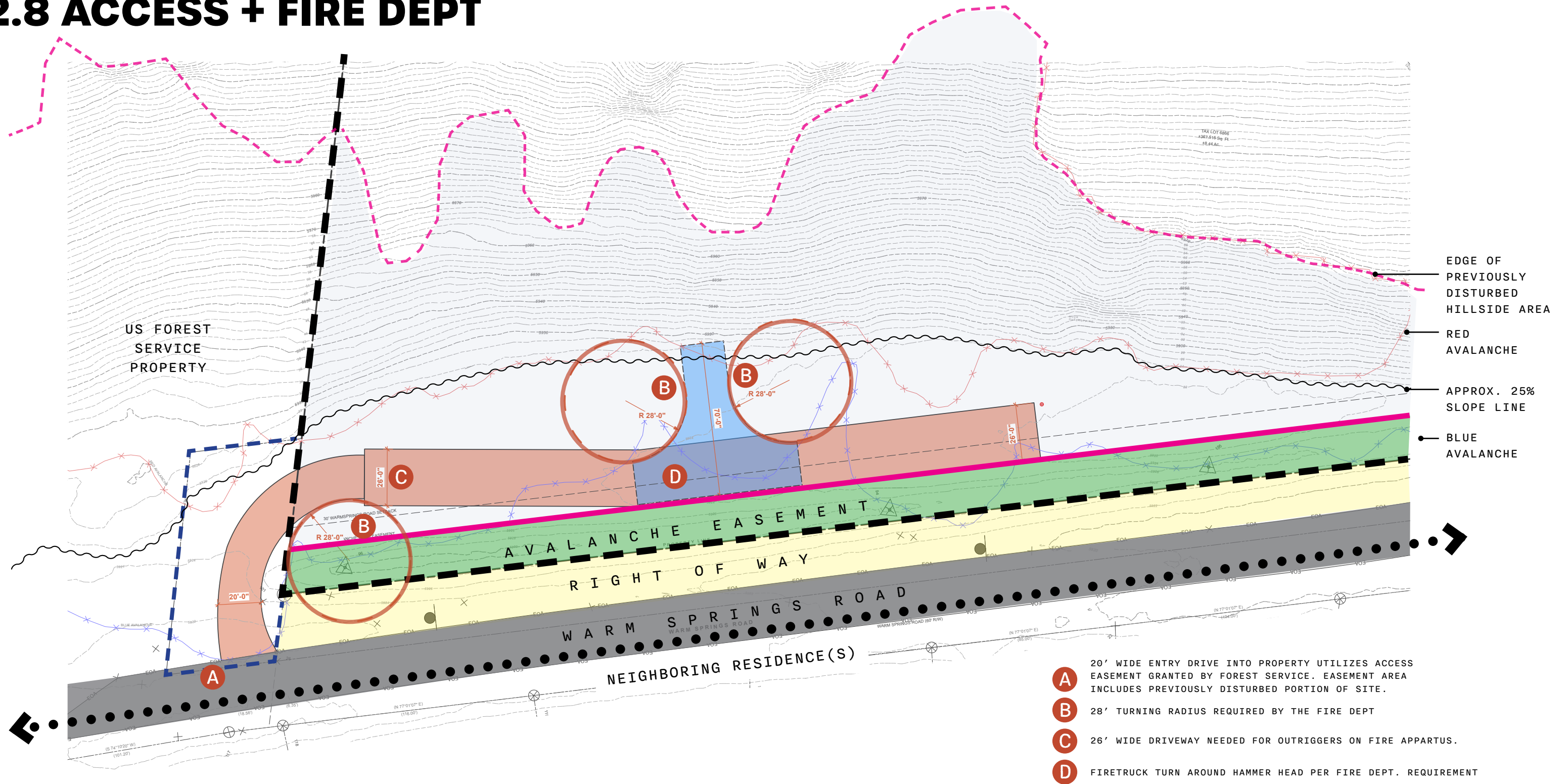
L2.6 ACCESS + FIRE DEPT



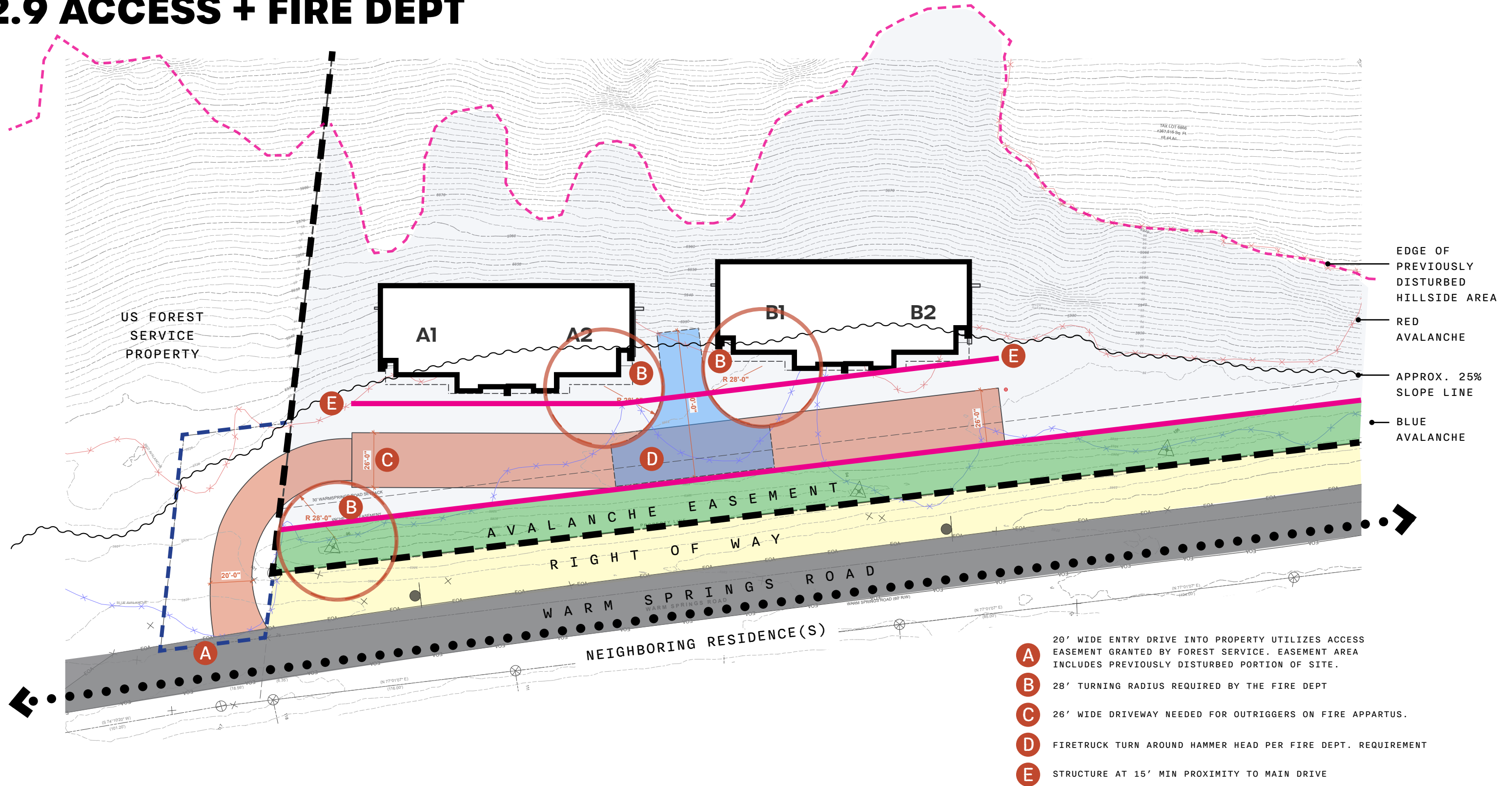
L2.7 ACCESS + FIRE DEPT



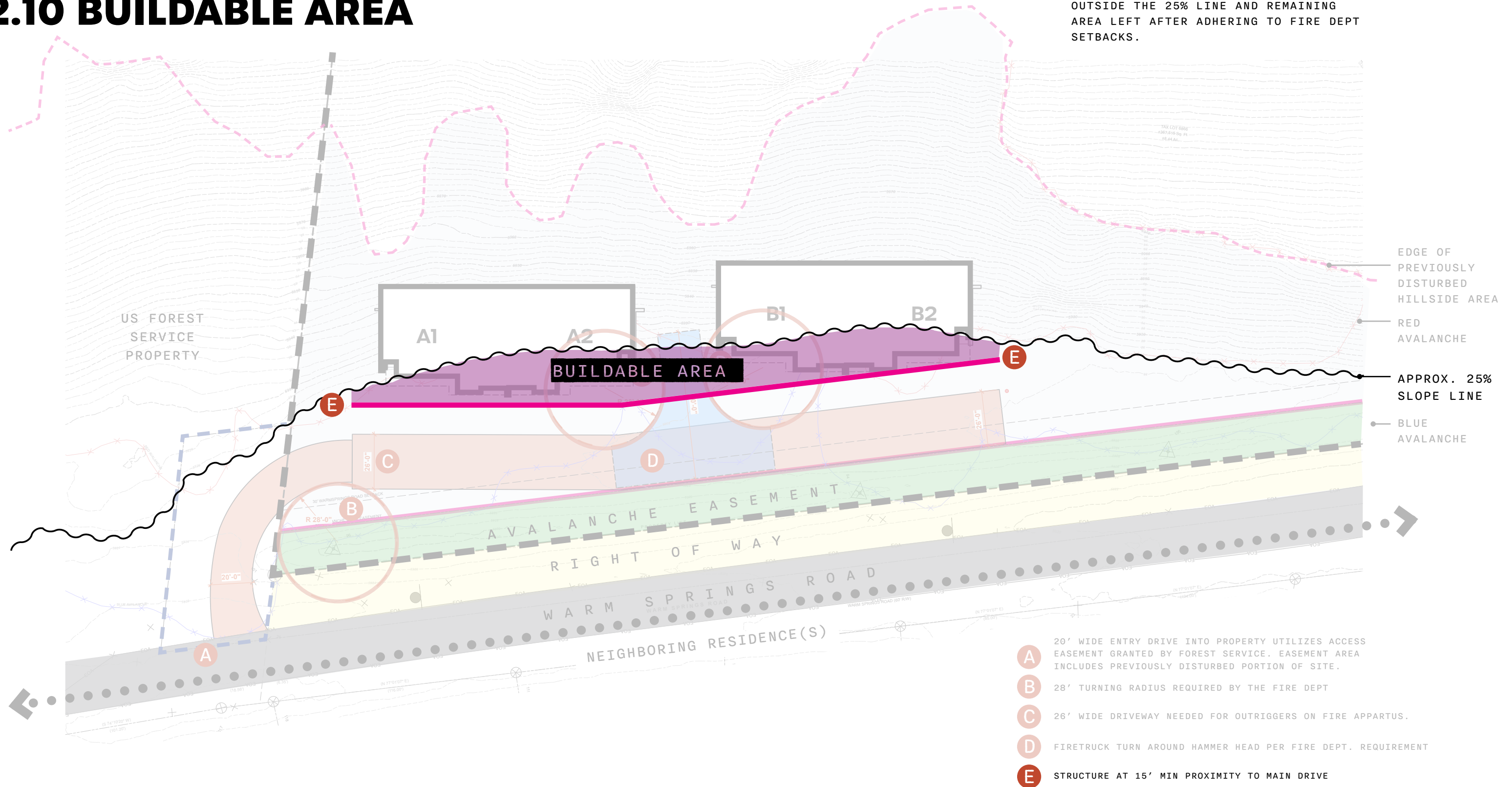
L2.8 ACCESS + FIRE DEPT



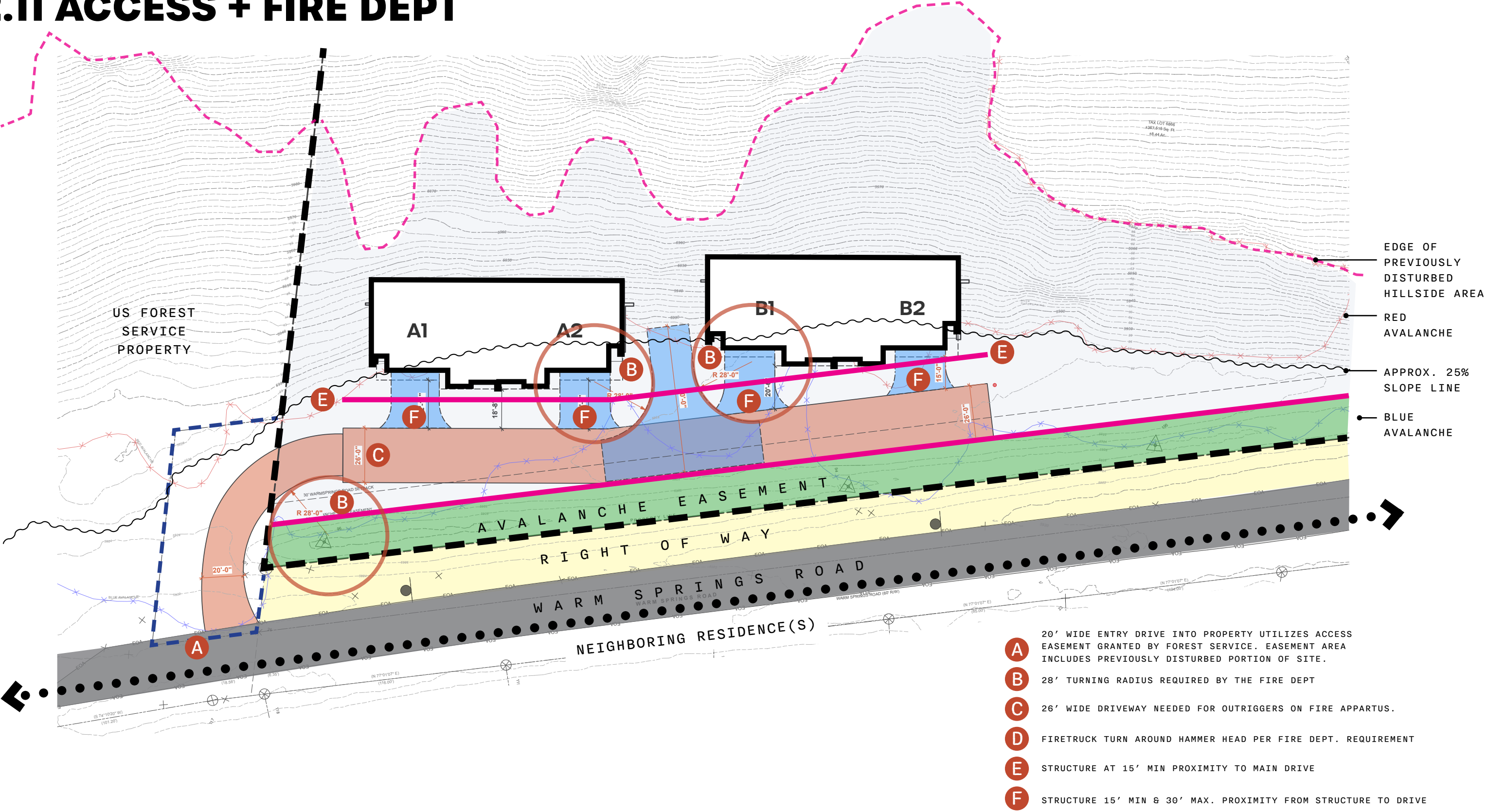
L2.9 ACCESS + FIRE DEPT



PLAN SHOWS APPROXIMATE AREA THAT
WOULD BE AVAILABLE FOR BUILDING
OUTSIDE THE 25% LINE AND REMAINING
AREA LEFT AFTER ADHERING TO FIRE DEPT
SETBACKS.

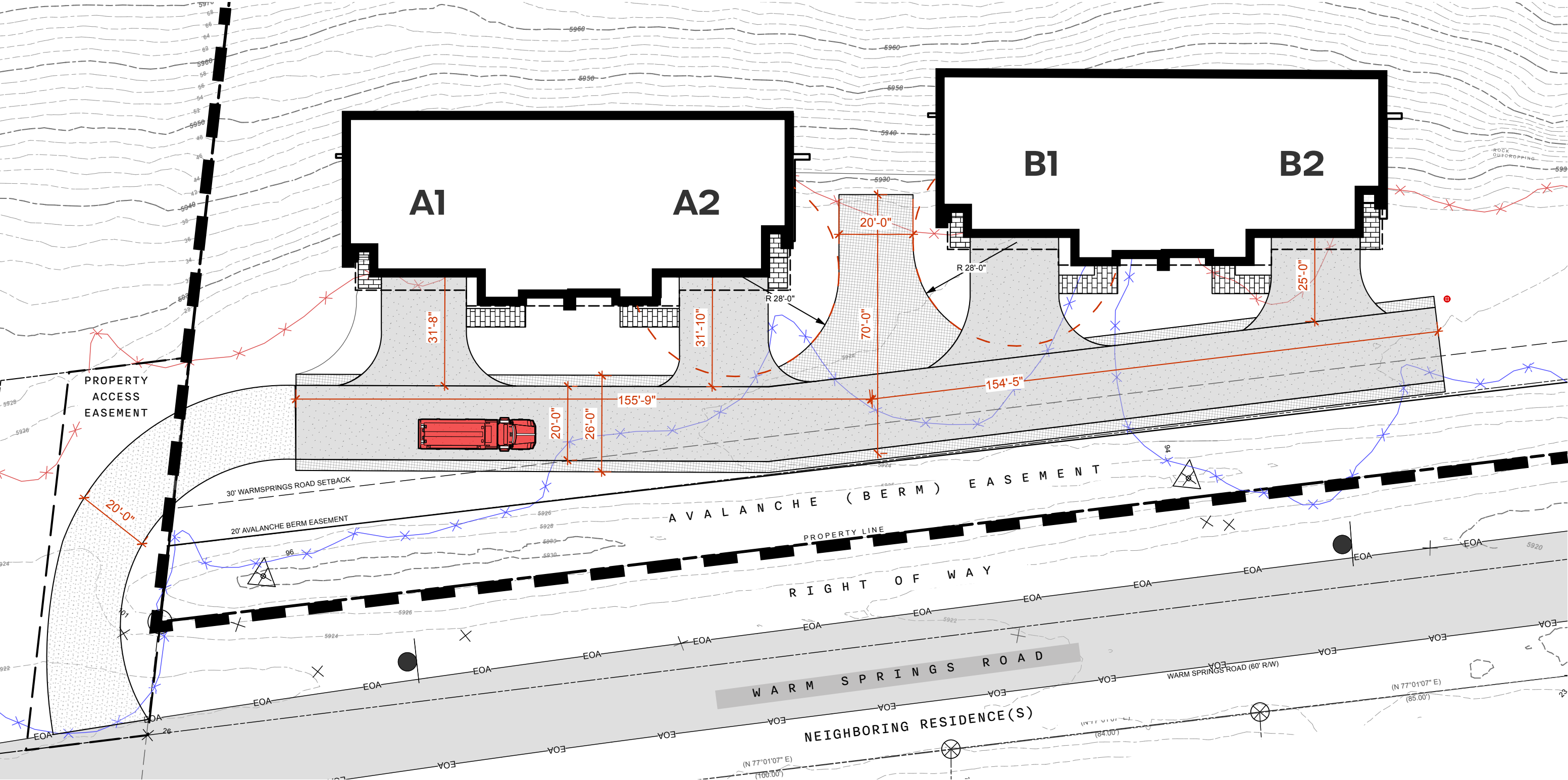


L2.11 ACCESS + FIRE DEPT

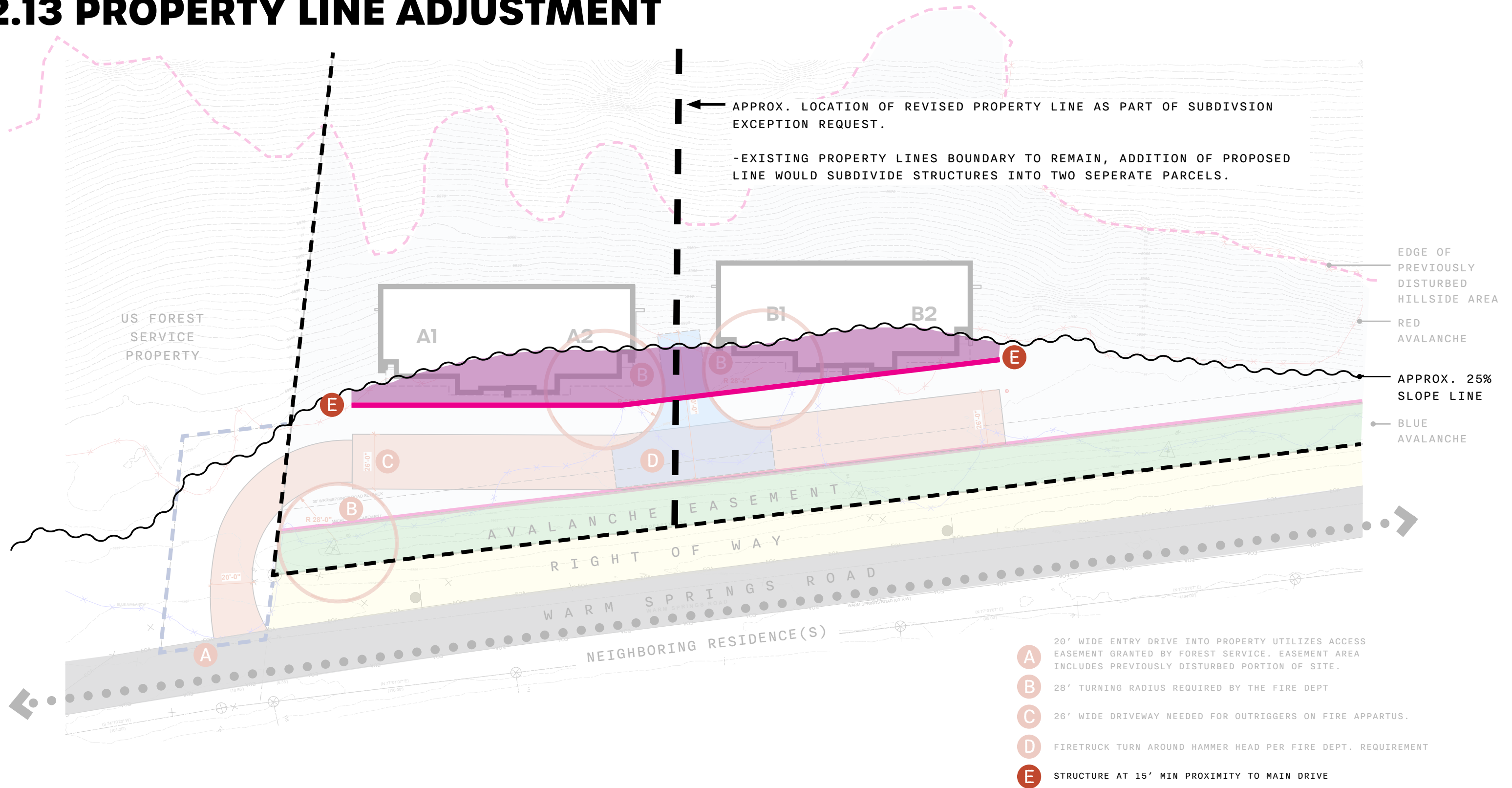


L2.12 FIRE DEPT. APPROVED LAYOUT

***SHEET DESCRIPTION:**
PLAN SHOWS LAYOUT OF DRIVEWAY AND
STRUCTURE LOCATIONS APPROVED BY FIRE
DEPT.



L2.13 PROPERTY LINE ADJUSTMENT



L3.0 LANDSCAPE DESIGN + CONSIDERTATIONS

DESIGN APPROACH: EXISTING SITE AND HILLSIDE CONDITIONS INCLUDE ROCKY SHALE AND VARIETY OF NATIVE GRASSES AND SHRUBS. THE PROPOSED LANDSCAPE DESIGN WILL KNIT THE DISTURBED AREAS POST CONSTRUCTION BACK TO A LIKE NATIVE STATE.

LANDSCAPE DESIGN STRATEGY

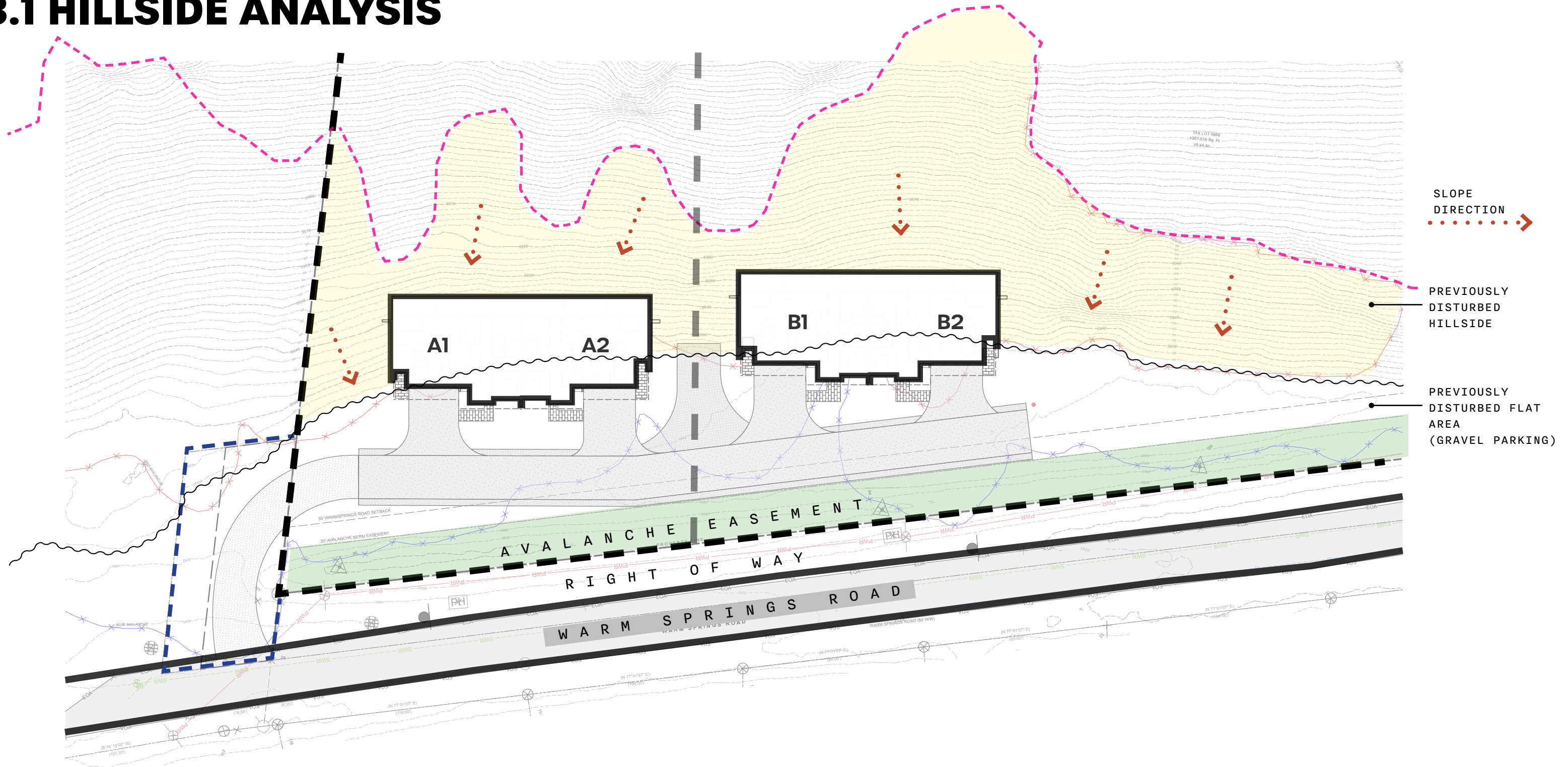
- 1. TERRACED RETAINING TO REDUCE HEIGHT OF WALLS.
- 2. THE USE OF NATIVE SHALE HARVESTED FROM PRIOR TO CONSTRUCTION
- 3. STONE AND BOULDER SPECIES TO MIMIC COLOR OF EXISTING MATERIAL
- 4. NATIVE TO SITE PLANT SPECIES TO BE USED FOR RE-ESTABLISHMENT WITH TARGET TREE LOCATIONS TO BUFFER STRUCTURES.

NATIVE PLANT MATERIAL
COMPRISED OF MOSTLY NATIVE
GRASSES AND SHRUBS

EXISTING HILLSIDE CONDITION
WITH ROCKY SHALE FROM
PREVIOUS DISTURBANCE



L3.1 HILLSIDE ANALYSIS



L3.2 LANDSCAPE | RETAINING + PLANTING

TERRACED RETAINING: BOULDERS + STONE VENEER WALLS

CONSIDERATIONS HAD TO BE MADE FOR RETAINING ALONG THE HILLSIDE WHERE THE STRUCTURES ARE PROPOSED TO HELP MITIGATE STEEP GRADE CONDITIONS. IN AREAS WHERE IT IS TOO STEEP TO RETURN THE HILLSIDE TO A NATIVE SLOPE, BOULDER AND STONE VENEER WALLS ARE PROPOSED.

THE PROPOSED BOULDER WALL MATERIAL WILL BE A SIMILAR COLOR TO THE EXISTING HILLSIDE “SCREE” TO HELP KNIT THE WALLS BACK INTO THE NATIVE STATE.



TERRACED STONE WALLS



DRYSTACK BOULDER WALLS

PLANTING + REHAB

- PLANTING APPROACH ALONG HILLSIDE TO “EMBRACE” THE EXISTING NATIVE PLANT PALLETTE.
- DISTURBED AREA ABOVE AND ALONG THE SIDES TO BE BROUGHT BACK TO A NATIVE STATE.
- TREES AND SHRUBS TO BE THICKER AT DOWNHILL SIDE TO HELP SCREEN/ BUFFER HOMES FROM WARM SPRINGS ROAD.



NATIVE MEADOW

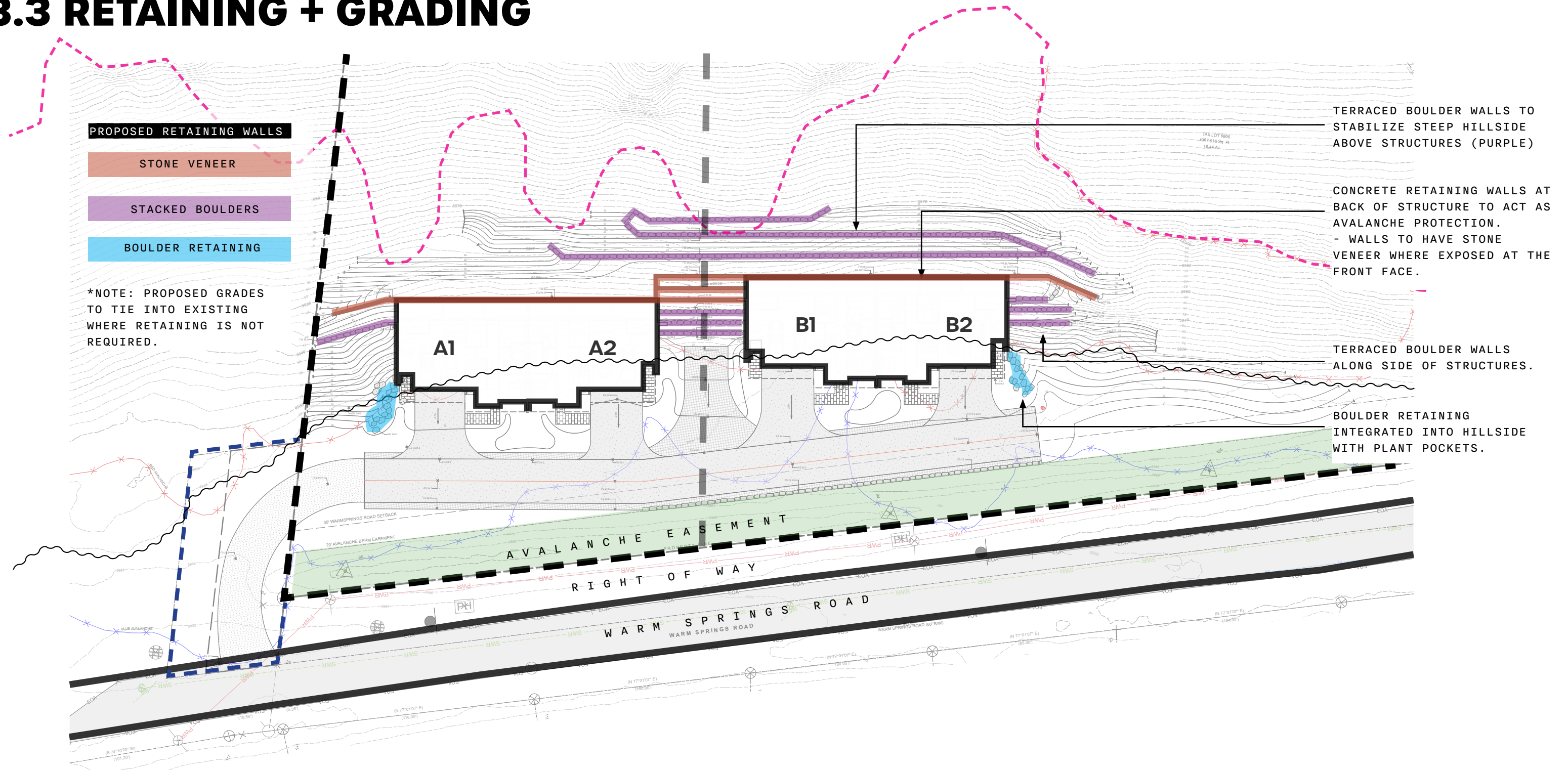


ASPENS + EVERGREENS + HILLSIDE SCREE (PALETTE)



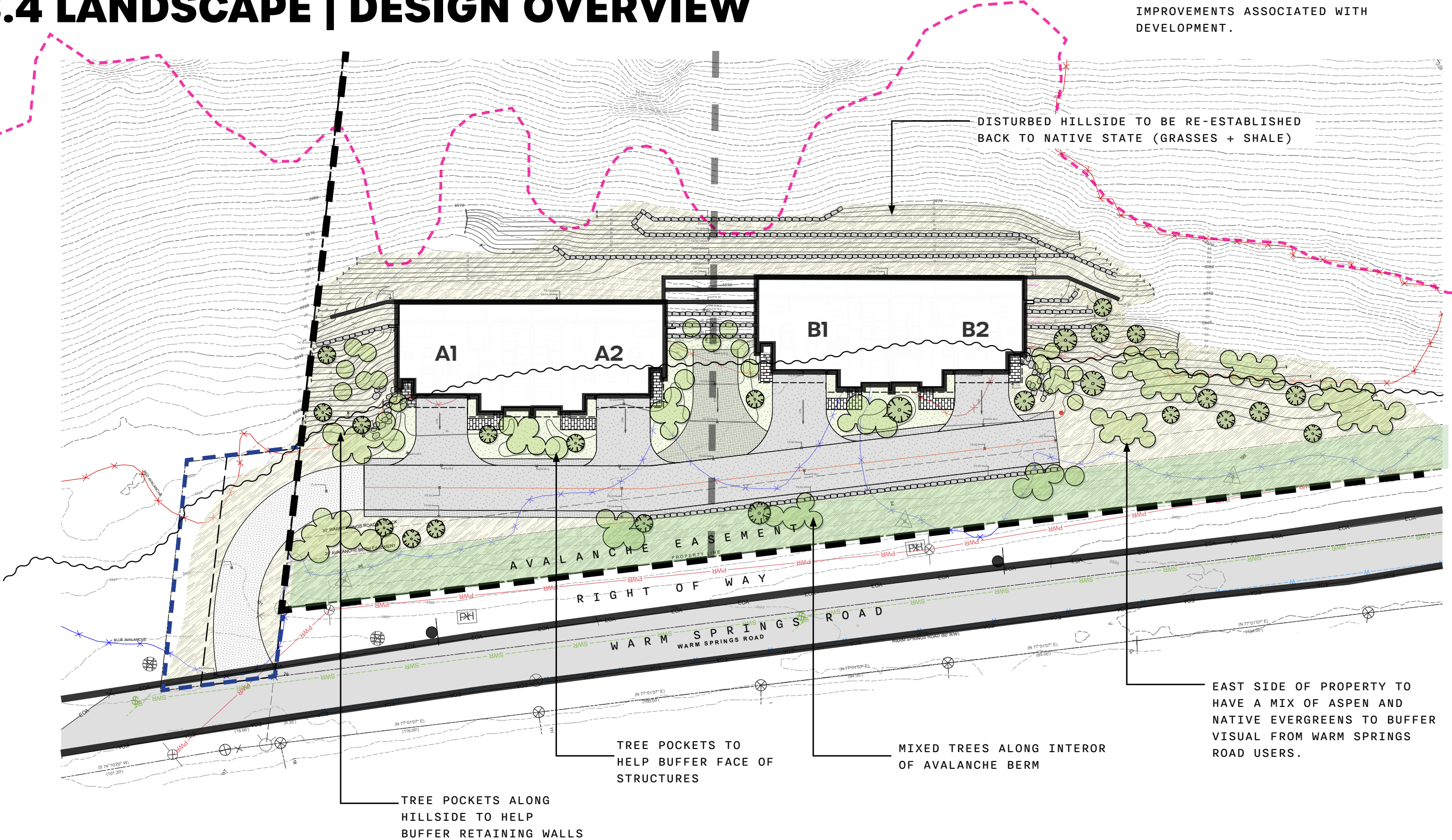
NATIVE PERENNIALS + HILLSIDE

L3.3 RETAINING + GRADING



L3.4 LANDSCAPE | DESIGN OVERVIEW

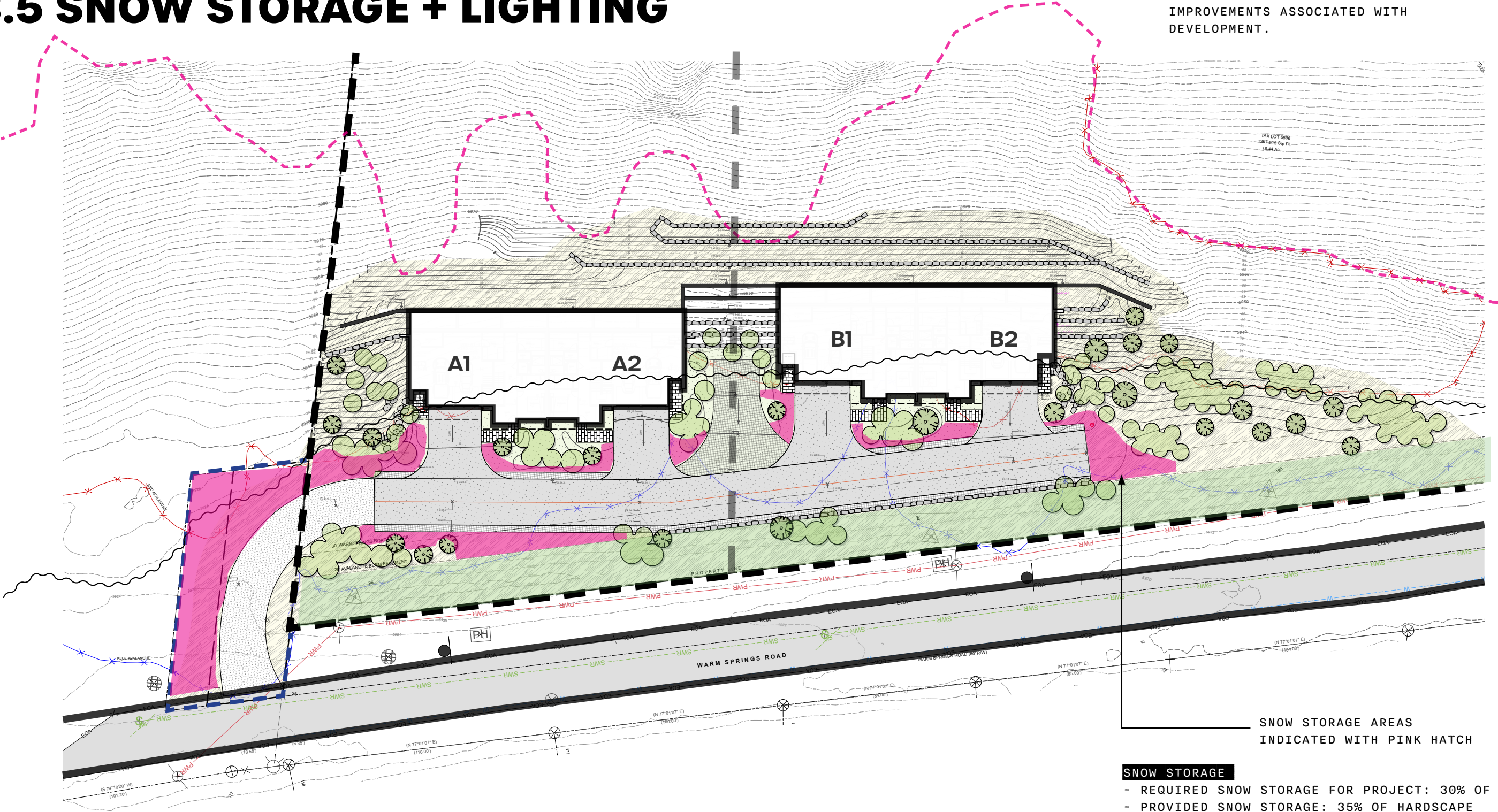
***SHEET DESCRIPTION:**
PLAN INCLUDES PROPOSED STRUCTURE LOCATIONS AND CONCEPTUAL SITE IMPROVEMENTS ASSOCIATED WITH DEVELOPMENT.



L3.5 SNOW STORAGE + LIGHTING

***SHEET DESCRIPTION:**

PLAN INCLUDES PROPOSED STRUCTURE LOCATIONS AND CONCEPTUAL SITE IMPROVEMENTS ASSOCIATED WITH DEVELOPMENT.



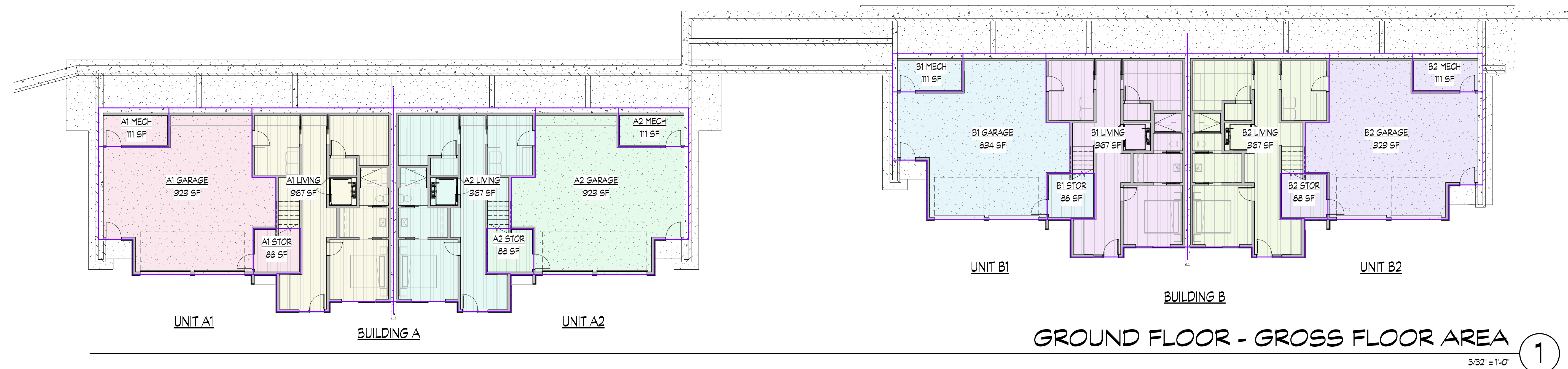
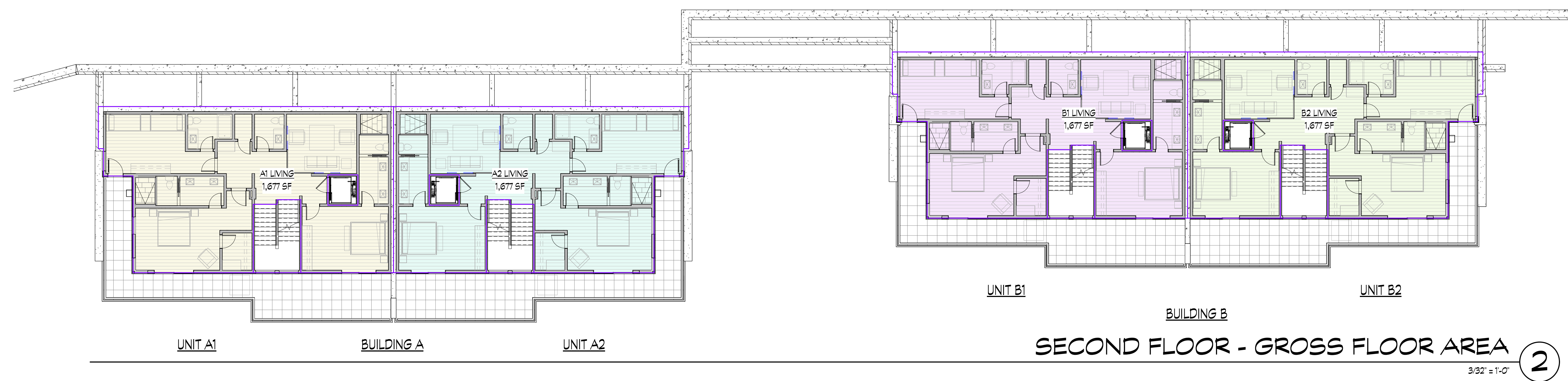
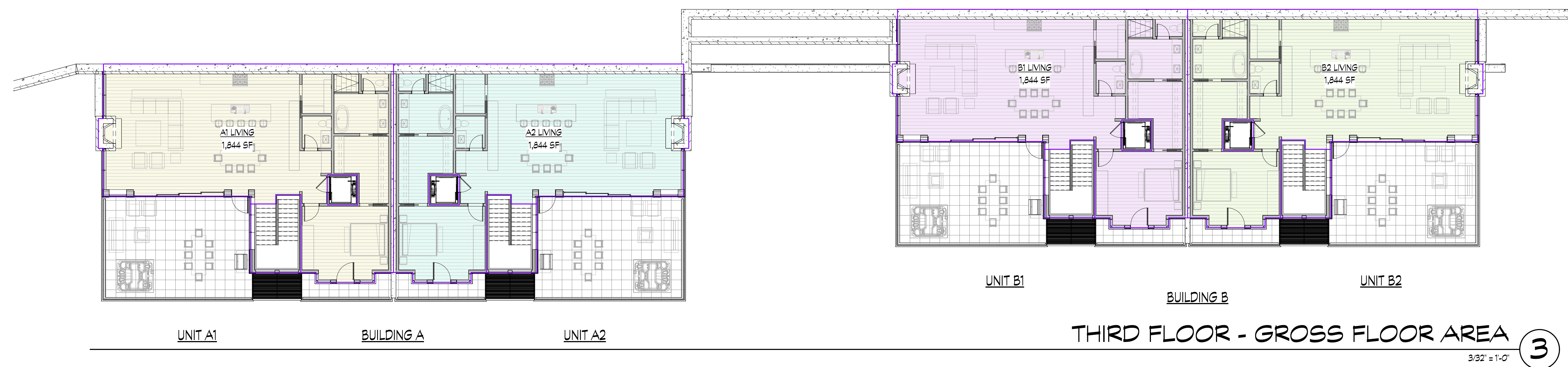
SNOW STORAGE AREAS
INDICATED WITH PINK HATCH

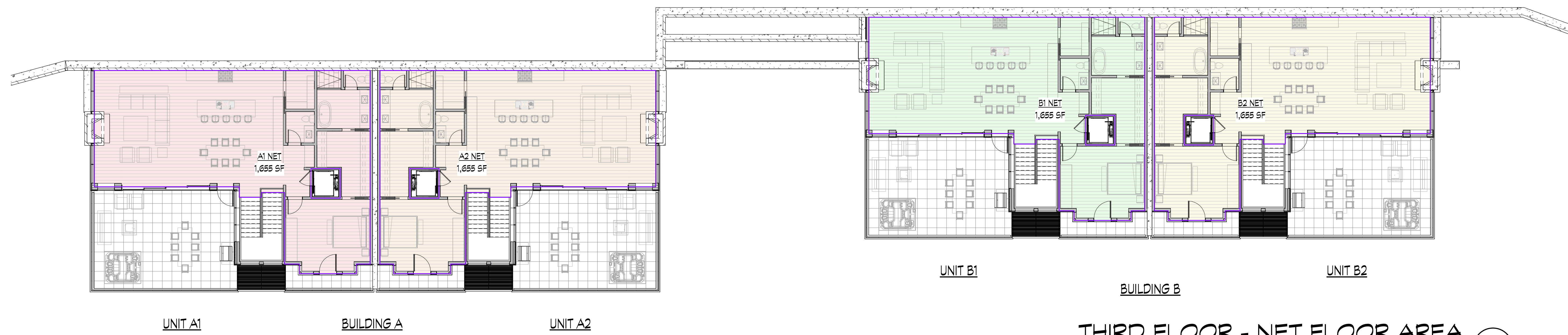
SNOW STORAGE

- REQUIRED SNOW STORAGE FOR PROJECT: 30% OF HARDSCAPE
- PROVIDED SNOW STORAGE: 35% OF HARDSCAPE

LANDSCAPE LIGHTING

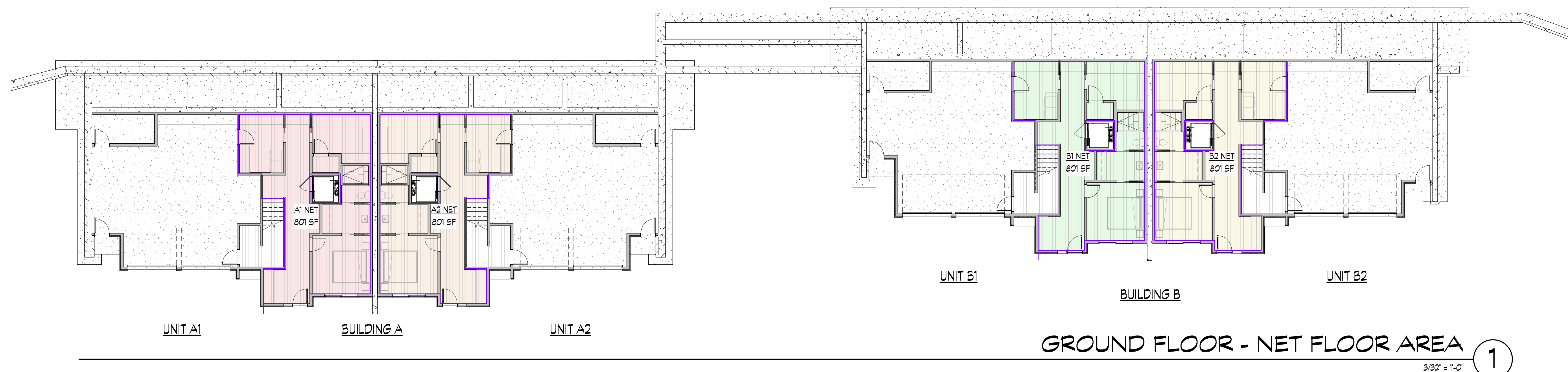
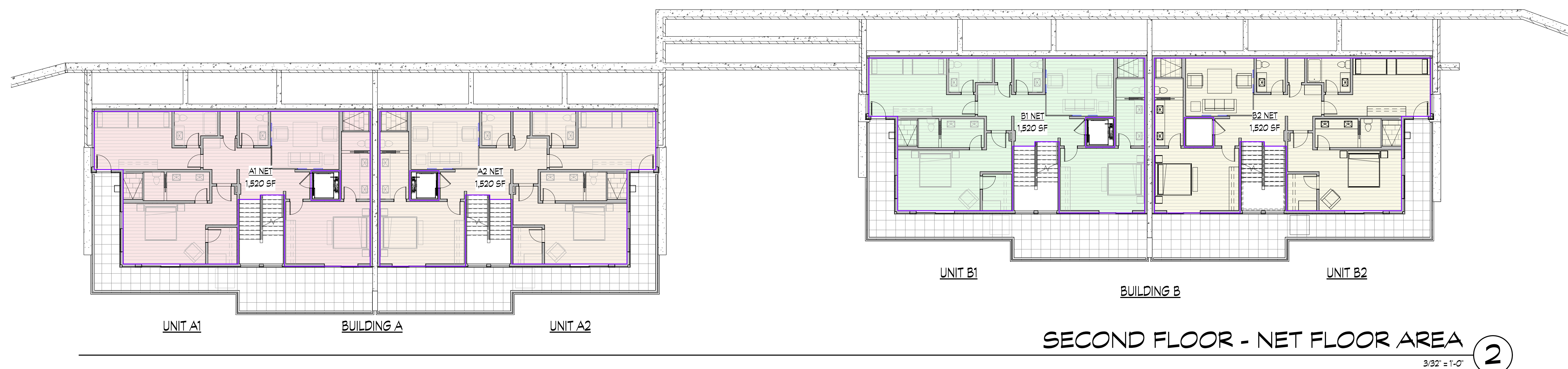
- ALL LIGHTING TO MEET CITY OF KETCHUM DARK SKY ORDINANCE





NET FLOOR AREA*	
AREA	SF
A1 NET	801 SF
A1 NET	1,520 SF
A1 NET	1,655 SF
	3,977 SF
A2 NET	801 SF
A2 NET	1,520 SF
A2 NET	1,655 SF
	3,977 SF
B1 NET	801 SF
B1 NET	1,520 SF
B1 NET	1,655 SF
	3,977 SF
B2 NET	801 SF
B2 NET	1,520 SF
B2 NET	1,655 SF
	3,977 SF
TOTAL DEVELOPMENT NET FLOOR AREA:	15,906 SF

* PER CITY OF KETCHUM DEFINITION "FLOOR AREA, NET"



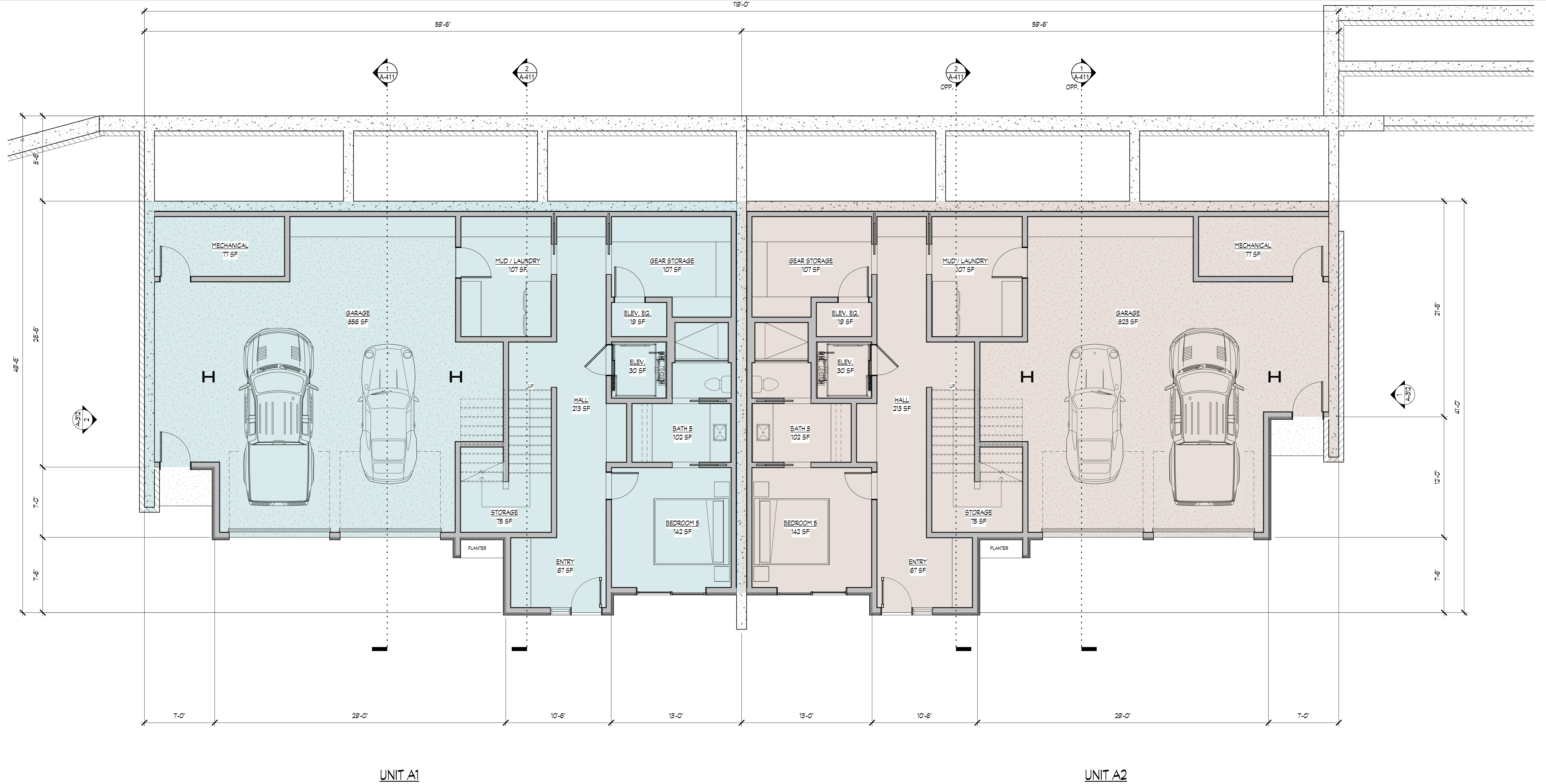
NET AREA PLANS AND CALCULATIONS

12 4 8 SCALE: 3/32" = 1'-0"

GREYHAWK TOWNHOMES

Ketchum, Idaho

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2/19/2026



TRUE PLAN
NORTH NORTH

BUILDING A - GROUND FLOOR PLAN

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

GREYHAWK TOWNHOMES

Ketchum, Idaho

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2/19/2026



TRUE PLAN
NORTH NORTH

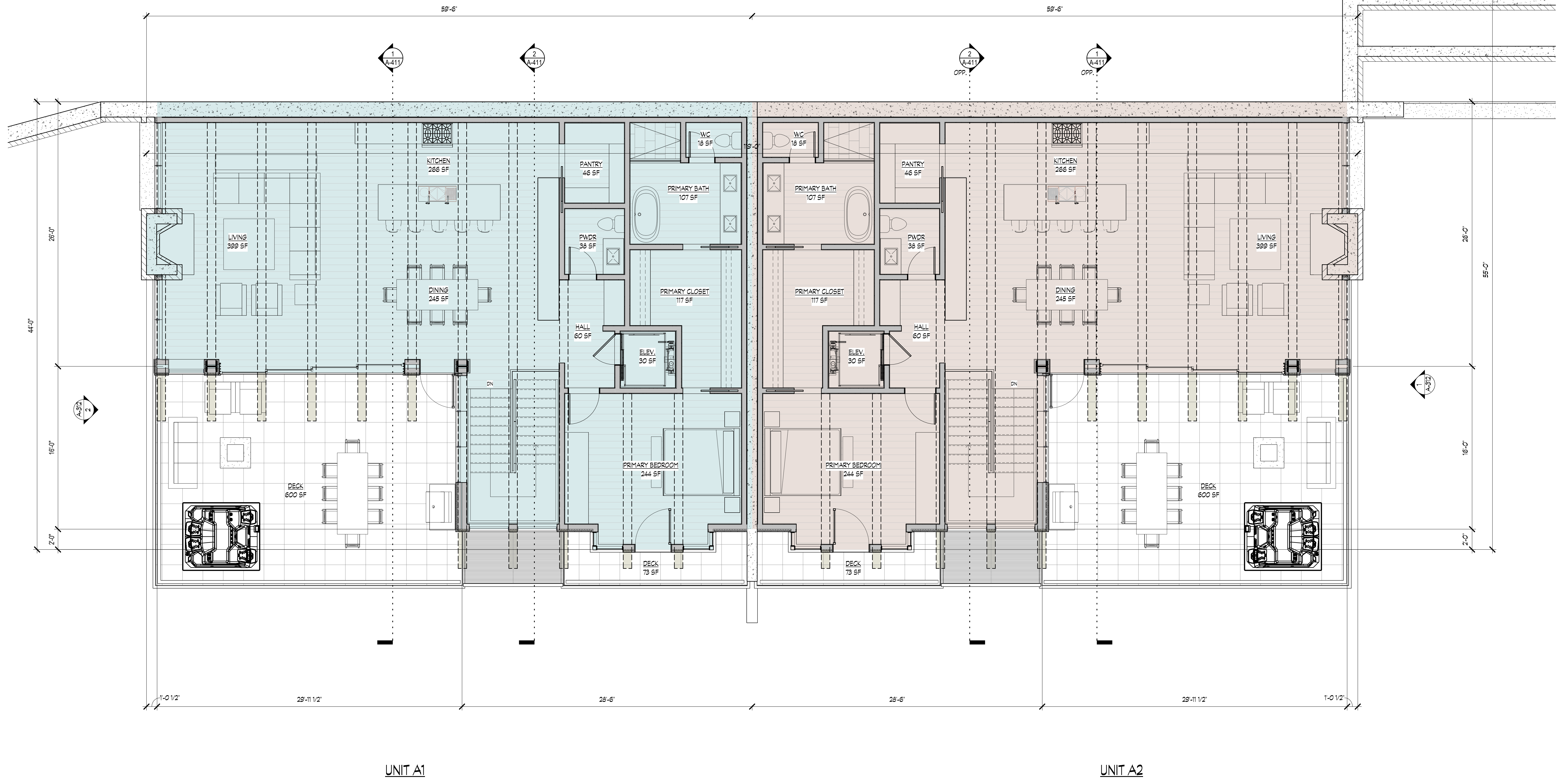
BUILDING A - SECOND FLOOR PLAN

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

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2/19/2026



UNIT A1

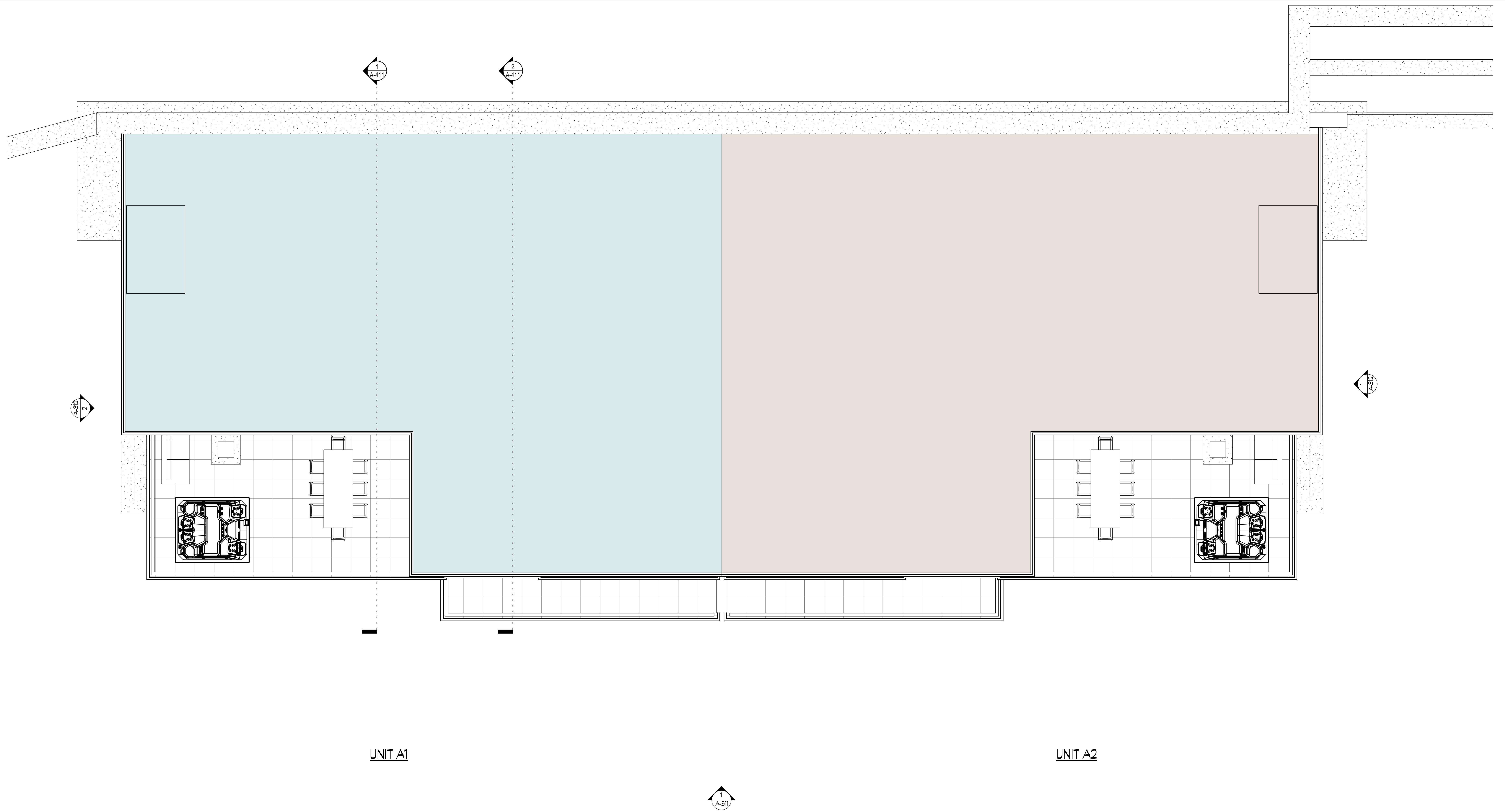
UNIT A2

TRUE PLAN
NORTH NORTH
BUILDING A - THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

GREYHAWK TOWNHOMES

Ketchum, Idaho

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2/19/2026



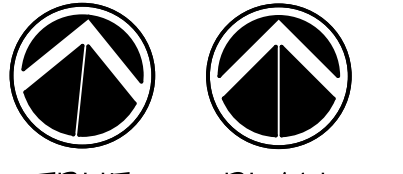
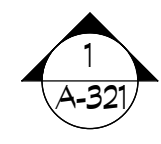
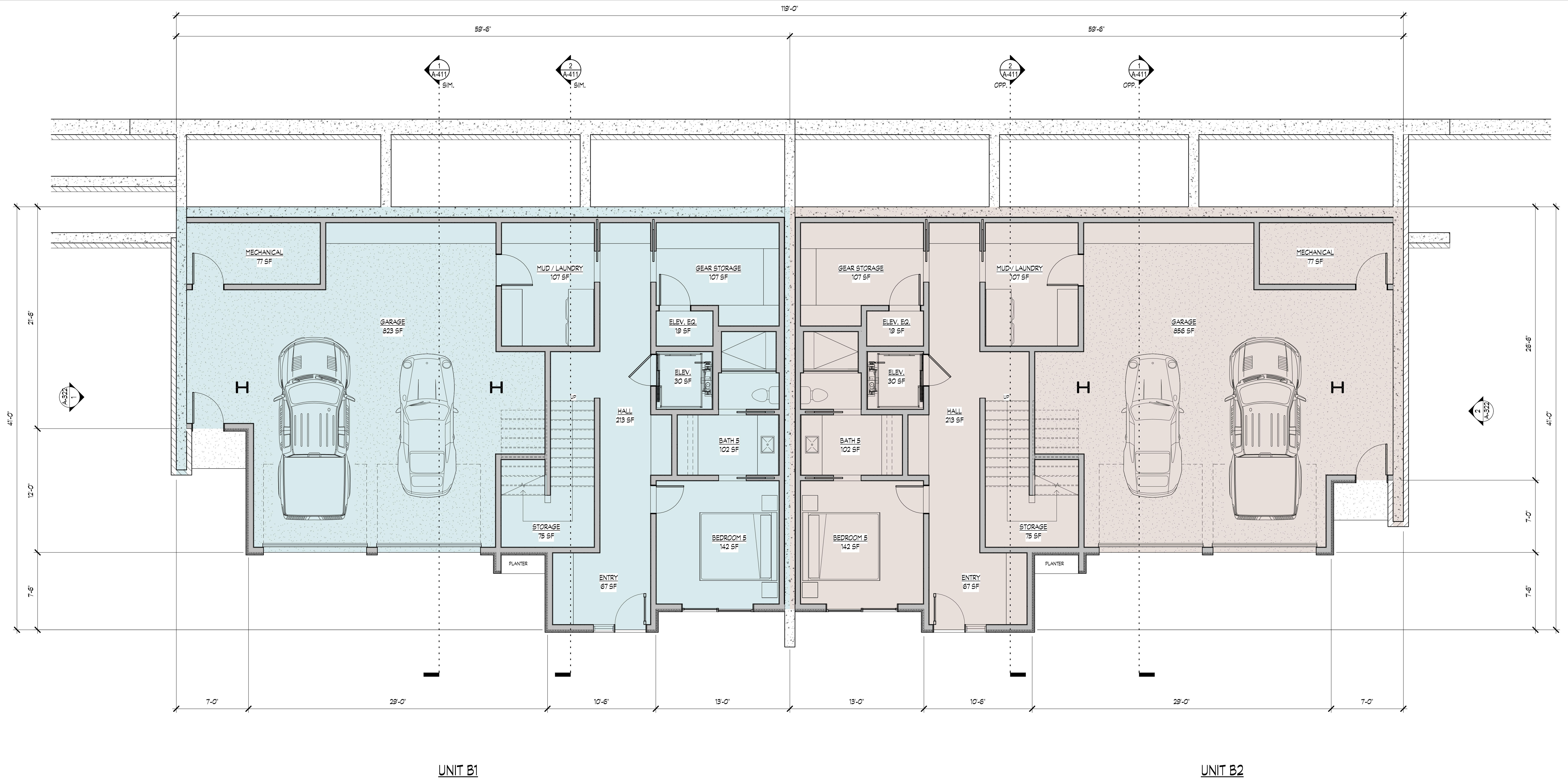


 TRUE NORTH PLAN NORTH
BUILDING A - ROOF PLAN
 1 2 4 8 SCALE: 1/4"=1'-0"

GREYHAWK TOWNHOMES

Ketchum, Idaho

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2/19/2026



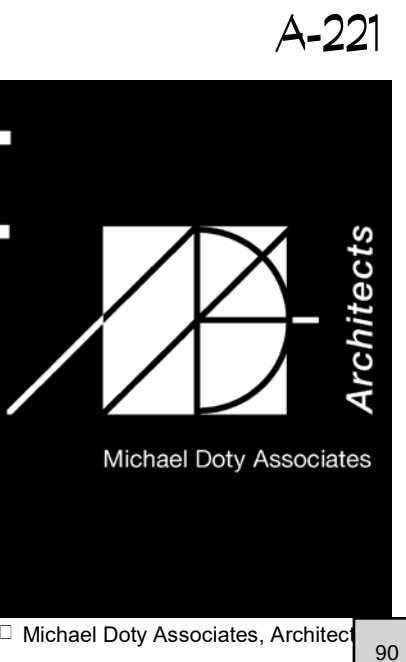
TRUE NORTH
PLAN NORTH
BUILDING B - GROUND FLOOR PLAN

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

GREYHAWK TOWNHOMES

Ketchum, Idaho

MOD PRE-APPLICATION DESIGN REVIEW
2/19/2026





 TRUE NORTH
 PLAN NORTH
BUILDING B - SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"

GREYHAWK TOWNHOMES

Ketchum, Idaho

MOD PRE-APPLICATION DESIGN REVIEW
2/19/2026



 TRUE NORTH
 PLAN NORTH
BUILDING B - THIRD FLOOR PLAN
 SCALE: 1/4"=1'-0"

GREYHAWK TOWNHOMES

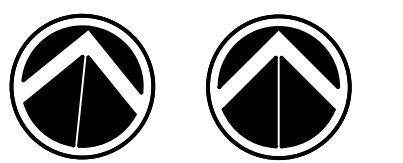
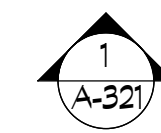
Ketchum, Idaho

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UNIT B1

UNIT B2



TRUE NORTH
PLAN NORTH

BUILDING B - ROOF PLAN

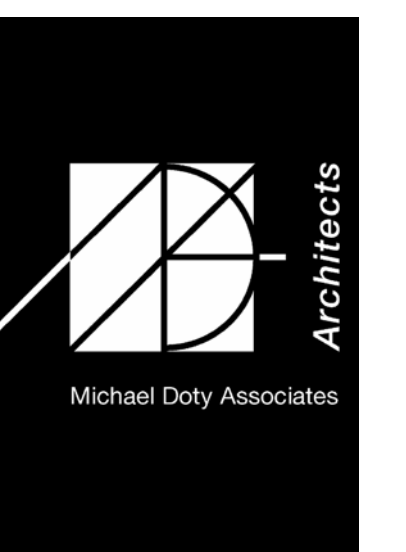
SCALE: 1/4"=1'-0"

GREYHAWK TOWNHOMES

Ketchum, Idaho

MOD PRE-APPLICATION DESIGN REVIEW
2/19/2026

A-224



Michael Doty Associates, Architects

83



EXTERIOR FINISH 1 (EF-1):
HORIZONTAL WOOD SIDING.
B.O.D.: RESAWN TIMBER CO.
ABODO GRAPHITE



EXTERIOR FINISH 2 (EF-2):
VERTICAL WOOD SIDING.
B.O.D.: MONTANA TIMBER PRODUCTS
RANCHWOOD ARTISAN ASH



EXTERIOR FINISH 3 (EF-3):
RUSTIC STONE VENEER



EXTERIOR FINISH 4 (EF-4):
TINTED BOARD-FORMED CONCRETE



WINDOW AND DOOR SYSTEM:
THERMALLY BROKEN ALUMINUM
B.O.D.: WEATHERSHIELD VUE
ESPRESSO METALLIC



EXTERIOR MATERIALS

GREYHAWK TOWNHOMES

Ketchum, Idaho

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2/19/2026



EXTERIOR MATERIAL BOARD



BUILDING A - SOUTH ELEVATION

1

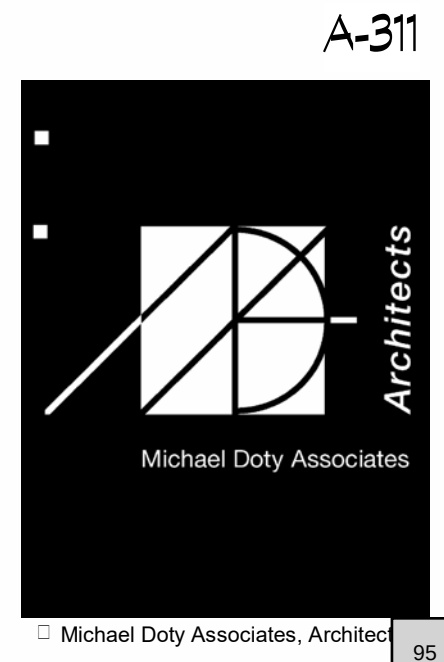
BUILDING A - EXTERIOR ELEVATIONS

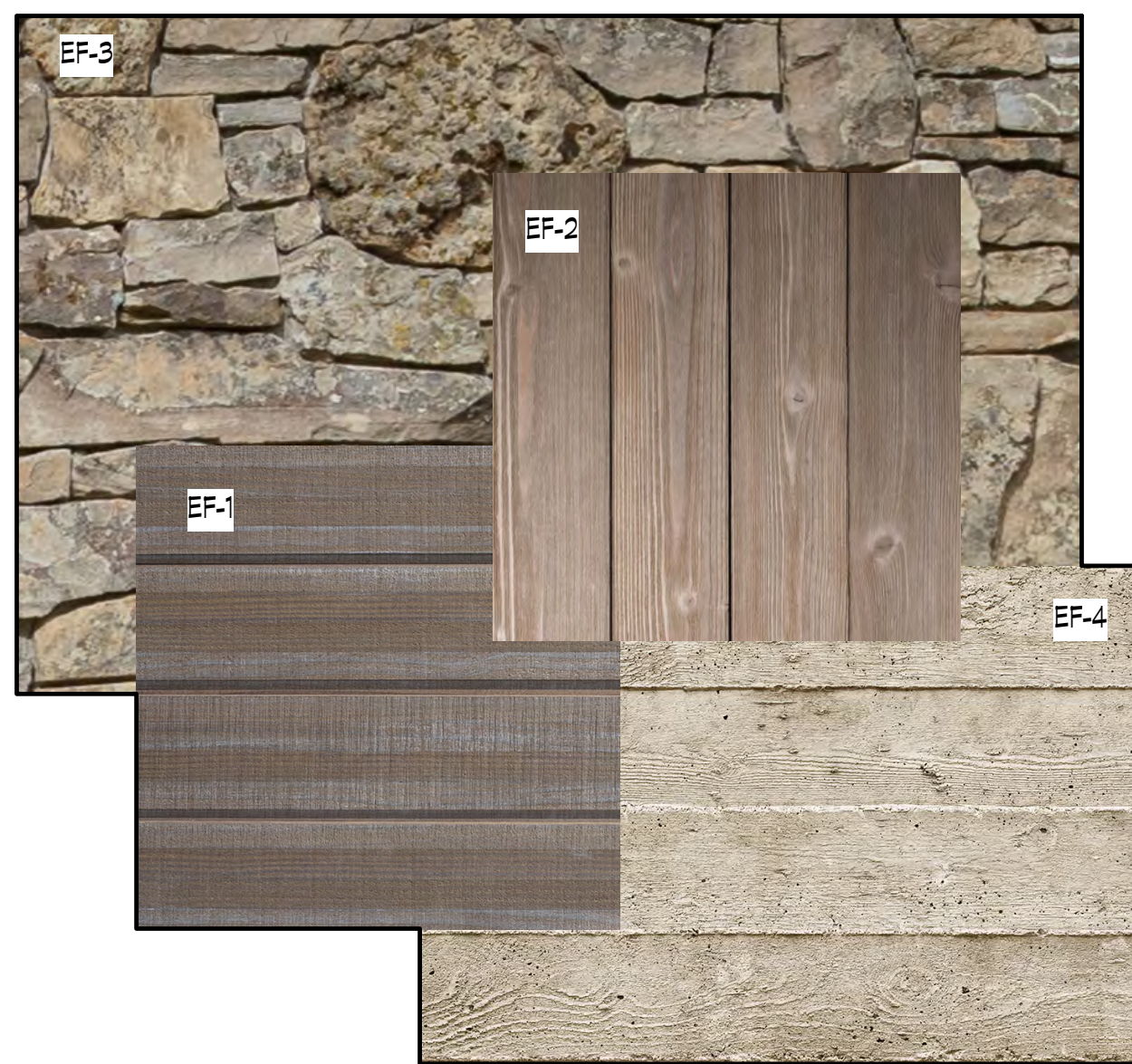


GREYHAWK TOWNHOMES

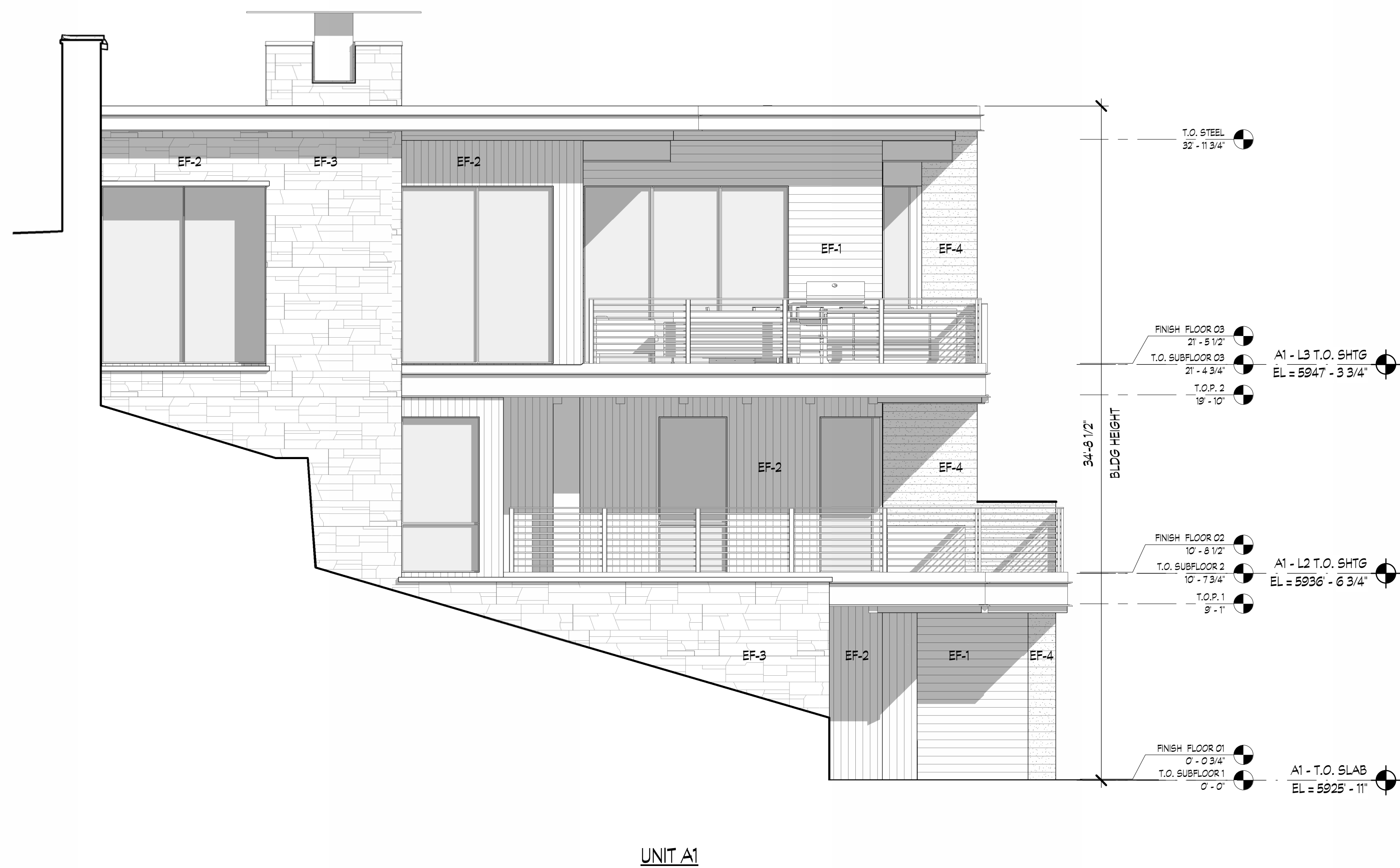
Ketchum, Idaho

MOD PRE-APPLICATION DESIGN REVIEW
2/19/2026





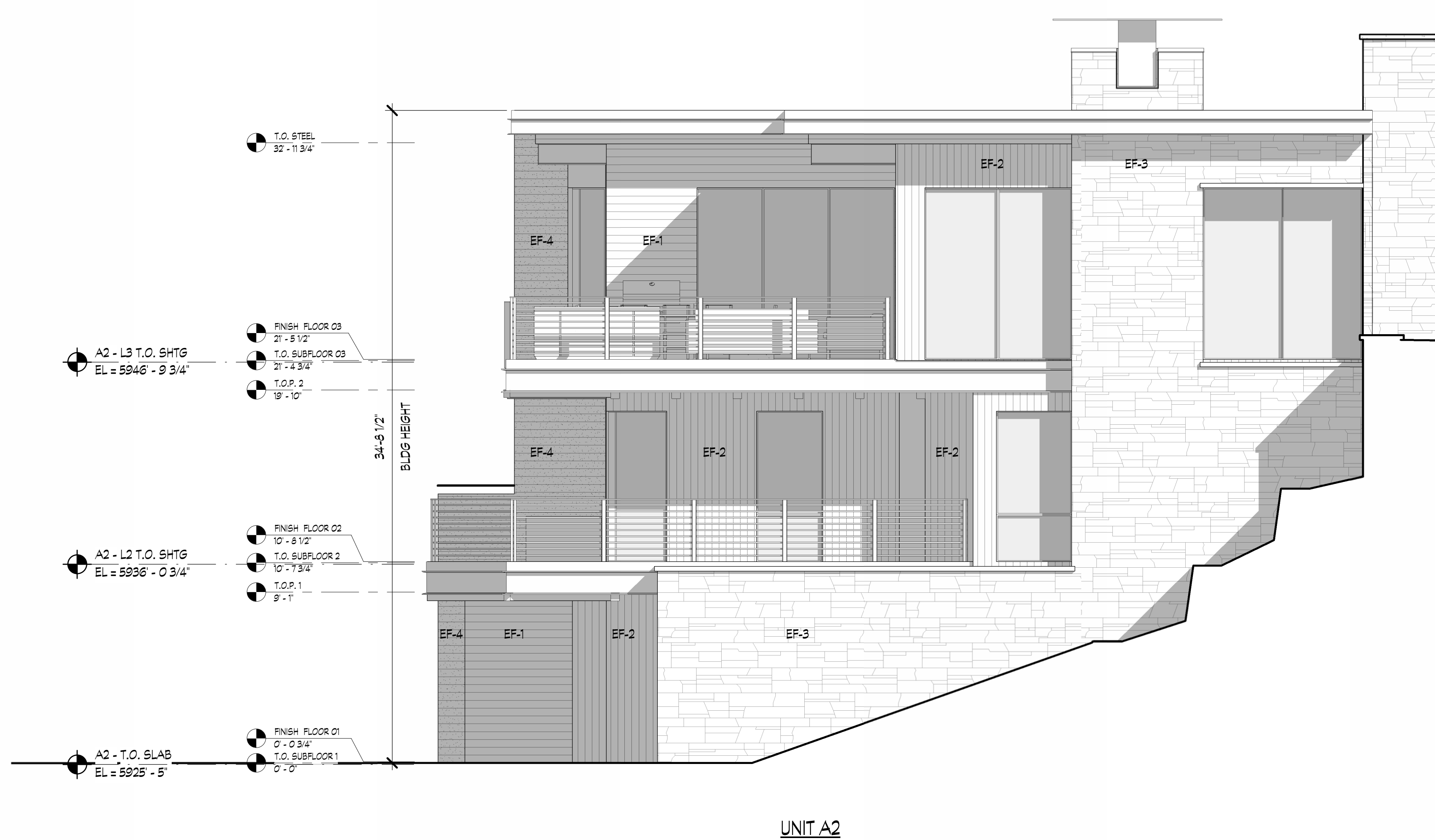
EXTERIOR MATERIAL BOARD



UNIT A1

BUILDING A - WEST ELEVATION

1/4" = 1'-0" 2

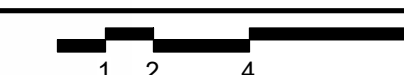


UNIT A2

BUILDING A - EAST ELEVATION

1/4" = 1'-0" 1

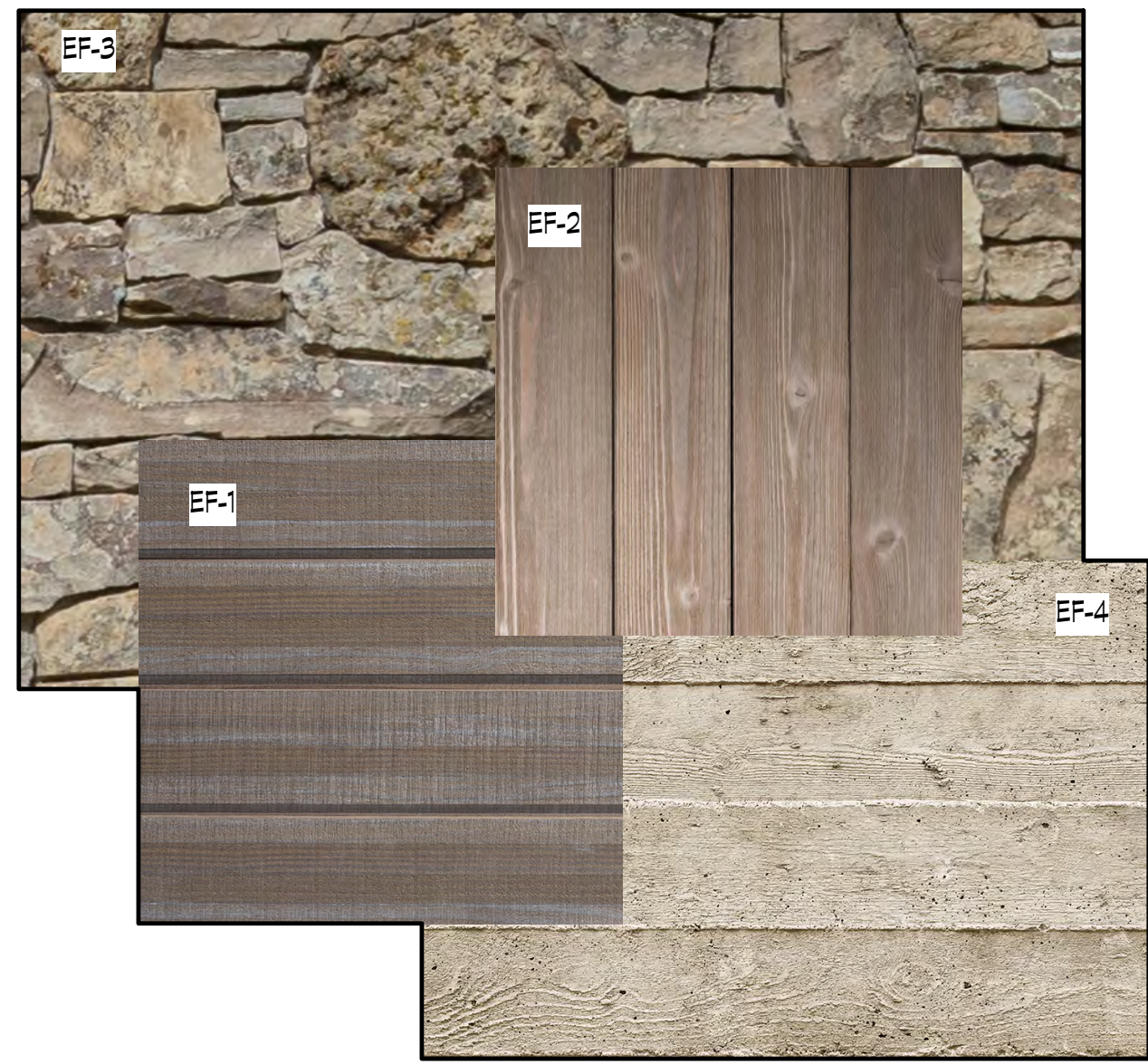
BUILDING A - EXTERIOR ELEVATIONS



GREYHAWK TOWNHOMES

Ketchum, Idaho

MOD PRE-APPLICATION DESIGN REVIEW
2/19/2026



EXTERIOR MATERIAL BOARD



BUILDING B - SOUTH ELEVATION

1/4" = 1'-0"

1

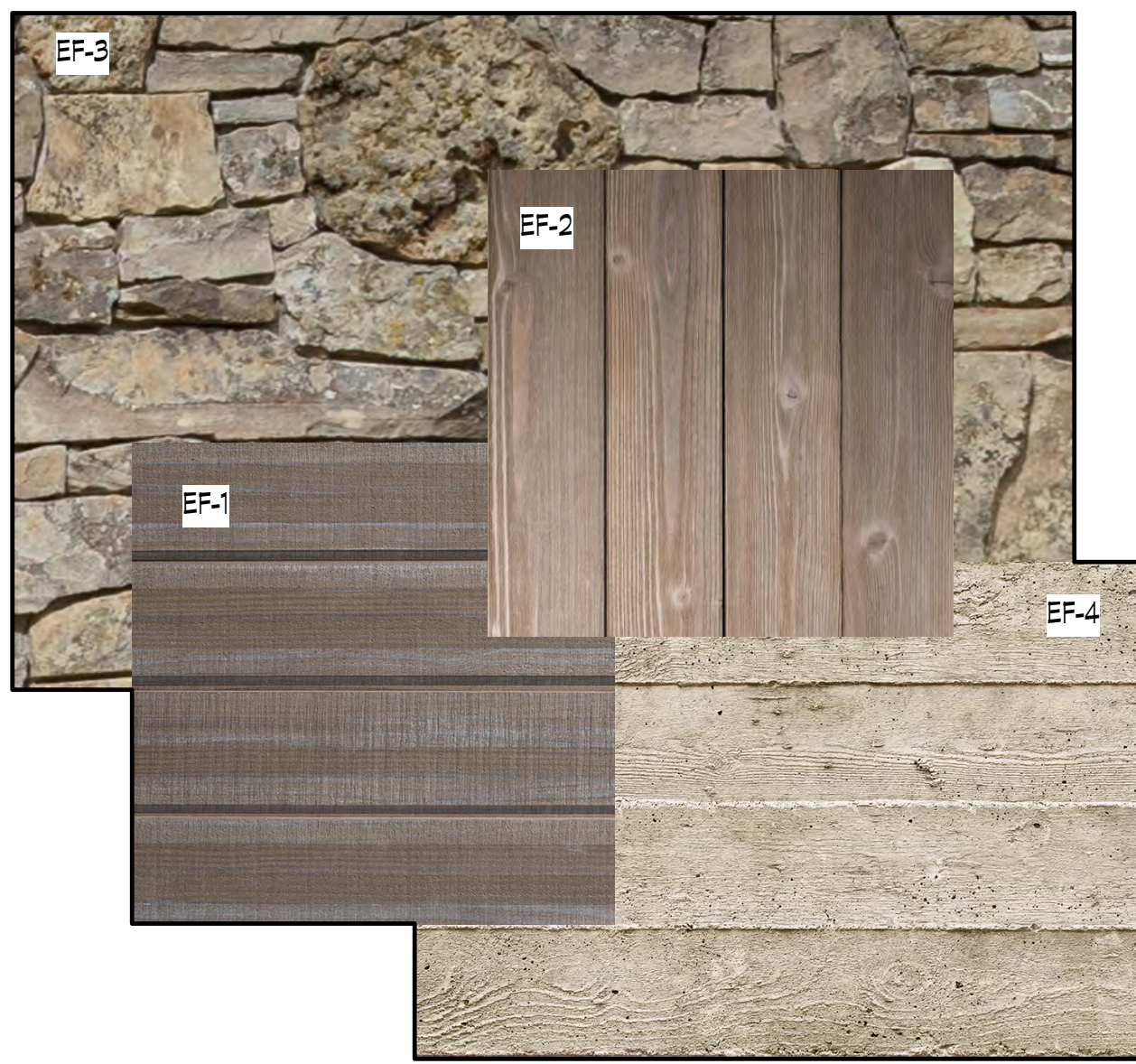
BUILDING B - EXTERIOR ELEVATIONS

1 2 4 8 SCALE: As indicated

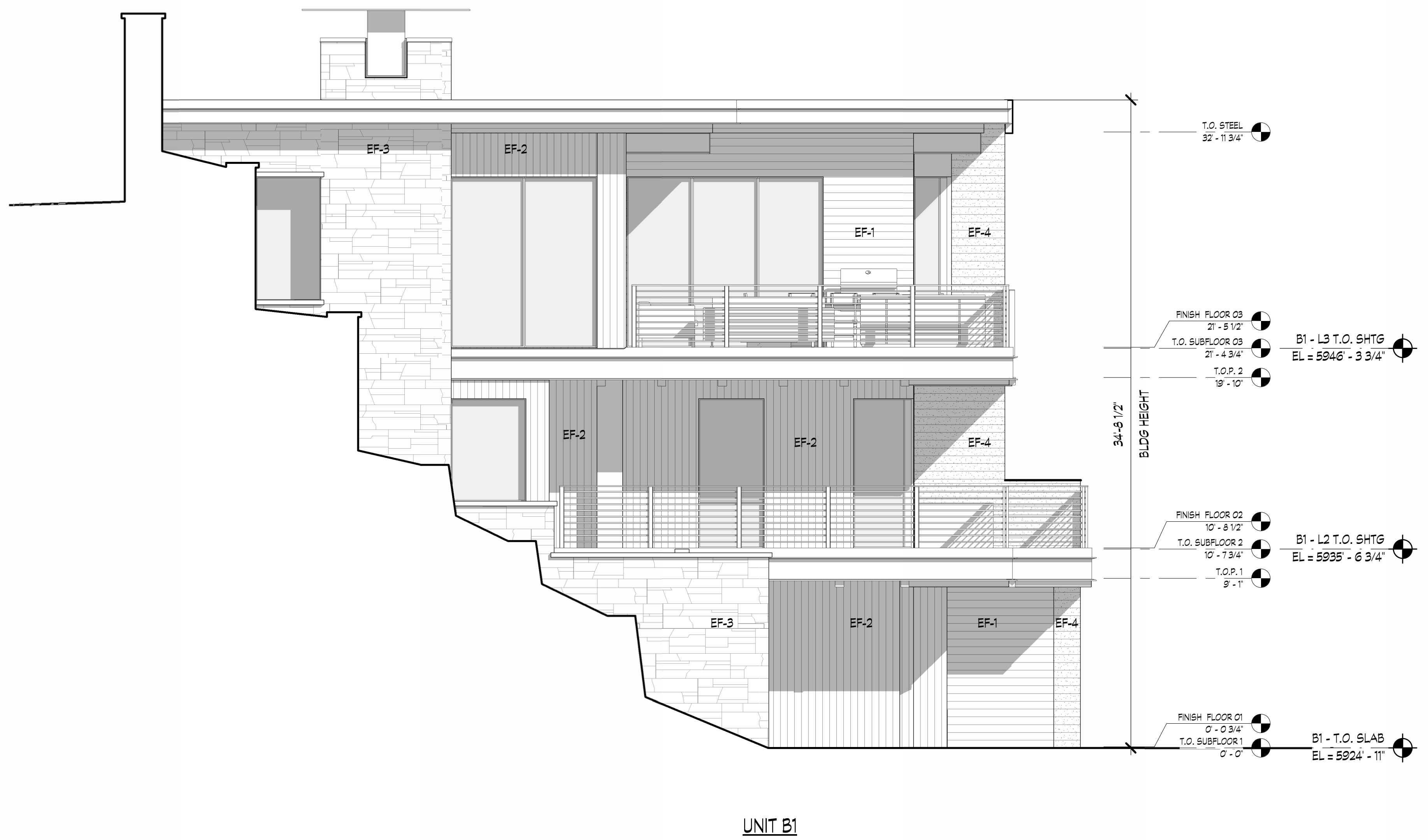
GREYHAWK TOWNHOMES

Ketchum, Idaho

MOD PRE-APPLICATION DESIGN REVIEW
2/19/2026



EXTERIOR MATERIAL BOARD



UNIT B1

BUILDING B - WEST ELEVATION 1
1/4" = 1'-0"



UNIT B2

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

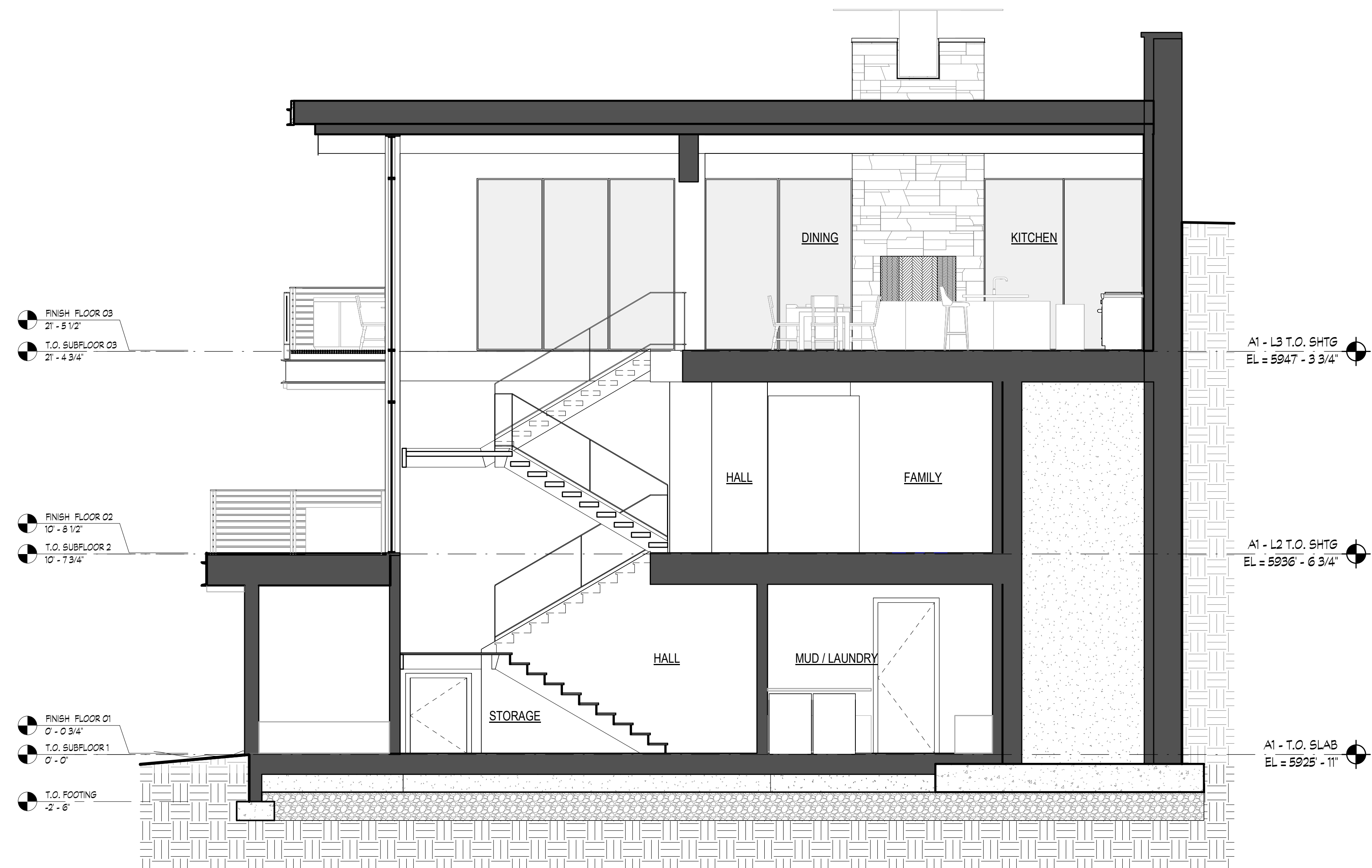
BUILDING B - EXTERIOR ELEVATIONS

1 2 4 8 SCALE: As indicated

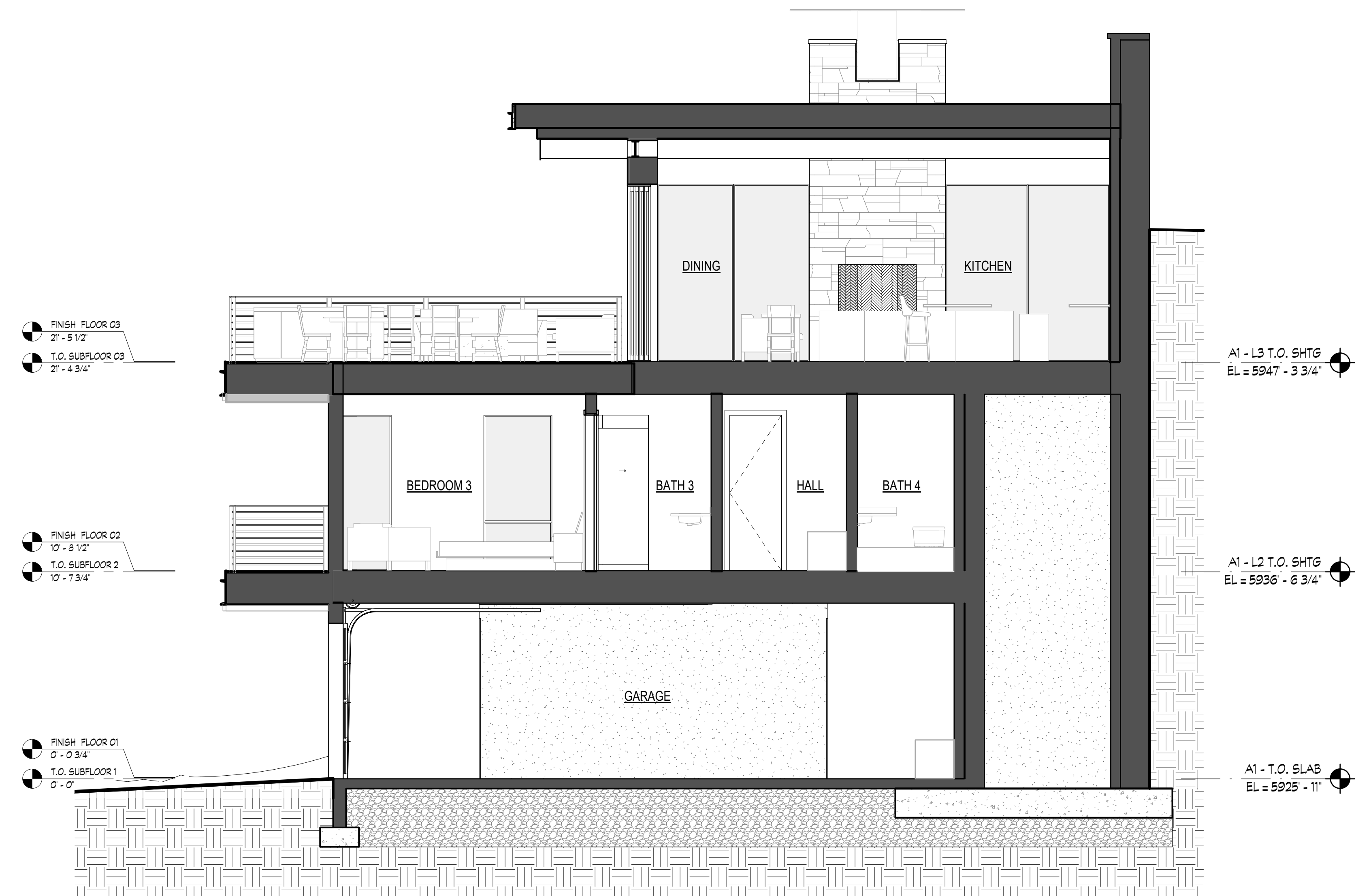
GREYHAWK TOWNHOMES

Ketchum, Idaho

MOD PRE-APPLICATION DESIGN REVIEW
2/19/2026



UNIT A1 SECTION 2
B1 SIM; A2, B2 OPP. 1/4" = 1'-0" 2



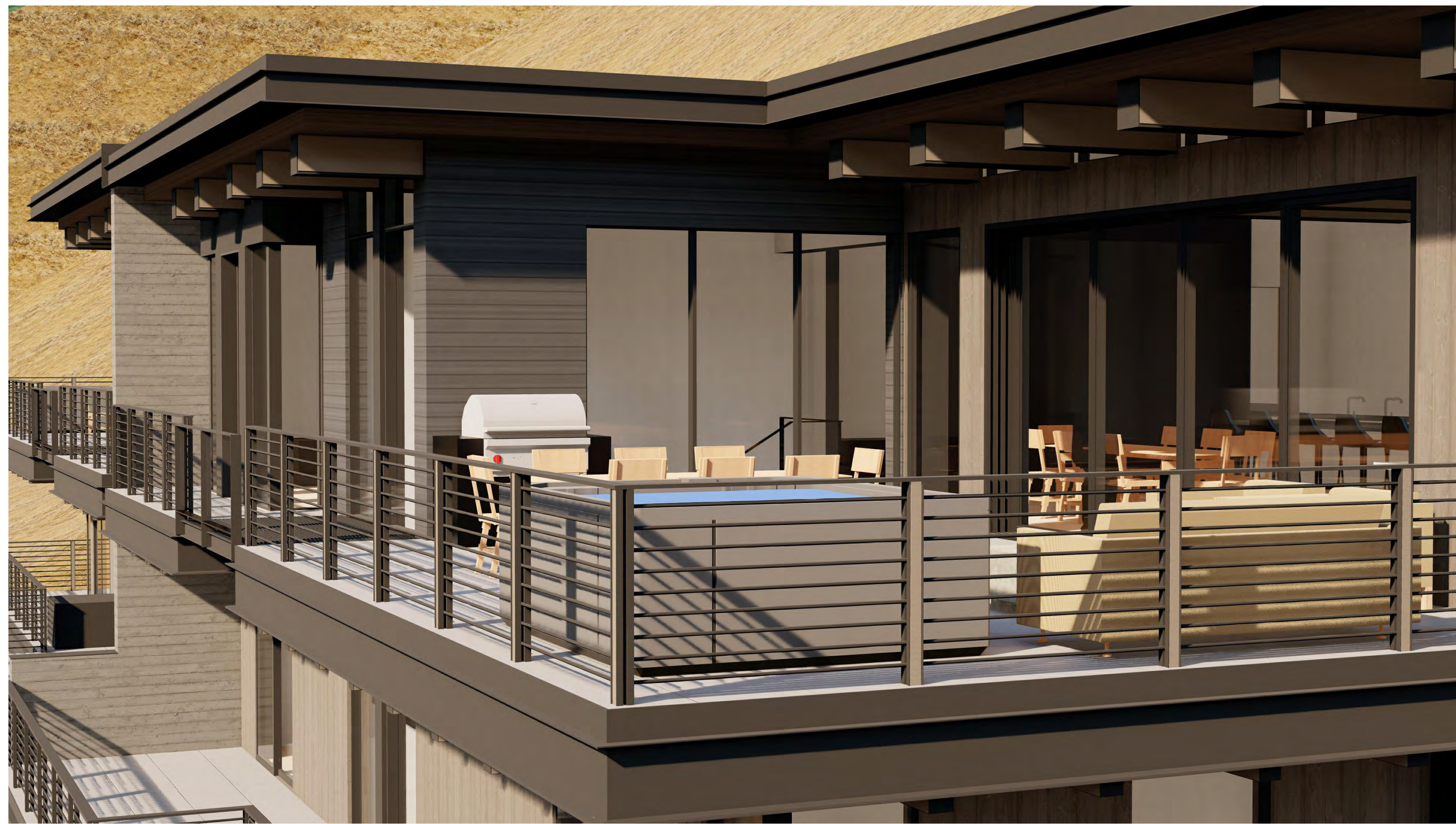
UNIT A1 SECTION 1
B1 SIM; A2, B2 OPP. 1/4" = 1'-0" 1

UNIT A1 - SECTIONS
1 2 4 8 SCALE: 1/4" = 1'-0"

GREYHAWK TOWNHOMES

Ketchum, Idaho

MOD PRE-APPLICATION DESIGN REVIEW
2/19/2026



EXTERIOR RENDERINGS

GREYHAWK TOWNHOMES

Ketchum, Idaho

MOD PRE-APPLICATION DESIGN REVIEW
2/19/2026



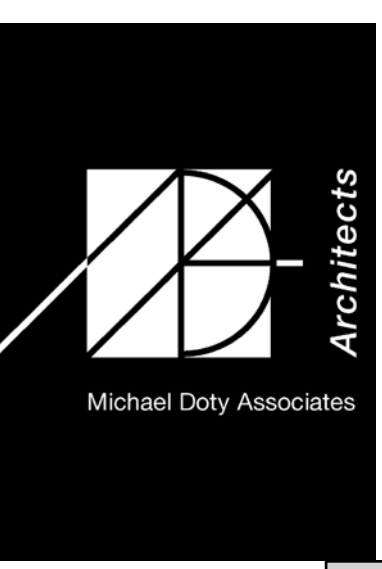
EXTERIOR RENDERINGS

GREYHAWK TOWNHOMES

Ketchum, Idaho

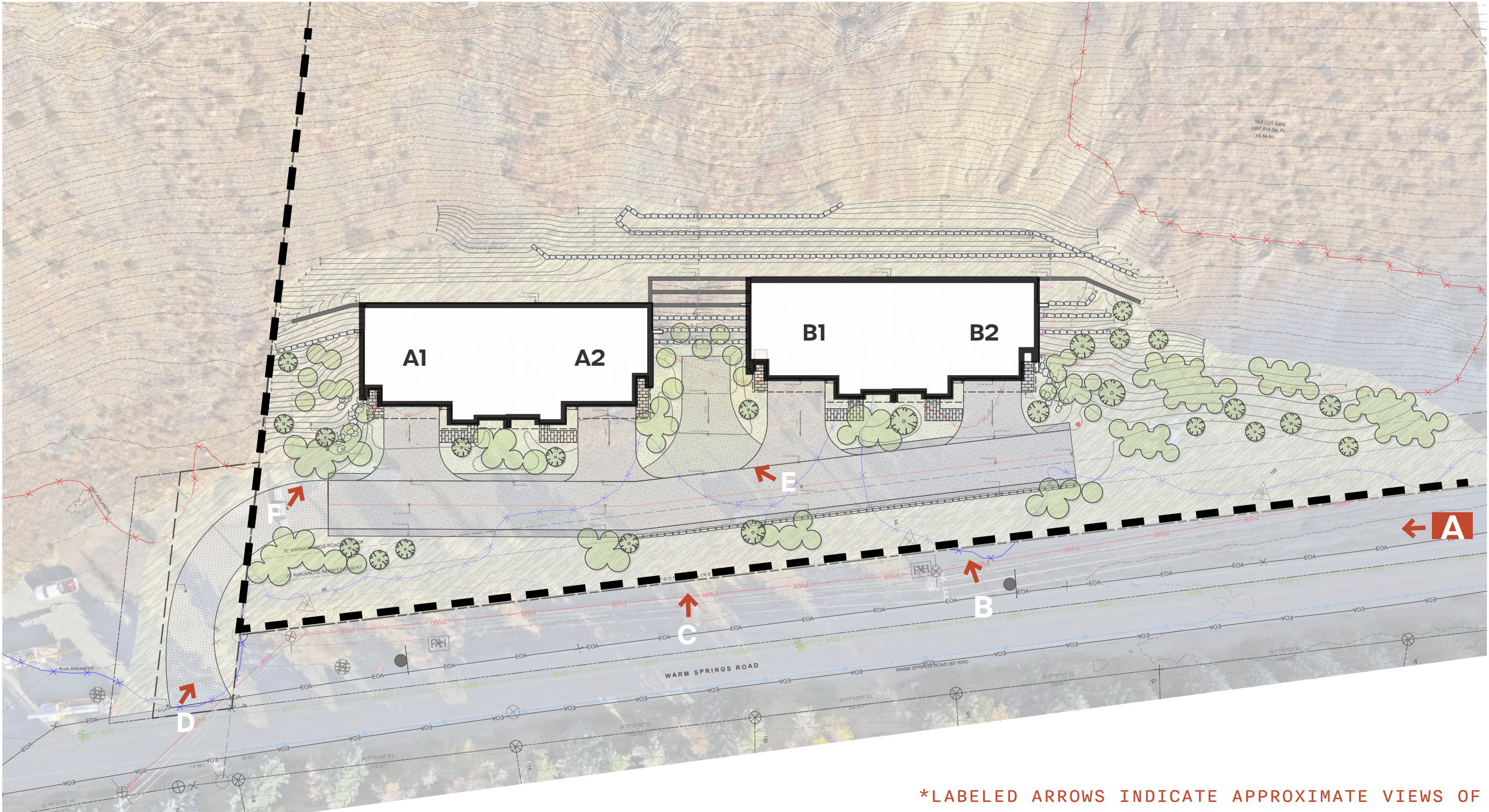
MOD PRE-APPLICATION DESIGN REVIEW
2/19/2026

A-502



Michael Doty Associates, Architects

V1.0 VISUAL KEY



*LABELED ARROWS INDICATE APPROXIMATE VIEWS OF PROPOSED PROJECT IN CONCEPT VISUALS

VI.1 EXISTING CONDITIONS | A

SLUFFING HILLSIDE
FROM PREVIOUS
DISTURBANCE

EXISTING POWER
LINE TO BE BURIED



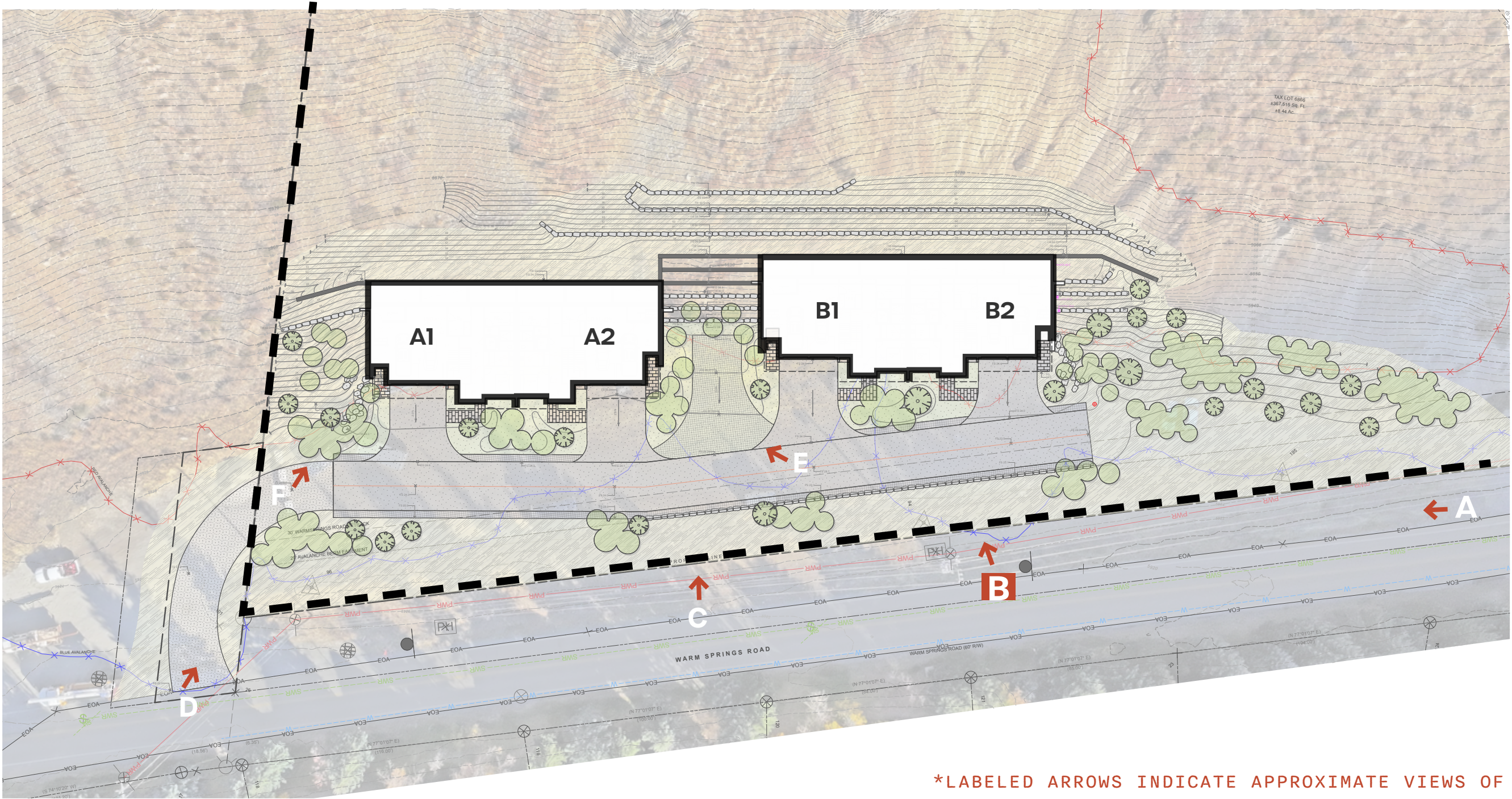
PHOTO TAKEN AT STREET LEVEL ON 10.30.2025

V1.2 CONCEPT VISUAL | A



VIEW NARRATIVE:
- VISUALS SHOWS APPROXIMATE LOCATION OF PROPOSED STRUCTURES WITH PROPOSED LANDSCAPE SCREENING.
- MAIN LEVEL NOT SEEN AS EXISTING BERM SCREENS VISUAL.

V2.0 VISUALS KEY



*LABELED ARROWS INDICATE APPROXIMATE VIEWS OF PROPOSED PROJECT IN CONCEPT VISUALS

V2.1 EXISTING CONDITIONS | B



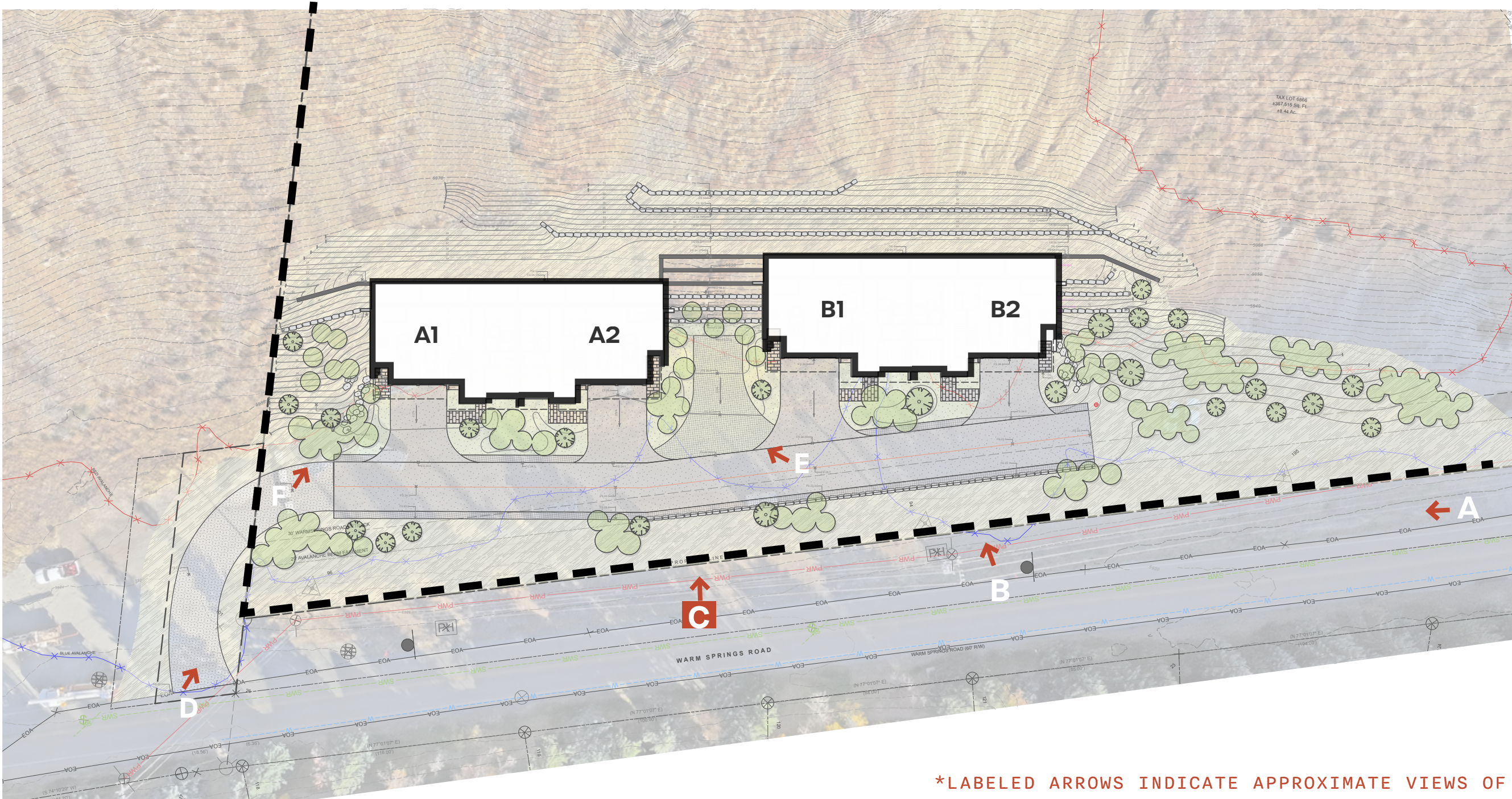
PHOTO TAKEN AT STREET LEVEL ON 10.30.2025

V2.2 CONCEPT VISUAL | B



VIEW NARRATIVE:
- VISUALS SHOWS APPROXIMATE LOCATION OF PROPOSED STRUCTURES WITH PROPOSED LANDSCAPE SCREENING.
- SCREENING OF STRUCTURES WITH TREES KEPT MINIMAL IN VISUAL. WALLS IN DISTANCE MEANT TO BLEND WITH EXISTING ROCK SCREE ALONG HILLSIDE.

V3.0 VISUALS KEY



V3.1 EXISTING CONDITIONS | C

SLUFFING HILLSIDE FROM
PREVIOUS QUARRYING



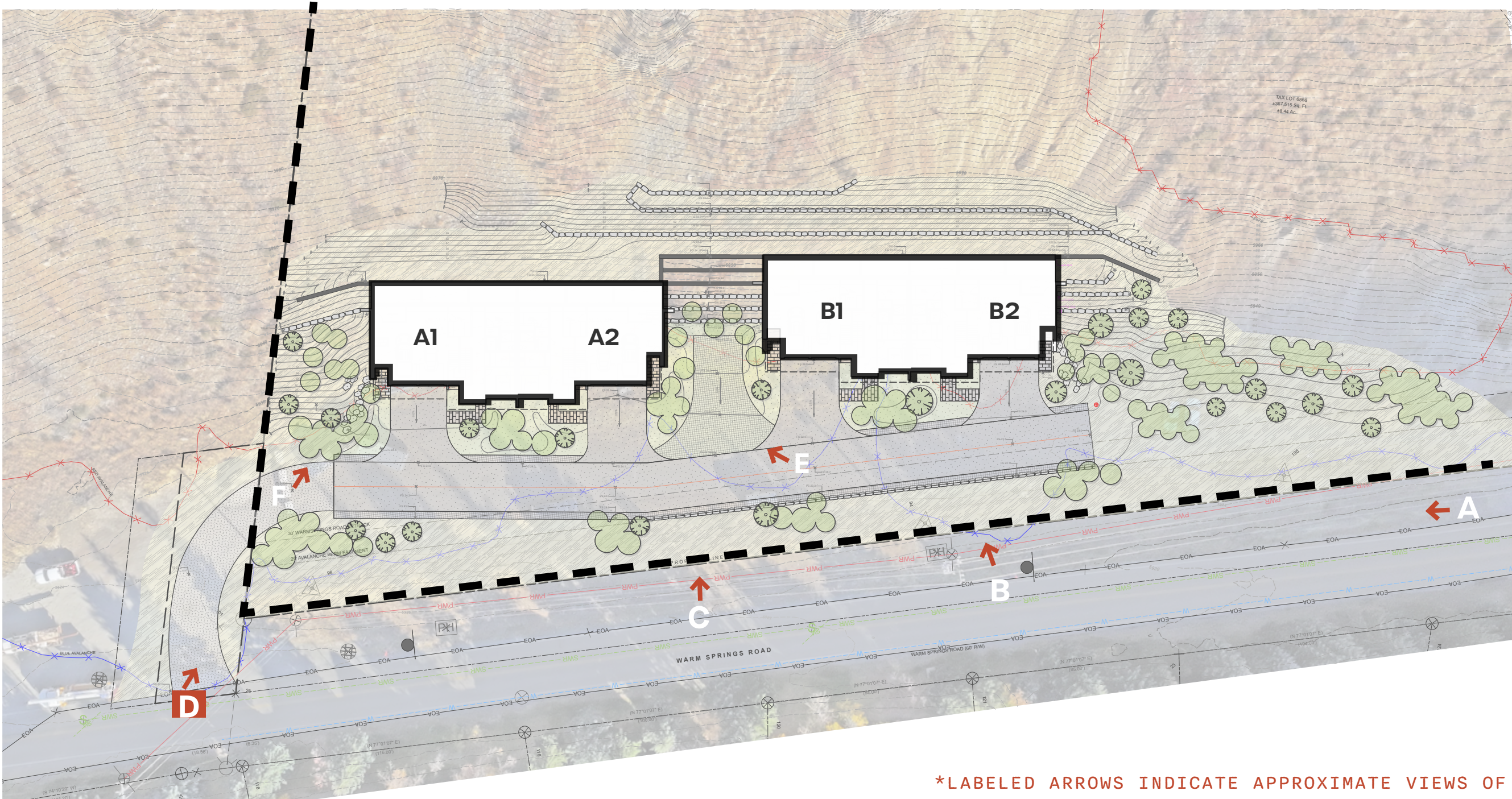
PHOTO TAKEN AT STREET LEVEL ON 10.30.2025

V3.2 CONCEPT VISUAL | C



VIEW NARRATIVE:
- VISUALS SHOWS APPROXIMATE LOCATION OF PROPOSED STRUCTURES WITH PROPOSED LANDSCAPE SCREENING.
- SCREENING OF STRUCTURES WITH TREES KEPT MINIMAL IN VISUAL. WALLS IN DISTANCE MEANT TO BLEND WITH EXISTING ROCK SCREE ALONG HILLSIDE.

V4.0 VISUALS KEY



*LABELED ARROWS INDICATE APPROXIMATE VIEWS OF PROPOSED PROJECT IN CONCEPT VISUALS

V4.1 EXISTING CONDITIONS | D

EXISTING POWER
LINE TO BE BURIED

CURRENT STAGING FOR
NEARBY CONSTRUCTION
PROJECTS

LARGE, UNKEPT, GRAVEL
ENTRANCE INTO PROPERTY



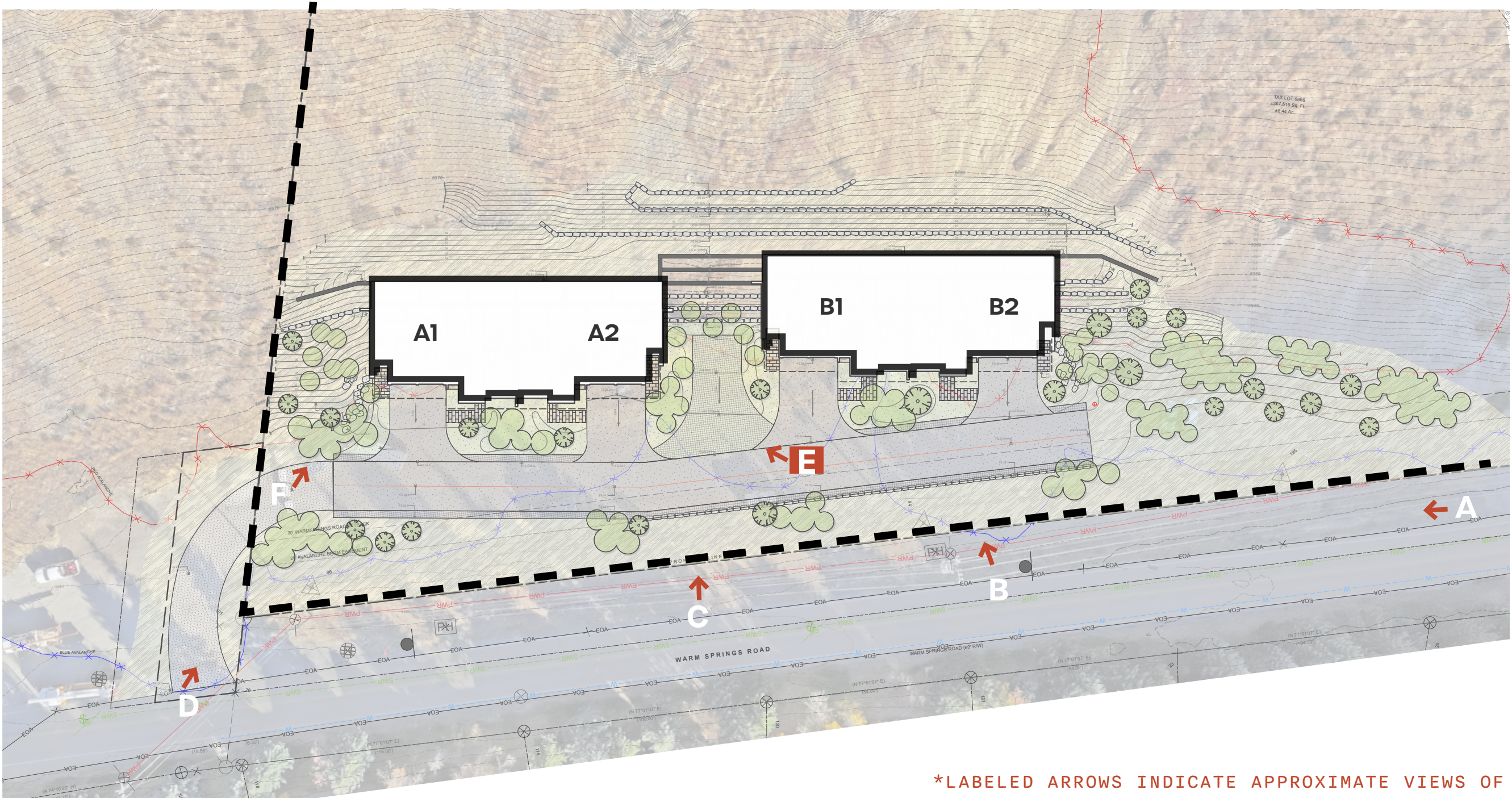
PHOTO TAKEN AT STREET LEVEL ON 10.30.2025

V4.2 CONCEPT VISUAL | D



VIEW NARRATIVE:
- VISUALS SHOWS APPROXIMATE LOCATION OF PROPOSED STRUCTURES WITH PROPOSED LANDSCAPE SCREENING.
- ENTRY TO DEVELOPMENT SHOWN AS YOU ENTER THE PROPERTY FROM WARM SPRINGS USING EXISTING ACCESS. ACCESS TO BE IMPROVED AND VEGETATION TO BE RE-ESTABLISHED FROM YEARS OF DISTURBANCE.

V5.0 VISUALS KEY



*LABELED ARROWS INDICATE APPROXIMATE VIEWS OF PROPOSED PROJECT IN CONCEPT VISUALS

V5.1 EXISTING CONDITIONS | E



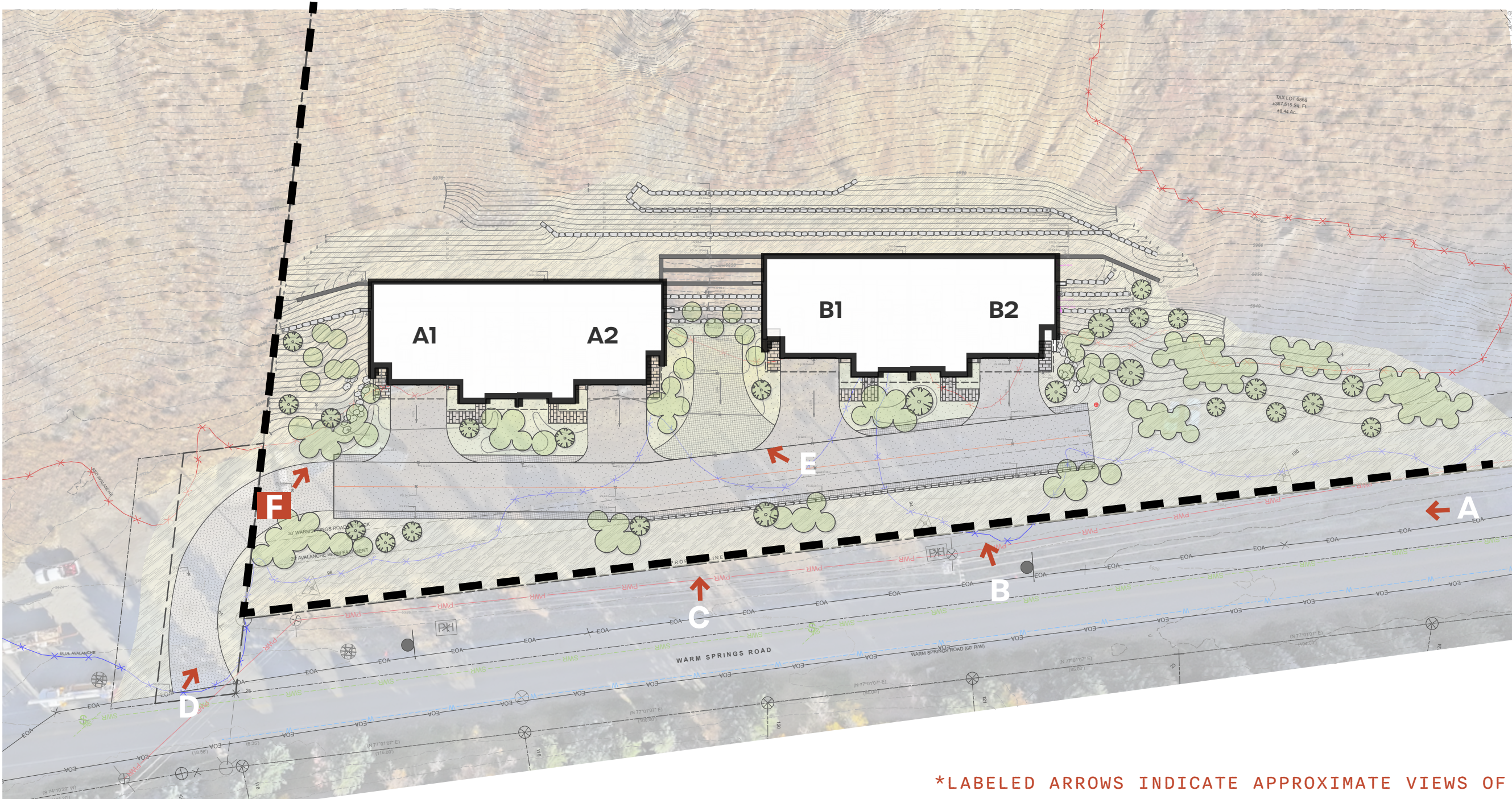
PHOTO TAKEN AT STREET LEVEL ON 10.30.2025

V5.2 CONCEPT VISUAL | E



VIEW NARRATIVE:
- VISUALS SHOWS APPROXIMATE LOCATION OF PROPOSED STRUCTURES WITH PROPOSED LANDSCAPE SCREENING.
- INTERIOR OF PROJECT SHOWN, VISUAL IS OF UNITS A1 AND A2 WITH FIRE TRUCK HAMMER HEAD FLANKED BY PROPOSED TREES.

V6.0 VISUALS KEY



*LABELED ARROWS INDICATE APPROXIMATE VIEWS OF PROPOSED PROJECT IN CONCEPT VISUALS

V6.1 EXISTING CONDITIONS | F



CURRENT STAGING FOR
NEARBY CONSTRUCTION
PROJECTS

PHOTO TAKEN AT STREET LEVEL ON 10.30.2025

V6.2 CONCEPT VISUAL | F

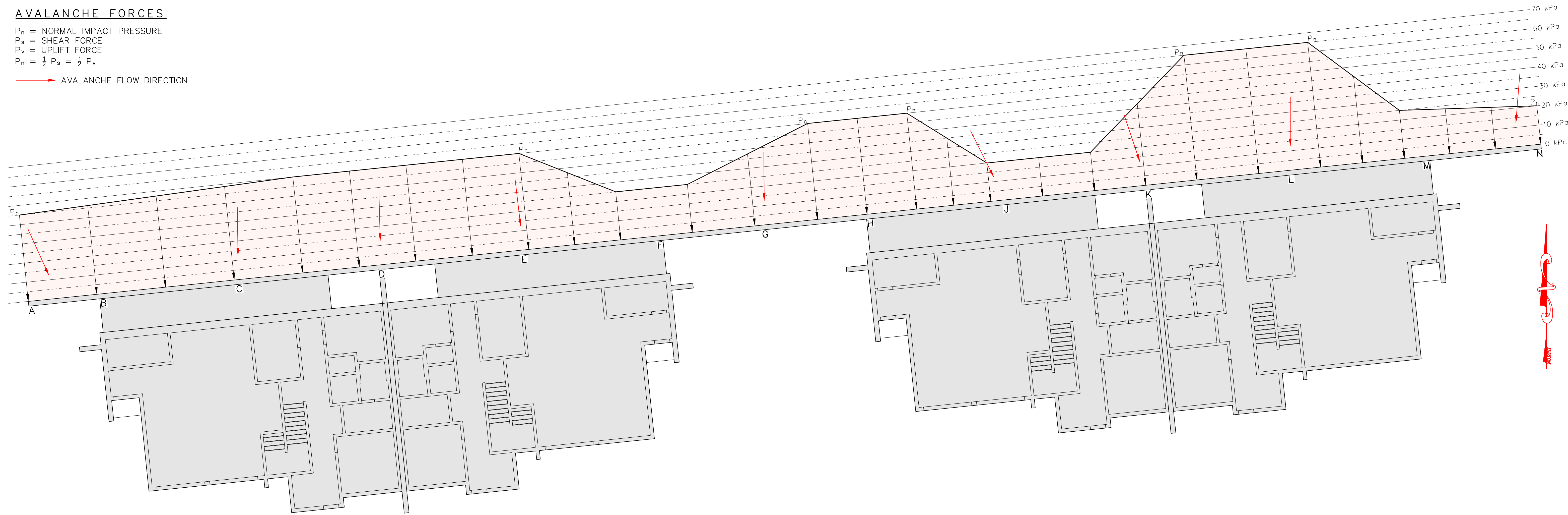


VIEW NARRATIVE:
- VISUALS SHOWS APPROXIMATE LOCATION OF PROPOSED STRUCTURES WITH PROPOSED LANDSCAPE SCREENING.
- INTERIOR OF PROJECT SHOWN, VISUAL IS OF UNIT A1 AND DEPICTS DESIGN INTENT OF SCREENING FOR HILLSIDE RETAINING AND NATIVE ROCK SCREE INCORPORATED INTO FINAL INSTALL.

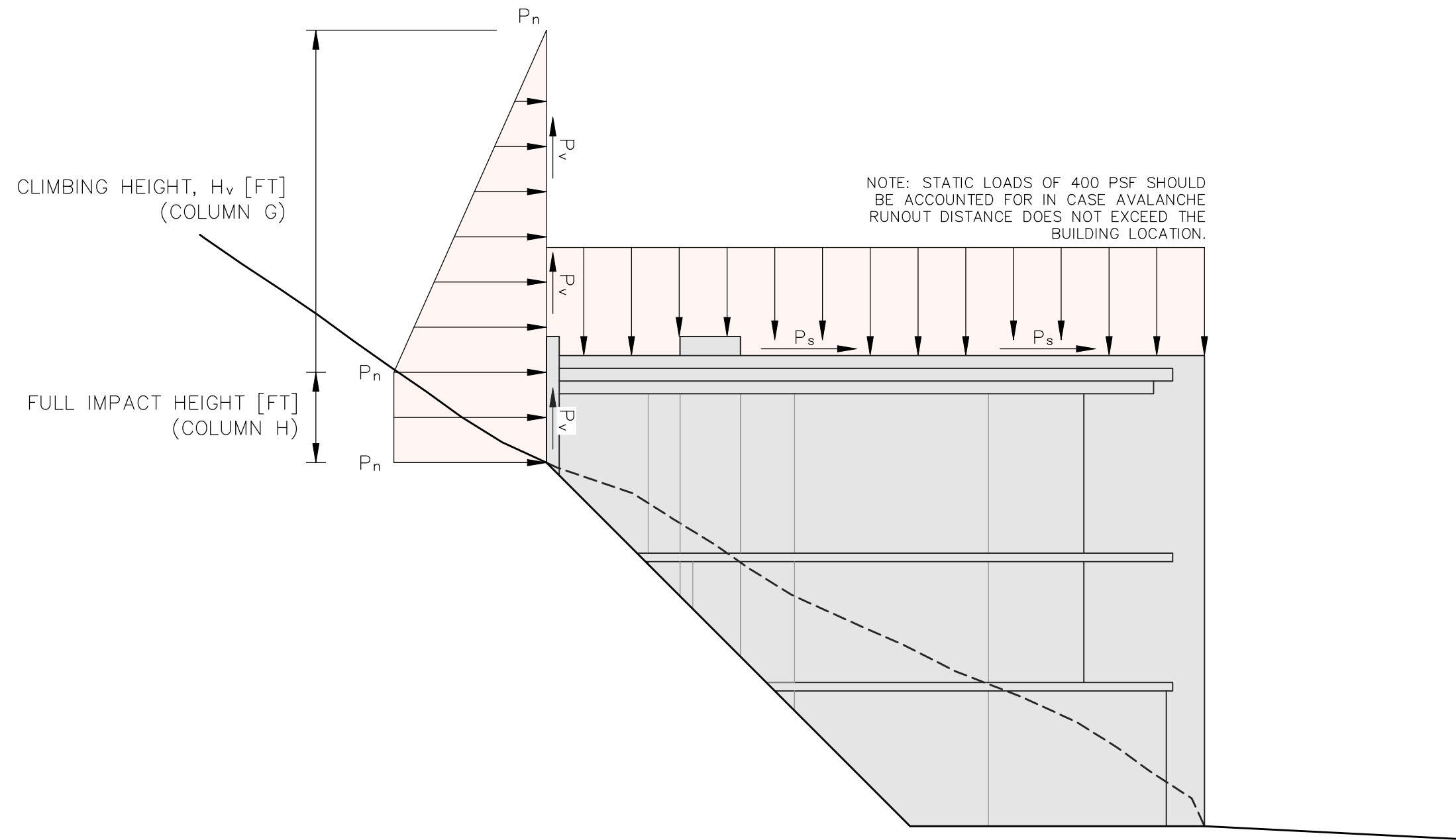
AVALANCHE FORCES

P_n = NORMAL IMPACT PRESSURE
 P_s = SHEAR FORCE
 P_v = UPLIFT FORCE
 $P_n = \frac{1}{2} P_s = \frac{1}{2} P_v$

→ AVALANCHE FLOW DIRECTION



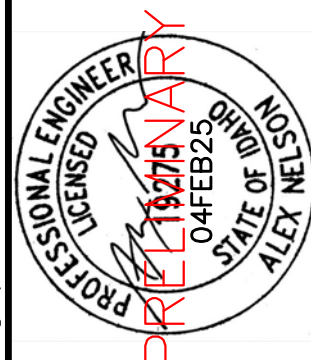
PLAN VIEW
SCALE: 1"=10'



WEST ELEVATION
SCALE: 1"=10'

PROJECT PATH AND PRINT DATE U:\LandProjects2004\1639_Tl6866 at Greyhawk\dwg\1639_Tl6866_Avy2025.dwg 02/04/2025 03:24:25 PM MDT

REVISIONS		NO	DATE	BY



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P.O. Box 2037, Ketchum, ID 83340 USA
(208) 727-1986
email: bsmit@alpineenterprisesinc.com

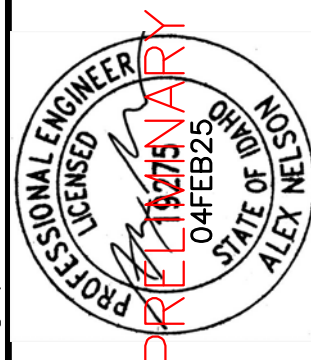
A SNOW AVALANCHE HAZARD MAP SHOWING
TAX LOT 6866
WITHIN S13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR ANDREW SELIGSON

METRIC													
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)
Point	Point Name	Velocity (V) (m/s)	Deflection Angle (θ) (°)	Depth Previous Snow and Avalanche Deposits (H _s) (m)	Design Avalanche Flow Depth (H _a) (m)	Design Avalanche Climbing Height on Deflecting Surface (H _v) (m)	Full Impact Height (m)	Total Climbing Height (H) (m) = H _s + H _a + H _v	Pressure (P _n) (kPa)	Normal Pressure (P _n) (kPa)	Shear Forces (P _s) (kPa) = (0.5)*(P _n)	Uplift Forces (P _v) (kPa) = (0.5)*(P _n)	Notes
A	NW WALL	12.25	90.0	1.00	0.65	7.65	1.65	9.30	45.0	45.00	22.50	22.50	
B	W COR, W UNIT, W BLDG	12.38	90.0	1.00	0.85	7.82	1.85	9.67	46.0	46.00	23.00	23.00	
C	CNTR, W UNIT, W BLDG	12.78	90.0	1.00	1.15	8.32	2.15	10.47	49.0	49.00	24.50	24.50	
D	CNTR, W BLDG	12.91	90.0	1.00	0.70	8.49	1.70	10.19	50.0	50.00	25.00	25.00	
E	CNTR W UNIT, W BLDG	12.91	90.0	1.00	0.60	8.49	1.60	10.09	50.0	50.00	25.00	25.00	
F	E COR, E UNIT, W BLDG	9.13	90.0	1.00	0.40	4.25	1.40	5.65	25.0	25.00	12.50	12.50	
G	CNTR WALL	11.40	90.0	1.00	0.50	6.63	1.50	8.13	39.0	39.00	19.50	19.50	
H	W COR, W UNIT, E BLDG	12.91	90.0	1.00	0.65	8.49	1.65	10.14	50.0	50.00	25.00	25.00	
J	CNTR W UNIT, E BLDG	8.16	90.0	1.00	0.55	3.40	1.55	4.95	20.0	20.00	10.00	10.00	
K	CNTR E BLDG	11.97	90.0	1.00	0.70	7.31	1.70	9.01	43.0	43.00	21.50	21.50	
L	CNTR W UNIT, E BLDG	14.72	90.0	1.00	1.10	11.04	2.10	13.14	65.0	65.00	32.50	32.50	
M	E COR, E UNIT, E BLDG	8.94	90.0	1.00	0.80	4.08	1.80	5.88	24.0	24.00	12.00	12.00	
N	NE WALL	8.16	90.0	1.00	0.80	3.40	1.80	5.20	20.0	20.00	10.00	10.00	
Note: Structures should be designed to withstand full Normal Pressures (kPa) (Column (k)) at Full Impact Height (m) (Column (h)) and decrease linearly to 0 kPa at Total Climbing Height (m) (Column (i)). Flow Density (ρ) = 300kg/m3 (Assumed for safety) Full Impact Height was assumed at 1.0m. Proposed building location is in Flow Channel and above Deposition Zone. Actual Full Impact Height will vary with avalanche size and runoff distance.													

IMPERIAL													
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)
Point	Point Name	Velocity (V) (mph)	Deflection Angle (θ) (°)	Depth Previous Snow and Avalanche Deposits (H _s) (ft)	Design Avalanche Flow Depth (H _a) (ft)	Design Avalanche Climbing Height on Deflecting Surface (H _v) (ft)	Full Impact Height (ft)	Total Climbing Height (H) (ft) = H _s + H _a + H _v	Pressure (P _n) (psf)	Normal Pressure (P _n) (psf)	Shear Forces (P _s) (psf) = (0.5)*(P _n)	Uplift Forces (P _v) (psf) = (0.5)*(P _n)	Notes
A	NW WALL	27.40	90.0	3.28	2.13	25.1	5.4	30.5	939.8	939.8	469.9	469.9	
B	W COR, W UNIT, W BLDG	27.70	90.0	3.28	2.79	25.6	6.1	31.7	960.7	960.7	480.4	480.4	
C	CNTR, W UNIT, W BLDG	28.59	90.0	3.28	3.77	27.3	7.1	34.4	1023.4	1023.4	511.7	511.7	
D	CNTR, W BLDG	28.88	90.0	3.28	2.30	27.9	5.6	33.4	1044.3	1044.3	522.1	522.1	
E	CNTR W UNIT, W BLDG	28.88	90.0	3.28	1.97	27.9	5.2	33.1	1044.3	1044.3	522.1	522.1	
F	E COR, E UNIT, W BLDG	20.42	90.0	3.28	1.31	13.9	4.6	18.5	522.1	522.1	261.1	261.1	
G	CNTR WALL	25.51	90.0	3.28	1.64	21.7	4.9	26.7	814.5	814.5	407.3	407.3	
H	W COR, W UNIT, E BLDG	28.88	90.0	3.28	2.13	27.9	5.4	33.3	1044.3	1044.3	522.1	522.1	
J	CNTR W UNIT, E BLDG	18.26	90.0	3.28	1.80	11.1	5.1	16.2	417.7	417.7	208.9	208.9	
K	CNTR E BLDG	26.78	90.0	3.28	2.30	24.0	5.6	29.5	898.1	898.1	449.0	449.0	
L	CNTR W UNIT, E BLDG	32.93	90.0	3.28	3.61	36.2	6.9	43.1	1357.6	1357.6	678.8	678.8	
M	E COR, E UNIT, E BLDG	20.01	90.0	3.28	2.62	13.4	5.9	19.3	501.2	501.2	250.6	250.6	
N	NE WALL	18.26	90.0	3.28	2.62	11.1	5.9	17.1	417.7	417.7	208.9	208.9	
Note: Structures should be designed to withstand full Normal Pressures (psf) (Column (k)) at Full Impact Height (ft) (Column (h)) and decrease linearly to 0 psf at Total Climbing Height (ft) (Column (i)). Flow Density (ρ) = 300kg/m3 (Assumed for safety) Full Impact Height was assumed at 3.3ft. Proposed building location is in Flow Channel and above Deposition Zone. Actual Full Impact Height will vary with avalanche size and runoff distance.													

PROJECT PATH AND PRINT DATE U:\LandProjects2004\1639_TL6866 at Greyhawk\dwg\1639_TL6866_Avy2025.dwg 02/04/2025 03:24:25 PM MDT

REVISIONS			
NO	DATE	BY	



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email: bsmit@alpineenterprisesinc.com

A SNOW AVALANCHE HAZARD MAP SHOWING
TAX LOT 6866
WITHIN S13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR ANDREW SELIGSON

IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS: 16.04.080.C

City Code	City Standards and <i>Applicant Comments</i>
16.04.080.C.1.a Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
<i>Comments</i>	<i>Applicant will provide and be responsible for all costs associated with providing connections from the existing city street to the development. The applicant has worked with the US Forest Service to secure an access easement through the neighboring USFS property to the west of the subject property in order to access the site without encroaching into the avalanche berm easement along the Warm Springs Road frontage of the subject property.</i>
16.04.080.C.1.b Streets	All street designs shall be approved by the City Engineer.
<i>Comments</i>	<i>Any street improvements required at the driveway intersection will be prepared by a registered civil engineer to meet the city's right-of-way standards. The applicant team will work and coordinate with the City Engineer and Streets Department to confirm compliance with applicable standards prior to building permit submittal.</i>
16.04.080.C.2.a Sidewalks	All projects under subsection 16.04.080.B of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.
<i>Comments</i>	<i>If deemed required and appropriate by the Public Works Department, the applicant will extend the bike path from its existing termination at Gates Road to the western edge of the property.</i>
16.04.080.C.2.b Sidewalks	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>Comments</i>	<i>See above response to 16.04.080.C.2.a</i>
16.04.080.C.2.c Sidewalks	Sidewalks may be waived if one of the following criteria is met:
16.04.080.C.2.c(1) Sidewalks	The project comprises an addition of less than 250 square feet of conditioned space.
16.04.080.C.2.c(2) Sidewalks	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>Comments</i>	<i>See above response to 16.04.080.C.2.a</i>
16.04.080.C.2.d Sidewalks	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>Comments</i>	<i>See above response to 16.04.080.C.2.a</i>
16.04.080.C.2.e Sidewalks	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>Comments</i>	<i>See above response to 16.04.080.C.2.a</i>
16.04.080.C.2.f Sidewalks	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>Comments</i>	<i>N/A. The applicant will not pursue an in-lieu contribution to avoid sidewalk improvements.</i>

16.04.060.A.1.a Drainage	All storm water shall be retained on site.
Comments	<i>Storm water will be retained on site. Storm water falling on the building's roofs/terraces, awnings, and overhangs will be directed via internal roof drains and drain leaders to on-site drywells designed to meet calculated runoff volume needs by a registered civil engineer.</i>
16.04.060.A.1.b Drainage	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
Comments	<i>If necessary, drainage improvements will be constructed equal to the length of the subject property line along Warm Springs Road.</i>
16.04.060.A.1.c Drainage	The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
Comments	<i>Drainage improvements will be designed by a registered civil engineer and will include any additional improvements deemed necessary due to unique site characteristics by the City Engineer.</i>
16.04.060.A.1.d Drainage	Drainage facilities shall be constructed per City standards
Comments	<i>Drainage facilities will be designed to conform with City of Ketchum Municipal Code standards by a registered civil engineer and will be constructed accordingly.</i>
16.04.060.A.2.a Utilities	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
Comments	<i>Applicant will coordinate with utility companies and provide funds for improvement and installation of all utilities necessary for completion of the development.</i>
16.04.060.A.2.b Utilities	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
Comments	<i>Applicant will work and coordinate with utility companies to provide and install all utility improvements necessary for completion of the development to meet City standards.</i>
Code Section... Utilities	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.
Comments	<i>N/A. Project needs are met without the need to extend utilities.</i>
16.04.080.C.4.a Compatibility of design	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
Comments	<i>The project's proposed durable low, or no, maintenance exterior finish materials and earthtone color palette will complement the townscape, surrounding neighborhoods, and adjoining structures. See below 16.04.080.C.5.b. A digital exterior finish materials board is included with the design review submission.</i>
16.04.080.C.4.b Compatibility of design	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.
Comments	<i>N/A.</i>
16.04.080.C.4.c Compatibility of design	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.
Comments	<i>N/A.</i>
16.04.080.C.5.a Architectural	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
Comments	<i>There are no existing sidewalks along Warm Springs Road. However, as noted in 16.04.080.C.2.a, if required, the existing bike path will be extended to the western corner of the property adjacent to the proposed driveway access through the USFS land to the west.</i>
16.04.080.C.5.b Architectural	The building character shall be clearly defined by use of architectural features.

Comments	<i>The building character is of a rustic mountain vernacular with exposed beams, stone, and architectural concrete, and clad in light brown and grey thermally modified wood siding. The earth tone material palette integrates with the surrounding hillside with stone meant to mimic the various outcroppings and loose shale, while the two wood sidings pull their tones from the various hues embedded in the stone.</i>
16.04.080.C.5.c Architectural	There shall be continuity of materials, colors and signing within the project.
Comments	<i>See above, 16.04.080.C.5.b.</i>
16.04.080.C.5.d Architectural	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
Comments	<i>Landscape features including plantings, retaining walls and boulder fields complement the building and the existing hillside.</i>
16.04.080.C.5.e Architectural	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
Comments	<i>The building steps in and out, in both the vertical and horizontal planes, providing undulation and relief. In addition to shifts in the main massing, targeted pop-outs and steel accents allow for added shadow lines and opportunities to change materials, increasing texture and visual interest on all facades. Second and third floor cantilevered decks provide a horizontal break at each story, creating a human scale to the three-story building. Exposed beams extending out from the third-floor interior ceiling to support the roof overhang and exposed structure beneath the cantilevered decks bring additional interest and texture to the façade. Together, these gestures reduce the sense of bulk or flatness on the building.</i>
16.04.080.C.5.f Architectural	Building(s) shall orient towards their primary street frontage.
Comments	<i>The buildings orient toward Warm Springs Road.</i>
16.04.080.C.5.g Architectural	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
Comments	<i>Garbage storage will be provided in each unit's private garage. No satellite receivers are contemplated at this time. Should they be included as the design progresses, they will be screened.</i>
16.04.080.C.5.h Architectural	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.
Comments	<i>All proposed roof elements are flat roofs, which will be drained internally, the rain water collected in on-site dry wells. Pedestrians will be able to shelter at entrances and below the cantilevered decks. Additionally, the buildings provide shelter and protection from avalanche events across the full width of the buildings, including the center emergency vehicle turn-around area.</i>
16.04.080.C.6.a Circulation design	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
Comments	<i>As noted in 16.04.080.C.2.a, the existing bike path may be extended, if required by the City Engineer, to join with the driveway entrance.</i>
16.04.080.C.6.b Circulation design	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.
Comments	<i>N/A, all awnings stop well short of the property line.</i>
16.04.080.C.6.c Circulation design	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.
Comments	<i>Traffic flow to and from the site will be via an easement granted by USFS through their property to the west. See 16.04.080.C.1.a.</i>

16.04.080.C.6.d Circulation design	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.
Comments	<i>The closest existing curb cut to the proposed is approximately 275 feet to the west on Warm Springs Road. Gates Road, to the east, is approximately 650 feet from the proposed driveway entry.</i>
16.04.080.C.6.e Circulation design	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
Comments	<i>Garbage trucks, emergency vehicles, snowplows, and service vehicles will have access to the site from the rights-of-way.</i>
16.04.060.A.3.a Snow storage	Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.
Comments	<i>Appropriate snow storage will be provided based on the final design of the circulation and parking area.</i>
16.04.060.A.3.b Snow storage	Snow storage areas shall be provided on site.
Comments	<i>Appropriate snow storage will be provided based on the final design of the circulation and parking area.</i>
16.04.060.A.3.b Snow storage	A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.
Comments	<i>Appropriate snow storage will be provided based on the final design of the circulation and parking area.</i>
16.04.060.A.3.d Snow storage	In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.
Comments	<i>Hauling of snow will be done on the rare occasions the snow to be removed exceeds the capacity of the proposed snow storage area.</i>
16.04.060.B.4.a Landscaping	Landscaping is required for all projects.
Comments	<i>The landscape design strategically works with the proposed development location at the toe of the hillside within a previously disturbed area. Intentionally, this will minimize the impact to existing sagebrush, rabbitbrush, and native grass communities that thrive in Ketchum's high-desert microclimate. Native and drought-tolerant species including Douglas fir, aspen, grasses, and shrubs have been selected to complement the site's aspect and existing vegetation patterns while requiring minimal irrigation once established.</i> <i>The landscape will fold around the proposed structures and knit seamlessly back into surrounding natural conditions, providing substantial buffering between built elements and the steep, rocky shale slopes above. Retaining walls constructed from boulder material matching the existing shale coloration will integrate architecture with topography while the structures tuck into the hillside to minimize visual impact. This approach enhances the neighborhood's mountain character by prioritizing native plant communities and working with—rather than against—the site's natural slope, soil conditions, and existing disturbance patterns.</i>
16.04.060.B.4.b Landscaping	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.
Comments	<i>Refer to 16.04.060.B.4.a, above.</i>

16.04.060.B.4.c Landscaping	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
Comments	<i>Refer to 16.04.060.B.4.a, above.</i>
16.04.060.B.4.d Landscaping	Landscaping in the riparian zone shall meet all requirements for planting in the floodplain as provided in the approval criteria for Floodplain Development Permits in §16.07.050.D.3, Review Criteria .
Comments	<i>N/A.</i>
Code Section... Landscaping	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.
Comments	<i>Refer to 16.04.060.B.4.a, above.</i>
16.04.080.C.7 Public amenities	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.
Comments	<i>If the city engineer requires sidewalks, the design team will work with city staff to provide appropriate amenities.</i>
16.04.080.C.8.a Underground encroachments	Encroachments of below grade structures into required setbacks are subject to §16.02.070.A.10 and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.
Comments	<i>N/A.</i>
16.04.080.C.8.b Underground encroachments	No below grade structure shall be permitted to encroach into the riparian setback.
Comments	<i>N/A.</i>

MOUNTAIN OVERLAY DESIGN REVIEW EVALUATION STANDARDS

In addition to the requirements of section 16.04.080.C, unless otherwise specified, the below standards apply to projects in the Mountain Overlay district.

16.02.070.D.5.a	There shall be no building on ridges or knolls which would have a material visual impact on a significant skyline visible from a public vantage point entering the City or within the City. "Material", as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section.
Comments	<i>The proposed buildings for this development are set at street level and partially embedded into the hillside. There is no visibility, other than from Warm Springs Road, and no skyline impact.</i>
16.02.070.D.5.b	Building, excavating, filling and vegetation disturbance on hillsides which would have a material visual impact visible from a public vantage point entering the City or within the City shall be minimized. "Material", as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section.
Comments	<i>The existing, previously disturbed hillside, consists of mostly loose shale sluff. The site is encumbered on the south (Warm Springs Road frontage) side by a 20-foot-wide avalanche berm easement. From there, a 26-foot-wide emergency vehicle access road, followed by a minimum 15-foot space for emergency vehicle aerial apparatus maneuvering, sets the leading edge of the building a minimum of 61 feet from the property line. With the buildings set as close to the street as life safety requirements allow, and only approximately 8 feet (average) from there to the toe of the hill, excavation into the hillside is required, but minimized as much as possible.</i>
16.02.070.D.5.c	Driveway standards as well as other applicable standards contained in § 16.04.020.A, shall be met.
Comments	<i>The driveway will be designed by a registered civil engineer to meet city standards and will be constructed accordingly.</i>
16.02.070.D.5.d	All developments shall have access for fire and other emergency vehicles to within 150 feet of the furthest exterior wall of any building.
Comments	<i>The emergency vehicle access road is designed to meet the requirements of the city of Ketchum's Fire Department and the International Fire Code. This lane extends along the front façade to the furthest portion of each building. In the worst case, the rear corner of the side of the building, though partially buried, is within 75 feet of the edge of the access road. The center of the rear of the building, though mostly buried, is less than 60 feet from the corner, leaving the furthest portion of any building on site less than 135 feet from the access road.</i>
16.02.070.D.5.e	Significant rock outcroppings shall not be disturbed.
Comments	<i>A significant outcropping exists above the proposed building area, but will not be disturbed. Areas of disturbance include portions of the hillside scarred with a previous excavation resulting in loose shale sluff. The development will, in essence, repair this scar, leaving a more attractive landscape than the existing condition.</i>
16.02.070.D.5.f	International Building Code (IBC) and International Fire Code (IFC) and Ketchum Fire Department requirements shall be met.
Comments	<i>The development will be designed and built to meet or exceed IBC and IFC requirements.</i>
16.02.070.D.5.g	Public water and sewer service shall comply with the requirements of the City.
Comments	<i>Public water and sewer service exists in Warm Springs Road. Connections to the existing infrastructure will be designed by a registered civil engineer to meet city of Ketchum standards. If necessary, the applicant may choose to participate in a water service upgrade benefitting this property and others downstream.</i>

16.02.070.D.5.h	Drainage shall be controlled and maintained to not adversely affect other properties.
Comments	<i>Drainage systems will be designed by a registered civil engineer to retain all storm water on site per city standards.</i>
16.02.070.D.5.i	Cuts and fills allowed for roadways shall be minimized; lengths of driveways allowed shall be minimized; all cuts and fills shall be concealed with landscaping, revegetation and/or natural stone materials. Revegetation on hillsides with a clear zone of 30 feet around all structures is recommended. Said clear zone shall include low combustible irrigated vegetation with appropriate species, on file with the Ketchum Planning Department. Revegetation outside of this clear zone should be harmonious with the surrounding hillsides.
Comments	<i>Cuts and fills will not be required for the access driveway as it is at the same grade as the Warm Springs Road public way. Cuts and fills for the building construction will be retained with stone and/or boulder walls complimentary to the existing rock and stone found on the hillside. Revegetation will be minimal to blend with the existing landscape, and will be used mostly for screening of retaining walls.</i>
16.02.070.D.5.j	There shall not be other sites on the parcel more suitable for the proposed development in order to carry out the purposes of this section.
Comments	<i>Though quite large, the site has a limited buildable area wedged between a landscape easement to the east, an avalanche easement benefiting the development opposite Warm Springs Road to the south, and a steep (25% plus) slope to the north. Building siting is a balance of minimizing cut into the hillside while also minimizing visual proximity to the Warm Springs Frontage and providing the minimum required space for emergency vehicle aerial apparatus access. See 16.02.070.D.5.b above.</i>
16.02.070.D.5.k	Access traversing 25 percent or greater slopes shall not have significant impact on drainage, snow and earthslide potential and erosion as it relates to the subject property and to adjacent properties;
Comments	<i>N/A. Access roads do not traverse 25 percent or greater slopes.</i>
16.02.070.D.5.l	Utilities shall be underground
Comments	<i>Applicant will work and coordinate with utility companies to provide and install all utility improvements necessary for completion of the development to meet City standards. Additionally, the applicant will work and coordinate with Idaho Power Company and other pole mounted utilities to bury the existing overhead power lines along the length of the property.</i>
Code Section...	The development is consistent with the Ketchum Comprehensive Plan.
Comments	<i>The development is consistent with the Ketchum Comprehensive Plan.</i>
16.02.070.D.5.m	Limits of disturbance shall be established on the plans and protected by fencing on the site for the duration of construction.
Comments	<i>Limits of disturbance will be included on final plans submitted with the design review application.</i>
16.02.070.D.5.n	Excavations, fills and vegetation disturbance on hillsides not associated with the building construction shall be minimized.
Comments	<i>Excavations, fills, and vegetation disturbances will be minimized to the greatest extent possible. No disturbance is contemplated that is not associated with the building construction.</i>
16.02.070.D.5.o	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
Comments	<i>N/A.</i>

16.02.070.D.5.p	Encroachments of below grade structures into required setbacks are subject to §16.02.070.A.10 and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.
Comments	N/A.



Affidavit of Neighborhood Meeting

Pursuant to Ketchum Municipal Code §16.07.020.B.2, a neighborhood meeting is required for Conditional Use Permits, Planned Unit Development Conditional Use Permits, Preapplication Design Review applications where the Preapplication Design Review is required, and Design Review applications that require a public hearing. The purpose of the neighborhood meeting is to provide an opportunity to inform the residents and landowners of the surrounding neighborhood(s) of the details of a proposed development and application, how the applicant intends to meet the standards of the Ketchum Municipal Code, and to receive public comment and encourage dialogue early in the review process. Pursuant to Ketchum Municipal Code §16.07.020.B.3.c, the applicant shall submit a written affidavit of the neighborhood meeting, on a form provided by the City, with the application submittal.

Instructions

1. Property owner shall complete the attached affidavit.
2. Property owner shall attach a copy of the neighborhood meeting sign-in sheet to the affidavit.
3. Property Owner shall sign before a notary public and have the affidavit notarized.
4. Property Owner shall return original notarized affidavit to the City of Ketchum Planning & Building Department.

Affidavit of Neighborhood Meeting

Property Information

Property Owner: Andrew Seligson
Property Address: Unassigned
Legal Description: KETCHUM FR NWNW TL 6866 SEC 14 4N 17E
Parcel Number: RPK RPK4N170140730

Neighborhood Meeting Information

Location: Project Site
Time: 1:00 PM
Date: March 16, 2026
Project Name: Greyhawk Townhomes

Please initial and fill below:

AS I have thoroughly read and fully understand Ketchum Municipal Code Title 16, Section 16.07.020.B "Neighborhood Meeting".

AS I acknowledge that a neighborhood meeting was held in accordance with the requirements of Ketchum Municipal Code Title 16, Section 16.07.020.B.3.

AS I acknowledge that the attached neighborhood meeting sign-in sheet is a true and accurate list of the neighborhood meeting attendees.

AS I acknowledge that notice of the neighborhood meeting was provided to surrounding property owners within the required notification radius and timeframe as required for public hearings.

53 Number of Properties Notified

2/28/2026 Date of Notification

AS I acknowledge that the neighborhood meeting presented the proposed project and attendees were given an opportunity to ask questions and provide comments regarding the proposed project.

AS I acknowledge that holding a neighborhood meeting does not imply approval or support of the proposed project by attendees, staff, or the reviewing authority.

AS I acknowledge that the project may be revised following the neighborhood meeting and during the formal review process.

AS I acknowledge that the neighborhood meeting is a procedural requirement and does not replace the public hearing or formal public notice process associated with the application.



Property Owner Signature

03/31/2026

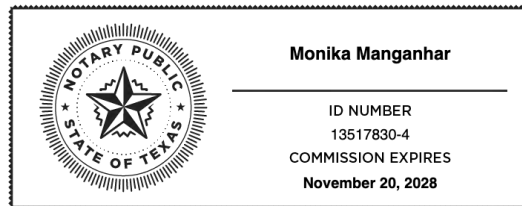
Date

STATE OF Texas, County of Hidalgo

On this 31st day of March, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Andrew Seligson, known or identified to me to be the person whose name is subscribed to the within instrument.

WITNESS my hand and seal the day and year in this certificate first above written.

 Residing at: 1817 Davenport st, Weslaco, TX 78596
Notary Public for State of Texas (State) Commission Expires: 11/20/2028



Electronically signed and notarized online using the Proof platform.



STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF JULY 16, 2026

PROJECT: Amendment to the 2025 Comprehensive Plan Future Land Use Map (FLUM) at 119 Townhouse Lane

FILE NUMBER: Ordinance 1278

APPLICATION: Comprehensive Plan Amendment (City Initiated)

REPRESENTATIVE: City of Ketchum

FLUM Category: Low Density Residential (LDR) proposed to be recategorized to Medium Density Residential (MDR)

REVIEWER: Genoa Beiser – Associate Planner

NOTICE: A public meeting notice for the project was mailed to 300' adjoiners, mailed to political subdivisions, and published in the Idaho Mountain Express on June 24, 2026. A public meeting notice was posted at City Hall, Town Square, the Post Office, and on the City website on July 1, 2026. Additionally, other local newspapers and radio stations were noticed on July 1, 2026.

INTRODUCTION & BACKGROUND

Staff initiated Ordinance 1275 proposing a rezone of the property located at 119 Townhouse Lane (subject property) from Limited Residential (LR) to Tourist (T). After research into history of the subject property and historical zoning maps, staff believe the current zoning of LR is an error on Ketchum's official zoning map ([linked here](#)) and that the correct zoning of 119 Townhouse Lane should be Tourist (T). See Attachment A, Ordinance 1275: Staff Report - Planning & Zoning May 20, 2026, for further analysis. The Planning and Zoning Commission held a public hearing for Ordinance 1275 on May 20, 2026 and recommended approval of Ordinance 1275 to City Council.

During analysis of the proposed rezone, staff found that the 2025 Comprehensive Plan Future Land Use Map (FLUM) was out of alignment with the proposed rezone. However, the 2025 FLUM was informed by and created from the existing zoning map which contains the mistaken zoning of the subject property in the LR. The FLUM categorizes the subject property as low density residential (LDR) while the subject property should have been classified as medium density residential (MDR) to reflect the correct underlying T zoning (see figures 1 & 2 on the next page for a visual).

The FLUM must be in alignment with a proposed rezone; staff has initiated Ordinance 1278 to correct the FLUM based on the evidence that a zoning map error led to an incorrect FLUM categorization. If

approval is recommended for the current application, both Ordinance 1275 and Ordinance 1278 will be heard at City Council simultaneously.

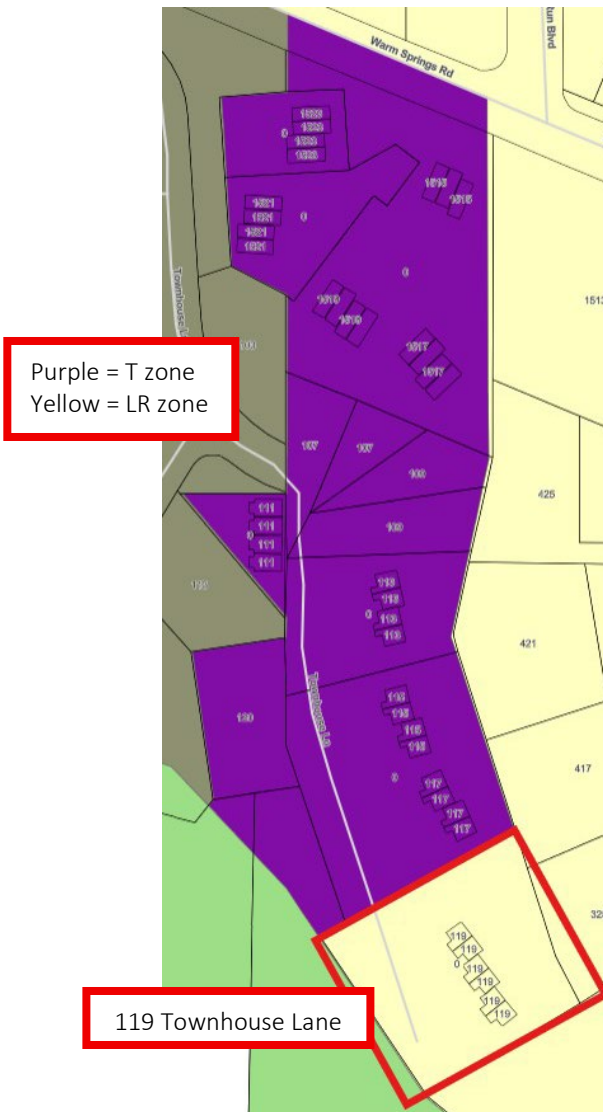


Figure 1: Current Ketchum Zoning Map



Figure 2: 2025 Future Land Use Map

ANALYSIS

Per Ketchum Municipal Code (KMC) 16.07.070.B.4 there are five criteria to consider when reviewing a Comprehensive Plan Amendment. Staff responses for each criteria are provided in italics. The amendment:

- a) Is required for the public convenience or necessity, or for the general welfare of the community;
 - *An error in the current zoning map led to an error in the recently adopted FLUM as the FLUM was informed by the current zoning. Correcting this error is required for the public's convenience and necessity.*
- b) Is necessary to address changes in conditions within the community that have occurred since the Comprehensive Plan was adopted or is necessary to correct one or more goal, objective, or policy that exist in the plan;

- *Ordinance 1278 is being proposed to correct an error in the Comprehensive Plan. Existing conditions have not changed.*
- c) **Is consistent with and will further the goals, objectives, and policies of the Comprehensive Plan, unless it explicitly modifies those goals, objectives, and policies;**
- *Ordinance 1278 is being proposed to correct an error in the Comprehensive Plan. Regardless of this, the correction reflects the historical density that exists on the subject property to remain consistent with the proposed FLUM designation. Furthermore, the proposal is consistent with goals and policies aimed at retaining housing and utilizing Ketchum's limited land efficiently. The proposal does not modify any goals, objectives, or policies.*
- d) **Will not modify the goals, objectives, and policies of the Comprehensive Plan in a way that creates inconsistencies between different chapters of the Plan, or that impairs the City's ability to balance the goals, policies, and objective within or between different chapters of the Plan; and**
- *Ordinance 1278 is being proposed to correct an error in the Comprehensive Plan and will not modify goals or create inconsistencies. In fact, approval of Ordinance 1278 will remove inconsistencies for the subject property as currently developed.*
- e) **If the amendment is to the Future Land Use Map, the amendment is consistent with the other elements of the Comprehensive Plan and the amendment seeks changes to create internal consistency.**
- *Ordinance 1278 is being proposed to correct an error in the Comprehensive Plan and is consistent with other elements of the Plan such as adaptive reuse. This correction removes inconsistencies for the subject property as currently developed.*

Staff believe the Comprehensive Plan Amendment to the Future Land Use Map for the property at 119 Townhouse Lane complies with the criteria.

STAFF RECOMMENDATION

Staff recommend the Commission review the application and make a recommendation of approval to City Council on Draft Ordinance 1278.

However, the Commission has the following options for recommendations:

- Approval
- Approval with recommended conditions
- Continuation to a date certain or uncertain
- Denial

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

ATTACHMENTS:

- A. Ordinance 1275: Staff Report - Planning & Zoning May 20, 2026
- B. Draft Ordinance 1278 and Publication Summary



City of Ketchum

Attachment A

Ordinance 1275: Staff Report - Planning & Zoning
May 20, 2026



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

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

FILE NUMBER: Ordinance 1275

APPLICATION: Zoning Map Amendment (City Initiated)

REPRESENTATIVE: City of Ketchum

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

REVIEWER: Genoa Beiser – Associate Planner

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

INTRODUCTION

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

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

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

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

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

BACKGROUND

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

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

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

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

ANALYSIS

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

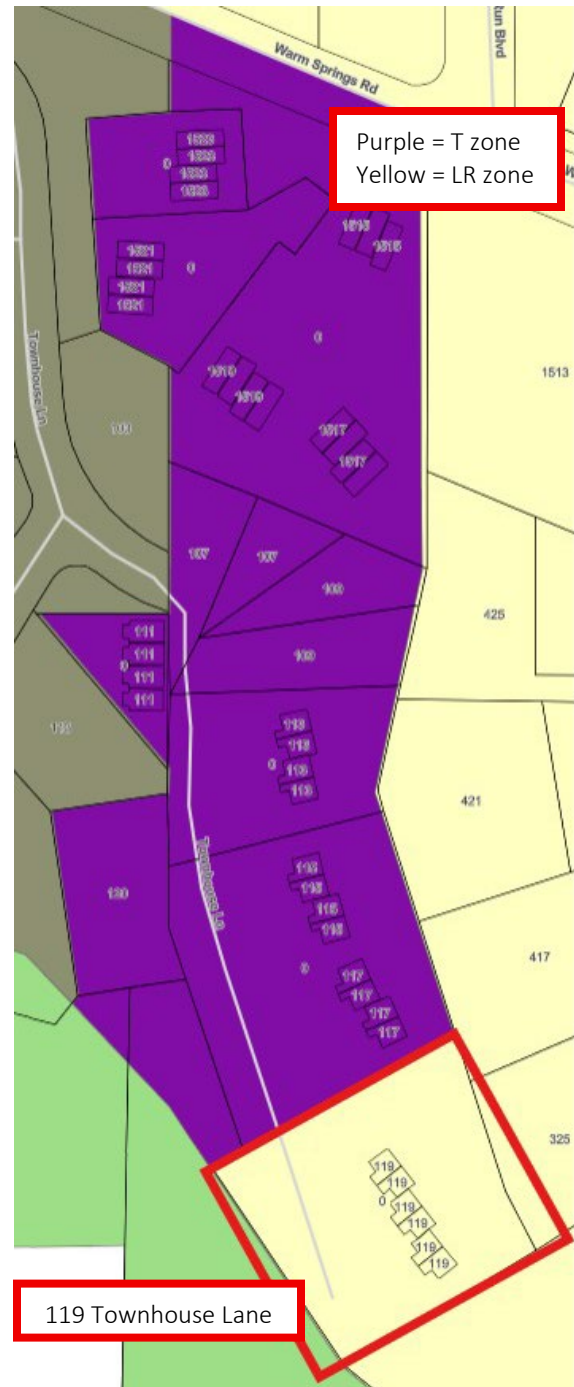


Figure 1: Current Ketchum Zoning Map

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

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

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

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

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

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

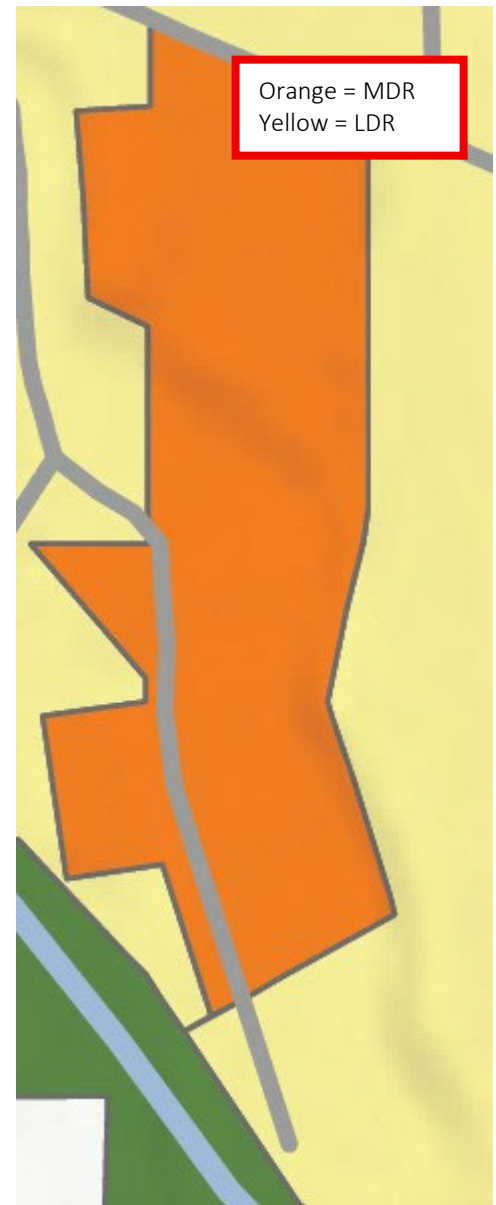


Figure 2: 2025 FLUM

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

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

STAFF RECOMMENDATION

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

However, the Commission has the following options for recommendations:

- Approval
- Approval with recommended revisions
- Denial

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

ATTACHMENTS:

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



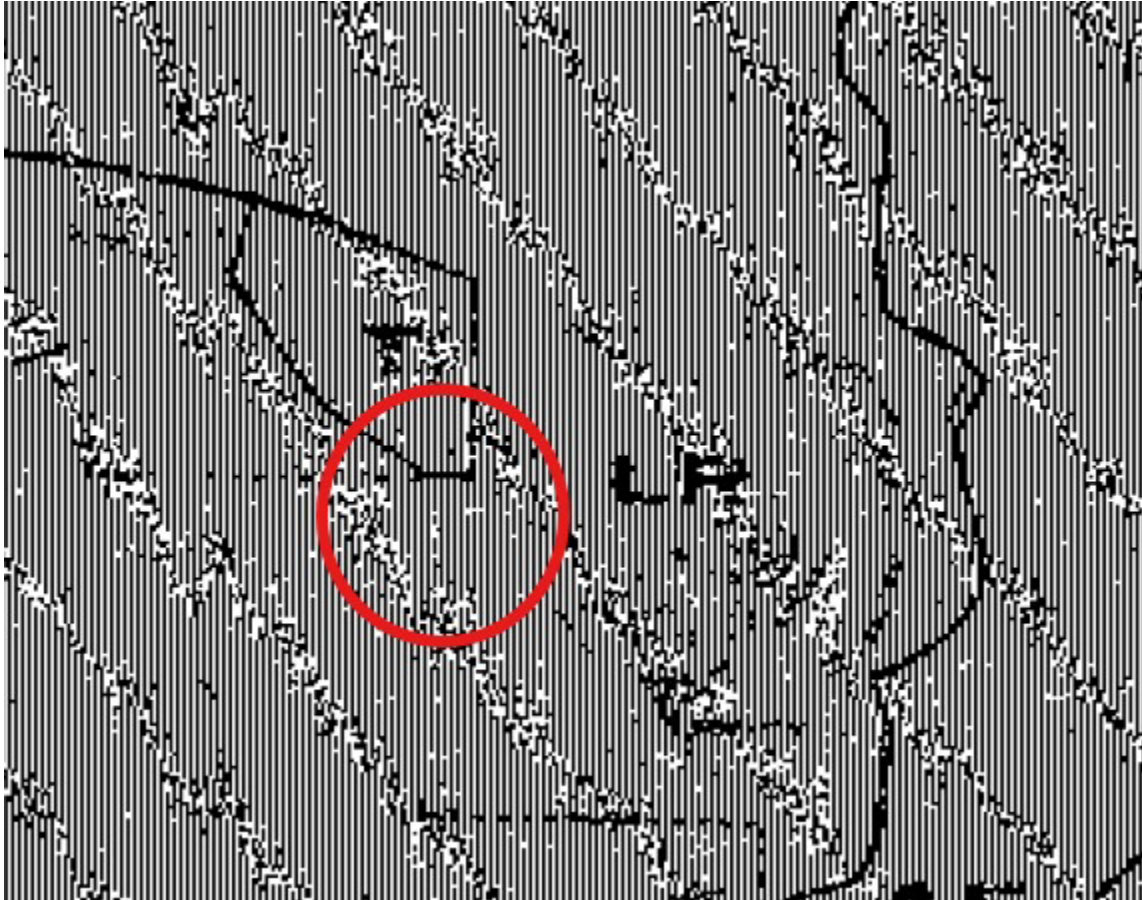
City of Ketchum

ATTACHMENT A:

119 Townhouse Lane Ketchum Zoning Map History

119 Townhouse Lane Ketchum Zoning Map History

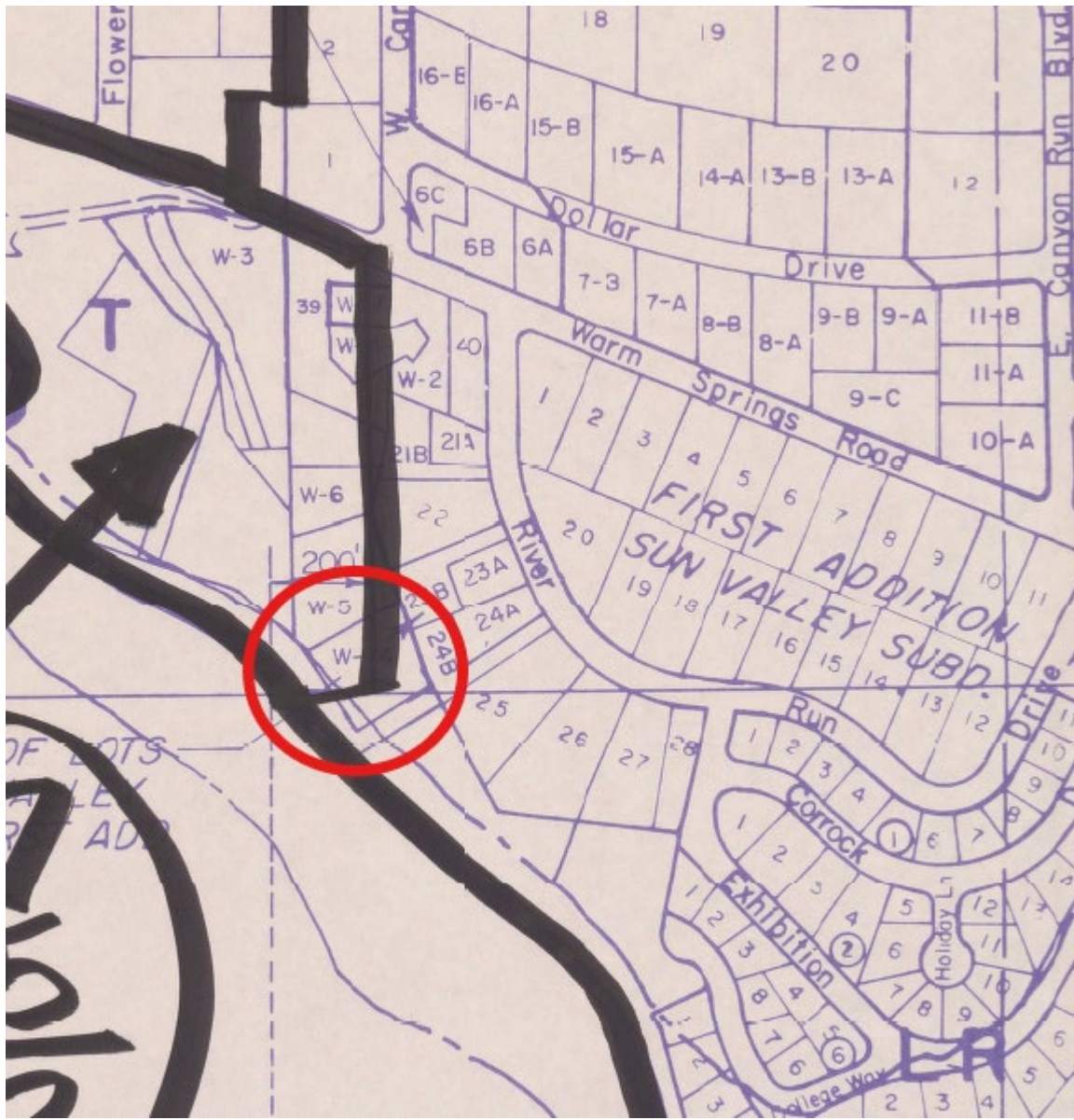
1966 Zoning Map – showing T zoned pocket within the broader LR zone.



Warm Springs Townhomes had already been developed by this point.

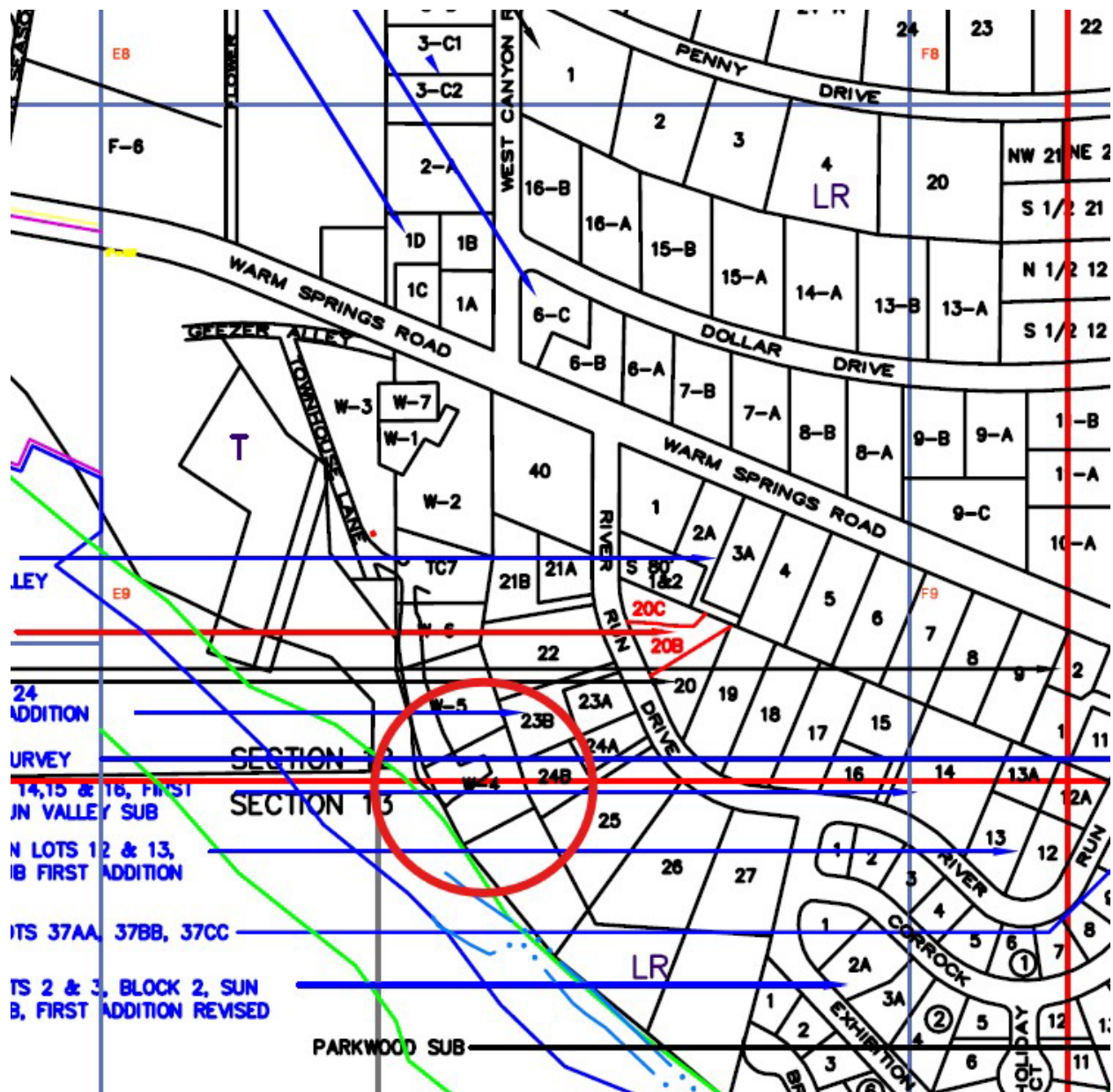


1979 Zoning Map – continues dual zoning of T & LR

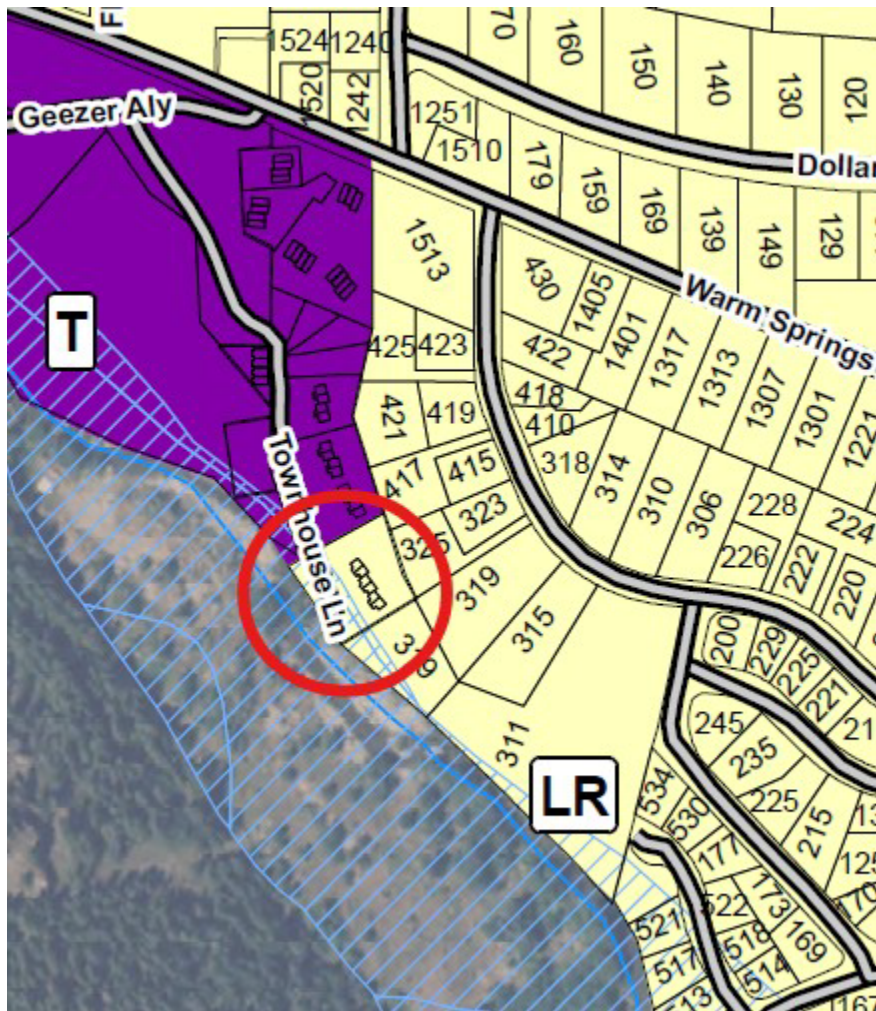


The map shows a residential area with a river on the left. A red circle highlights a specific lot in the lower center. The map includes various lot numbers and street names. A red circle is drawn around a lot in the lower center of the map.

2002 Zoning Map – loss of clarity on zoning designation



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





City of Ketchum

ATTACHMENT B:

Original Warm Springs Townhomes #2 Building Permit

APPLICATION FOR BUILDING PERMIT

City of Ketchum, Idaho

Permit No.

6

Date Filed

Mar 24 1971

Fee Paid

94.00

Please fill in each of the following sections:

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

move (), alter () or enlarge () a Simpson Townhouses
(describe type of use, such as one-family dwelling, gas station, etc.)To be located at Warm Springs (give street address); which is legally

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

Warm Springs Town Houses. 6 units.
Simpson Unit Development.is located in Tourist Zone District; and is estimated to cost \$ 100,000.00

SITE AND BUILDING DESCRIPTION

The structure will consist of Wood & frame (describe basic materials to be used)It will have 6 Family units (give number of family units, if any)And will contain 8700 sq. ft. (include the total floor area, exclusive of garage, basement & porches)The lot area is 1 acre sq. ft.;And is to be served by a Private well (for water supply;And is to be served by a Ketchum City for sewage disposal.

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

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

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

NAMES, ADDRESS AND SIGNATURE

Contractor Butler Bros. Box 537 Sun Valley

Name

Address

Owner Jack Simpson Ketchum

Name

Address

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

Bill Butler

Signature of Owner or Contractor

OFFICIAL ACTION

Application Approved _____ Building Inspector _____
DateApplication denied _____ Building Inspector _____
Date

Reasons for denial _____

1st Inspection _____ approved (), disapproved () by _____
Date Initials2nd Inspection _____ approved (), disapproved () by _____
Date Initials



City of Ketchum

ATTACHMENT C:

Draft Ordinance and Publication Summary

DRAFT ORDINANCE NO. 1275

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPROVED:

Pete Prekeges, Mayor

ATTEST:

Trent Donat, City Clerk



City of Ketchum

Exhibit A



City of Ketchum



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

Ketchum Official Zoning Map:

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



City of Ketchum

Exhibit B

PUBLICATION SUMMARY

DRAFT ORDINANCE 1275

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

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

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

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

ATTEST:

APPROVED:

Trent Donat, City Clerk

Pete Prekeges, Mayor



City of Ketchum

Attachment B

Draft Ordinance 1278 and Publication Summary

DRAFT ORDINANCE NO. 1278

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING THE CITY OF KETCHUM ADOPTED COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP DESIGNATION OF WARM SPRINGS T.H. #2 COMMON AREA SEC 12, 4N 17E AND WARM SPRINGS TOWNHOUSE CONDO 2 UNIT 1, 2, 3, 4, 5, & 6 BLDG 2 .16667 (119 TOWNHOUSE LANE) FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Ketchum is authorized to pursue a Comprehensive Plan Future Land Use Map Amendment through Ketchum Municipal Code (KMC) 16.07.070.B: Comprehensive Plan Amendment;

WHEREAS, through review of Ordinance 1275, the City identified an error in Ketchum's Official Zoning Map which informed and resulted in an error in the recently adopted 2025 Comprehensive Plan Future Land Use Map;

WHEREAS, 119 Townhouse Lane is incorrectly zoned as Limited Residential (LR) and should be zoned as Tourist (T);

WHEREAS, if 119 Townhouse Lane was correctly zoned as Tourist (T) the recently adopted 2025 Comprehensive Plan Future Land Use Map would have designated the property as Medium Density Residential instead of Low Density Residential;

WHEREAS, redesignating the property at 119 Townhouse Lane from Low Density Residential to Medium Density Residential is required for the public's convenience and necessity;

WHEREAS, redesignating the property at 119 Townhouse Lane is necessary to correct an error in the 2025 Comprehensive plan;

WHEREAS, redesignating the property at 119 Townhouse Lane is consistent with the goals, objectives, and policies of the 2025 Comprehensive Plan;

WHEREAS, redesignating the property at 119 Townhouse Lane will not create inconsistencies with and will not modify the goals, objectives, and policies of the 2025 Comprehensive Plan;

WHEREAS, redesignating the property at 119 Townhouse Lane in the Future Land Use Map is sought to create consistency with elements of the plan and remove inconsistencies for the subject property as historically developed;

WHEREAS, the Planning and Zoning Commission held a public hearing on July 16, 2026 and provided a recommendation of approval to City Council to amend the Future Land Use Map

designation for the property at 119 Townhouse Lane from Low Density Residential to Medium Density Residential;

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

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

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

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

SECTION 1. The City of Ketchum's adopted Comprehensive Plan Future Land Use Map shall be amended to show the change in designation from the Low Density Residential to Medium Density Residential for WARM SPRINGS T.H. #2 COMMON AREA SEC 12, 4N 17E and WARM SPRINGS TOWNHOUSE CONDO 2 UNIT 1, 2, 3, 4, 5, & 6 BLDG 2 .16667 (119 Townhouse Lane) as set forth in "Exhibit A" attached hereto.

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

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

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

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

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

APPROVED:

Pete Prekeges, Mayor

ATTEST:

Trent Donat, City Clerk



City of Ketchum

Exhibit A



City of Ketchum



Red Outline = Proposed Future Land Use Map Amendment
Orange = Medium Density Residential
Yellow = Low Density Residential
Green = Open Space



City of Ketchum

Exhibit B

PUBLICATION SUMMARY

DRAFT ORDINANCE 1278

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING THE CITY OF KETCHUM ADOPTED COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP DESIGNATION OF WARM SPRINGS T.H. #2 COMMON AREA SEC 12, 4N 17E AND WARM SPRINGS TOWNHOUSE CONDO 2 UNIT 1, 2, 3, 4, 5, & 6 BLDG 2 .16667 (119 TOWNHOUSE LANE) FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

A summary of the principal provisions of Ordinance No. 1278 of the City of Ketchum, Blaine County, Idaho, adopted on _____ is as follows:

- SECTION 1.** The City of Ketchum's adopted Comprehensive Plan Future Land Use Map shall be amended to show the change in designation from the Low Density Residential to Medium Density Residential for WARM SPRINGS T.H. #2 COMMON AREA SEC 12, 4N 17E and WARM SPRINGS TOWNHOUSE CONDO 2 UNIT 1, 2, 3, 4, 5, & 6 BLDG 2 .16667 (119 Townhouse Lane).
- SECTION 2.** Provides a savings and severability clause.
- SECTION 3.** Provides a repealer clause.
- SECTION 4.** Provides for publication of this Ordinance by Summary.
- SECTION 5.** Establishes an effective date.

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

ATTEST:

APPROVED:

Trent Donat, City Clerk

Pete Prekeges, Mayor