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

AGENDA

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

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

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

1. Join us via Zoom *(please mute your device until called upon)*.
   Join the Webinar: https://ketchumidaho-org.zoom.us/j/83924499317
   Webinar ID: 839 2449 9317

2. Address the Commission in person at City Hall.

3. • Submit your comments in writing at participate@ketchumidaho.org *(by noon the day of the meeting)*

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

CALL TO ORDER:
ROLL CALL:
COMMUNICATIONS FROM COMMISSIONERS:
1. Public Comment - Warm Springs Townhomes

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.
2. Approval of the November 25, 2025 meeting minutes.

PUBLIC HEARING:
3. Recommendation to conduct a public hearing and approve the ARCH Workforce Housing Project Design Review and Lot Consolidation Preliminary Plat applications and direct staff to return with findings of fact (continued from November 25, 2025).

4. Recommendation to approve the Design Review Application (P24-063) for the Warm Springs Townhomes development at 108 Ritchie Dr.
5. Recommendation to approve the Major Riparian Alteration Floodplain Development Permit (P25-046) at 300 E River Street, as conditioned, and adopt the Findings of Fact, Conclusions of Law, and Decision.

ADJOURNMENT:

Dawn Hofheimer

From: Alexis Johnson <alexisabilbro@gmail.com>
Sent: Tuesday, October 14, 2025 8:53 PM
To: Participate
Subject: Richie Dr

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing as a resident of Ketchum to express my strong support for the Warm Springs Townhomes project on Ritchie Drive. I believe this development will be a wonderful addition to our neighborhood.

The architecture of the townhomes is very appealing, with their thoughtful design that complements the character of our community. It's clear that great care has been taken to ensure the new buildings fit well within the existing landscape and architectural style of the area.

Additionally, seeing this vacant lot finally being developed is very encouraging. It's a positive step forward for our neighborhood. I look forward to seeing this project come to life and contribute to the vibrancy of our community.

Thank you for your consideration.

Sincerely,
Alexis Bilbro
Ketchum Voter

CITY OF KETCHUM, IDAHO
MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION
Tuesday, November 25, 2025
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER:
Chairman Neil Morrow called to order at 4:30 PM *(00.00.10 in video)*

Amended Agenda Consent:

Motion to approve amended agenda at 4:30 PM:
MOVER: Matthew McGraw
SECONDER: Brenda Moczygemba
AYES: Matthew McGraw, Brenda Moczygemba, & Neil Morrow
NAYS:
RESULT: UNANIMOUSLY ADOPTED

ROLL CALL:
Neil Morrow
Matthew McGraw
Brenda Moczygemba
Susan Passovoy *(*via Zoom at 4:39 PM*)*

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

COMMUNICATIONS FROM COMMISSIONERS:
1. Public Comment - 140 & 180 N Leadville Ave ARCH Affordable Housing Project
2. Public Comment - Sawtooth Serenade

CONSENT AGENDA: *(00.01.23 in video)*
3. Approval of the November 12, 2025 Meeting Minutes.

Motion to approve consent agenda at 4:31 PM:
MOVER: Brenda Moczygemba
SECONDER: Matthew McGraw
AYES: Matthew McGraw, Brenda Moczygemba, & Neil Morrow
NAYS:
RESULT: UNANIMOUSLY ADOPTED

CONTINUATION OF PUBLIC HEARING ITEM: *(00.01.40 in video)*

Motion to continue the public hearing for the Warm Springs Townhomes Design Review to the December 9, 2025, Planning & Zoning Commission Meeting at 4:32 PM:
MOVER: Brenda Moczygemba
SECONDER: Matthew McGraw
AYES: Matthew McGraw, Brenda Moczygemba, & Neil Morrow
NAYS:
RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: *(00.01.50 in video)*

4. Recommendation to conduct a public hearing to review the 140 & 180 N Leadville Ave ARCH Workforce Housing Project Design Review and Lot Consolidation Preliminary Plat applications and provide feedback on the proposed design.
    - Presentation from Abby Rivin, Senior Planner. *(00.02.12 in video)*
    - Questions from Commissioners. *(00.23.10 in video)*
    - Presentation from Michelle Griffith, Executive Director of ARCH Community Housing Trust. *(00.28.18 in video)*
    - Presentation from Marty Caplan, Architect. *(00.33.39 in video)*
    - Questions from Commissioners and Responses from Applicants. *(00.43.19 in video)*
    - Public Comment – Susan Scovelle. *(00.53.44 in video)*
    - Public Comment – Mac Moriarty. *(00.54.34 in video)*
    - Public Comment – Heidi Schernthanner. *(00.59.56 in video)*
    - Public Comment – Perry Boyle. *(01.01.23 in video)*
    - Public Comment – John Lee. *(01.04.00 in video)*
    - Public Comment – Scott Curtis. *(01.06.13 in video)*
    - Public Comment – Tracy Lee. *(01.08.28 in video)*
    - Public Comment – David Wehrly. *(01.10.13 in video)*
    - Staff responses. *(01.14.39 in video)*
    - Public Comment – Ed Simon. *(01.18.02 in video)*
    - Applicant responses. *(01.19.37 in video)*
    - Commission deliberation. *(01.25.56 in video)*

Motion to continue the public hearing for the 140 & 180 N Leadville Ave ARCH Affordable Housing Project Design Review and Lot Consolidation Preliminary Plat applications to the December 9, 2025, Planning & Zoning Commission Meeting at 6:14 PM:
MOVER: Matthew McGraw
SECONDER: Brenda Moczygemba
AYES: Matthew McGraw, Brenda Moczygemba, Susan Passavoy, & Neil Morrow

NAYS:
RESULT: UNANIMOUSLY ADOPTED

5. Recommendation to conduct a public hearing and deny the Design Review application for the Sawtooth Serenade development located at 260 N 1st Ave. *(01.45.05 in video)*
    - Presentation – Morgan Landers, Director of Planning & Building. *(01.45.20 in video)*
    - Presentation – David Thielsen, Architect, Thielsen Architects. *(02.09.50 in video)*
    - Public Comment – Perry Boyle. *(02.36.51 in video)*
    - Public Comment – Marty Caplan. *(02.39.22 in video)*
    - Public Comment – Heidi Schernthanner. *(02.41.20 in video)*
    - Public Comment – Scott Curtis. *(02.43.08 in video)*
    - Applicant Response – Jim Laski. *(02.46.07 in video)*
    - Commissioner Deliberation. *(02.46.50 in video)*

    Motion to deny the Design Review application for the Sawtooth Serenade development located at 260 N 1st Ave at 7:35 PM:
    MOVER: Brenda Moczygemba
    SECONDER: Matthew McGraw
    AYES: Matthew McGraw, Brenda Moczygemba, Susan Passavoy, & Neil Morrow
    NAYS:
    RESULT: UNANIMOUSLY DENIED

ADJOURNMENT: *(03.00.45 in video)*

Motion to adjourn at 7:35PM:
MOVER: Neil Morrow
SECONDER: Matthew McGraw
AYES: Susan Passovoy, Matthew McGraw, Brenda Moczygemba, & Neil Morrow
NAYS:
RESULT: UNANIMOUSLY ADOPTED

_____

Neil Morrow – Chairman of P & Z Commission

_____

Morgan Landers – Director of Planning & Building

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

PROJECT:	140 & 180 N Leadville Ave ARCH Workforce Housing Project
APPLICATION TYPES:	Design Review (Application File No. P25-033) & Lot Consolidation Preliminary Plat (Application File No. P25-039)
ASSOCIATED APPLICATIONS:	Pre-Application Design Review File No. P25-006
PROPERTY OWNER:	ARCH Community Housing Trust
REPRESENTATIVE:	Martin Henry Kaplan, AIA
REQUEST:	Final Design Review and Lot Consolidation Preliminary Plat applications for the ARCH workforce housing project at 140 & 180 N Leadville Avenue
LOCATION:	140 & 180 N Leadville Avenue (Ketchum Townsite: Block 22: Lots 3 & 4)
ZONING:	Mixed-Use Subdistrict of the Community Core (CC-2 Zone)
REVIEWER:	Abby Rivin – Senior Planner
NOTICE:	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 October 22, 2025. The public hearing notice was published in the Idaho Mountain Express on October 22, 2025. A notice was posted on the project site and the city's website on October 27, 2025. The building corners were staked, the story poles were installed, and trees to be removed were flagged on the project site on November 18, 2025. The public hearing for the project was continued from the regular Planning & Zoning Commission meetings on November 12 and November 25, 2025.

BACKGROUND

Process to Date

The Planning and Zoning Commission (Commission) conducted their first public hearing on the ARCH workforce housing project during their regular meeting on November 25, 2025. The final

480 East Ave. N. ★ P.O. Box 2315 ★ Ketchum, ID 83340 ★ main (208) 726-7801 ★ fax (208) 726-7812
facebook.com/CityofKetchum ★ twitter.com/Ketchum_Idaho ★ **www.ketchumidaho.org**

Design Review and Lot Consolidation Preliminary Plat application materials, staff report, and meeting recording is published on the city's website and may be viewed by clicking the link here.

Commission Feedback

The Commission supported the proposed scale and massing of the buildings. While appreciative of the relief provided by the separation between the buildings, the Commission expressed concerns that the façade design lacked sufficient articulation and detailing needed to reduce flatness and add visual interest. The Commission expressed concerns that the cool color palette and expanses of undifferentiated black and dark gray surfaces appeared stark and monotonous (see Figure 1).



Figure 1: Cool Color Palette

The Commission requested the applicant change the color palette to include warmer tones that are more compatible with the surrounding neighborhood and add additional landscaping. The Commission noted that while a warmer color palette and additional landscaping could address some of their feedback, further articulation, detailing, or ornamentation may be needed to fully resolve their design concerns.

Proposed Changes

The applicant has proposed modifying the color palette and additional landscaping to address the Commission's feedback. The applicant has provided two different color palette options for the Commission's consideration. The color options are included as Attachment A to the staff report. Staff's evaluation of the color options is included in the analysis section of the staff report. The applicant has added two more flowering crabapple trees to the landscape plan on sheet L1. The applicant has proposed 10 total trees, which satisfies the tree replacement requirement. Aside from the color palette, the applicant has not proposed any additional changes to the façade design.

In addition to the color and landscaping changes, the applicant has addressed several other issues identified in the November 25 staff report. The applicant has updated the exterior lighting fixture specifications on sheet E.3 to note that the color temperature of the light source for each of the three fixtures is 2700K. As presented by staff and the applicant at the November 25 hearing, the

garbage disposal plan has been modified to address the Streets Department concerns about bins lingering in the alley. Sheet A.3 has been revised to include a garbage bin staging area in the south carport building and add bike storage for each unit. The revised landscape plan (sheet L1), exterior lighting specifications (sheet E.3), and garbage disposal plan (sheet A.3) are included as Attachment B to the staff report.

ANALYSIS

Color Palette Options

The applicant has proposed two different color options—a brown palette and a gray palette (see Figure 2). Staff believes the brown palette better reflects the Commission's feedback than the gray palette, due to its warmer tones.



Figure 2: Color Palette Options

Staff believes the brown palette significantly enhances the façade design. The warm tones help define and highlight the texture of both the Hardie Plank and Board & Batten siding. The lighter brown color distinguish and differentiate the horizontal Hardie Plank siding at the ground level from the vertical Board & Batten siding above. The dark brown color of the belly band capping the ground floor emphasizes this detail. The dark brown window trim further articulate the façade. The Svelte Sage color proposed for the stucco projections matches the trim of the historic home. Staff appreciates this thoughtful visual connection between the new buildings and the historic home.



Figure 3: Brown Palette

With its cooler tones, the gray palette appears starker and less inviting than the brown palette. Staff believes the dark gray Hardie Plank siding at the ground level diminishes the visibility of its texture compared to the light brown. Similarly, the dark gray window trim is less pronounced against the dark siding. Additionally, staff believes the off-white parapets and belly band capping the ground level appear fragmented and lack overall cohesiveness.



Figure 4: Gray Palette

Staff believes the brown color palette significantly improves the design and adds visual interest by highlighting and distinguishing the depth and texture of the exterior materials. Staff believes the brown palette is more compatible with the surrounding built environment (see Figure 5).



Figure 5: Surrounding Built Environment

Staff recommends the Commission provide feedback on the color palette options. Except for the color palette, no further modifications to the façade design have been proposed. Incorporating additional architectural features and ornamentation, such as Juliet balconies, could enhance visual interest and help further animate the facade. If the Commission believes the color palette change and additional landscaping resolve their design concerns, then staff recommends the Commission approve the ARCH Workforce Housing Project Design Review application with the brown color palette option. If the Commission believes additional design changes are needed, then staff recommends the Commission provide feedback to the applicant and continue review of the project.

Pedestrian Amenity

The project is required to provide pedestrian amenities pursuant to KMC §17.96.060.J1, which states, "Where sidewalks are required, pedestrian amenities shall be installed." The applicant has proposed satisfying this requirement with a historic monument. The Ketchum Arts Commission and Historic Preservation Commission are working on an effort to install historic building plaques downtown. Preliminary design plans for these historic building plaques may be viewed by clicking the link here. These historic building plaques are intended to have a consistent design theme. Staff recommends the Commission add the following condition of approval to ensure the historic monument proposed by the applicant matches the design of the city's historic building plaques:

> *Prior to issuance of a building permit, the applicant shall specify the siting of the historic monument in the open space area on the subject property by the historic home at the corner of Leadville Avenue and 2nd Street. The applicant shall submit specifications for the historic monument that match the final city design template for the city's historic building plaques downtown for review and approval by the Community Engagement Director and Planning Department staff. The historic monument shall be installed on the subject property prior to issuance of a Certificate of Occupancy for the project.*

During the November 25 hearing, the Commission discussed the CMU wall proposed at the north elevation of the carport building that faces the 2nd Street sidewalk (see Figure 6).



Figure 6: CMU Wall

Staff recommends the Commission add the following condition of approval to add visual interest to the CMU wall:

> *The applicant shall submit a proposal for a mural on the north carport's CMU wall facing the 2nd Street sidewalk for review and approval by the Community Engagement Director and Planning Department staff. The design of the mural shall recognize and celebrate the historic significance of Alonzo Price/Esther Fairman home.*

STAFF RECOMMENDATION

If the Commission believes the updates proposed by the applicant sufficiently address their concerns, then staff recommends the Commission approve the ARCH Workforce Housing Project Design Review application and recommend approval of the Lot Consolidation Subdivision Preliminary Plat application to the City Council subject to the following recommended conditions of approval. Staff would return to the Commission with draft Findings of Fact for final review and approval.

If the Commission believes additional articulation or detailing is needed, then staff recommends the Commission provide feedback to the applicant and continue review of the project.

Recommended Design Review Conditions of Approval

1. This Design Review approval is based on the plans dated September 22, 2025 and information presented and approved at the December 9, 2025 Planning and Zoning Commission Meeting included as Exhibit A. The building permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
2. The Design Review approval is subject to Lot Consolidation Preliminary Plat Application File No. P25-039.
3. At time of building permit, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all right-of-way improvements, including sidewalks, alley asphalt, streetlights, utilities, and drainage facilities, for final review and approval by the City Engineer, Streets Department, Utilities Department, and Planning Department.
4. Prior to issuance of building permit, the applicant submit a snow-hauling plan, submit a copy of the snow hauling agreement with the selected contractor, and identify the associated off-site snow storage area to verify compliance with the off-site snow storage standards specified in KMC §17.124.160 for review and approval by Planning Department.
5. Prior to issuance of a building permit, the applicant shall specify the siting of the historic monument in the open space area on the subject property by the historic home at the corner of Leadville Avenue and 2nd Street. The applicant shall submit specifications for the historic monument that match the final city design template for the city's historic building plaques downtown for review and approval by the Community Engagement Director and Planning Department staff. The historic monument shall be installed on the subject property prior to issuance of a Certificate of Occupancy for the project.
6. The applicant shall submit a proposal for a mural on the north carport's CMU wall facing the 2nd Street sidewalk for review and approval by the Community Engagement Director and

Planning Department staff. The design of the mural shall recognize and celebrate the historic significance of Alonzo Price/Esther Fairman home.

7. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Planning and Zoning Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090). Any extension shall comply with KMC §17.96.090.
8. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Recommended Lot Consolidation Preliminary Plat Conditions of Approval

1. This Lot Consolidation Subdivision Preliminary Plat is subject to the ARCH Workforce Housing Project Design Review Application File No. P25-033.
2. As required by KMC 16.04.030.I, the applicant shall obtain final plat approval within two years of City Council's approval of the preliminary plat. If final plat approval is not obtained within this timeframe, the preliminary plat approval shall become null and void.
3. The lot consolidation subdivision final plat shall not be signed by the City Clerk or recorded until a building permit is issued for the ARCH Workforce Housing Project development pursuant to KMC §16.04.030.G.

ATTACHMENTS:

A. Color Palette Options
B. Revised Plan Sheets

Attachment A

Color Palette Options

SW 7026

Griffin

SW 9183

Dark Clove

SW 6164

Svelte Sage



SW 7067

Cityscape

SW 7674

Peppercorn

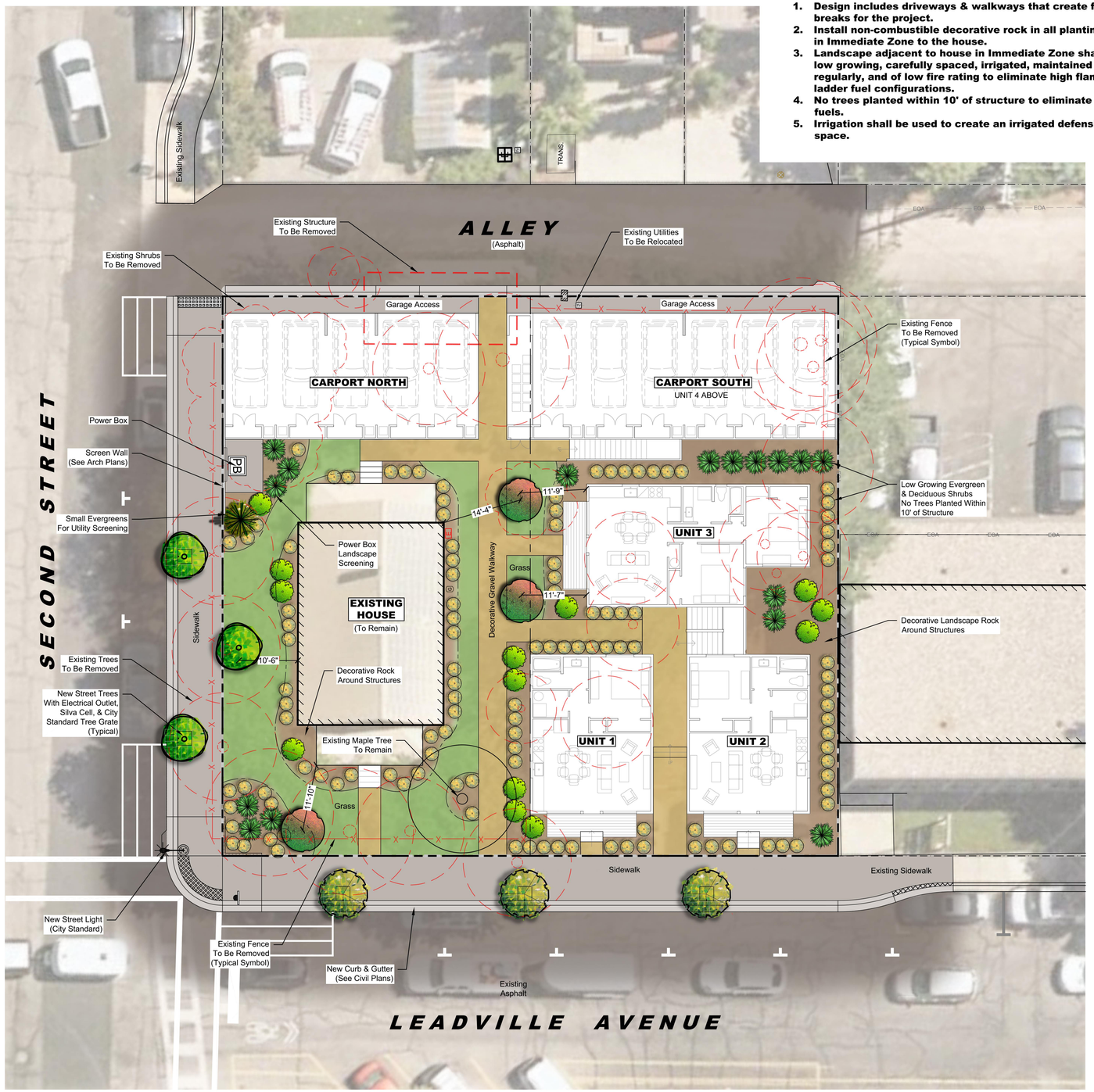
SW 7661

Reflection



Attachment B

Revised Plan Sheets



FIREWISE NARRATIVE

1. **Design includes driveways & walkways that create fuel breaks for the project.**
2. **Install non-combustible decorative rock in all planting beds in Immediate Zone to the house.**
3. **Landscape adjacent to house in Immediate Zone shall be low growing, carefully spaced, irrigated, maintained regularly, and of low fire rating to eliminate high flammable ladder fuel configurations.**
4. **No trees planted within 10' of structure to eliminate ladder fuels.**
5. **Irrigation shall be used to create an irrigated defensible space.**

PLANT LEGEND

symbol	quan	description	planted size
		Street Trees (With Silva Cell)	2" Cal.
	3	**Spring Snow Crabapple - *Malus x 'Spring Snow'***	
	2	**Radiant Crabapple - *Malus x 'Radiant'***	
		Flowering Deciduous Trees	2" Cal.
	4	**Crabapple - *Malus spp.***	
		Columnar Evergreen Screening Trees	6'-8' Height
	1	**Skyrocket Juniper - *Juniperus virginiana 'Skyrocket'***	
	13	**Shrub Massing**	5 Gal.
		PekingCotoneaster - *Cotoneaster lucidus*	
		Diablo Ninebark - *Physocarpus opulifolius 'Diablo'*	
		Snowmound Spirea - *Spiraea x nipponica 'Snowmound'*	
		Tor Birchleaf Spirea - *Spiraea betulifolia 'Tor'*	
		Common Snowberry - *Symphoricarpos albus*	
	16	**Evergreen Shrubs Massing**	5 Gal.
		Helga Austrian Pine - *Pinus nigra 'Helga'*	
		Acroconda Norway Spruce - *Picea abies 'Acrocona'*	
	116	**Ornamental Grasses & Perennials**	1 Gal.
		Reed Grass - *Calamagrostis x a. 'Karl Foerster'*	
		Flame Grass - *Miscanthus sinensis*	
		Blue Oat Grass - *Helictotrichon sempervirens*	
		Black Eye Susan - *Rudbeckia hirta*	
		Lavendar - *Lavandula*	
		Salvia - *Salvia divinorum*	
	1,375 Sq.Ft.	**Grasses**	Sod
		Fine Fescue Mix Available Through Magic Valley Turf Grass	

EXISTING TREE LEGEND

Existing Tree
(To Remain)

Existing Tree
(To Be Removed)

Existing Shrubs
(To Be Removed)

PLAN LEGEND

Property Line
(Per Survey)

Decorative Gravel Walkway

Concrete Walkway

Asphalt

LANDSCAPE NOTES

1. **All disturbed areas shall be landscaped and drip irrigated with an automatic underground irrigation system.**
2. **Native compatible plant material will be used to provide a drought tolerant, low water use, & low maintenance landscape to blend seamlessly with the surrounding landscape.**
3. **Planting beds shall have 3" of 'soil aid' bark.**

IRRIGATION NOTES

1. **Verify utility locations prior to starting irrigation.**
2. **Irrigation system to be automatically controlled with smart controller and rain sensor for a water wise system.**
3. **This is a Drip irrigation only system and shall be installed at the base of all plantings & trees.**
4. **Irrigation supply connected to the units domestic water system. The point of connection will include an approved backflow prevention device and water meter.**

N E S W

0' 5' 10' 20' 30'

Scale: 1" = 10' - 0"
On 24 x 36 (Arch D) Sheet Size

NS
CONSULTING, PLLC
landscape architecture & drone mapping
Nathan Schutte, ASLA
P: 208.320.2911
E: nathanwschutte@gmail.com

The designs and concepts shown are the sole property of NS Consulting. The drawings may not be used except with the expressed written consent of NS Consulting, PLLC.

PROJECT
ARCH-N LEADVILLE & E 2ND
Ketchum, Idaho

DOCUMENT DATE
May 27, 2025

DRAWN BY
Nathan Schutte

REVISION

No.	Date	Remark
	08/20/25	Revision
	09/18/25	Revision
	12/01/25	Revision

DESIGN REVIEW SUBMITTAL

LANDSCAPE PLAN

L1

C

WAC LIGHTING - LEDGE LED PATH LIGHT 2700K MAX 6081 - DARK SKY COMPLIANT
MOTION ACTIVATED

Product Details

WAC Ledge 23" High Bronze 2700K LED Landscape Path Light

- ADA-compliant energy-efficient LED landscape path light from the Ledge collection by WAC Lighting.
- Bronze finish. K-alloy aluminum construction. Clear glass diffuser.
- K-Alloy aluminum construction offers enhanced protection against outdoor elements.
- Smooth and continuous dimming to 10-percent with a magnetic low voltage dimmer.
- LED averages 60,000 hours at 3 hours per day.
- Flood beam spread.
- Includes 6-feet of wire.
- Low voltage - 12V.
- Factory sealed water tight and IP66 rated for protection against high-pressure water jets and outdoor elements.
- Includes mounting accessory and direct burial gel filled wire nuts. Recommended spacing for installation 5-feet to 9-feet.
- High powered LED. Input: 9-15V AC. Power: 3W (4.5VA).

Product Attributes

Style	Contemporary
Finish	Bronze
Type	Low Voltage
Color	Brown
Brand	WAC

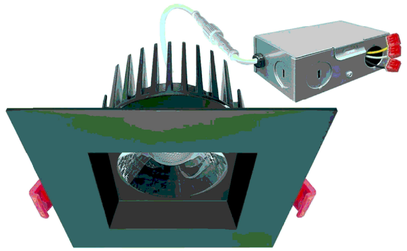
Technical Specifications

Height	23.00 inches
Depth	5.50 inches
Max Wattage	3 watts
Manufacturer Number	6081-27BZ



B

NUWATT 4" BLACK SQUARE ANTI-GLARE WARM <2700k LED RECESSED CAN
MOTION ACTIVATED



[redacted]

4 INCH BLACK SQUARE ANTI-GLARE WARM TO DIM CANLESS LED RECESSED LIGHTING - 120V - COB LED CHIP - WET RATED - WARM TO DIM [redacted] - 850LM 2700k

SKU: NW-DLJBX-4RG-12W-3WD-BLK-SQ

Specifications

Dimmability	Triac Dimmable
Size	4 Inch
Color Temperature	2700[redacted]
Indoor/Outdoor Usage	Indoor & Outdoor
Product Materials	Diecast Aluminum
Color	Black
Warranty	5 Years
GET 5% OFF!	NUWATT

Description

Watts: 12W
Lumens: 850
Voltage: 120v
Dimming: Triac (Standard Dimming)
IP Rating: Wet Location
Beam: 38°
CRI: >90
CCT: 30k-18k
Size: 4"

TEMP SPEC 2700K

A

DESIGN CLASSICS LIGHTING <2700k LED BLACK OUTSIDE WALL CYLINDER - DARK SKY COMPLIANT
MOTION ACTIVATED



Product Number:	656786	**Beam Spread Degree:**	40
Manufacturer:	Design Classics Lighting	**Dark Sky:**	Yes
Model Number:	1773-07 S93K3 LED [redacted]2700k	**EnergyStar Compliant:**	No
Collection:	Jack and Jill	**Shade Material:**	Metal, Glass
Manufacturer Finish:	Matte Black	**Material:**	Aluminum, Glass
Manufacturer Shade Color:	Matte Black	**Shipping:**	UPS Regular
Total Wattage:	6.5 w.	**Certification Agencies:**	ETL
Voltage Type:	Line Voltage	**Backplate Dimension:**	4.5
Average Rated Life1:	25,000 hrs	**Wet Location:**	Yes
Dimmable:	With Standard Dimmer	**Damp Location:**	Yes
Height:	5.62 in.	**Harsh Environ/Coastal:**	No
Width:	4.5 in.	**Weight:**	1.5 lbs
Depth:	3.38 in.	**Kelvin Temperature:**	3000
Wattage:	6.5	**Lumens:**	500
Bulb Type:	LED	**Color Rendering Index:**	80
Bulb Shape:	MR-16	**Made In America:**	No
Base Type:	Twist Lock (GU10)	**Dusk To Dawn:**	No
Number Of Bulbs:	1	**Motion Sensor:**	No
Bulb Included:	Yes	**Title 24:**	No
Beam Spread:	Flood		

MARTIN HENRY KAPLAN
M·H·K
ARCHITECTURE
THE MHK ARCHITECTS
A I A
251 HILLSIDE DR. P.O. BOX 482, KETCHUM ID. 83340
TEL.: 206.682.8600 CELL.: 206.972.9972

© 2025 MARTIN HENRY KAPLAN ARCHITECTS AIA

COPYRIGHT RESTRICTION
IT IS STRICTLY FORBIDDEN TO COPY OR PLAGIARIZE ANY ELEMENT OF THE ENCLOSED SET OF DOCUMENTS OR ANY PART OF THE DESIGN THAT IS REPRESENTED HEREIN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MARTIN HENRY KAPLAN, ARCHITECTS AIA.
BY
MARTIN HENRY KAPLAN, ARCHITECTS AIA

LICENSED ARCHITECT
AR-984567
MARTIN HENRY KAPLAN
STATE OF IDAHO

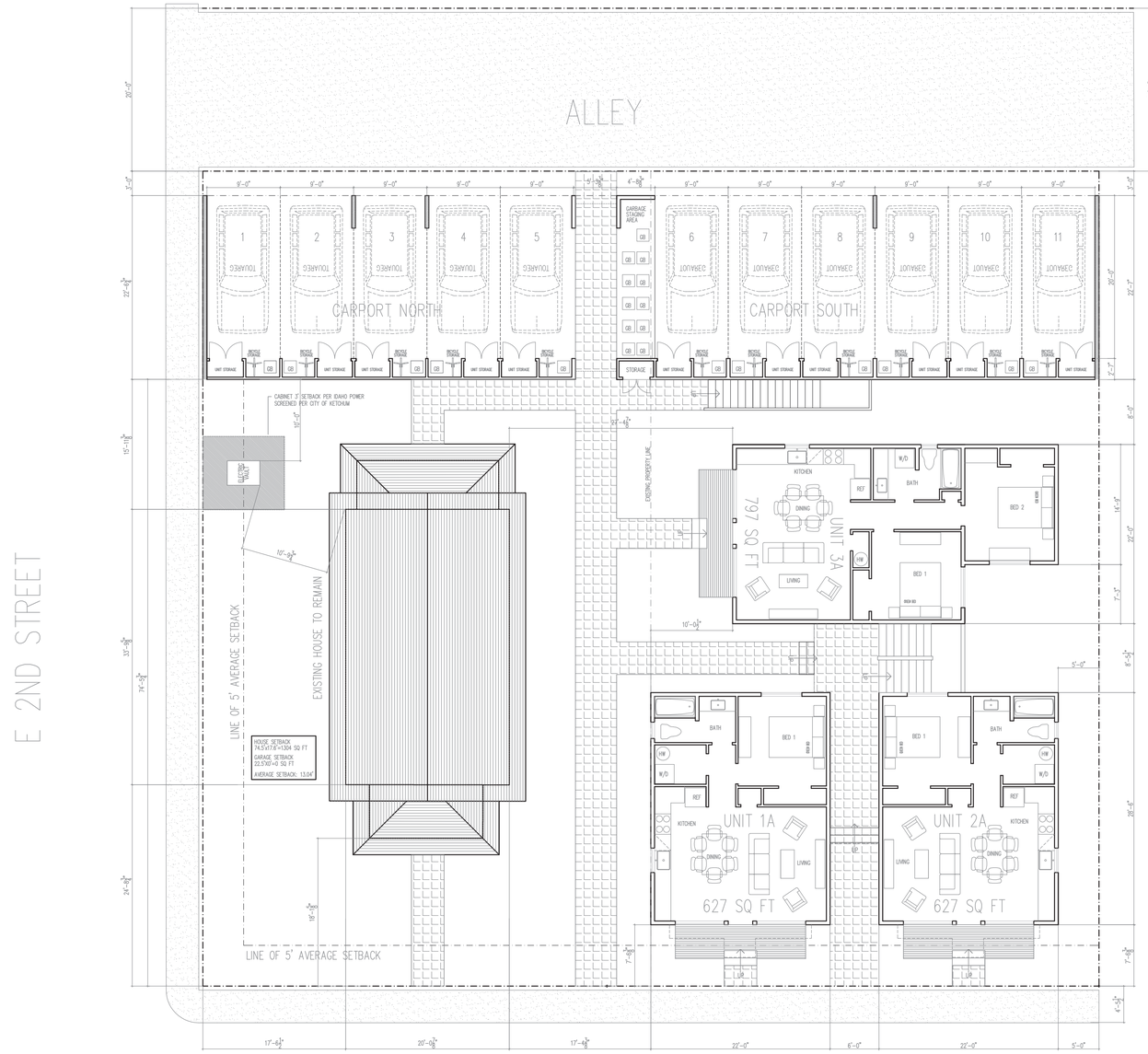
ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

NO	DESCRIPTION	DATE
16	DES REV Rev 1	12.03.25
15	DES REV APP G	09.22.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24
2	PRE PLNG MTG	08.02.24

I S S U E S

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

E.3



GARBAGE STORAGE
CLEAR CREEK HAS APPROVED INDIVIDUAL GARBAGE STORAGE BINS INSTEAD OF A COMMON DUMPSTER. BINS WILL BE STORED INSIDE EACH CARPORT PARKING UNIT. BINS WILL BE MOVED BY RENTER TO THE GARBAGE BIN STAGING AREA ON DAYS OF PICKUP AND BE RETURNED TO STAGING AREA BY CLEARCREEK WHERE UPON RENTERS WILL RETURN GARBAGE BINS TO THEIR STORAGE AREAS WITHIN EACH INDIVIDUAL PARKING SPOT.

REVISED PER KETCHUM PLANNERS 11-21-2025

GROUND FLOOR

BIKE AND GARBAGE STORAGE REVISIONS

BUILDING A: 1,931 SQ FT GROSS LIVING AREA
BUILDING B: 1,931 SQ FT GROSS LIVING AREA
BUILDING C: 2,438 SQ FT GROSS LIVING AREA
BUILDING D: 1,356 SQ FT GROSS LIVING AREA
EXISTING HOUSE; 910 SQ FT GROSS LIVING AREA
GROSS LIVING AREA SQ FT PROPOSED: 8,566 SQ FT
FAR ALLOWED 2.25 (17.124.040 AFFORDABLE HOUSING 100% 24,765.75 SQ FT
FAR PROPOSED: .77
CARPORT: 2,334 SQ FT

PROPOSED BUILDING HEIGHT: 34.0' (52' ALLOWED PER 17.12.040 100% COMMUNITY HOUSING)

MARTIN HENRY KAPLAN
M·H·K
ARCHITECTURE
THE MHK ARCHITECTS
A I A
251 HILLSIDE DR. P.O. BOX 482, KETCHUM ID. 83340
TEL.: 206.682.8600 CELL.: 206.972.9972

© 2025 MARTIN HENRY KAPLAN ARCHITECTS AIA

COPYRIGHT RESTRICTION
IT IS STRICTLY FORBIDDEN TO COPY OR PLAGIARIZE ANY ELEMENT OF THE ENCLOSED SET OF DOCUMENTS OR ANY PART OF THE DESIGN THAT IS REPRESENTED HEREIN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MARTIN HENRY KAPLAN, ARCHITECTS AIA.
BY
MARTIN HENRY KAPLAN, ARCHITECTS AIA

LICENSED ARCHITECT
AR-984567
MARTIN HENRY KAPLAN
STATE OF IDAHO

ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

NO	DESCRIPTION	DATE
15	DES REV BIKE REV	11.21.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
6	PRE PLNG MTG C	10.25.24
5	PRE PLNG MTG B	10.07.24
2	PRE PLNG MTG	08.02.24

ISSUES

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

A.3

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

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

EXECUTIVE SUMMARY

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

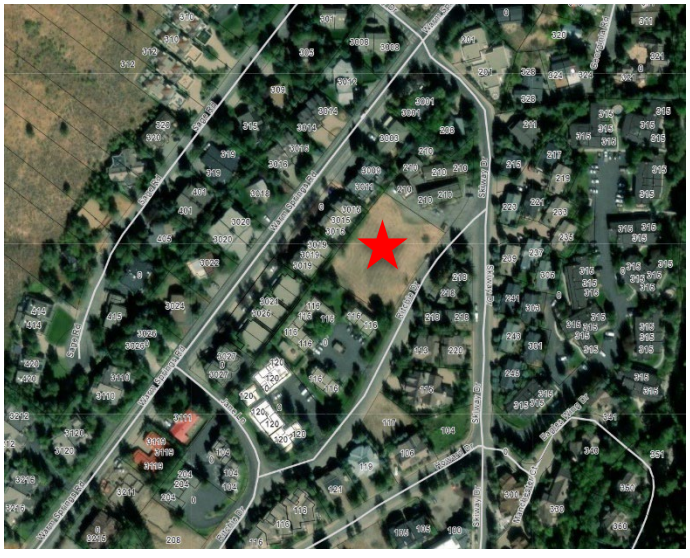


Figure 1: Subject Property

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

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

BACKGROUND

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

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

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

Analysis

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

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

Criteria 1 & 2

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

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



Figure 2: Surrounding Neighborhood Development

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

Criteria 3: Zoning and Design Review Standards

Zoning and Dimensional Standards

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

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

Design Review Criteria

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

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

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

View from Ritchie Dr.



Figure 3: Initial Application



Figure 4: Current Proposal

View of the Rear



Figure 5: Initial Application



Figure 6: Current Proposal

View from South/West



Figure 7: Initial Proposal



Figure 8: Current Proposal

View from North/East



Figure 99: Initial Proposal



Figure 10: Current Proposal

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

Bulk/Mass/Flatness

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

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

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

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

Materials

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





Utilities

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

Staff Recommendation

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

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

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

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

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

Attachments:

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

City of Ketchum

ATTACHMENT A:

Application and Supplemental Documents

City of Ketchum
Planning & Building

Design Review Application

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

Submit completed application and documentation to planningandbuilding@ketchumidaho.org Or hand deliver to Ketchum City Hall, 191 5th St. W. Ketchum, ID If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code. You will be contacted and invoiced once your application package is complete.

APPLICANT INFORMATION			
Project Name: Warm Springs Townhomes		Phone: 603-801-0419	
Owner: 108-110 Ritchie, LLC		Mailing Address: PO BOX 14001-174, Ketchum, ID 83340	
Email: hank@presidiovistaproperties.com			
Architect/Representative: 359 Design, LLC		Phone: (303)884-9131	
Email: whentschel@359design.co		Mailing Address: 3459 Ringsby Court, Denver, CO 80211	
Architect License Number: 2465			
Engineer of Record: Benchmark Associates		Phone: (208)726-9512	
Email: phoebe@galena-benchmark.com		Mailing Address: 100 Bell Drive, Ketchum, ID 83340	
Engineer License Number: 17661			
Primary Contact Name and Phone Number: Hank Moore, 603-801-0419			
PROJECT INFORMATION			
Legal Land Description: Lot 3&4 Blk 4 Warm Springs Subdivision		Street Address: 108 Ritchie Drive	
Lot Area (Square Feet): 35,799 sqft.	Zoning District: T-3000	RPK #:	
Overlay District: ☐Floodplain	☐ Avalanche	☐Mountain	☑None
Type of Construction: ☑New	☐Addition	☐Remodel	☐Other
Anticipated Use: Residential		Number of Residential Units: 12	

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

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

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

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

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

WATER SYSTEM	
☑ Municipal Service	☐ Ketchum Spring Water

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

Hank Moore 7/17/24

Signature of Owner/Representative Date

Outlook

Will Serve Email

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

Hank and Erik,

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

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

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

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

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



Cheryl Bennett
Senior Distribution Designer
Idaho Power | COBD

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

IDAHO POWER LEGAL DISCLAIMER

This transmission may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or use of the information contained herein (including any reliance thereon) is STRICTLY PROHIBITED. If you received this transmission in error, please immediately contact the sender and destroy the material in its entirety, whether in electronic or hard copy format. Thank you.

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

June 14, 2024

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

Via email:

Re: 108 Richie Drive

To whom It May Concern,

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

Conditions that will need to be maintained:

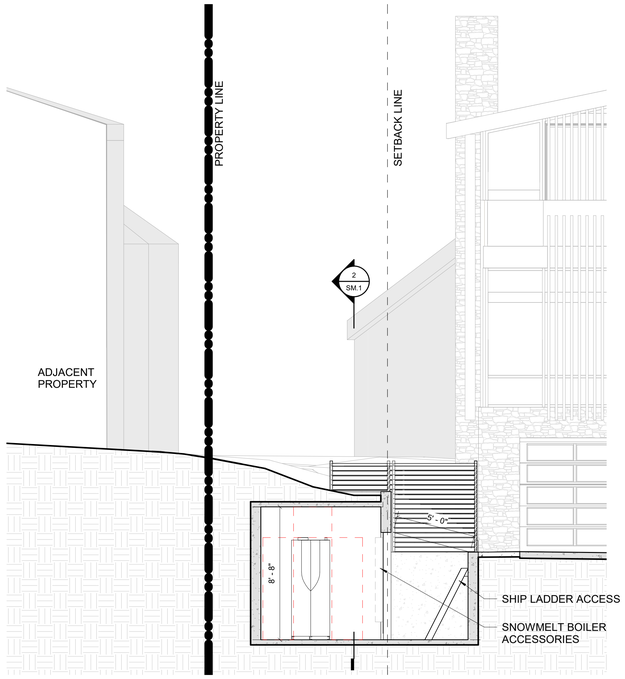
- Snow and Ice removal to and inside of the enclosure
- Access to the enclosure and the turn around area for egress
- Gates maintained in working order

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

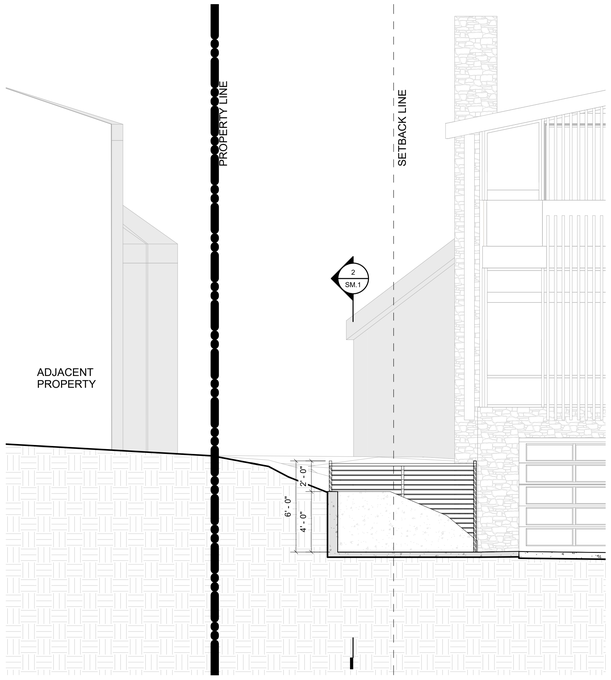
Respectfully,

Mike Goitiandia
Clear Creek Disposal

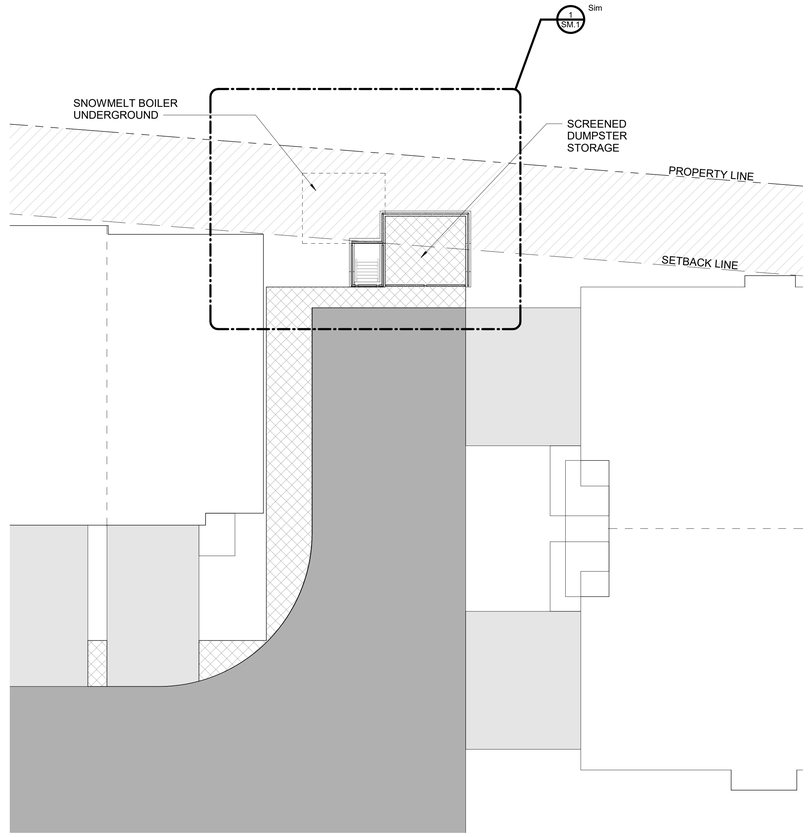
.108 Richie Drive



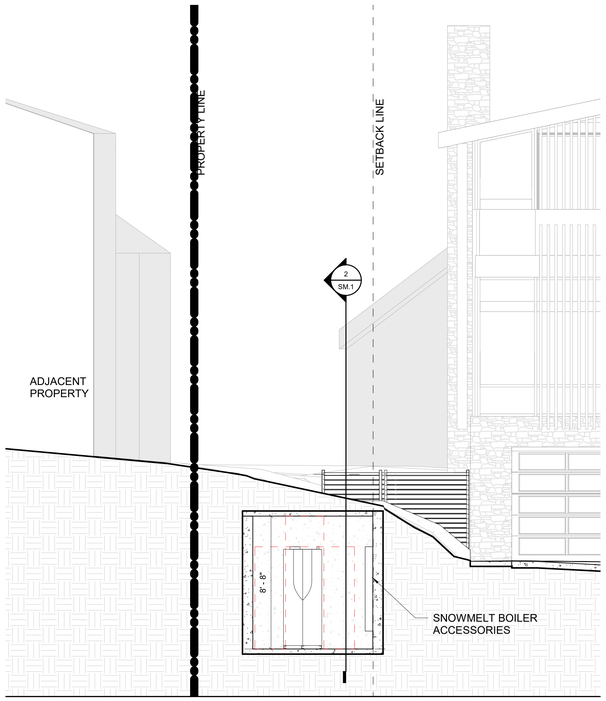
4 SNOWMELT BOILER ACCESS SECTION
1/4" = 1'-0"



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



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



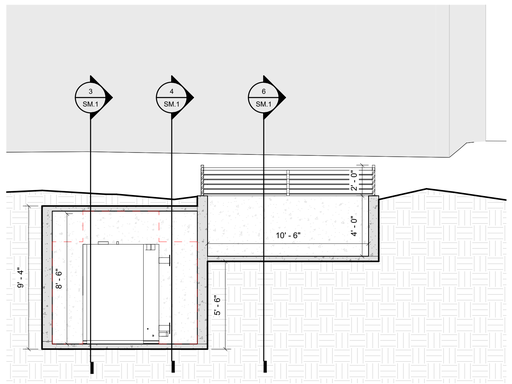
3 SNOWMELT BOILER SECTION 2
1/4" = 1'-0"

17.128.020 - SUPPLEMENTARY YARD REGULATIONS

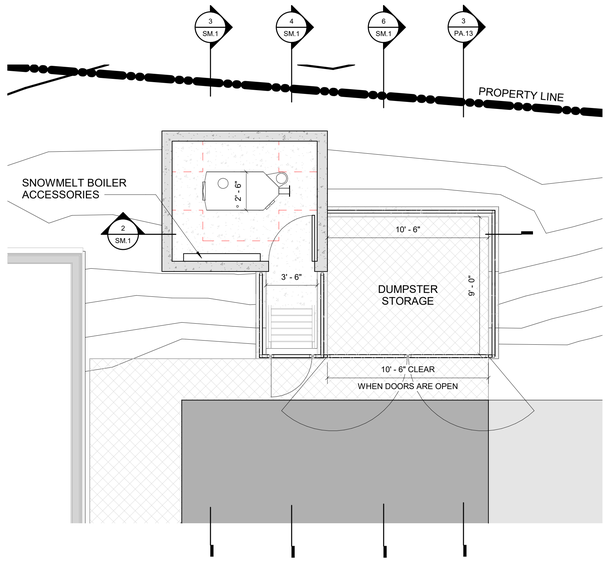
K.Encroachments of underground buildings or portions of buildings into required setbacks are permitted provided all of the following standards are met:

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

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



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



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

TOWN STAMP

359
DESIGN

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

DISCIPLINE STAMP

WARM SPRINGS TOWNHOMES

108 RITCHIE DRIVE
KETCHUM, CO 83340

REVISION

No.	Description	Date

PROJECT NUMBER PROJECT NUMBER
ISSUE DATE

ISSUE

DESIGN REVIEW APPLICATION

SHEET TITLE

SNOWMELT- VAULT DETAILS

SHEET NO.

SM.1

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

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



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

TOWN STAMP

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

DISCIPLINE STAMP

WARM SPRINGS TOWNHOMES
108 RITCHIE DRIVE
KETCHUM, CO 83340

REVISION

No.	Description	Date

PROJECT NUMBER PROJECT NUMBER
ISSUE DATE

ISSUE

DESIGN REVIEW APPLICATION

SHEET TITLE

BLDG PLAN- LEVEL 1

SHEET NO.

DR.21

ATTACHMENT B:

Project Plans



WARM SPRINGS TOWNHOMES

DESIGN REVIEW APPLICATION / SEPTEMBER 09, 2025

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

PROJECT ADDRESS
108 / 110 RITCHIE DRIVE KETCHUM, ID 83340

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

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

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

JURISDICTIONAL AGENCY SHALL BE THE KETCHUM BUILDING DEPARTMENT.

PROJECT DATA

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

1 NTS **PROJECT DESCRIPTION**

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

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

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

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

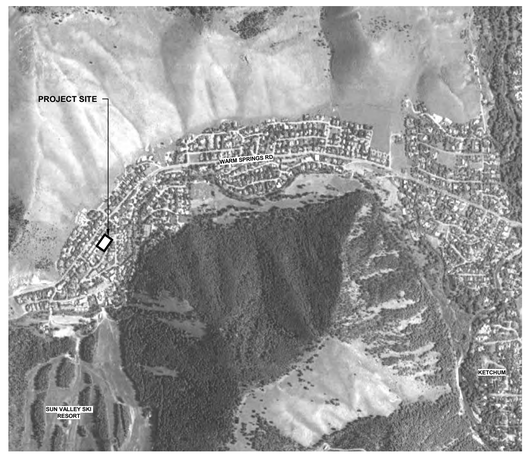
5. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONAL DISCREPANCIES WITH THE ARCHITECT.

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

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

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

3 NTS **PROJECT NOTES**



3 NTS **PROJECT LOCATION**

WARM SPRINGS TOWNHOMES KETCHUM, ID

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

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

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

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

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

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO/ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

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

DRAWING TITLE:
COVER SHEET

SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
G-000

©2025, RO | ROCKETT DESIGN, INC.



AREA - GROSS

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

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

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

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

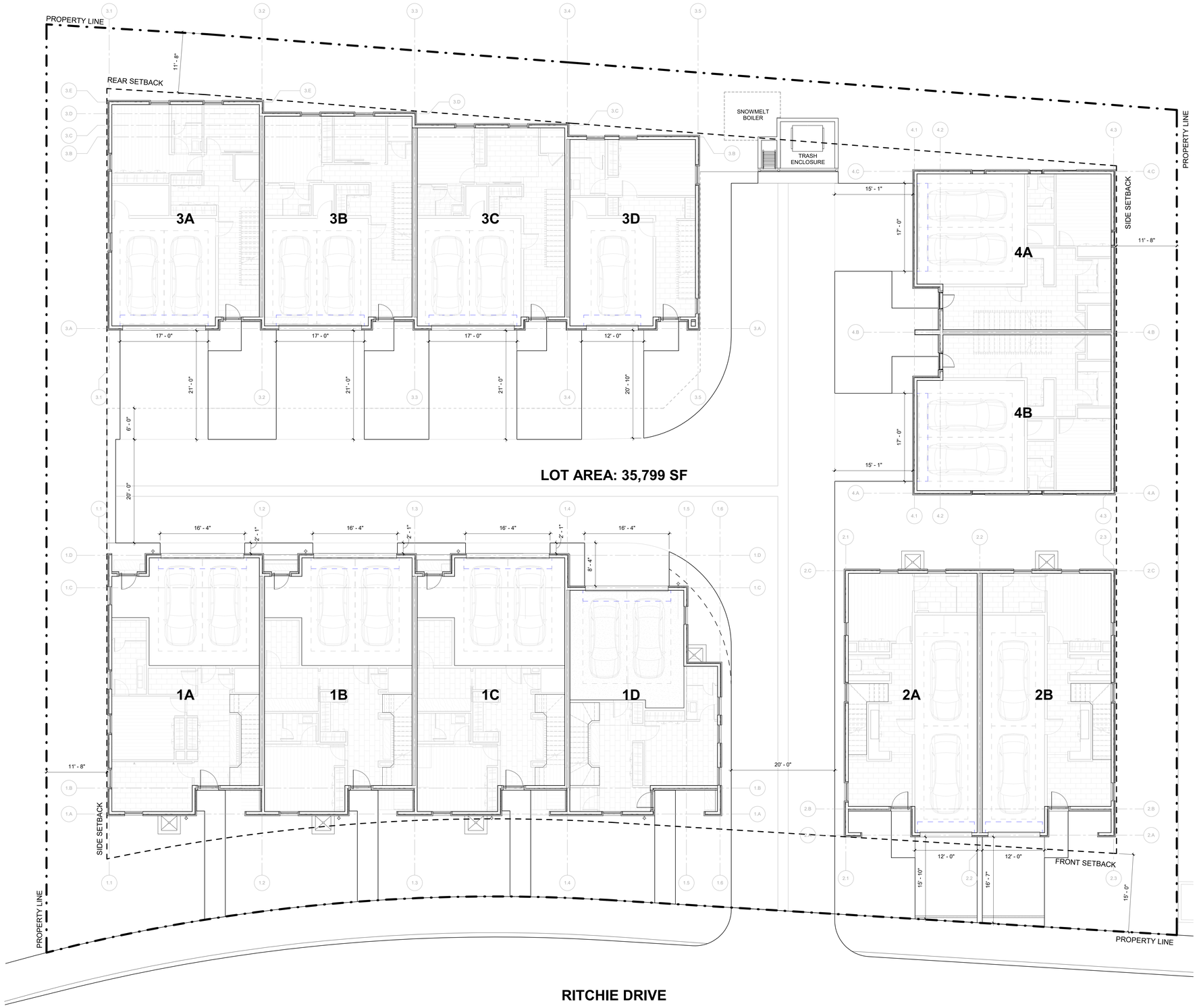
DRAWING TITLE:
SITE PLAN - BUILDING AREAS

SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
A-000

©2025, RO | ROCKETT DESIGN, INC.



ZONING

T-3000 ZONING DISTRICT

FAR OF 1.6 MAX, WITH INCLUSIONARY HOUSING INCENTIVE

SETBACKS

FRONT: 15'-0"

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

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

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

HEIGHT LIMIT

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

CODE REQUIREMENT: PARKING

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

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

THE PROPOSED DEVELOPMENT INCLUDES 23 TOTAL INTERIOR PARKING SPACES.

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

CODE REQUIREMENT: SIDEWALKS

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

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

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

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

DRAWING TITLE:
SITE PLAN - BUILDING CODES

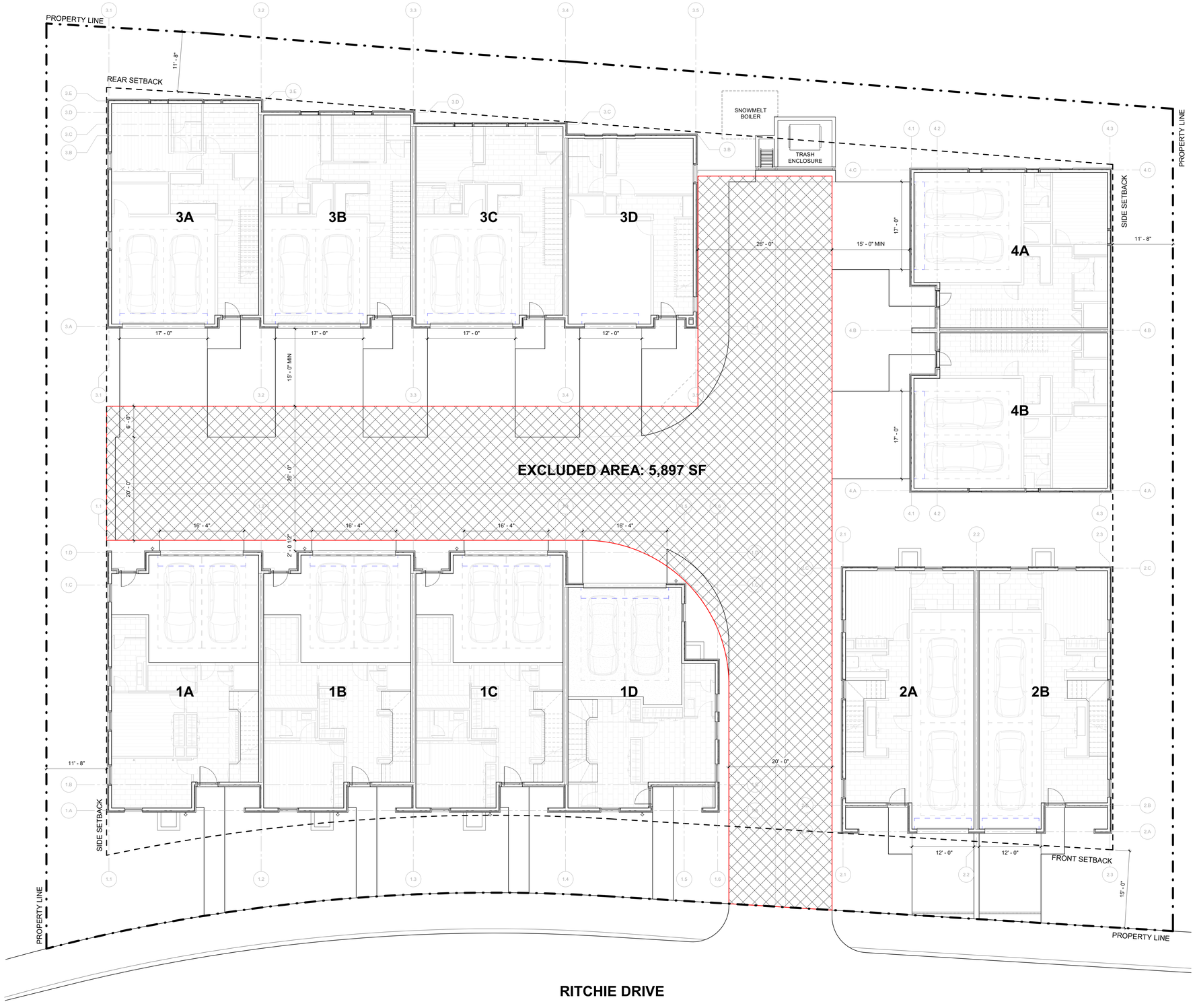
SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
A-001

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

©2025, RO | ROCKETT DESIGN, INC.



CODE REQUIREMENT: FAR

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

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

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

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

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

TOTAL LOT AREA: 35,799 SF

TOTAL EXCLUDED AREA: 5,897 SF

REVISED LOT AREA: 29,902 SF

ALLOWABLE AREA (0.5): 14,951 SF

ALLOWABLE AREA (1.6): 47,843.20 SF

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

CODE REQUIREMENT: DENSITY

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

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

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

TOTAL LOT AREA: 35,799 SF

TOTAL EXCLUDED AREA: 5,897 SF

REVISED LOT AREA: 29,902 SF

29,902 SF / 10,000 SF = 2.9902

2.9902 X 4 UNITS = 12 UNITS (11.96)

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

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

DRAWING TITLE:
SITE PLAN - BUILDING FAR & DENSITY

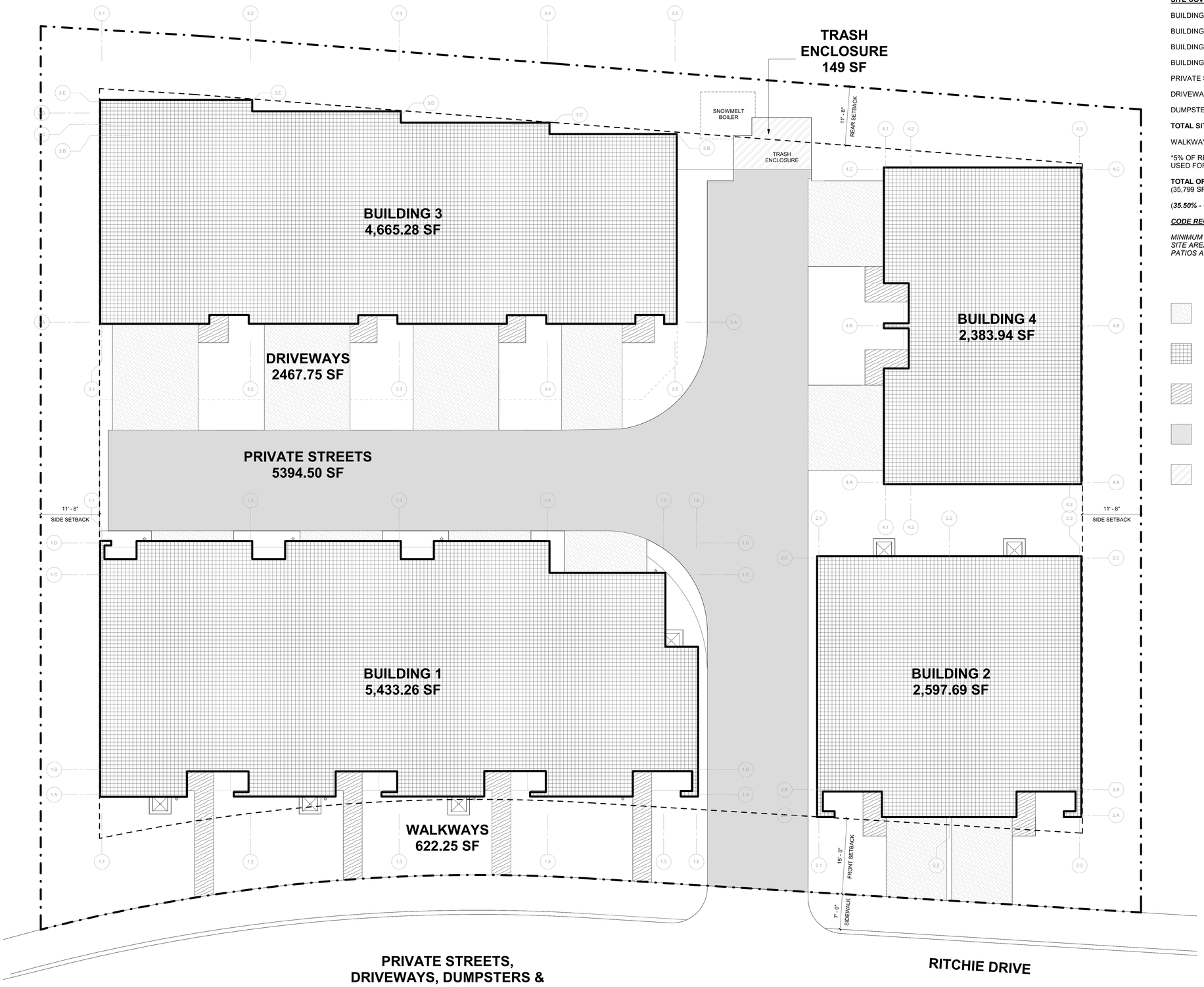
SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
A-002

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

©2025, RO | ROCKETT DESIGN, INC.



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

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

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

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

CODE REQUIREMENT: OPEN SPACE

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

DRIVEWAYS

BUILDINGS

WALKWAYS

PRIVATE STREETS

TRASH ENCLOSURE

WARM SPRINGS TOWNHOMES KETCHUM, ID

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

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

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

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

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

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

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

DRAWING TITLE:
SITE PLAN - OPEN SPACE

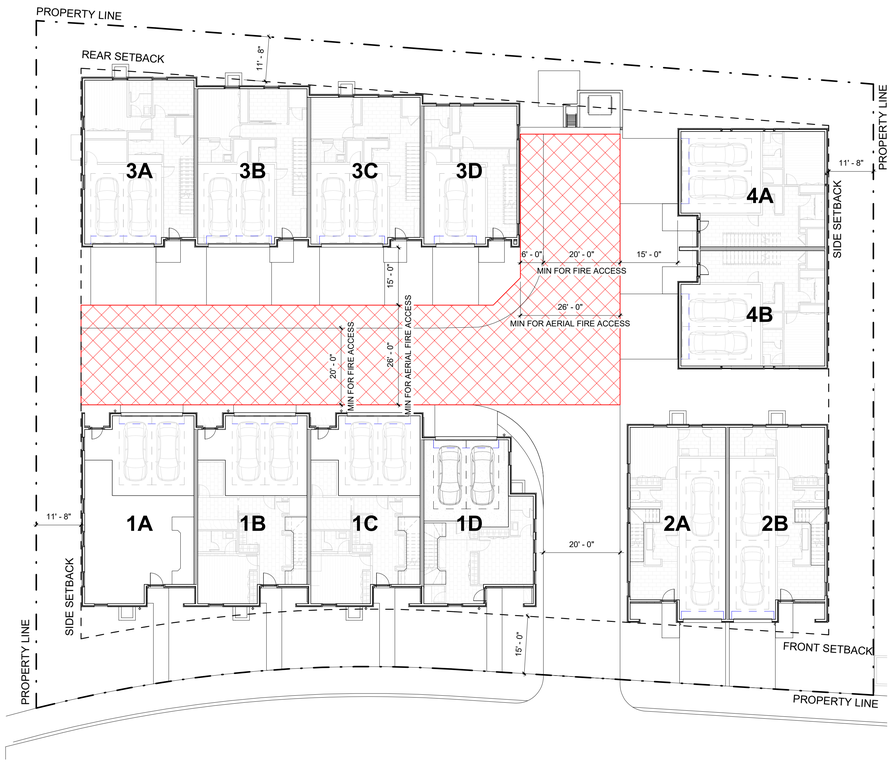
SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
A-003

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

©2025, RO | ROCKETT DESIGN, INC.



CODE REQUIREMENT: FIRE ACCESS

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

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

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

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

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



CODE REQUIREMENT: SNOWMELT

SNOWMELT

SNOW STORAGE

GRASS-CRETE PAVERS

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

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

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

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

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

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

DRAWING TITLE:
SITE PLAN - FIRE ACCESS & SNOWMELT

SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
A-004

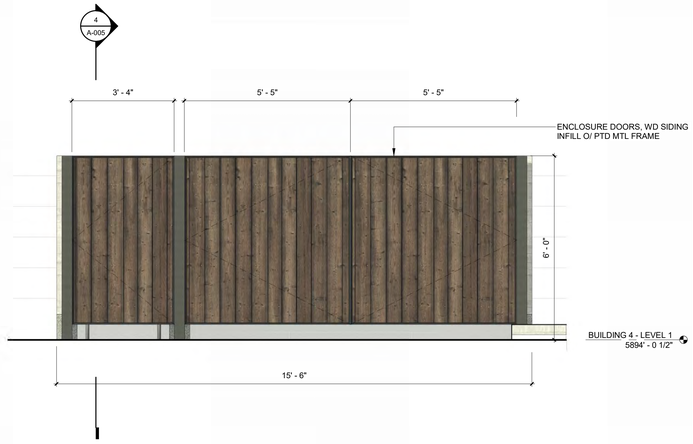
©2025, RO | ROCKETT DESIGN, INC.

MEDIUM BROWN WOOD SIDING TO MATCH BUILDING SIDING MATERIAL

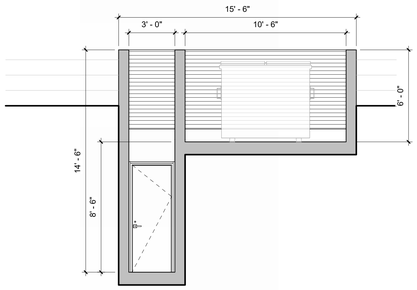


DARK PAINTED METAL STRUCTURE

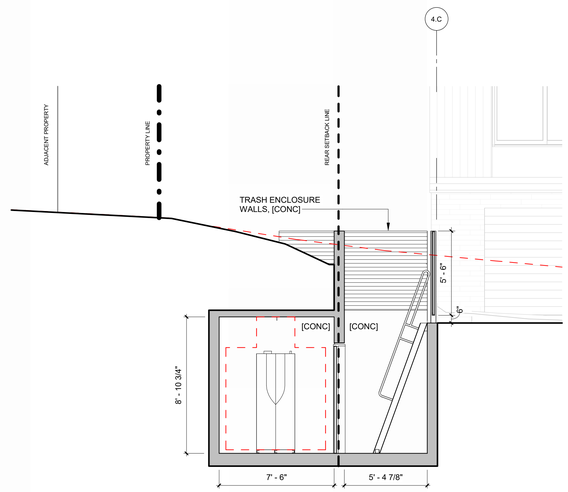




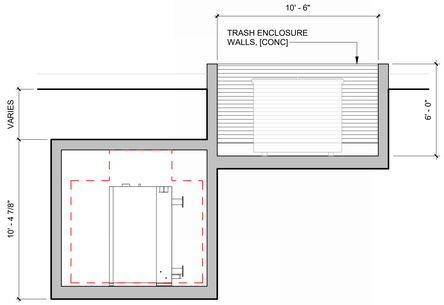
6 | 1/2" = 1'-0" | **DUMPSTER ENCLOSURE / ELEVATION - EAST**



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



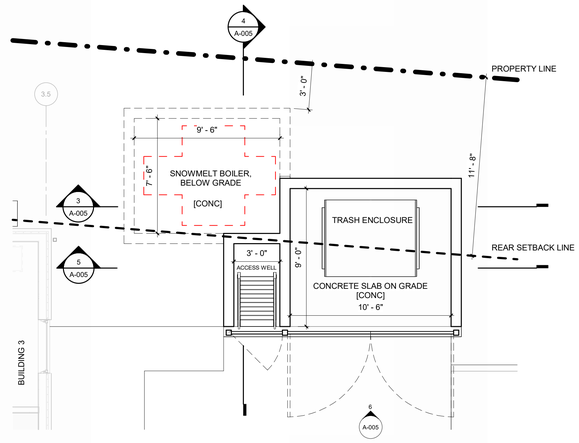
4 | 1/4" = 1'-0" | **DUMPSTER ENCLOSURE / SECTION - EW**



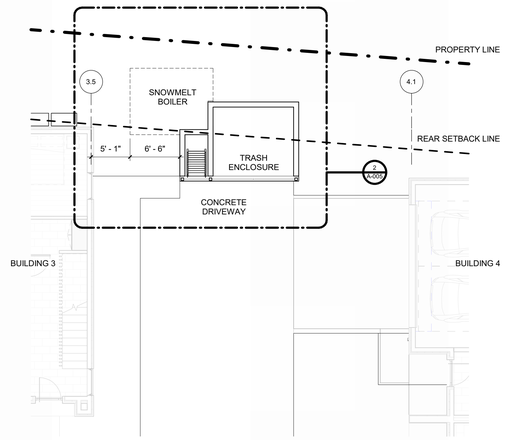
3 | 1/4" = 1'-0" | **DUMPSTER ENCLOSURE / SECTION - NS B**

NOTE

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



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



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

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

SNOWMELT VAULT & DUMPSTER DETAILS

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-005

©2025, RO | ROCKETT DESIGN, INC.

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

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

June 14, 2024

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

Via email:

Re: 108 Richie Drive

To whom It May Concern,

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

Conditions that will need to be maintained:

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

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

Respectfully,

Mike Goitiandia
Clear Creek Disposal

.108 Richie Drive

CLEAR CREEK

1 | NTS | CLEAR CREEK DISPOSAL WILL SERVE LETTER

INTERMOUNTAIN® GAS COMPANY

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

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

May 13, 2024

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

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

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

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

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

Sincerely,

Lance D. McBride

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

1 | NTS | INTERMOUNTAIN GAS COMPANY WILL SERVE LETTER

Hank Moore

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

Hank and Erik,

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

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

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

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

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

1

1 | NTS | IDAHO POWER WILL SERVE LETTER

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

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

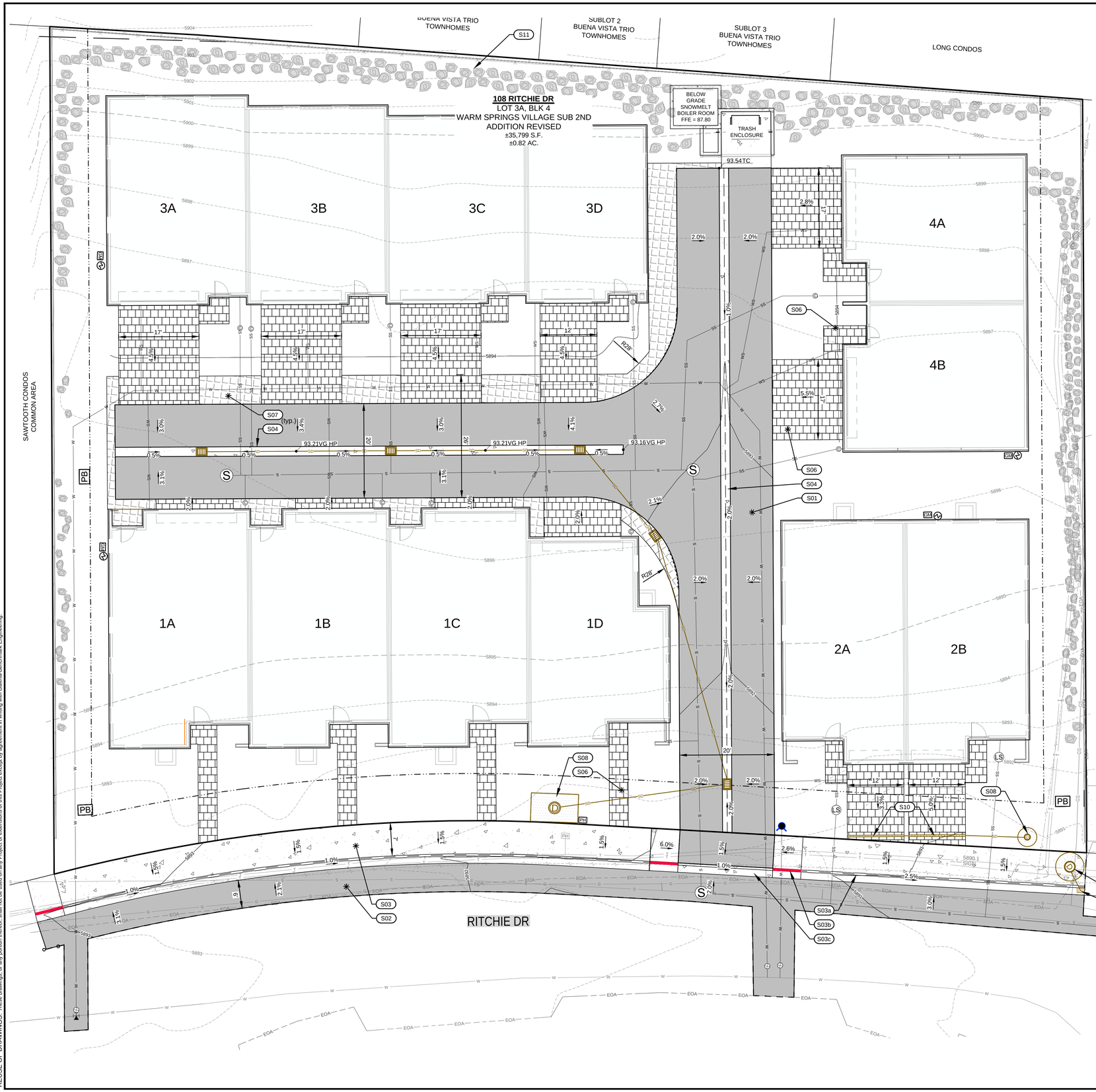
DRAWING TITLE:
WILL SERVE LETTERS

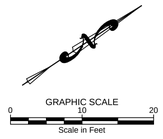
SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
A-006

©2025, RO | ROCKETT DESIGN, INC.





LEGEND

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

SITE IMPROVEMENT KEY NOTES

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

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

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

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

PRELIMINARY NOT FOR CONSTRUCTION

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

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

PURPOSE: ISSUE FOR DESIGN REVIEW

NO	DATE	BY	REVISIONS

C1.00

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

TOWNHOMES

BUENA VISTA TRIO TOWNHOMES

SUBLOT 3 BUENA VISTA TRIO TOWNHOMES

LONG CONDOS

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

BELOW GRADE SNOWMELT BOILER ROOM FFE = 87.80

TRASH ENCLOSURE

3A 3B 3C 3D

4A 4B

1A 1B 1C 1D

2A 2B

SAWTOOTH CONDOS COMMON AREA

WARM SPRINGS VILAS CONDOS COMMON AREA

INSTALL 4" SEWER SERVICE AND CLEANOUT (typ.)

INSTALL 1" WATER SERVICES (typ.)

INSTALL 8" WATER MAIN

INSTALL 8" SEWER MAIN

INSTALL GAS & ELECTRICAL METERS (typ.)

COORDINATE TRANSFORMER LOCATION WITH IDAHO POWER

25' MIN SEPARATION

25' MIN SEPARATION

RELOCATE PHONE BOX

RITCHIE DR

INSTALL NEW SANITARY SEWER MANHOLE

REPLACE EXISTING 4" CITY SANITARY SEWER MAIN WITH 8" MAIN BETWEEN PROPOSED MANHOLES

INSTALL NEW SANITARY SEWER MANHOLE

LEGEND

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

GRAPHIC SCALE
0 10 20
Scale in Feet

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

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

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

PRELIMINARY NOT FOR CONSTRUCTION

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

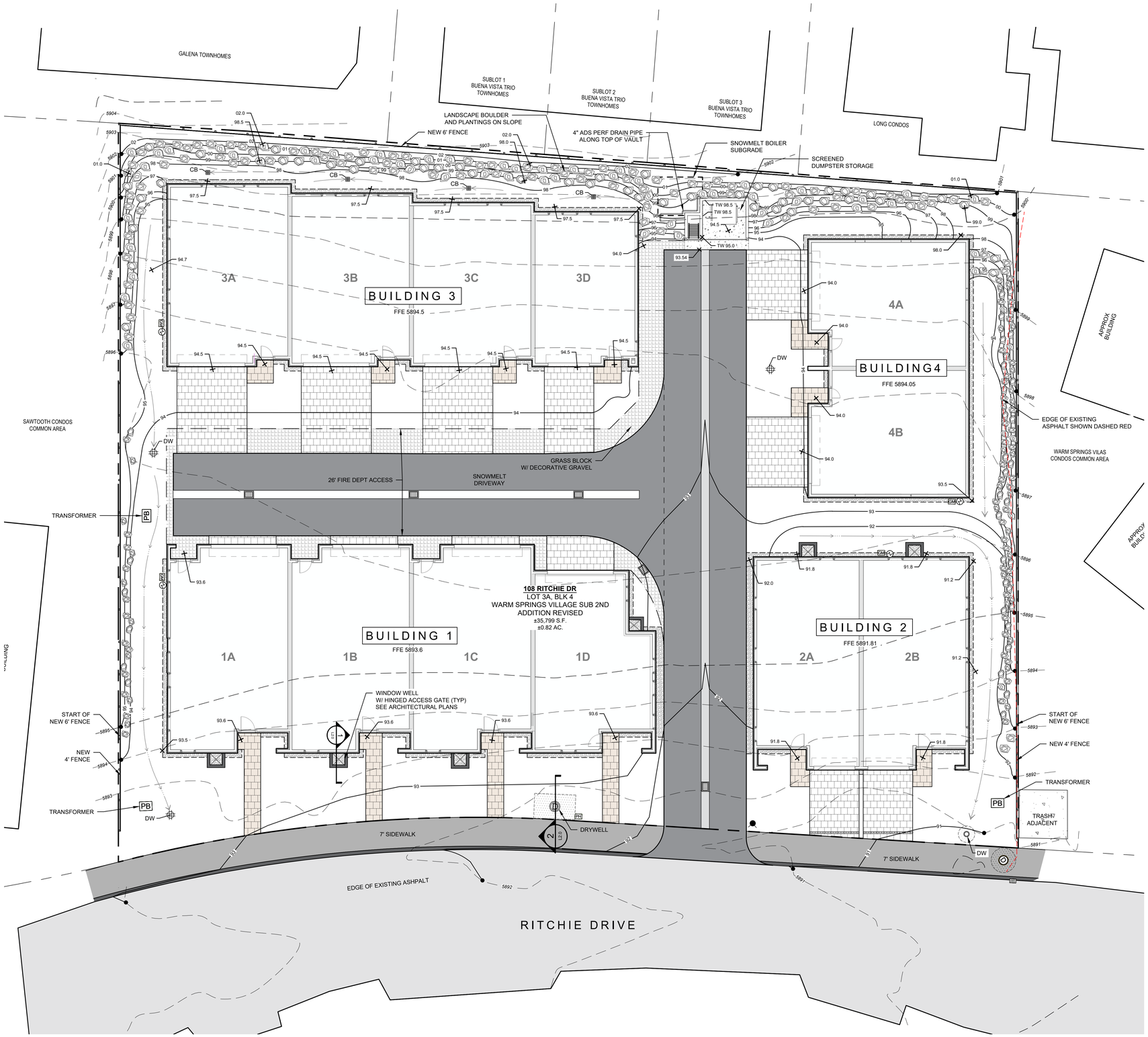
GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

PURPOSE: ISSUE FOR DESIGN REVIEW

NO	DATE	BY	REVISIONS

C2.00

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

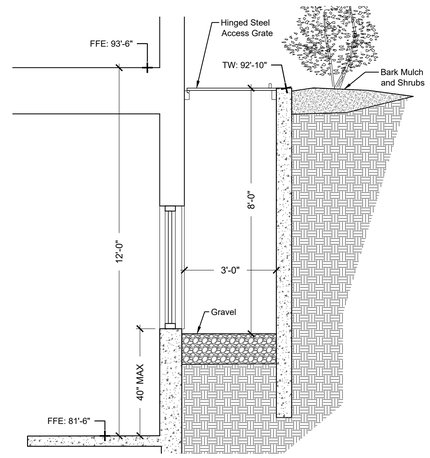


Plan Legend

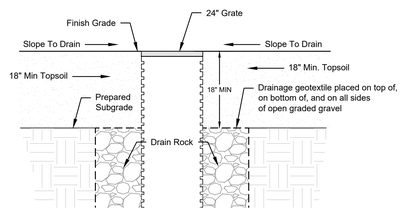
- Property Line
- 5787 Existing Contour
- 95 Proposed Contour
- New Fence
- Boulder Retaining
- Grass Pave
- Pavers
- Concrete
- Gravel
- Lawn Grass
- Natural Grass
- Perennials and Groundcover
- Drywell
- Catch Basin
- Drainage Swale

Grading Abbreviations

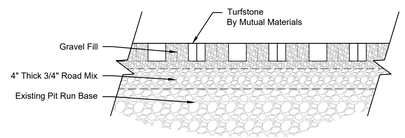
EL	SPOT ELEVATION
FFE	FINISHED FLOOR ELEVATION
HP	HIGH POINT
HPS	HIGH POINT OF SWALE
TS	TOP OF STAIR
BS	BOTTOM OF STAIR
TW	TOP OF WALL
BW	BOTTOM OF WALL
DI	DRAIN INLET ELEVATION
DW	DRYWELL RIM ELEVATION
TC	TOP OF CURB
BC	BOTTOM OF CURB
FG	FINISHED GRADE



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



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



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

0 5 10 20 30

Scale: 1" = 10' - 0"

/DESIGN REVIEW RESUBMITTAL - 08/04/25

Warm Springs

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

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

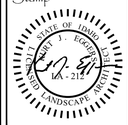
Job No: 23.31

Scale: 1"=10'-0"

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

All information appearing herein shall not be duplicated, discharged or otherwise used without the written consent of Eggers Associates P.A.

Stamp



Sheet Title: Grading Plan

Sheet No: L2.0

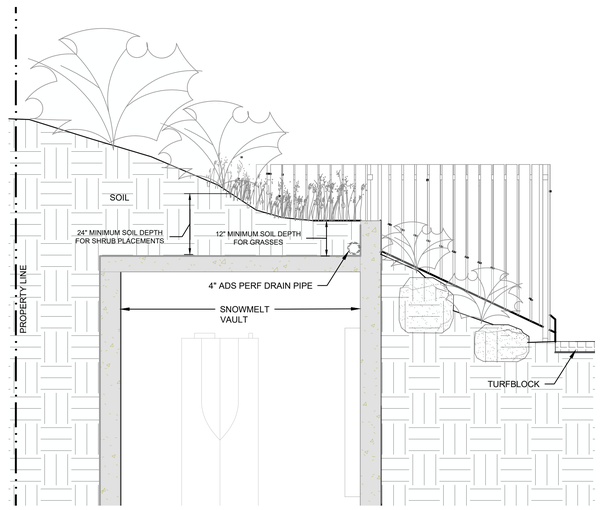


Plan Legend

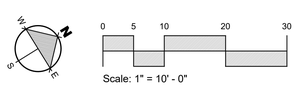
- Property Line
- 5787 — Existing Contour
- 95 — Proposed Contour
- New Fence
- Boulder Retaining
- Grass Pave
- Pavers
- Concrete
- Bark Mulch
- Low Height Native Grasses
- Natural Grass
- Perennials and Groundcover
- Drywell
- Catch Basin
- Drainage Swale

Tree Legend

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



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



Scale: 1" = 10' - 0"

DESIGN REVIEW RESUBMITTAL - 08/04/25

Warm Springs

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

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

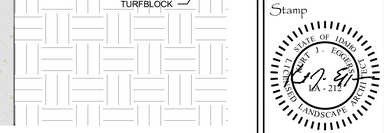
Job No: 23.31

Scale: 1"=10'-0"

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

All information appearing herein shall not be duplicated, discharged or otherwise used without the written consent of Eggers Associates P.A.

Stamp



Sheet Title: Landscape Plan

Sheet No: L3.0

GALENA TOWNHOMES

SUBLOT 1 BUENA VISTA TRIO TOWNHOMES

SUBLOT 2 BUENA VISTA TRIO TOWNHOMES

SUBLOT 3 BUENA VISTA TRIO TOWNHOMES

LONG CONDOS

SAWTOOTH CONDOS COMMON AREA

6' HIGH FENCING

APPROX BUILDING

APPROX BUILDING

WARM SPRINGS VILAS CONDOS COMMON AREA

6' HIGH FENCING

3A 3B 3C 3D

BUILDING 3

FFE 5894.5

4A

BUILDING4

FFE 5894.05

4B

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

BUILDING 1

FFE 5893.6

1A 1B 1C 1D

BUILDING 2

FFE 5891.81

2A 2B

30' FROM PROPERTY LINE
4' HIGH FENCING

30' FROM PROPERTY LINE
4' HIGH FENCING

TRASH/ ADJACENT

EDGE OF EXISTING ASHPALT

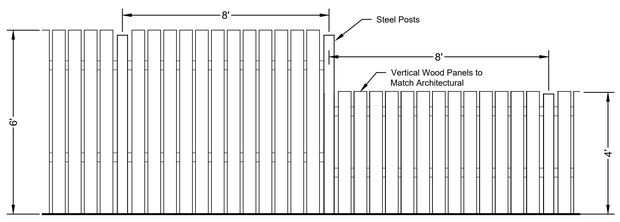
RITCHIE DRIVE

Plan Legend

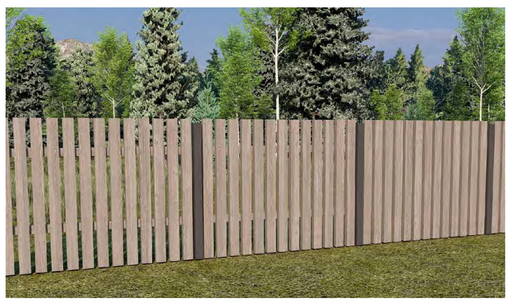
- Property Line
- 5787 — Existing Contour
- 95 — Proposed Contour
- Grass Pave
- Pavers
- Concrete

Fence Legend

- 6 Foot High Fence
- 4 Foot High Fence



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



6' High Fence Concept Image

0 5 10 20 30

Scale: 1" = 10' - 0"

DESIGN REVIEW RESUBMITTAL - 08/04/25

Warm Springs

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

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

Job No: 23.31

Scale: 1"=10'-0"

Issue/Revisions:	Date:
Concept Update	07/10/24
Design Review	11/06/24
DR Resubmission	03/19/25
DR Resubmission	06/25/25
DR Resubmission	07/17/25
DR Resubmission	08/04/25

All information appearing herein shall not be duplicated, discharged or otherwise used without the written consent of Eggers Associates P.A.

Stamp



Sheet Title: Fencing Plan

Sheet No: L3.2



Flowering Crab Trees (8 Feet Installation Height)





Fir Tree (6 - 8 Feet Installation Height)



Spruce Tree (6 - 8 Feet Installation Height)



Mugo Pine Tree (6 - 8 Feet Installation Height)



Streetside Example: Low Natural Grass (Scottish Links)

PLANT MATERIALS









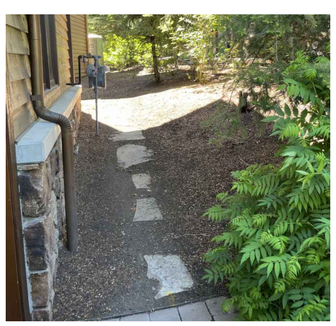




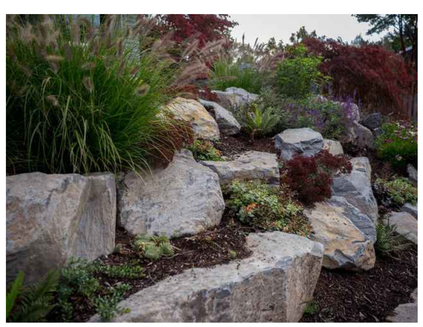
STREET PLANTING EXAMPLES



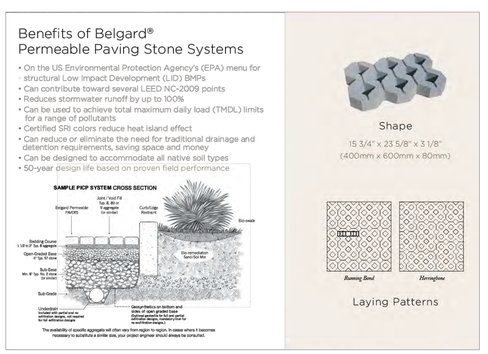
Transformer Screening



Bark Mulch and Path



Landscape Boulders With Plantings



Driveable Permeable Pavers / Filled with Decorative Gravel

HARDSCAPE MATERIALS

DESIGN REVIEW RESUBMITTAL - 08/04/25

Warm Springs

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

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

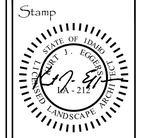
Job No: 23.31

Scale:

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

All information appearing herein shall not be duplicated, discharged or otherwise used without the written consent of Eggers Associates P.A.

Stamp



Sheet Title:
Plant Materials

Sheet No:
L4.0

ABBREVIATIONS

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

LEGEND

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

LEGEND

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

SPECIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WATER HEATERS SHALL HAVE A MINIMUM 3 YEAR LIMITED WARRANTY.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NO DOUBLE COMBINATION FITTINGS MAY BE UTILIZED IN THE HORIZONTAL.

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

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

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

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

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

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

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

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

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

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

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

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

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

ALL JOINTS SHALL BE SEALED WITH MATCHING VAPOR BARRIER TAPE.

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

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

SPECIFICATIONS

APPLICABLE CODES:

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

GENERAL NOTES:

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

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

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

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

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

ALL FIRE SEPARATIONS MUST BE PROTECTED WHEN APPLICABLE.

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

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

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

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

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

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

EXISTING CONDITIONS:

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

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

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

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

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

SHOP DRAWINGS:

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

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

TEST AND BALANCE:

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

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

PREFERRED TAB FIRM: P-TAB.COM

GUARANTEE:

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

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

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

SNOW MELT BOILER WATER PIPING:

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

SNOW MELT BOILER WATER PIPING INSULATION:

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

TOWN STAMP

PROFICIENT
ENGINEERING
4704 N. Harlan St Suite 620
Denver, Colorado 80212
720.779.3556
PROJECT # 324050

PROFESSIONAL ENGINEER
LICENSED
7628
STATE OF IDAHO
JOHN PAUL KENNEY

DISCIPLINE STAMP

WARM SPRINGS TOWNHOMES
108 RITCHIE DRIVE
KETCHUM, ID 83340

REVISION

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

PROJECT NUMBER	324050
ISSUE DATE	7/10/2024

ISSUE

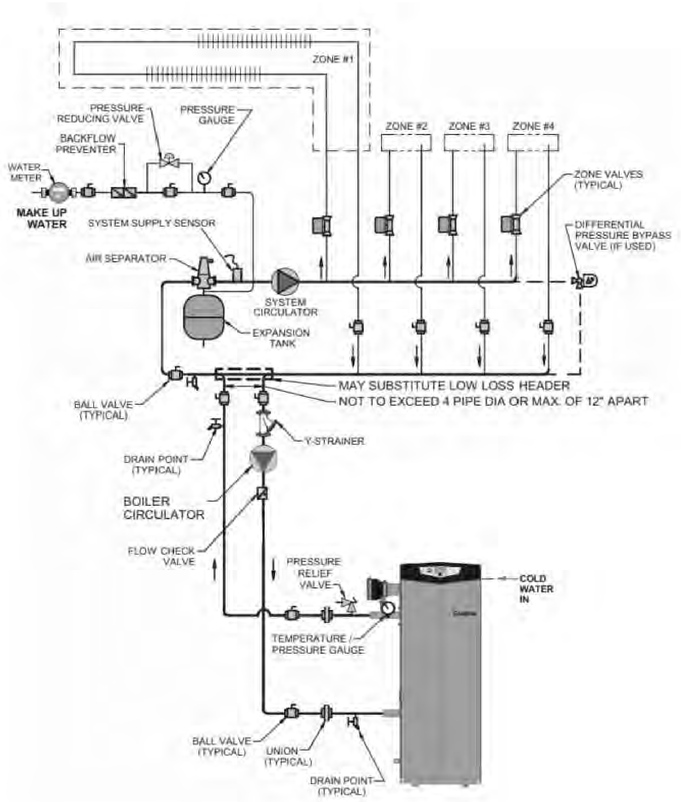
DESIGN REVIEW APPLICATION

SHEET TITLE

GENERAL

SHEET NO.

M0.1



BOILER INSTALLATION DETAIL

NO SCALE

HOT WATER BOILER

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

NOTES:

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

REMARKS:

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

PUMP SCHEDULE

MARK	SERVICE / DUTY	TYPE	GPM	HEAD (FT)	IMPELLER DIAMETER (IN)	MAX NPSHR (FSI)	MOTOR (HP)	PUMP SPEED (RPM)	PUMP EFF (%)	OPERATING WEIGHT (LBS)	BASIS OF DESIGN MODEL	REMARKS							
												1	2	3	4	5	6	7	8
P-1A	B-4: PRIMARY LOOP	ECM HIGH-EFFICIENCY	145	11.000	10"	4.35	2.1	4760	36	52	TACO VR2SMSF	X	X	X	X	X	X	X	X
P-1B	B-4: SECONDARY LOOP	ECM HIGH-EFFICIENCY	145	13.900	10"	4.4	5	4400	63	72	TACO SKV300BD	X	X	X	X	X	X	X	X

NOTES (APPLY TO ALL):

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

REMARKS:

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

MANIFOLD SCHEDULE

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

NOTES (APPLY TO ALL):

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

TOWN STAMP

PROFICIENT ENGINEERING
4704 N. Harlan St Suite 620
Denver, Colorado 80212
720.779.3556
PROJECT # 324050

PROFESSIONAL ENGINEER LICENSED 17628 STATE OF IDAHO JOHN PAUL KENNEY

DISCIPLINE STAMP

WARM SPRINGS TOWNHOMES
108 RITCHIE DRIVE
KETCHUM, ID 83340

REVISION

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

PROJECT NUMBER 324050
ISSUE DATE 7/10/2024

ISSUE

DESIGN REVIEW APPLICATION

SHEET TITLE

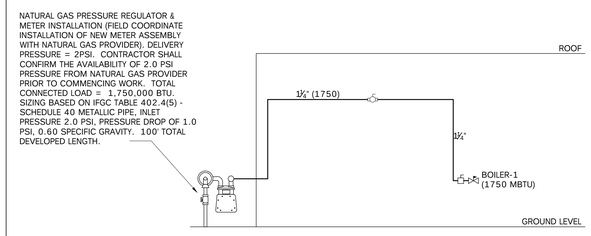
SCHEDULES & DETAILS

SHEET NO.

M0.2

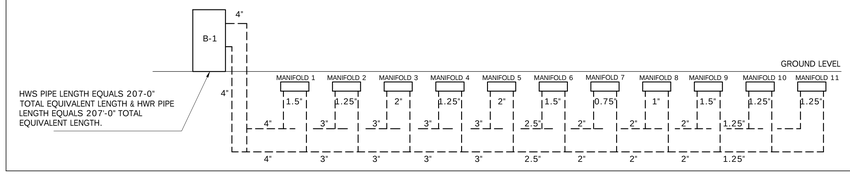
NATURAL GAS RISER DIAGRAM

NO SCALE



MANIFOLD PIPING DIAGRAM FOR BOILER 4

NO SCALE



GENERAL NOTES

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

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

KEYNOTES

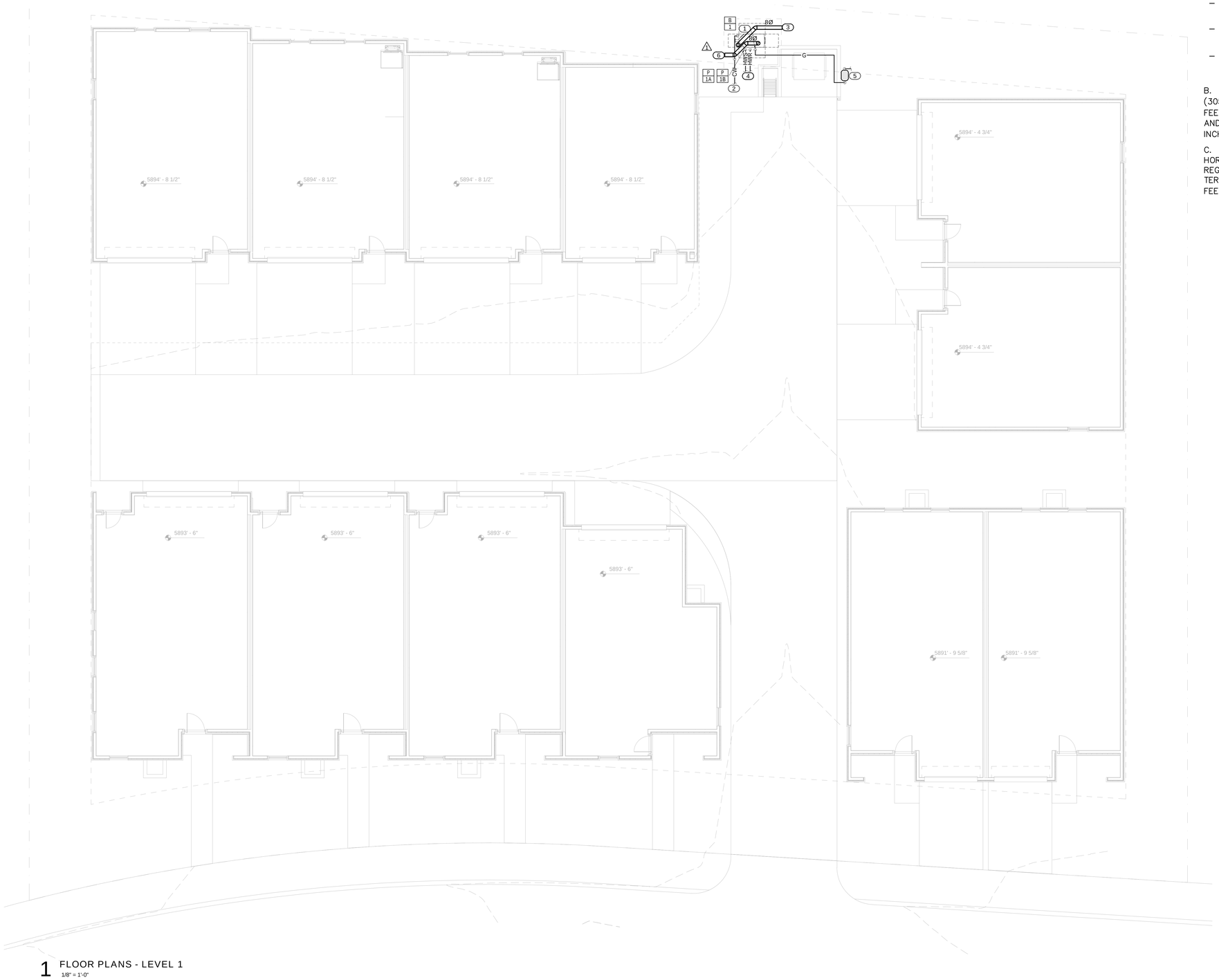
1. NATURAL GAS DN TO BOILER WITH SHUTOFF VALVE, DIRT LEG & UNION. FIELD COORDINATE FINAL CONNECTION.
2. 1" DOMESTIC WATER SERVICE B/G, SEE CIVIL DWG FOR CONT
3. BOILER FLUE VENT TO EXTERIOR WALL TERMINATION PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. REFER TO MANUFACTURER'S REQUIRED CLEARANCES LISTED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

BOILER VENT CLEARANCES:

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

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

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



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

TOWN STAMP

PROFICIENT ENGINEERING
4704 N. Harlan St Suite 620
Denver, Colorado 80212
720.779.3556
PROJECT # 324050

DISCIPLINE STAMP

PROFESSIONAL ENGINEER LICENSED 17628 STATE OF IDAHO JOHN PAUL KENNEY

WARM SPRINGS TOWNHOMES

108 RITCHIE DRIVE
KETCHUM, ID 83340

REVISION

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

PROJECT NUMBER	324050
ISSUE DATE	7/10/2024

ISSUE

DESIGN REVIEW APPLICATION

SHEET TITLE

SNOW MELT DESIGN

SHEET NO.

M1.0



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

SHAMROCK SALES

DISCLAIMER:

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

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

PROJECT: Warm Springs Snowmelt REV8 Quote#061725DPMEQ

CUSTOMER:

PROJECT NO.: 061725DPMEQ

SCALE: 3/16"=1'

DRAWING NAME: Snow Melt

DRAWN BY: Dylan Meyer

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

DATE: 6/17/2025

REVISIONS

No	Desc	Date

PAGE NO. 1

N

TOWN STAMP

PROFICIENT ENGINEERING
4704 N. Harlan St Suite 620
Denver, Colorado 80212
720.779.3556
PROJECT # 324050

PROFESSIONAL ENGINEER LICENSED 7628 STATE OF IDAHO JOHN PAUL KENNEY

DISCIPLINE STAMP

WARM SPRINGS TOWNHOMES
108 RITCHIE DRIVE
KETCHUM, ID 83340

REVISION

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

PROJECT NUMBER 324050
ISSUE DATE 7/10/2024

ISSUE

DESIGN REVIEW APPLICATION

SHEET TITLE

SNOW MELT SYSTEM LOOP

SHEET NO.

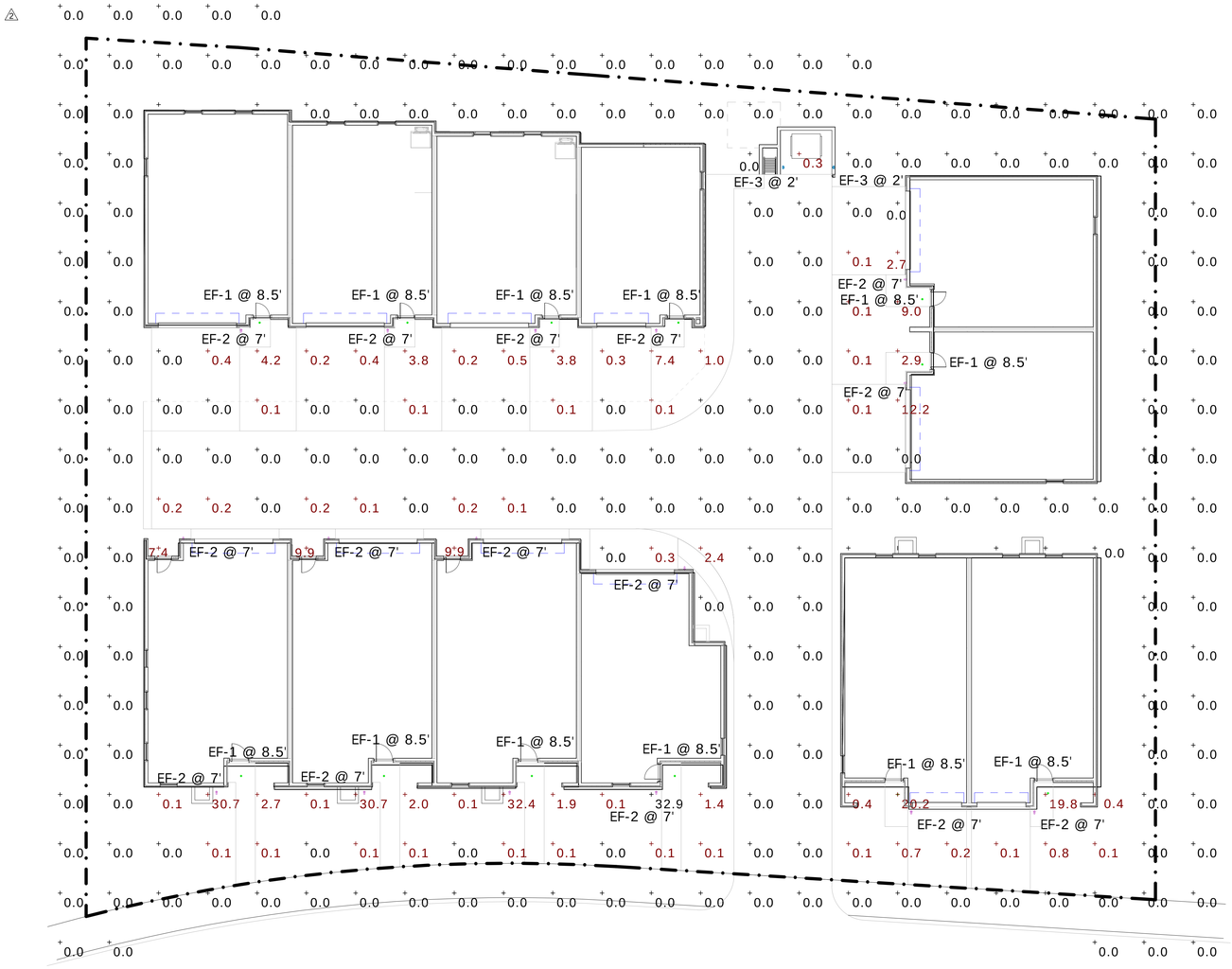
M3.0

Schedule

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

Statistics

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



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

TOWN STAMP

PROFICIENT ENGINEERING
4704 N. Harlan St Suite 620
Denver, Colorado 80212
720.779.3556
PROJECT # 324050

DISCIPLINE STAMP

PROFESSIONAL ENGINEER LICENSED 7628 STATE OF IDAHO JOHN PAUL KENNEY

WARM SPRINGS TOWNHOMES
108 RITCHIE DRIVE
KETCHUM, ID 83340

REVISION

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

PROJECT NUMBER 324050
ISSUE DATE 7/10/2024

ISSUE

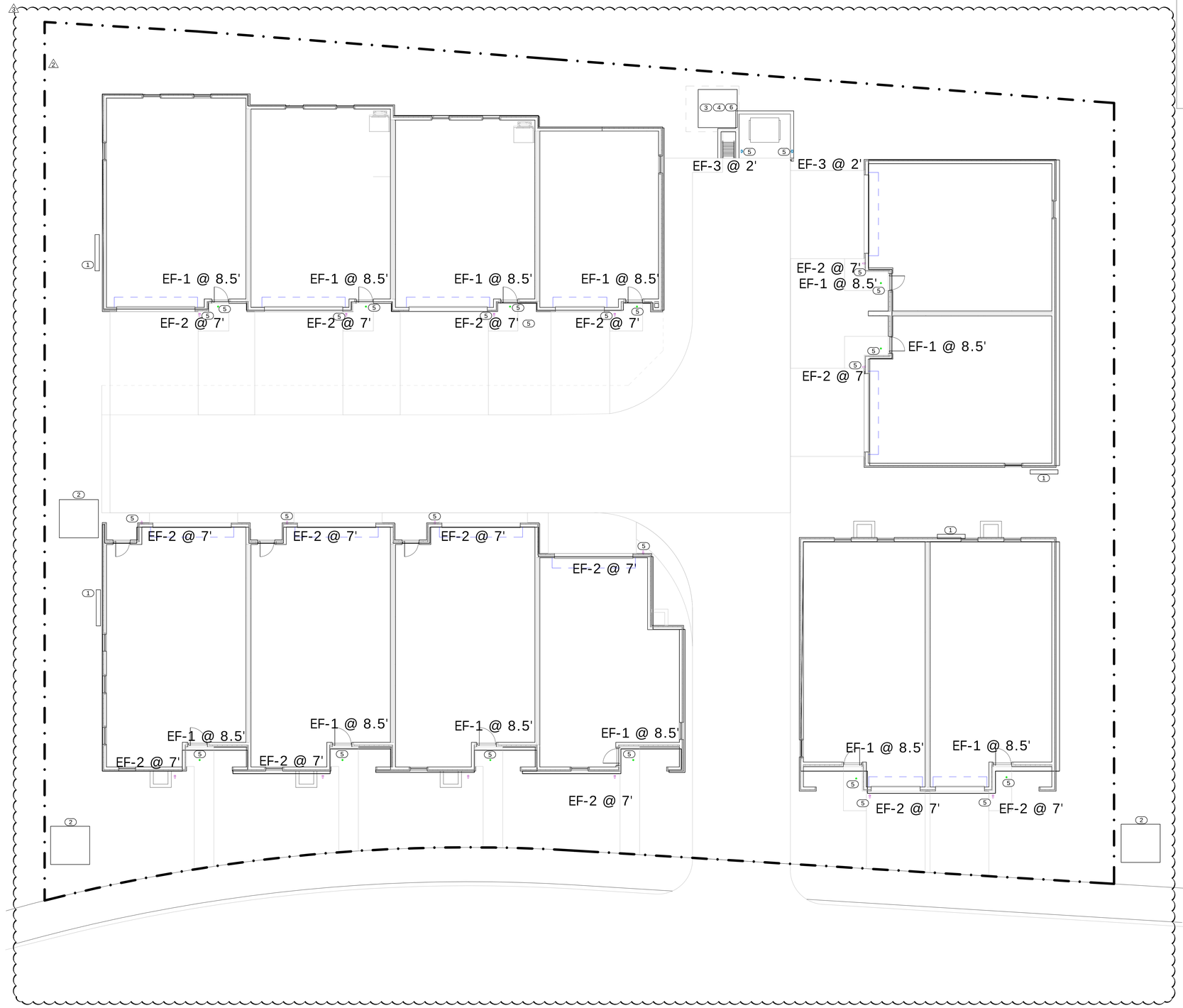
DESIGN REVIEW APPLICATION

SHEET TITLE

SITE PHOTOMETRIC

SHEET NO.

E0.10



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

GENERAL NOTES

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

KEYNOTES

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

TOWN STAMP

PROFICIENT ENGINEERING
4704 N. Harlan St Suite 620
Denver, Colorado 80212
720.779.3556
PROJECT # 324050

PROFESSIONAL ENGINEER LICENSED 7628 STATE OF IDAHO JOHN PAUL KENNEY

DISCIPLINE STAMP

WARM SPRINGS TOWNHOMES

108 RITCHIE DRIVE
KETCHUM, ID 83340

REVISION

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

PROJECT NUMBER 324050
ISSUE DATE 7/10/2024

ISSUE

DESIGN REVIEW APPLICATION

SHEET TITLE

SITE PLAN

SHEET NO.

E0.11

OCULARC 3.5
Adjustable Downlight - R3CRDT, R3CRDL

WAC LIGHTING
Responsible Lighting®



Fixture Type: EF-1

Catalog Number: R3CRDL-BK-N927

Project:

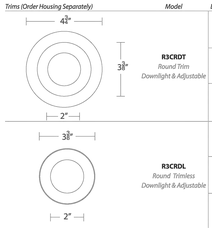
Location:

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

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

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

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



R3CRDT *Round Trim Downlight & Adjustable*

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

HZWT *Haze/White*
WT *White*
BK *Black*



R3CRDL *Round Trimless Downlight & Adjustable*

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

HZ *Haze*
WT *White*
BK *Black*

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

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

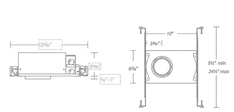
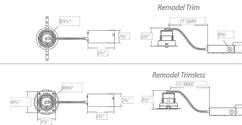
Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. FEB. 2021

OCULARC 3.5
Adjustable Downlight - R3CRDT, R3CRDL

WAC LIGHTING
Responsible Lighting®

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

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

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

GLARE CONTROL ACCESSORIES sold separately

LENS-16	**HCL**	Honeycomb Louver

LENS ACCESSORIES sold separately

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

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. FEB. 2021

TUBE ARCHITECTURAL DS-WS06
LED Wall Mounts

WAC LIGHTING



Fixture Type: EF-2

Catalog Number: DS-WS0622-F927A-WT

Project:

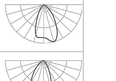
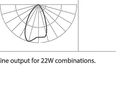
Location:

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

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

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

ORDERING NUMBER

Diameter	Watt	Beam	Beam Angle	Color Temp	CRI	Reference Output † Lumen	CBCP	Efficacy (lm/w)	Light Distribution	Finish
DS-WS06	6" 35W	**S** *Straight up or down*	16°	**927S** 2700K	90	2820	18842	81		**BK** *Black* **WT** *White* **BZ** *Bronze* **GH** *Graphite*
				27S 2700K	85	3385	23698	97		
				930S 3000K	90	2925	19543	84		
				30S 3000K	85	3535	23632	101		
				35S 3500K	85	3630	24255	104		
				40S 4000K	85	3665	24490	105		
		N *Straight up or down*	28°	**927S** 2700K	90	2800	7992	80		
				27S 2700K	85	3360	9589	96		
				930S 3000K	90	2900	8290	83		
				30S 3000K	85	3510	10024	100		
				35S 3500K	85	3600	10288	103		
				40S 4000K	85	3635	10388	104		
DS-WS0622	6" 22W	**F** *Straight up or down*	38°	**927S** 2700K	90	2825	5451	81		
				27S 2700K	85	3390	6540	97		
				930S 3000K	90	2930	5654	84		
				30S 3000K	85	3545	6836	101		
				35S 3500K	85	3640	7017	104		
				40S 4000K	85	3675	7085	105		
		F *Away from the wall*	N/A	**927A** 2700K	90	2860		82		
				27A 2700K	85	3435		98		
				930A 3000K	90	2970	N/A	85		
				30A 3000K	85	3590		103		
				35A 3500K	85	3685		105		
				40A 4000K	85	3720		106		
		F *Towards the wall*	N/A	**927B** 2700K	90	2860		82		
				27B 2700K	85	3435		98		
				930B 3000K	90	2970	N/A	85		
				30B 3000K	85	3590		103		
				35B 3500K	85	3685		105		
				40B 4000K	85	3720		106		

DS-WS06-_____-____
Example: **DS-WS06-F930A-WT**

†Reference output shows 35W output. Multiply by 0.7 to determine output for 22W combinations.

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

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

Model: WL-LED100
LEDme® Step Light

WAC LIGHTING
Responsible Lighting®



Fixture Type: EF-3

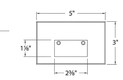
Catalog Number: WL-LED100-27-BK

Project:

Location:

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

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



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

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

ORDER NUMBER

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

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

**Brushed Nickel Finish is for interior use only*

_____ – ____ – ____

Example: **WL-LED100F-BL-SS**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. DEC 2021

TOWN STAMP

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

PROFESSIONAL ENGINEER
LICENSED
17628
STATE OF IDAHO
JOHN PAUL KENNEY

DISCIPLINE STAMP

WARM SPRINGS TOWNHOMES
108 RITCHIE DRIVE
KETCHUM, ID 83340

REVISION

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

PROJECT NUMBER	324050
ISSUE DATE	7/10/2024

ISSUE

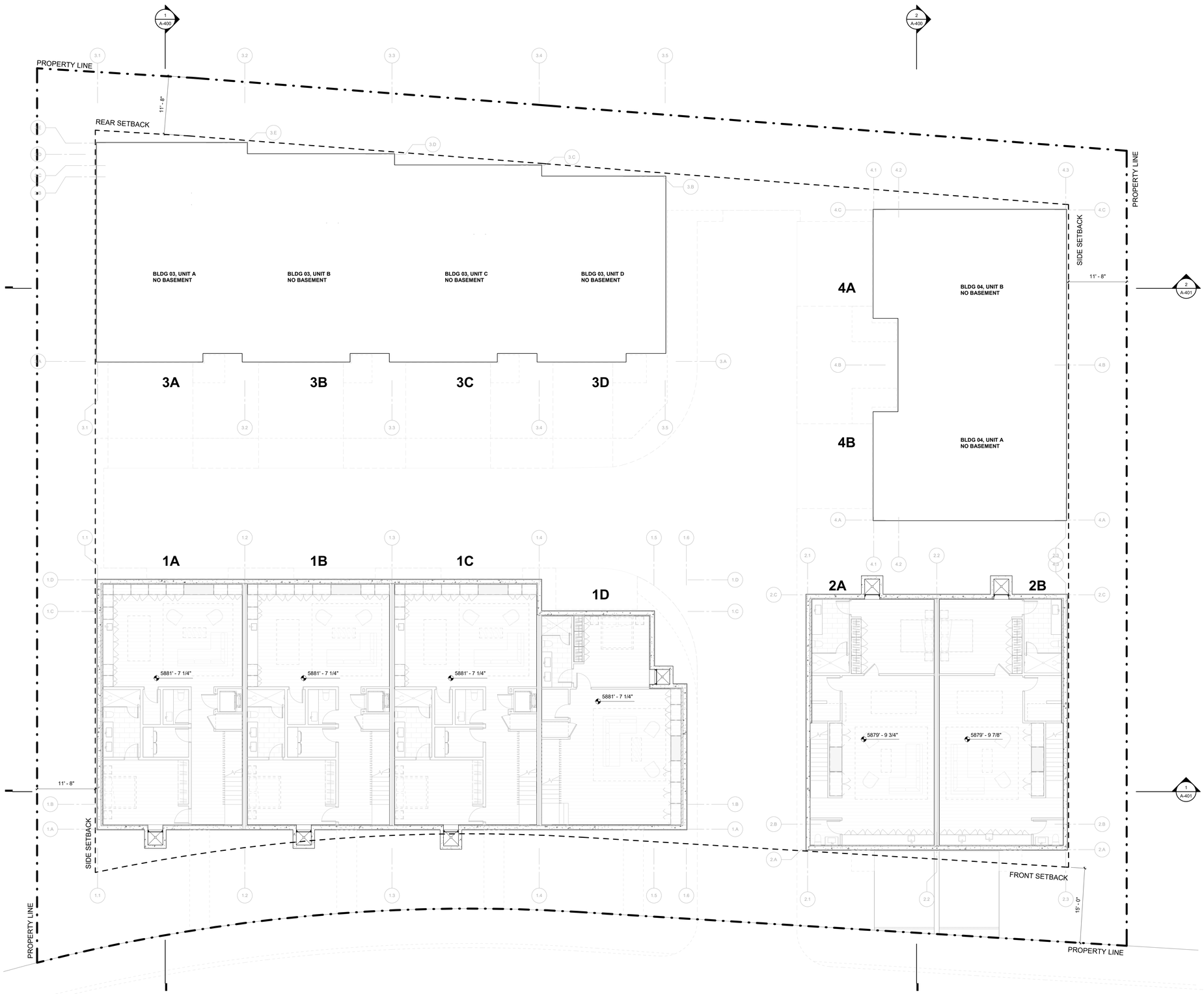
DESIGN REVIEW APPLICATION

SHEET TITLE

SCHEDULES

SHEET NO.

E0.12



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

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

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

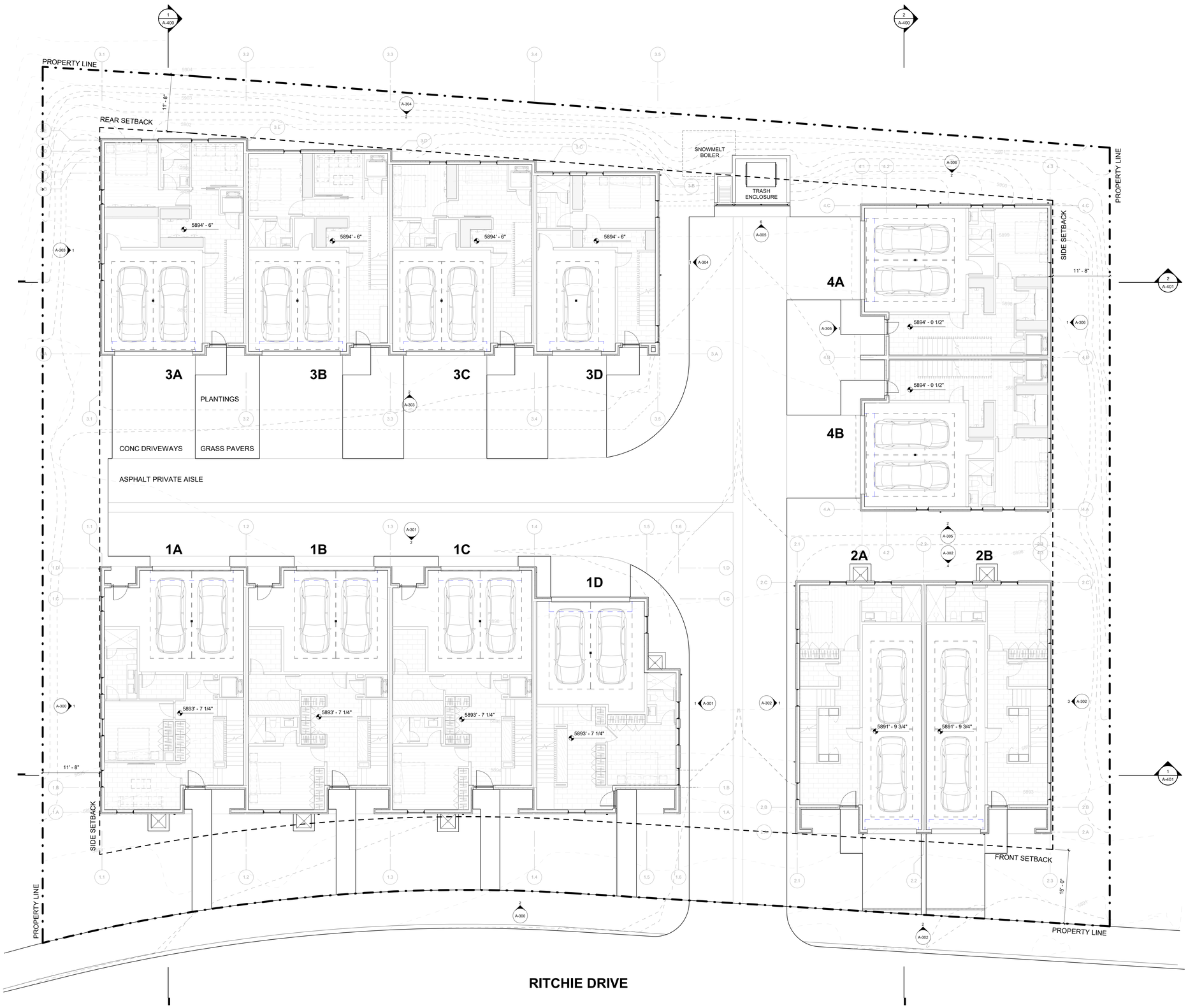
DRAWING TITLE:
LEVEL 00 OVERALL FLOOR PLAN

SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
A-100

©2025, RO | ROCKETT DESIGN, INC.



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

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

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

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

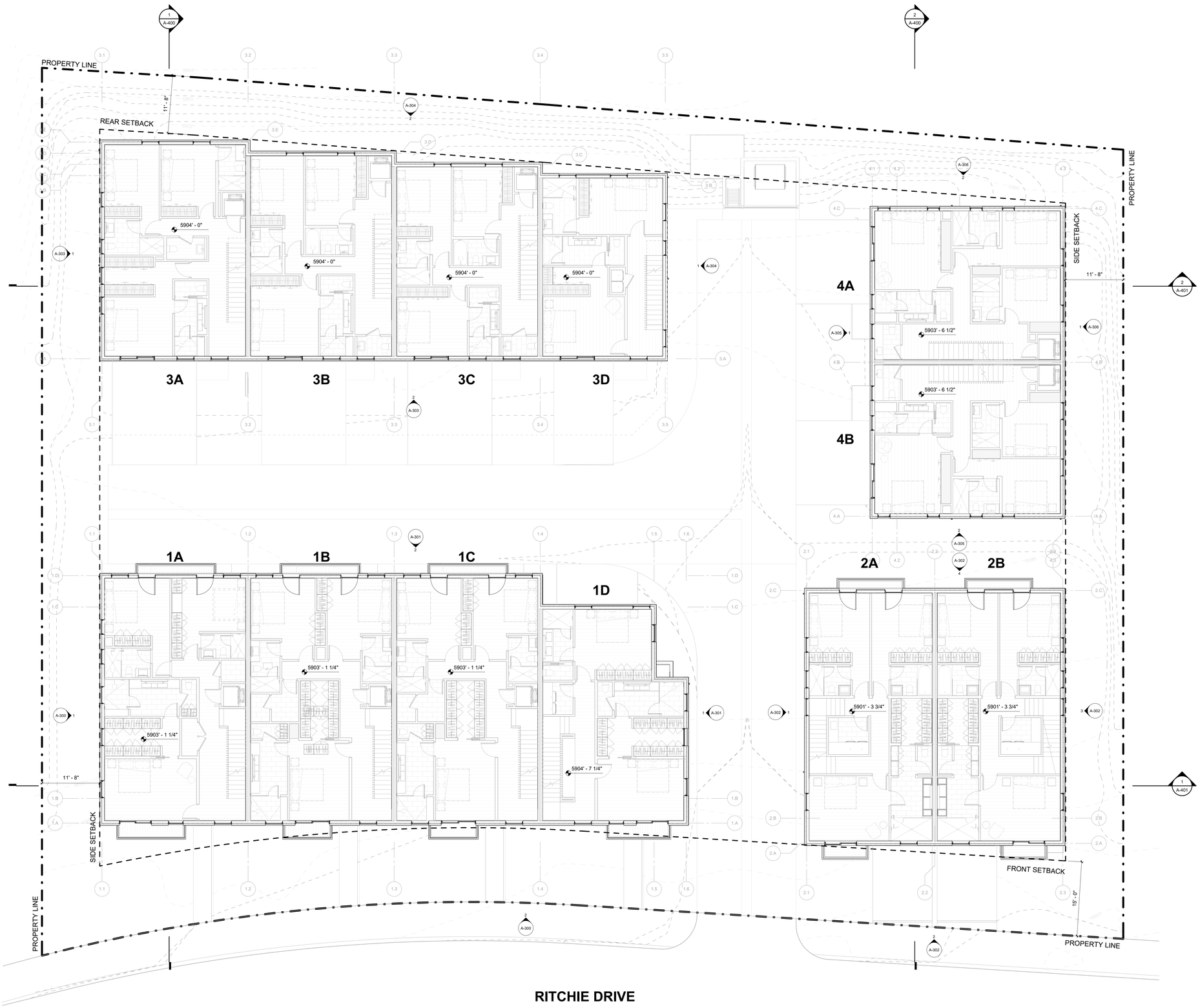
DRAWING TITLE:
LEVEL 01 OVERALL FLOOR PLAN

SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
A-101

©2025, RO | ROCKETT DESIGN, INC.



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

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

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

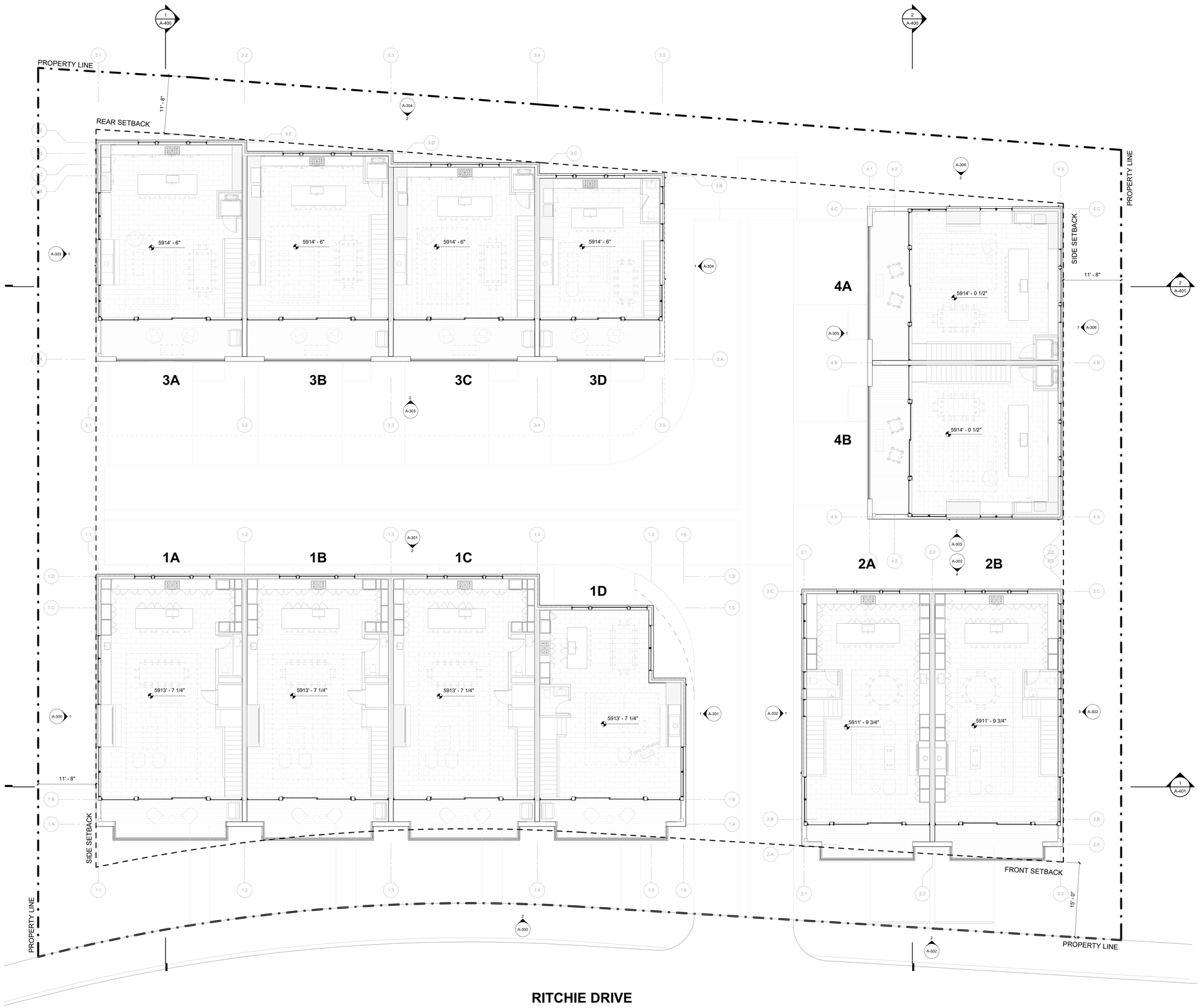
DRAWING TITLE:
LEVEL 02 OVERALL FLOOR PLAN

SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
A-102

©2025, RO | ROCKETT DESIGN, INC.



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

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

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

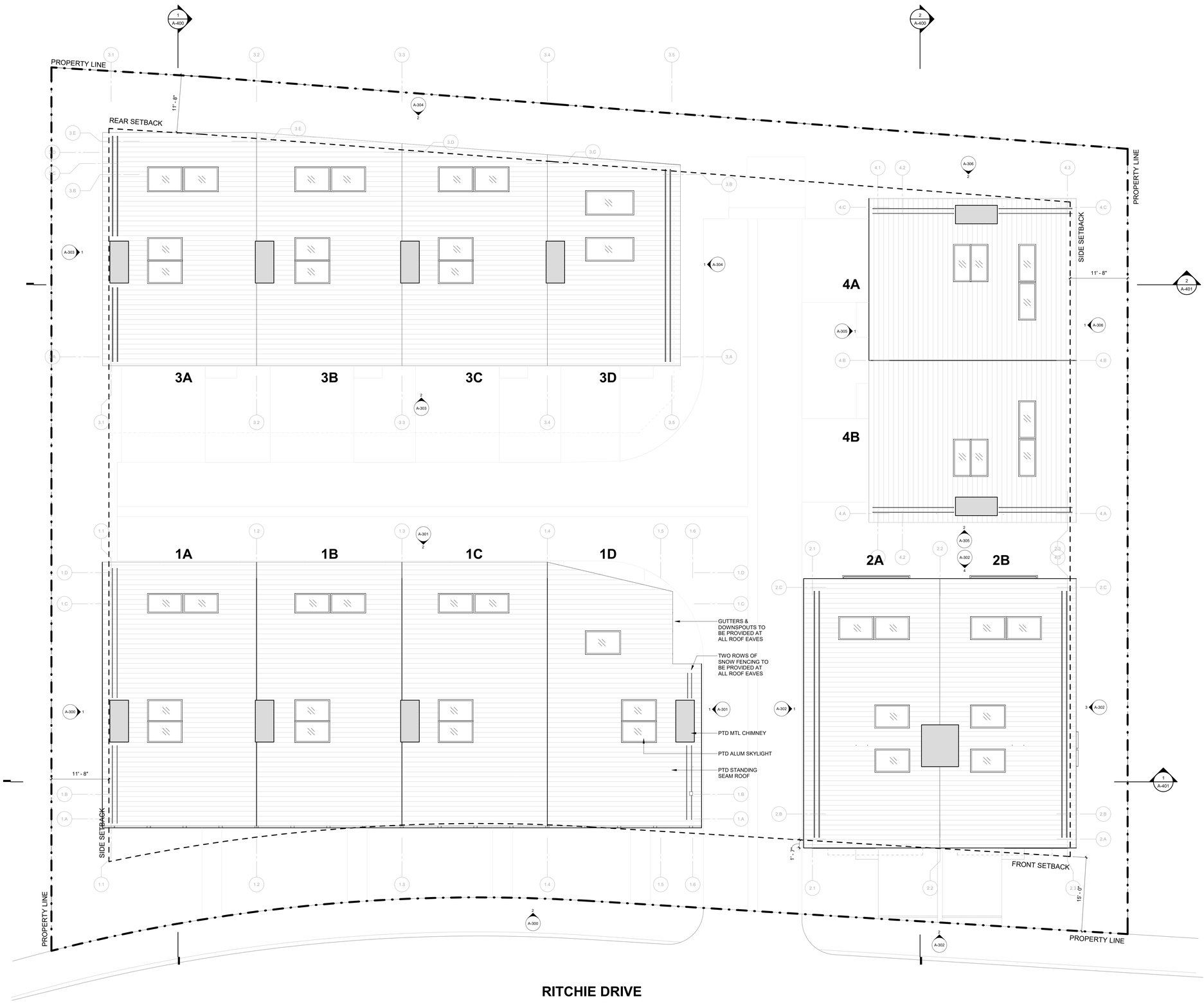
DRAWING TITLE:
LEVEL 03 OVERALL FLOOR PLAN

SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
A-103

©2025, RO | ROCKETT DESIGN, INC.



WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

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

DRAWING TITLE:
OVERALL ROOF PLAN

SEAL:

PROJECT NUMBER
2305

DRAWING NUMBER:
A-104

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

©2025, RO | ROCKETT DESIGN, INC.



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



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

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

BUILDING ELEVATIONS - BUILDING 1

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-300

©2025, RO | ROCKETT DESIGN, INC.



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



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

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

BUILDING ELEVATIONS - BUILDING 1

SEAL:

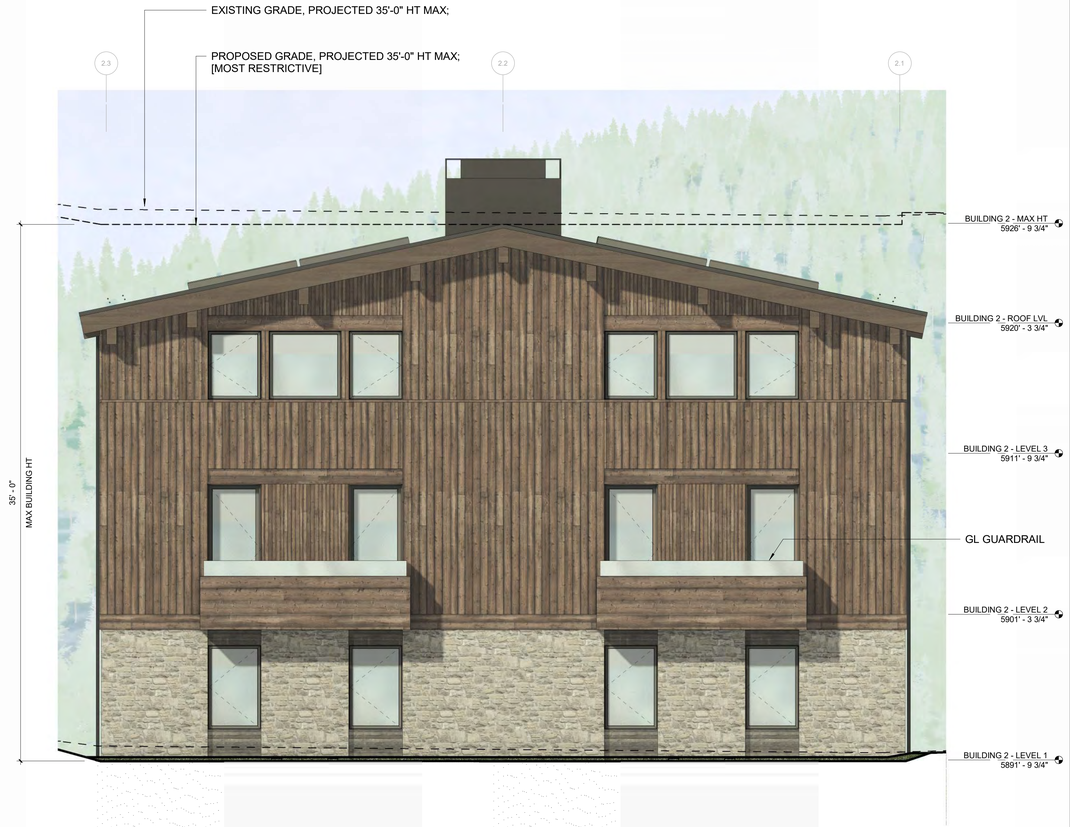
PROJECT NUMBER

2305

DRAWING NUMBER:

A-301

©2025, RO | ROCKETT DESIGN, INC.



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



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



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



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

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

BUILDING ELEVATIONS - BUILDING 2

SEAL:

PROJECT NUMBER

2305

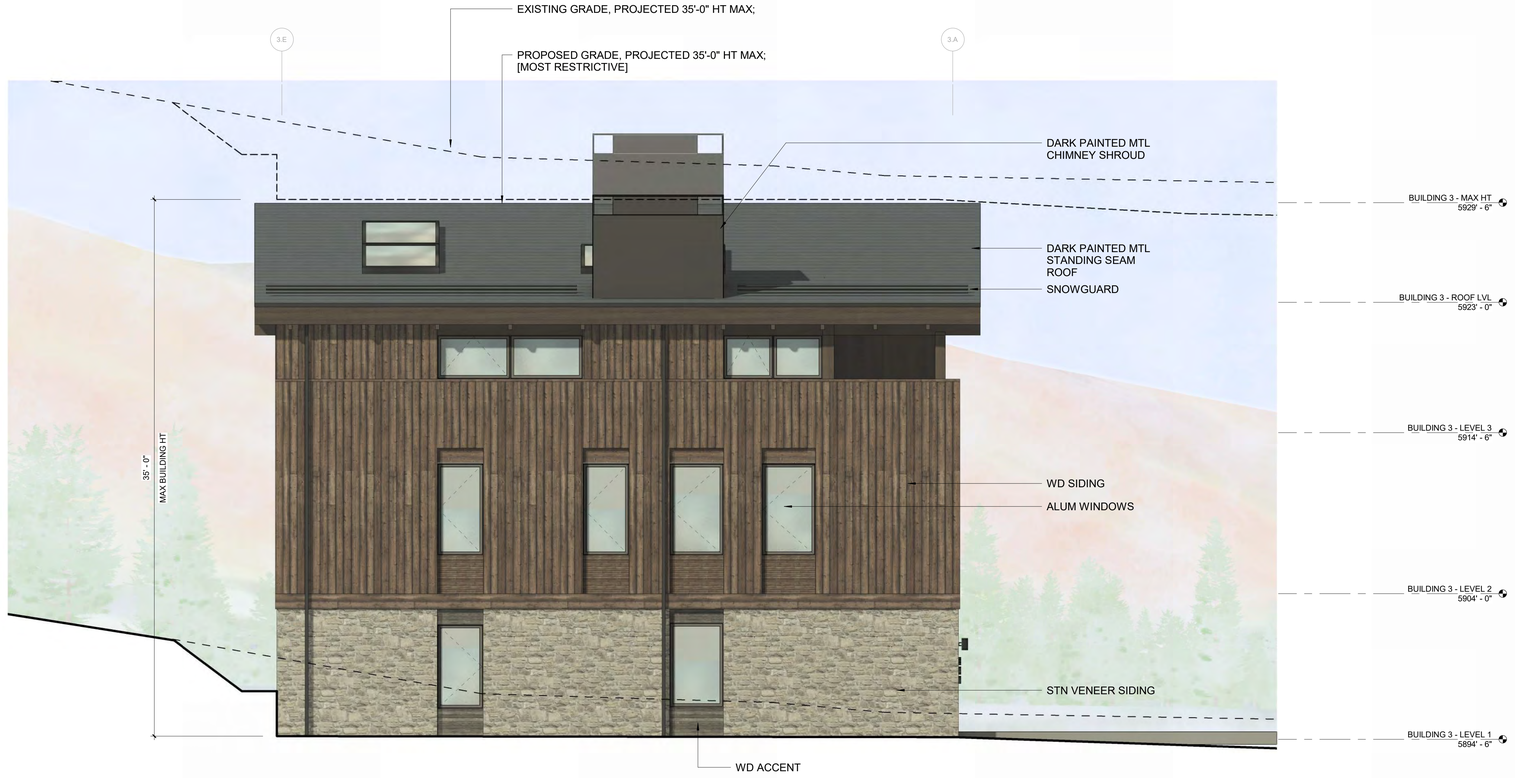
DRAWING NUMBER:

A-302

©2025, RO | ROCKETT DESIGN, INC.



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



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

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

BUILDING ELEVATIONS - BUILDING 3

SEAL:

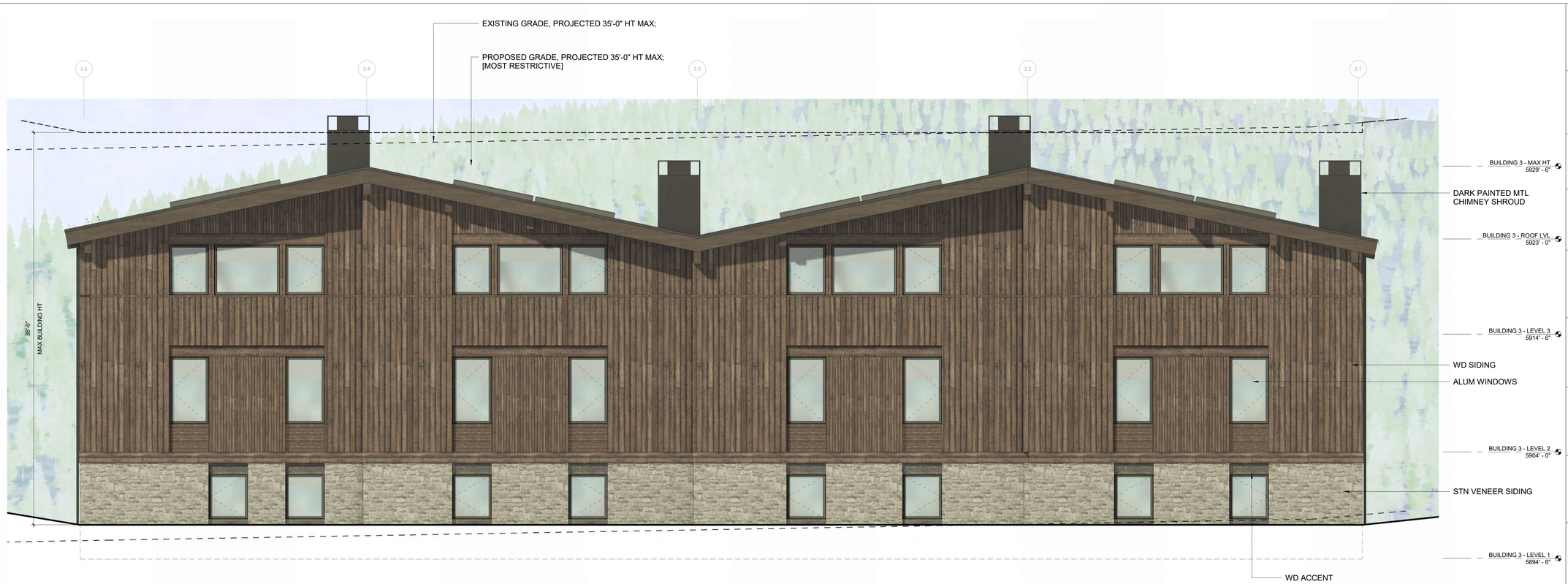
PROJECT NUMBER

2305

DRAWING NUMBER:

A-303

©2025, RO | ROCKETT DESIGN, INC.



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



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

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

BUILDING ELEVATIONS - BUILDING 3

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-304

©2025, RO | ROCKETT DESIGN, INC.



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



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

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

BUILDING ELEVATIONS - BUILDING 4

SEAL:

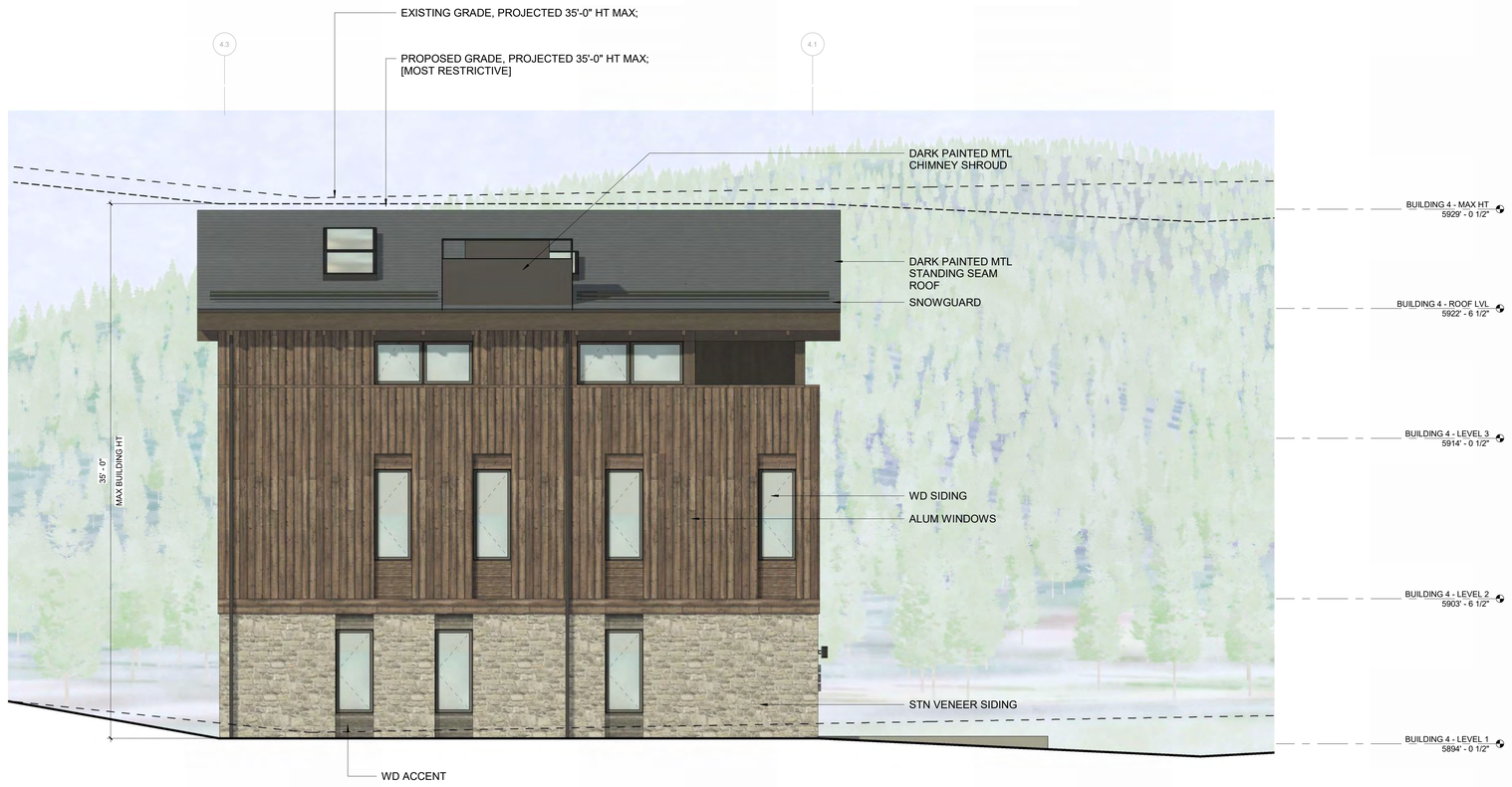
PROJECT NUMBER

2305

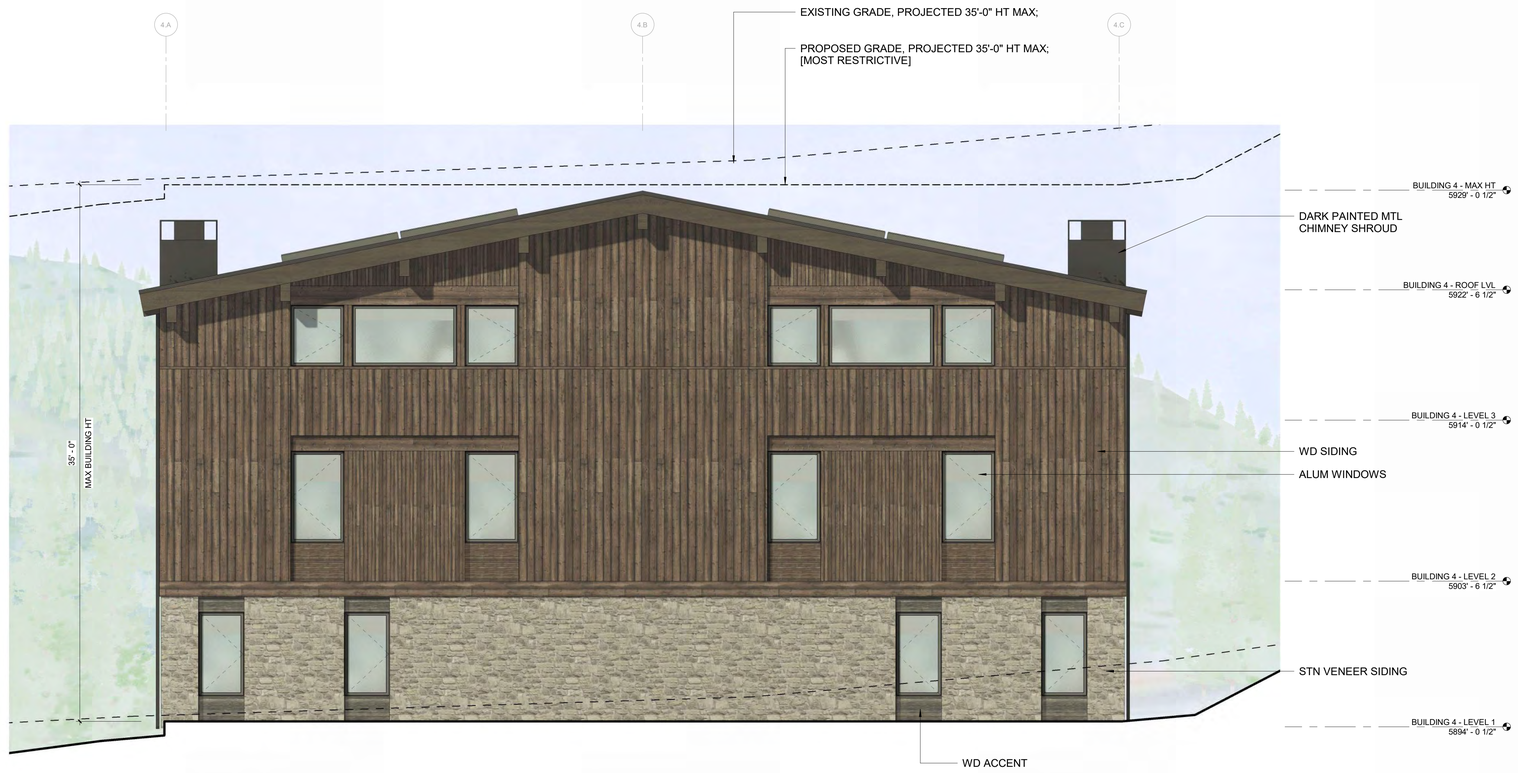
DRAWING NUMBER:

A-305

©2025, RO | ROCKETT DESIGN, INC.



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



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

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

BUILDING ELEVATIONS - BUILDING 4

SEAL:

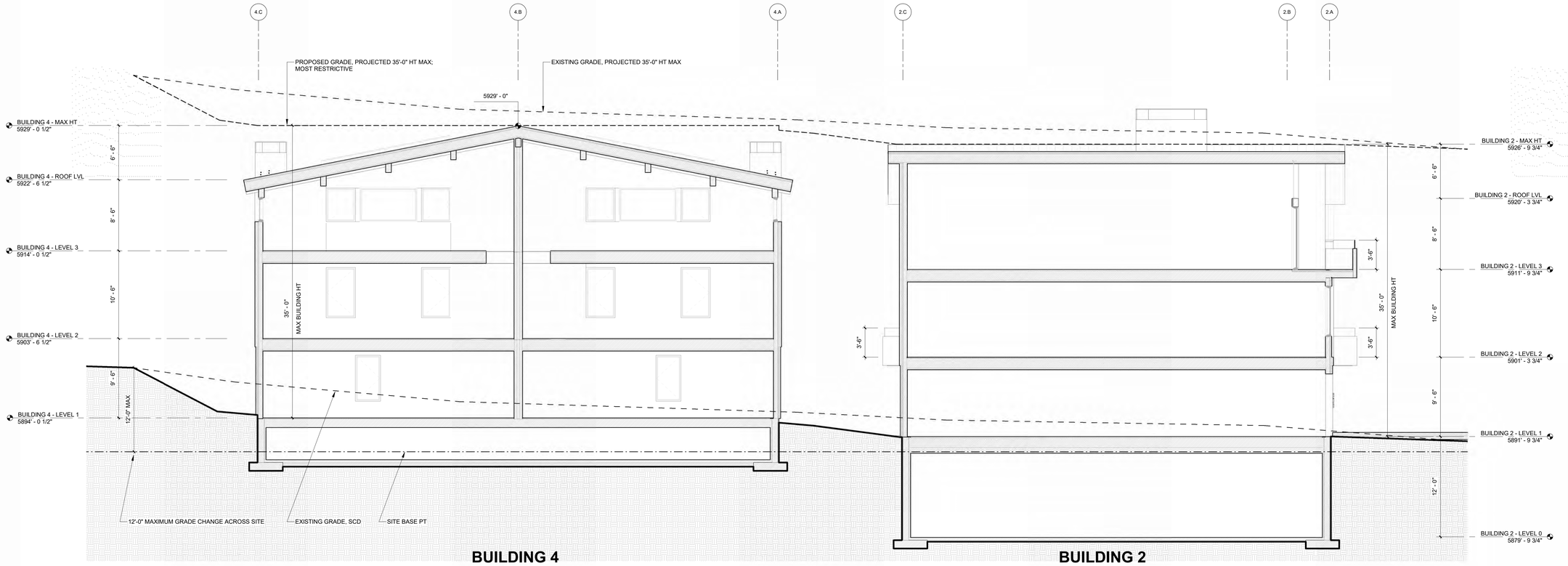
PROJECT NUMBER

2305

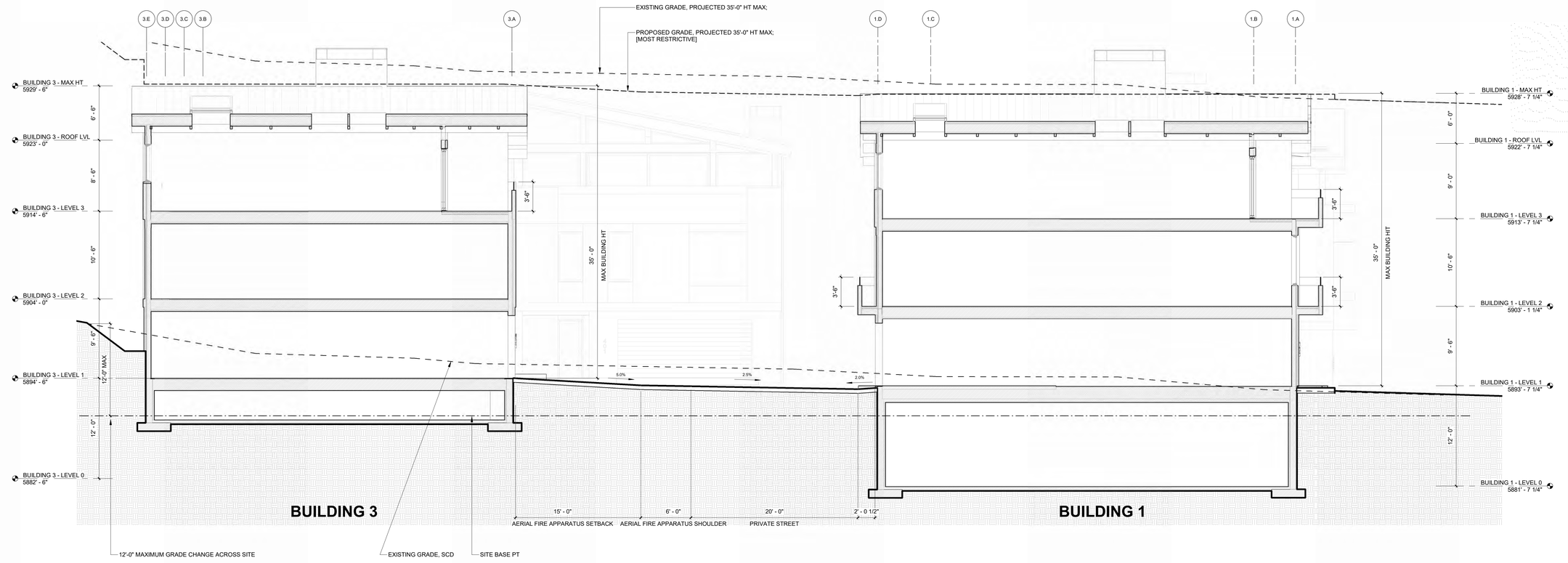
DRAWING NUMBER:

A-306

©2025, RO | ROCKETT DESIGN, INC.



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



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

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

BUILDING SECTIONS

SEAL:

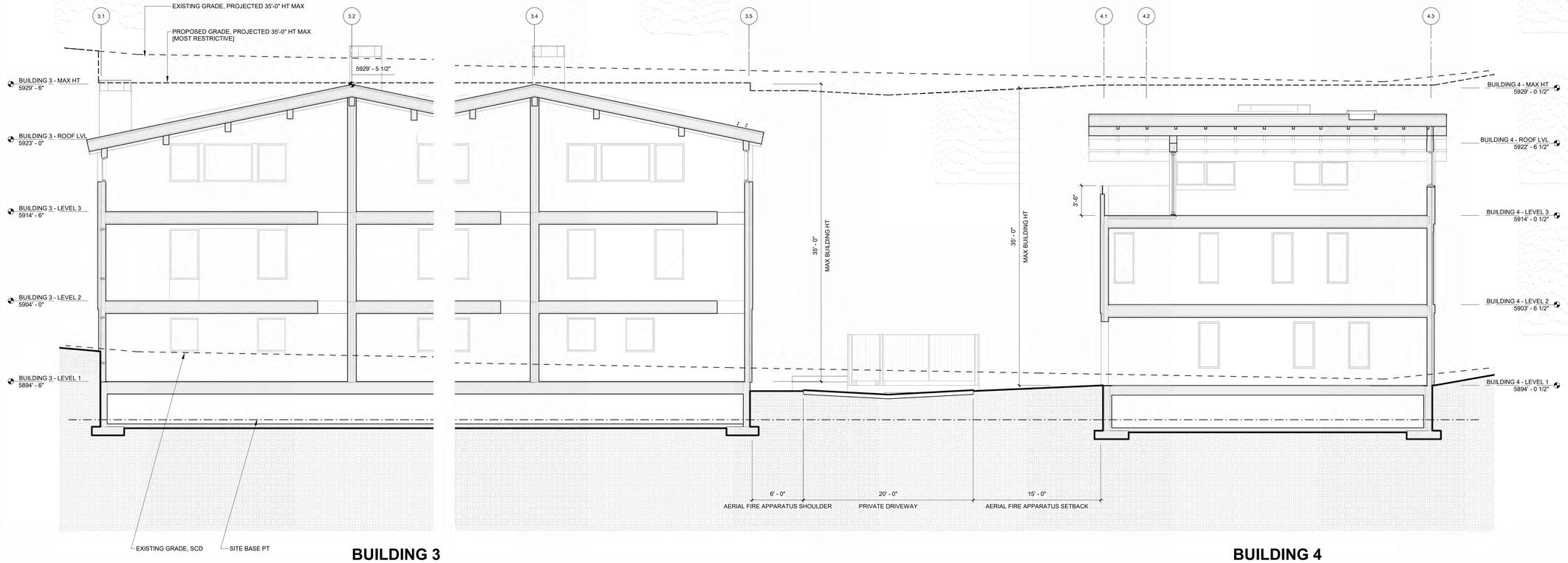
PROJECT NUMBER

2305

DRAWING NUMBER:

A-400

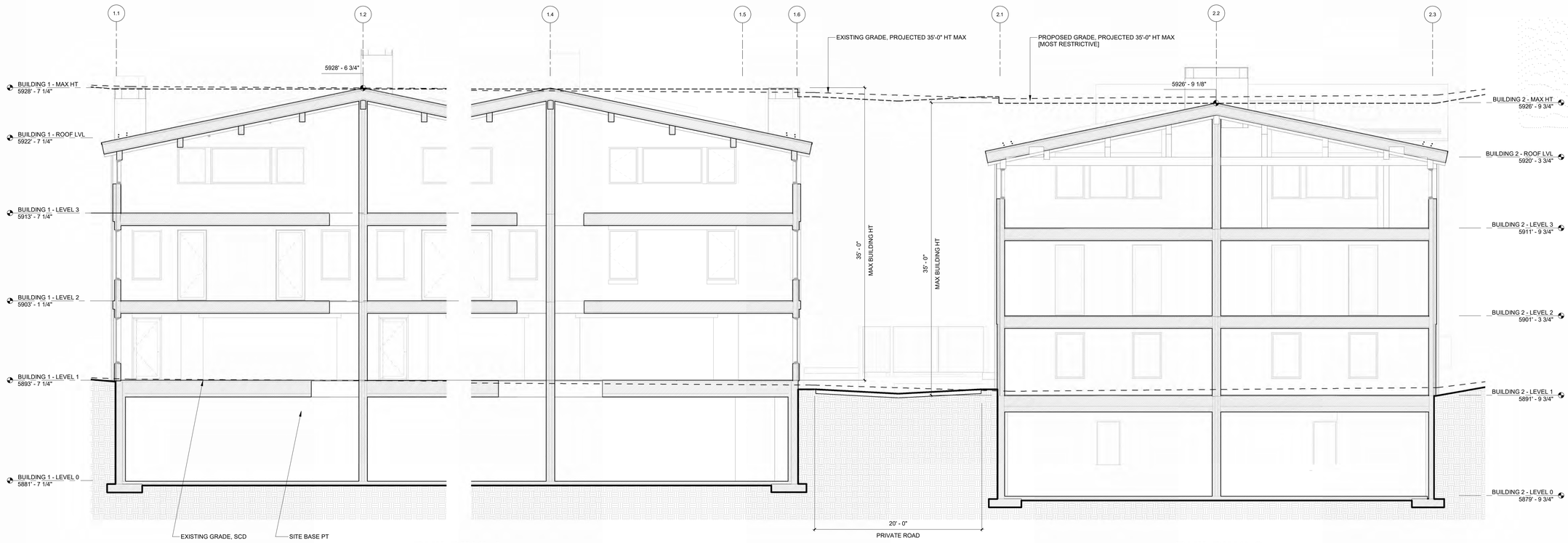
©2025, RO | ROCKETT DESIGN, INC.



BUILDING 3

BUILDING 4

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



BUILDING 1

BUILDING 2

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

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

BUILDING SECTIONS

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-401

©2025, RO | ROCKETT DESIGN, INC.





MEDIUM GREY, PARGED FIELD STONE



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



MEDIUM BROWN, RUSTIC WD BEAMS, FASCIA & ACCENTS



DARK, RUSTIC WD TONGUE AND GROOVE ACCENTS



DARK STANDING SEAM ROOF



DARK METAL TRIM & WINDOW FRAMES

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

MATERIALS

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-500

©2025, RO | ROCKETT DESIGN, INC.



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



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

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

RENDERED ELEVATIONS

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-501

©2025, RO | ROCKETT DESIGN, INC.



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



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

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

RENDERED ELEVATIONS

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-502

©2025, RO | ROCKETT DESIGN, INC.



VIEW FROM AERIAL PERSPECTIVE



VIEW FROM RITCHIE DRIVE - NORTH

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

PERSPECTIVE RENDERINGS

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-503

©2025, RO | ROCKETT DESIGN, INC.



VIEW FROM RITCHIE DRIVE - SOUTH



VIEW FROM RITCHIE DRIVE

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

PERSPECTIVE RENDERINGS

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-504

©2025, RO | ROCKETT DESIGN, INC.



VIEW TO BUILDING 01 - REAR



VIEW TO BUILDING 03 - FRONT

WARM SPRINGS TOWNHOMES KETCHUM, ID

OWNER:

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

BUILDING ARCHITECT:

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

STRUCTURAL ENGINEER:

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

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	25.09.09

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

PROJECT:

WARM SPRINGS TOWNHOMES KETCHUM, ID

108 & 110 RITCHIE DR.
KETCHUM, IDAHO

DRAWING TITLE:

PERSPECTIVE RENDERINGS

SEAL:

PROJECT NUMBER

2305

DRAWING NUMBER:

A-505

©2025, RO | ROCKETT DESIGN, INC.

City of Ketchum

ATTACHMENT C:

Zoning and Dimensional Standards Analysis

City of Ketchum
Planning & Building

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

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

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

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

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

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

City of Ketchum

ATTACHMENT D:

Design Review Standards Analysis

City of Ketchum
Planning & Building

CONFORMANCE WITH DESIGN REVIEW STANDARDS

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

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

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

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

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

17.96.060.B.4 - Sidewalks	Conformance
The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.	YES
Finding: The proposed sidewalk improvements are equal to the length of the subject property's frontage along Ritchie Dr as shown on Sheet C1.00 of the development plans.	

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

17.96.060.B.6 - Sidewalks	Conformance
The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.	N/A
Finding: N/A. The applicant has not requested relief from the requirement to construct sidewalks nor has the city granted any such request.	

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
DECEMBER 9, 2025 MEETING

PROJECT:	Hotel Riparian Restoration
FILE NUMBER:	P25-046
REPRESENTATIVE:	Jack Bariteau, Managing Member
OWNER:	Harriman Ketchum Hotel, LLC
REQUEST:	Floodplain Development Permit for major riparian alteration and restoration along Trail Creek.
LOCATION:	300 E River Street (KETCHUM REPLAT BLK 83 LOT 2)
ZONING:	Tourist (T)
OVERLAY:	Floodplain Management Overlay Waterways Review District
NOTICE:	A public meeting notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on November 18, 2025. The notice was published in the Idaho Mountain Express on November 19, 2025. A notice was posted on the City's public notice webpage on November 21, 2025. The application materials were posted on the Planning and Building Active Applications webpage, and the notice was posted on the project site on November 24, 2025.
REVIEWER:	Morgan Landers, AICP – Director of Planning and Building

EXECUTIVE SUMMARY

The property is located at 300 E River Street, spanning the block between Leadville Ave and Main Street (Hwy 75) along E River Street (the "subject property"). See Figure 1 for the location. The property is zoned Tourist (T) and includes area within the Floodplain Management Overlay District and the Waterways Review District. The subject property is the future location of the Viceroy Hotel currently under construction. The subject property is adjacent to Trail Creek as shown in the red hatched area in Figure 1.



Figure 1: Subject Property

The 2008 Design Review approval of the hotel on the subject property was reinstated by the City Council in June 2022. After that reinstatement, an amendment to the reinstated Design Review was submitted by the owner and a public process was

conducted to review the amended Design Review application. The amended Design Review was approved by the Planning and Zoning Commission on February 14, 2023, with 21 conditions. The Design Review amendment did not include any changes to the riparian restoration plan approved in 2008, however, staff and the applicant agreed at the time that the 2008 restoration plan was not adequate and should be revisited later. As such, Conditions of Approval #14 and #15 were included in the Design Review Amendment approval and are specifically related to landscaping improvements adjacent to and within the 25-foot riparian area, and how those improvements would be reviewed. The full language of the conditions can be found in the analysis section below.

Condition 14 required a Floodplain Development Permit be submitted prior to issuance of a building permit. At the time of building permit submittal, the complexity and timing of the project warranted a bifurcated approach to permitting where the city only issued a permit for the core and shell of the building and deferred all interior tenant improvements permits, civil engineering/sitework improvements, and landscaping permits to future dates. The applicant submitted a Floodplain Development Permit for Major Riparian Restoration on September 19, 2025. The full application and project narrative are included in Attachment A. The proposed landscape plan and restoration plan are included as Attachment B. To date, no work has been conducted within the 25-foot riparian area on the subject property.

Attachment C includes a gallery of photos documenting the current condition of the riparian area as of May 2025. As shown in the photos, there are portions of the riparian area that is significantly degraded and bare, while other areas are fairly well established. The riparian area closest to Hwy 75 begins approximately at-grade with the highway, sloping downward for a third of the area and then abruptly drops approximately six to seven feet where an old river rock retaining wall exists (see Figure 2). From the base of the retaining wall, the grade is relatively flat for the remaining extent of the riparian area to the property line. As part of the 2008 Design Review approval, an inventory of trees was conducted by an arborist as many of the large trees in the riparian area were dead or diseased. The approval included the requirement for healthy trees to remain and dead/diseased trees to be removed. That work did not occur until 2023 under the direction of the City Arborist and Planning Department staff. The photos show stump locations of removed trees from the riparian area. These stumps are proposed to remain as the root systems of the stumps provide significant bank stabilization.



Figure 2: Existing Retaining Wall

The proposed project includes removal of all dead, diseased, invasive, and non-native plant species and the retention of all healthy mature vegetation that contributes to the health of the riparian area. There is a small gravel pathway from the paver terrace to a creek overlook backed by the old retaining wall. Minimal grading work is required for the project, mostly outside the floodplain boundary to shore up the retaining wall and smooth out the grade transition from southwest to northeast along the creek.

Improvements within the 25-foot riparian area are required to meet the standards outlined in Ketchum Municipal Code (KMC) 17.88. The analysis section below provides more detail of proposed improvements and how the project meets the conditions of approval outlined in the 2023 Design Review and the floodplain

development criteria. A full review of all applicable criteria can be found in Attachment D. Based on staff review of the application against the criteria and the required conditions of approval of the Design Review, staff believes all requirements are met with the application and recommends the P&Z Commission approve the Floodplain Development Permit.

ANALYSIS

As outlined above, all work in riparian areas and floodplain require a Floodplain Development Permit and must comply with the applicable standards outlined in KMC 17.88.050.E. In addition to the floodplain and riparian standards, this specific project must also comply with the following conditions of approval outlined in the Design Review amendment approved in 2023.

Conditions of Approval

Condition 14.a - A floodplain development permit including a detailed plant materials list, detailed plans for riparian restoration, and plans for protection of riparian area and the creek (from debris, chemicals, and erosion) during construction shall be submitted for review and approval by the Planning Department prior to issuance of a building permit.

> *Compliance*: This floodplain development permit includes the information outlined. A construction management plan is currently in place that includes protections for the riparian area and creek. As further discussed below in the review of the floodplain criteria, staff is recommending conditions of approval #12-15 to ensure that the city's regulations regarding chemical applications are adhered to. Additionally, as required in Condition 14.c of the Design Review staff is recommending a condition of approval for the amendment of the existing construction management plan to address construction management best practices during riparian restoration work.

Condition 14.b - Riparian vegetation and other landscaping shall be maintained in perpetuity as shown on approved plans.

> *Compliance*: Staff recommends condition of approval #10 that outlines this requirement and notes that ongoing maintenance are to be conducted at the expense of the property owner.

Condition 14.c - Construction and silt fencing shall be located at the twenty-five (25) foot setback line prior to issuance of a building permit and shall remain in place for the duration of construction to limit the disturbance to the riparian areas. No construction materials shall be placed, and no construction staging shall occur within the riparian setback at any time. Prior to start of riparian restoration, a construction activity plan specifically focused on the riparian work must be submitted for review and approval by the Planning Department.

> *Compliance*: The required construction and silt fencing was placed at the 25-foot riparian setback line prior to start of construction of the core and shell portions of the building and remain in place today (see Figure 3). As required, no construction materials or construction related activities have been conducted within the 25-foot riparian area.



Figure 3: Straw Waddle and Silt Fencing

Condition 14.d - No decks, patios, outdoor furnishings, or exterior lighting shall be installed within the twenty-five (25) foot riparian zone. No maintenance, including mowing, trimming, and removal, of vegetation within the riparian zone shall take place without written prior approval from the Planning Department.

Compliance: As shown in the attached plan set, there are no decks, patios, furnishings, or exterior lighting proposed within the riparian zone. There are patios that abut the riparian zone that are addressed by Condition 15 below. Staff recommends condition of approval #11 to ensure the maintenance provisions of this condition remain in effect.

Condition 14.e - A single, natural (stone, gravel, decomposed granite or similar) walkway to the water's edge shall be constructed.

Compliance: This condition of approval was a carry-over from the 2008 PUD/CUP and Design Review approvals. The 2008 approval showed a gravel pathway from the at-grade patio on the south side of the hotel to the water's edge as shown in red in Figure 4 below. As stated in the PUD/CUP documents "Restoration of Trail Creek riparian setback, provision of overlook and trail to creek" were considered special development objectives seen as public benefits that supported the waivers requested by the project in 2008. The purpose of the condition was to ensure that adequate and thoughtful public access be provided through the redevelopment of the subject property.

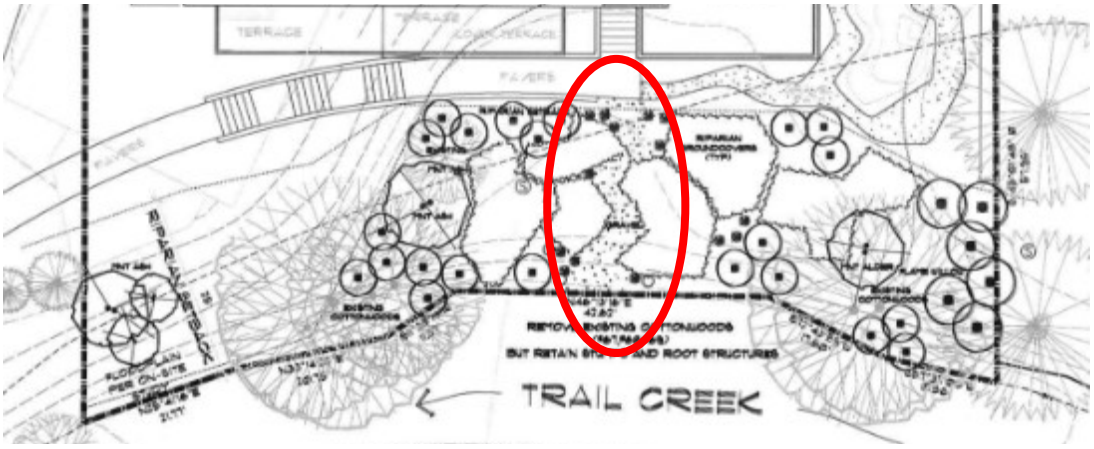


Figure 4: 2008 Approved Gravel Path

In an effort to develop a comprehensive restoration plan for the subject property, Planning and Building staff, the City Arborist, and the applicant team conducted a site visit in May 2025. During that visit, it became clear to city staff that the feasibility of providing river access on the hotel property was limited due to access and concerns related to bank stability. The proposed plan includes riparian restoration, and a creek overlook as required, however, staff is recommending an alternative river access location from what was approved in 2008 for the following reasons:

"Water's edge" in the condition of approval implies the mean high-water mark based on the 2008 plans. The bank has significantly eroded over time and there is currently an approximate four to five foot steep drop from the top of the bank to the mean high-water mark. The condition of approval specifies "stone, gravel, decomposed granite, or similar" with limited grading required to achieve the requirement. Either, a detailed grading and drainage plan was not reviewed at the time, or the site conditions between 2008 and today have deteriorated significantly over time. The velocity of water in this location is also higher than other locations along the creek because the creek banks toward the property in this location, increasing likelihood of erosion and increased maintenance demands over time. Staff believe the amount of disturbance and armoring required to provide an access at this location is more extensive than originally anticipated and would require the removal of healthy and established riparian areas to achieve the river access.

Staff is also concerned about the amount of foot traffic generated by patrons and visitors to the hotel in addition to members of the public who wish to access Trail Creek in this location. River access points are most often used for fisherman's access, with low number of annual visitors. Providing a public

access to Trail Creek directly adjacent to the paver terrace of the hotel will draw visitors and guests (and potentially their pets) to the river at a higher number than the gravel path was designed for. As seen at Lucy Lochen Park, when river access points are provided in higher traffic areas, bank erosion is highly likely without substantial improvements (rock steps or other armoring) to minimize impacts from foot and animal traffic.

Finally, the pedestrian access to the overlook and Trail Creek path is from Hwy 75, not Leadville Ave. There is no street parking on Hwy 75, limiting access to pedestrians that live or work near the western side of the development. Pedestrian access to the overlook from the Leadville Ave side of the development is not ideal for pedestrians and partially obstructed due to the placement of mechanical equipment and back of house operations for the hotel.

Therefore, staff recommends a separate river access be provided on city property adjacent to the Leadville Bridge at Trail Creek at the expense of the applicant. See Figure 5 for the approximate location. This location is near the subject property, provides on-street parking opportunities for fishermen, and requires less disturbance of the bank due to minimal topography change in this location. The addition of a river access in this location would increase access opportunities for enjoyment of the creek as the overlook would be accessible from Hwy 75 and the creek access would be accessible from Leadville Ave. The proposed location is where the creek curves to the south where erosion pressure on is on the southern bank of the creek rather that the northern bank, resulting in less erosion issues at the access point than the previously approved location. The city has received two separate bids for the cost of construction of the river access ranging from $10,000-$12,000. The city plans to complete the river access in Summer 2026 once peak flow conditions in Trail Creek have subsided. Condition of approval #15 outlines the applicant's financial obligation for the construction of the access in this location.



Figure 5: Proposed River Access

Condition 15 - The applicant shall provide for an appropriate landscaped buffer, signage, and trash receptacles between the lower paver terrace and the riparian area for the purpose of a) protecting the riparian area from damage and debris, b) focusing access to the creek to one location, c) reducing the likelihood of social trail development, and d) educating the public and visitors about the riparian area and Trail Creek. The landscape buffer may include hedges, fences, and other vertical elements that provide visibility into the riparian area but deter from multiple access points. A revised landscape plan demonstrating this requirement must be submitted for review and approval by the Planning Department at the time of building permit application.

Compliance: The 2023 Design Review approval, shown in Figure 6 below, included an at grade paver terrace almost the full length of the property along the southern end of the building. In Figure 6, the 25-foot riparian setback is the top-most black dashed line noted as "25' RSB". At the time, staff was concerned about the undefined nature of the transition between the paver terrace and the riparian area and recommended condition #15 to address those concerns at a future date.

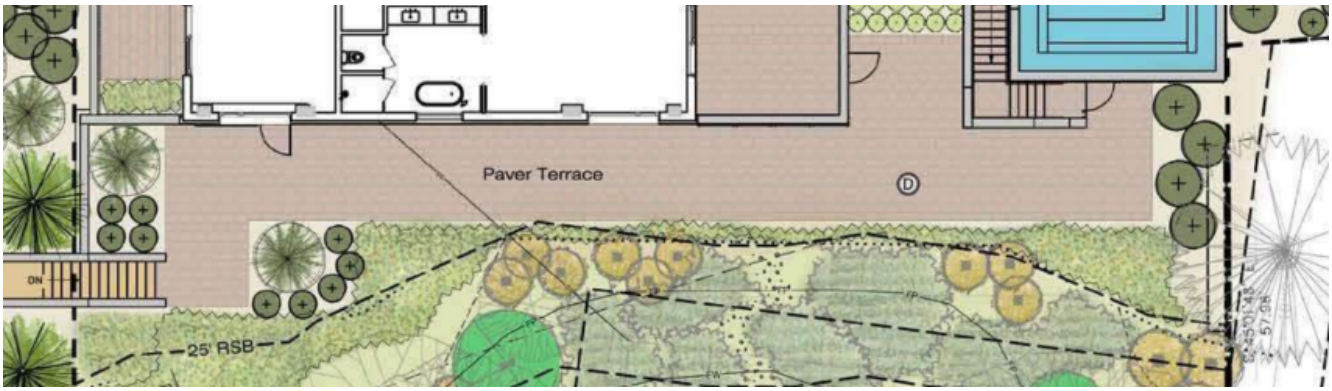


Figure 6: 2023 Design Review Approval

In conjunction with addressing the transition area between the two spaces, as required per the condition, the size and orientation of the paver terrace have been revised. In large part, this was due to changes of the programming of the interior spaces adjacent to the terrace, but it created opportunities to revisit the landscape plan in this area holistically with the riparian restoration work. The revised landscape plan can be found in Attachment B. In Figure 7 below, the revised landscape plan shows the 25-foot riparian setback shown in the black dashed line. The figure also shows the areas of the paver terrace that are at grade and would allow access to the riparian areas without additional protection.

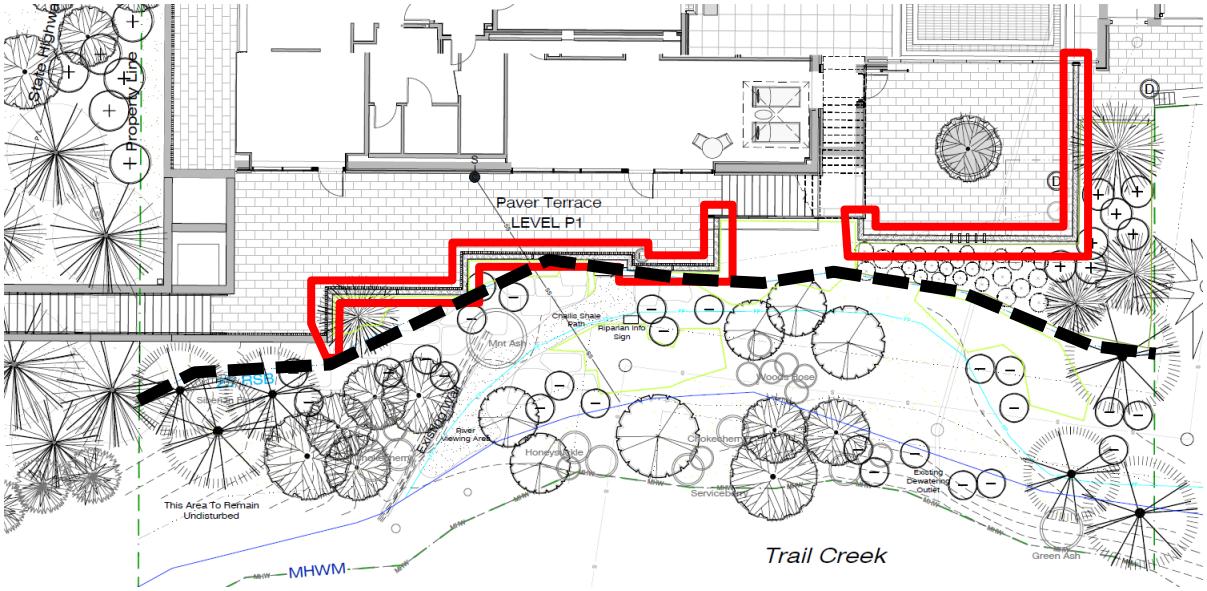


Figure 7: Proposed Landscape Plan

Per the condition of approval, the applicant was required to provide "an appropriate landscaped buffer, signage, and trash receptacles". The proposed plan includes the revegetation of the riparian area with shrubs, grasses, and trees as the current condition is quite dilapidated along the riparian setback line. Further discussion of the riparian restoration plantings can be found in the floodplain criteria section below. In addition, there is some boulder retaining near the existing retaining wall to ensure slope stability as the riparian area transitions from Hwy 75 toward Leadville Ave.

At the transition between the paver terrace and the riparian area (areas highlighted red in Figure 7) the applicant is proposing a live edge wood louvered fence. The riparian restoration plan also includes additional plantings along the fenceline to reinforce the riparian setback. Figure 8 shows an elevation of the proposed fence treatment. Figure 9 is a section showing the transition between the paver terrace and riparian area at

the far northeast end of the paver terrace. Additional sections can be found on Sheet L3.1. Finally, the applicant has placed a trash receptacle and riparian information signage at the entrance to the foot path leading to the creek overlook (see Figure 10).

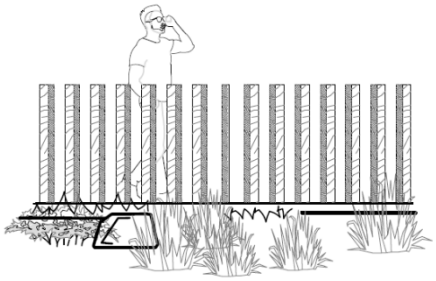


Figure 8: Proposed Riparian Fence

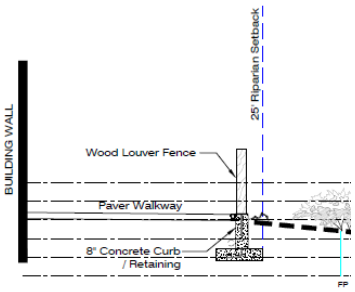


Figure 9: Cross Section of Terrace/Riparian

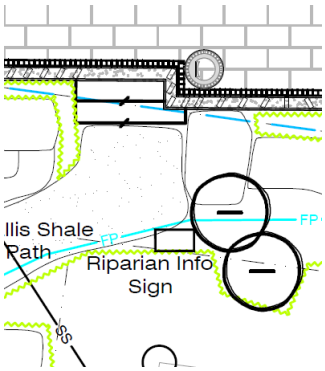


Figure 10: Trash and Info Sign Locations

Staff believe that the proposed improvements meet the requirements of condition 15 of the 2023 Design Review approval. Staff is recommending the Commission require review and approval of riparian information signage content by the Planning and Building Department (condition #5).

Floodplain Criteria

Attachment D includes a full review of all criteria outlined in KMC 17.88.050.E. Much of the criteria applies to the development of structures within the floodplain and is not applicable to this application. The hotel building, as approved, does not encroach into the floodplain or riparian area and is therefore not the subject of this application review. Additionally, no work is being proposed within the floodway or below the mean high-water mark on the subject property. Therefore, the stream alteration criteria in KMC 17.88.050.E does not apply. Based on review of the applicable criteria, staff believe that the proposed project meets the criteria with recommended conditions of approval. Below is an overview of the criteria and rational for staff's recommended conditions of approval for consideration.

Riparian Plantings – KMC 17.88.050(E)4 states "New or replacement planting and vegetation in the riparian zone shall include plantings that are low growing and have dense root systems for the purpose of stabilizing stream banks and repairing damage previously done to riparian vegetation. Examples of such plantings most commonly include: red osier dogwood, common chokecherry, serviceberry, elderberry, river birch, skunk bush sumac, Beb's willow, Drummond's willow, little wild rose, gooseberry, and honeysuckle. However, in rare instances the distance from the top-of-bank to the mean high-water mark is significant and the native vegetation appropriate for the riparian zone are low growing, drought resistant grasses and shrubs. Replacement planting and vegetation shall be appropriate for the specific site conditions".

The proposed revegetation plan includes a variety of grasses, shrubs, and trees. As shown in the project plans, additional trees and shrubs are proposed closer to the stream bank to further reinforce the bank naturally rather than armoring the bank with rock. There is significant distance between the top of the bank to the mean high-water mark, up to four feet or more in some areas, therefore the proposed plan does include the planting of riparian grasses and shrubs in the area closest to the 25-foot setback. Species proposed in the plant list include many plants on the Blaine County Wetland and Riparian Plant List that is used as guidance by the City of Ketchum. However, there are a few species proposed that are not included in that list. Condition of approval #4 requires that the plant list be updated to only reference species from the Blaine County Wetland and Riparian List for final review and approval by the Planning Department prior to start of restoration work. The condition also requires that any changes to the plant species due to issues with availability or procurement must be approved by the Planning Department prior to installation.

Permanent Development – KMC 17.88.050(E)3 states "No permanent development shall occur within the 25-foot riparian zone, with the exception of approved stream stabilization work and restoration work associated with permit issued under this title" with a few exceptions outlined in the title. There are two items considered "permanent development" that are within the 25-foot riparian area, the foot path to the creek overlook and a groundwater discharge pipe that discharges water from the foundation dewatering system for the building. Both items were requirements of the 2008 PUD/CUP and Design Review that were re-instated by the City Council in 2022.

The finished floor elevation of the bottom level of the building is below the water table during spring runoff and therefore requires a dewatering system to ensure that no damage to the structural integrity of the building occurs. Water from the dewatering system runs through a pipe from the building foundation and discharges directly into Trail Creek. Water being discharged is fresh and clean groundwater and does not require treatment prior to discharge.

The gravel path to the creek overlook is adjacent to the existing rock retailing wall that is proposed to remain. The gravel path is intended to provide a defined pathway that allows for observation of the creek and riparian area but deters visitors from developing social paths in other areas of the riparian area. The creek overlook path does not extend into the river channel due to the steep grade of the bank and concerns related to erosion and bank stability without greater armoring than is intended with this criterion.

STAFF RECOMMENDATION:
Staff recommend **approval** of the Floodplain Development Permit application (File No. P25-046) subject to the following conditions:

1. The terms of this approval shall be per the provisions of KMC 17.88.050.D.3.G – Terms of Approval.
2. This approval is only for the scope of work outlined in the application narrative and project plans dated October 24, 2025 and as conditioned hereon.
3. Any modification to approved plans as referenced in this approval shall be considered an amendment to this permit, and may require a public hearing, considered for review under the requirements of KMC 17.88.050.D.
4. The landscape plan shall be revised to reference plants species from the 2021 Blaine County Wetland and Riparian Plant List and shall be submitted for review and approval by the Planning Department prior to installation of any plant species. Any changes to the approved plant list due to limited availability shall be submitted in writing to the Planning Department and shall be reviewed and approved prior to installation of any plant species.
5. Prior to commissioning of the riparian information signage, educational content shall be submitted to the Planning Department for review and approval.
6. Prior to start of construction, the applicant shall submit a comprehensive construction management plan for review and approval by the City Engineer and Planning Department.
7. The Administrator shall conduct site inspections of work in progress. The Administrator shall make as many inspections of the work as may be necessary to ensure that the work is being done according to the terms of this permit, approved plans, and KMC 17.88. In exercising this power, the Administrator has a right, upon presentation of proper credentials, to enter the property at any reasonable hour for the purposes of inspection or other enforcement action.
8. If construction or improvements differ from the approved plans, such work may be subject to removal or require an amendment to the permit at the applicant's expense.
9. Following project completion, upon an annual inspection, if 80% or fewer of the plants indicated on the Landscape Plan have not survived, the property owner shall re-install new plantings. This includes ground cover and grasses, shrubs, and trees.

10. Maintenance of the riparian area, including but not limited to, trash and debris removal, maintenance of the gravel path and overlook, and installation of new plantings shall be at the expense of the property owner.
11. No mowing, trimming, or removal of vegetation within the riparian zone shall take place without written prior approval from the Planning Department and City Arborist.
12. No use of restricted use chemicals or soil sterilants are permitted within one hundred feet (100') of the mean high-water mark on the subject property at any time (KMC 17.88.040.C.3).
13. All applications of herbicides and/or pesticides within one hundred feet (100') of the mean high-water mark, but not within twenty-five feet (25') of the mean high-water mark, must be done by a licensed applicator and applied at the minimum application rates (KMC 17.88.040.C.4).
14. Application times for herbicides and/or pesticides shall be limited to two (2) times a year; once in the spring and once in the fall unless otherwise approved by the City Arborist (KMC 17.88.040.C.5).
15. The applicant shall be responsible for the full cost of constructing a river access at the location of Leadville Ave and Trail Creek. Within 60 days of completions of the river access construction, the city shall invoice the applicant for the full cost of construction. The applicant shall pay the full amount of the invoice within 60 days.
16. It shall be unlawful to dump, deposit, or otherwise cause any trash, landscape debris, or other material to be placed in any stream, channel, ditch, pond, or basin that regularly or periodically carries or stores water.

RECOMMENDED MOTION:
"I move to approve the Floodplain Development Permit application for riparian restoration, as conditioned, and approve the Findings of Fact, Conclusions of Law, and Decision."

ATTACHMENTS:
A. Application and Narrative
B. Project Design Drawings
C. Photo Gallery
D. Draft Findings of Fact, Conclusions of Law, and Decision

City of Ketchum

ATTACHMENT A:

Application and Narrative

OFFICIAL USE ONLY
File Number: P25-046
Date Received: 9/19/25
By: GB
Fee Paid: $950
Approved Date:
Denied Date:
By:

Floodplain Development Permit Application

Submit completed application and documentation to planningandbuilding@ketchumidaho.org Or hand deliver to Ketchum City Hall, 191 5th St. W. Ketchum, ID If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code. You will be contacted and invoiced once your application package is complete.

When is a Floodplain Development Permit Application required?

The Floodplain Management Overlay Zoning District boundaries are represented on the official zoning map of the City.

All land within the external boundary of the special flood hazard area (SFHA) and all parcels with any portion thereof affected by said SFHA shall be considered to be within the Floodplain Management Overlay Zoning district.

All land areas within the external boundary of the SFHA shall be considered to be within the floodplain subdistrict of the Floodplain Management Overlay Zoning District. The City may make necessary interpretations of the boundary based upon the recommendation of the City Engineer or other expert.

All land areas within the external boundary of the regulatory floodway shall be considered to be within the floodway subdistrict of the Floodplain Management Overlay Zoning District. The City may make necessary interpretations of the boundary based upon the recommendation of the City Engineer or other expert.

NOTE: This permit is required for all properties containing 100 year floodplain area and Riparian Setbacks

PROPERTY OWNER INFORMATION
Property Owner Name(s): **Harriman Ketchum Hotel, LLC**
Property Owner's Mailing Address: **P.O. Box 84, Sun Valley, Idaho 83353**
Phone: **(650) 906-5636**
Email**: jack@waypointsunvalley.com**
PROJECT INFORMATION
Project Name: **The Harriman, A Viceroy Resort**
Project Representative's Name (main point of contact for project): **Jack Bariteau**
Project Representative's Phone: **(650) 906-5636**
Project Representative's Mailing Address: **P.O. Box 84, Sun Valley, Idaho 83353**
Project Representative's Email**: jack@waypointsunvalley.com**
Architect's name, phone number, e-mail: **John Davis (HWI); davis@hwiarchitects.com**
Landscape Architect's name, phone number, e-mail: **Rob King (Landwork Studio); rob@landworkstudio.com**
Environmental consultant's name, phone number, e-mail:
Engineer's name, phone number, e-mail: **Jeff Loomis, (Galena-Benchmark); jeff@galena-benchmark.com**
Project Address: **300 East River Street, Ketchum, Idaho**
Legal Description of parcel: **Lot 2, Block 83 of Replat of Block 83, Original Town of Ketchum**
Lot Size: **0.93 acres**
Zoning District: **Tourist**
Overlay Zones – indicate all that apply: ■ Floodplain ☐ Floodway ■ Riparian Zone ☐ Avalanche ☐ Mountain
Brief description of project scope: **Clean up and restoration of riparian vegetation. Provide public access to Trail Creek in riparian zone.** **(See attached landscape plan prepared by Landwork Studio)**
Value of Project: $ **To be determined**
TYPE OF PROJECT – indicate all that apply:

☐ New Building in Floodplain	☐ Building Addition in Floodplain	☐ Emergency Streambank Stabilization / Stream Alteration	☑ Other. Please describe: **Riparian zone vegetation restoration**
☐ Floodplain Development	☐ Streambank Stabilization / Stream Alteration		
PROPOSED SETBACKS – if project is a new building or an addition to an existing building			
Front: NA to this application	Side: NA to this application	Side: NA to this application	Rear: **25' from OHWM**
ADDITIONAL INFORMATION			
Will fill or excavation be required in floodplain, floodway or riparian zone? Yes ☐ No ■			
If Yes, Amount in Cubic Yards: Fill: CY Excavation: CY			
Will Existing Trees or Vegetation be Removed? Yes ■ No ☐			
Will new trees or vegetation be planted? Yes ■ No ☐			

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Floodplain Management Overlay Application, in which the City of Ketchum is the prevailing party, to pay reasonable attorney fees, including attorney fees on appeal, and expenses of the City of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

Signature of Owner/Representative

July 15, 2025
Date

Date: October 24, 2025
To: Morgan Landers, City of Ketchum
From: Rob King
Re: **Harriman Hotel**
Floodplain Development - Evaluation Standards

The following is a narrative addressing the pertinent Evaluation Standards for the Floodplain Development Application #1-8. Refer to the Riparian Restoration Plan L-4.0 for additional information.

---

1. Restoration

The proposed restoration plan and actions are designed to achieve full restoration of the site and work to sustain a native plant community consistent with plant species established adjacent to the site and typical for natural areas within the Trail Creek corridor.

2. Encroachment

No encroachments will occur within the 25' Riparian Zone, other than restoration work that is necessary to adequately re-vegetate the existing area which has been previously degraded.

3. Permanent Development

An existing "historic" masonry stone retaining wall is proposed to remain. In order to preserve the wall, and to minimize the need for additional structural walls, landscape boulder retaining is proposed (and only where necessary). A single defined gravel path is proposed to provide access to a river viewing area, in order to mitigate multiple undefined social paths.

4. Riparian Plantings

All of the proposed riparian plantings are native species that are appropriate for the specific site conditions. All dead, dying, diseased, hazardous, and non-native/invasive plants will be removed. The riparian restoration includes allowing re-establishment of understory plantings for natural regeneration.

5. Floodplain and Floodway

Nothing is proposed as part of the restoration plan that would negatively affect the functioning of the floodplain. All grading, excavation, and riparian restoration work will be implemented above the ordinary high water, and outside of the delineated floodplain and floodway.

6. Floodwater Carrying Capacity

No Fill will be placed within the delineated floodplain or floodway.

7. Impacts

The proposed restoration will only improve the existing conditions, and will not negatively impact Trail Creek, aquatic life, recreation, or water quality.

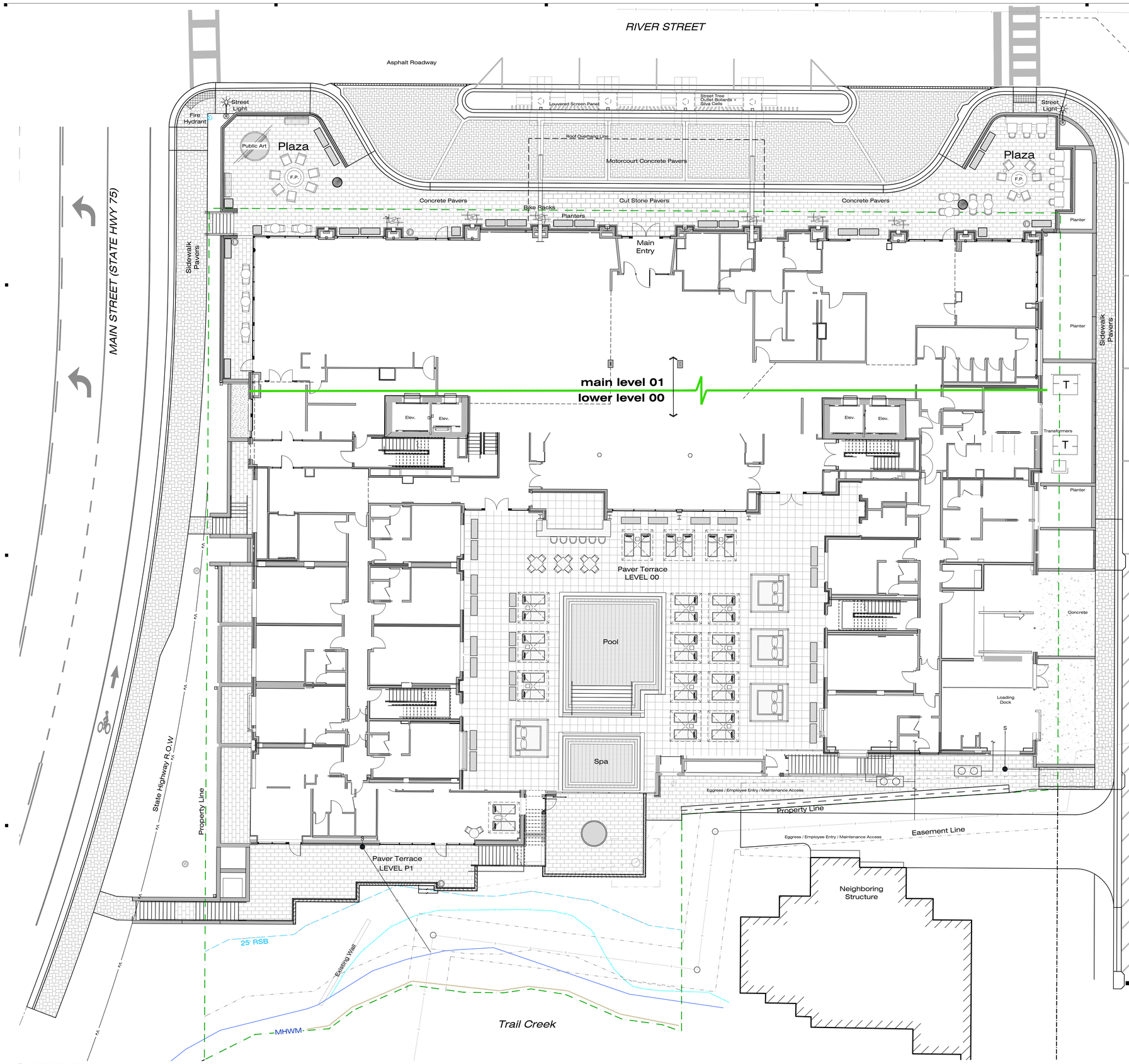
8. Building Setback

The adjacent building is setback in excess of the minimum 25' required. The setback of the building from the 25' Riparian Zone varies - from 25' on the west side, to 10' in the center, and 40' on the east side. The associated patios are also setback further than the minimum 25', which provides additional area that will be revegetated with riparian plantings.

City of Ketchum

ATTACHMENT B:

Project Design Drawings



SITE PLAN

HARDSCAPES

SITE WALL WITH RAILING
Refer to Architectural Plans and Specifications

SITE WALL
Refer to Architectural Plans and Specifications

CONCRETE CURB - RETAINING

SCREEN PANELS
Live-Edge Timber Louvres

SIDEWALK PAVERS
Belgard - Dimensions 12
3 Piece Pattern [6x12,12x12,12x18]
Victorian
3,200 sf
Sand Set + Snowmelt

MOTORCOURT PAVERS
Belgard - Dimensions Single Unit
Herringbone [3x12 / 80 mm] - 2,500 sf
Soldier Course [9x9 / 80 mm] - 650 sf
Natural Gray
Sand Set + Snowmelt

ENTRY AREA PAVERS - PORTE COCHERE
Cut Stone - Bristol Black Granite, Adze Finish
12x24 Running Bond
550 sf
Sand Set + Snowmelt

PLAZA AND LOWER TERRACE PAVERS
Belgard Dimensions Single Unit
Natural Gray
12x24 Running Bond
6,200 sf
Sand Set + Snowmelt

TERRACE PAVERS - POOL + L01
Newstone - Manhattan
24x24x2 / 12x24x2 / 24x36x2 Vibropressed Slabs
Natural Gray
5,500 sf Main / 1,500 sf Level 01 Terrace
Pedestal Set + Therma-Hexx Snowmelt Panels

TERRACE PAVERS - UPPER ROOMS
Landmark
24x24 Porcelain Paver
Natural Gray
Pedestal Set + Snowmelt

DECORATIVE MANHOLE COVER (2)
Iron Age Designs
Interlaken 24"
Cast Ductile Iron, Baked On Oil Finish

AMENITIES

4	**STREET TREE** **ELECTRICAL BOLLARD AND IRRIGATION**
4	**ELECTRICAL BOLLARDS** Provided by City - Applicant to provide outlet and outlet cover, connect and provide conduits, wiring and tie to city lighting meter.
4	**DRIP IRRIGATION** Separate zone with Hunter/Rainwise Smart Clock (Or Approved Equal)
6	**ELECTRICAL BOLLARD - LANDSCAPE**
6	**ELECTRICAL BOLLARDS** Provided by Applicant - Refer to Electrical Plans. To match street tree bollards.
48*	**DEEPROOT - SILVA CELL STRUCTURAL SUBGRADE UNITS** **SILVA CELLS** Per City Standard - Tree Well Detail 2: 2X Units: 24' x 48 x 30.9' 12 Units Per Street Tree* *NOTE: Final Specs and Layout per manufacturer design engineer specifications.
2	**STREET LIGHT** Per Current City Standard. Refer to Civil Plans and Specifications.
1	**PUBLIC ART** NATURAL ORGANIC SCULPTURE 100 Year Old Walnut Tree Root Ball 12'-14' Wide x 9'-10' Tall Concrete Pedestal Base
	OUTDOOR FURNITURE To Be Determined - Specified by Hotel Operator.
6	**BIKE RACKS** Forms and Surfaces - Capitol SKCAP Powdercoat - Dark Bronze 5" x 4" x 34" tall *ADDITIONAL BIKE RACKS PROVIDED IN BIKE STORAGE ROOM
5	**LITTER AND RECYLCING RECEPTACLE** Forms and Surfaces - Cordia Cumaru Hardwood - Oiled Finish Powdercoat Frame - Dark Bronze 36 gal. / Rain Cover / Freestanding + Levelers
21	**PLANTER CONTAINERS - ENTRY PLAZA**
17	**ORE DESIGNS - High Rectangle** Large: 60" L x 20" W x 24" T Art Finish - Oil Rubbed Bronze Irrigation Sleeves / Siphon
4	**ORE DESIGNS - Cube** Large: 27" L x 27" W x 28" T Art Finish - Oil Rubbed Bronze Irrigation Sleeves / Siphon
25	**PLANTERS - POOL + SPA TERRACE**
18	**ORE DESIGNS - High Rectangle** Large: 60" L x 20" W x 24" T Art Finish - Oil Rubbed Bronze Irrigation Sleeves / Drainage Fittings
6	**ORE DESIGNS - High Rectangle** Medium : 42" L x 20" W x 24" T Art Finish - Oil Rubbed Bronze Irrigation Sleeves / Drainage Fittings
1	**ORE DESIGNS** Custom Raised Planter: 80" D x 20" T Art Finish - Oil Rubbed Bronze

GENERAL NOTES
1. DRAWINGS OF EXISTING FACILITIES ARE BASED ON TOPOGRAPHICAL SURVEY PROVIDED BY OTHERS. EXACT LOCATIONS SHALL BE FIELD VERIFIED. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
2. REFER TO ALL LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.
3. REFER TO ARCHITECTURAL DRAWINGS FOR FINAL BUILDING DIMENSIONS AND DETAILS.
4. REFER TO ENGINEERING DRAWINGS FOR FINAL CIVIL AND MECHANICAL DETAILS.
5. ALL WORK SHALL BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE UNIFORM BUILDING CODE AND UNIFORM FIRE CODE, AS ADOPTED BY THE CITY OF KETCHUM, IDAHO.

NORTH
5' 0 10' 20'

OWNERSHIP OF DOCUMENTS:THIS ELECTRONIC DOCUMENT AND THE CONTENTS CONTAINED THEREON (I.E. DESIGNS, CONCEPTS, AND GRAPHIC SYMBOLS) ARE THE PROPERTY OF LANDWORK STUDIO LLC, AND SHALL NOT BE USED IN WHOLE OR IN PART, BY ANY OTHER PERSON OR PERSONS WITHOUT THE WRITTEN AUTHORIZATION OF LANDWORK STUDIO LLC.

Harriman Hotel, LLC

Hornberger + Worstell

LANDWORK STUDIO LLC
LANDSCAPE ARCHITECTURE + DESIGN
110 6TH STREET SUITE 102
PO BOX 755 KETCHUM IDAHO 83340
208.720.5331 WWW.LANDWORKSTUDIO.COM

ROBERT A. HAYNE
CERTIFICATE OF REGISTRATION
LA-246
LANDSCAPE ARCHITECT
STATE OF IDAHO

APPELLATION / SUN VALLEY

300 EAST RIVER STREET, KETCHUM, IDAHO

REV 3 - CITY COMMENTS	10.24.2025
REV 2 - CITY COMMENTS	07.15.2025
REV 1 - CITY COMMENTS	05.30.2025
BUILDING PERMIT SET	02.28.2025

Project Number 14695

Scale
1" = 10'-0" @ Full Size
1" = 20'-0" @ Half Size

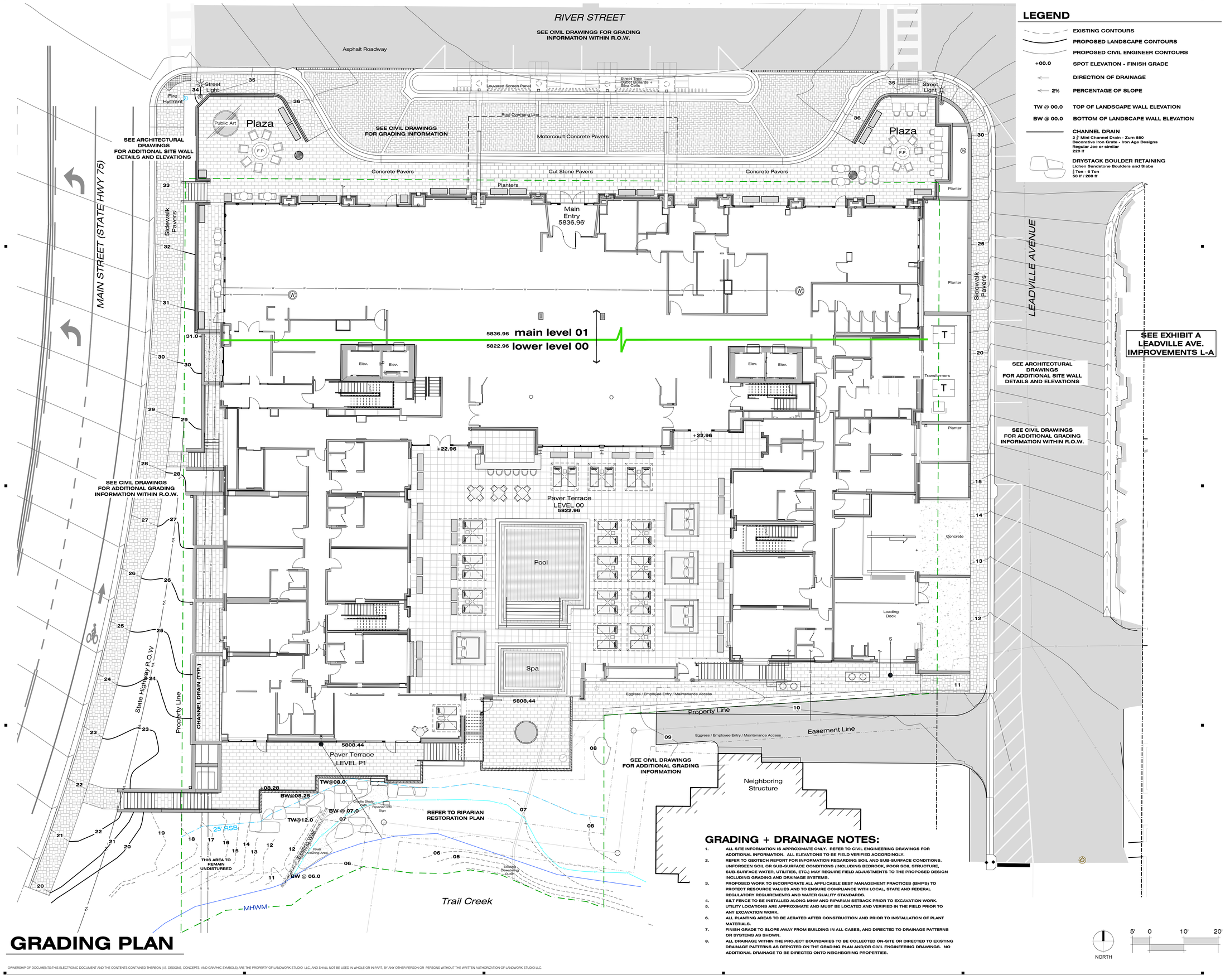
© 2019 Hornberger + Worstell
The drawings and written materials appearing within constitute the original and unpublished work of the architect and may not be duplicated, used or disclosed without prior written consent of the architect.

Hornberger + Worstell
170 Maiden Lane, San Francisco , CA 94108
Telephone 415.391.1080
Facsimile 415.659.1812
www.hornbergerworstell.com

SITE PLAN

L1.1

NOT FOR CONSTRUCTION



GRADING PLAN

LEGEND

- EXISTING CONTOURS
- PROPOSED LANDSCAPE CONTOURS
- PROPOSED CIVIL ENGINEER CONTOURS
- +00.0 SPOT ELEVATION - FINISH GRADE
- DIRECTION OF DRAINAGE
- 2% PERCENTAGE OF SLOPE
- TW @ 00.0 TOP OF LANDSCAPE WALL ELEVATION
- BW @ 00.0 BOTTOM OF LANDSCAPE WALL ELEVATION
- CHANNEL DRAIN
  2 ½" Mini Channel Drain - Zurn 880
  Decorative Iron Grate - Iron Age Designs
  Regular Joe or similar
  220 lf
- DRYSTACK BOULDER RETAINING
  Lichen Sandstone Boulders and Slabs
  ½ Ton - 6 Ton
  50 lf / 200 ff

GRADING + DRAINAGE NOTES:

1. ALL SITE INFORMATION IS APPROXIMATE ONLY. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION. ALL ELEVATIONS TO BE FIELD VERIFIED ACCORDINGLY.
2. REFER TO GEOTECH REPORT FOR INFORMATION REGARDING SOIL AND SUB-SURFACE CONDITIONS. UNFORSEEN SOIL OR SUB-SURFACE CONDITIONS (INCLUDING BEDROCK, POOR SOIL STRUCTURE, SUB-SURFACE WATER, UTILITIES, ETC.) MAY REQUIRE FIELD ADJUSTMENTS TO THE PROPOSED DESIGN INCLUDING GRADING AND DRAINAGE SYSTEMS.
3. PROPOSED WORK TO INCORPORATE ALL APPLICABLE BEST MANAGEMENT PRACTICES (BMPS) TO PROTECT RESOURCE VALUES AND TO ENSURE COMPLIANCE WITH LOCAL, STATE AND FEDERAL REGULATORY REQUIREMENTS AND WATER QUALITY STANDARDS.
4. SILT FENCE TO BE INSTALLED ALONG MHW AND RIPARIAN SETBACK PRIOR TO EXCAVATION WORK.
5. UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED AND VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION WORK.
6. ALL PLANTING AREAS TO BE AERATED AFTER CONSTRUCTION AND PRIOR TO INSTALLATION OF PLANT MATERIALS.
7. FINISH GRADE TO SLOPE AWAY FROM BUILDING IN ALL CASES, AND DIRECTED TO DRAINAGE PATTERNS OR SYSTEMS AS SHOWN.
8. ALL DRAINAGE WITHIN THE PROJECT BOUNDARIES TO BE COLLECTED ON-SITE OR DIRECTED TO EXISTING DRAINAGE PATTERNS AS DEPICTED ON THE GRADING PLAN AND/OR CIVIL ENGINEERING DRAWINGS. NO ADDITIONAL DRAINAGE TO BE DIRECTED ONTO NEIGHBORING PROPERTIES.

OWNERSHIP OF DOCUMENTS:THIS ELECTRONIC DOCUMENT AND THE CONTENTS CONTAINED THEREON (I.E. DESIGNS, CONCEPTS, AND GRAPHIC SYMBOLS) ARE THE PROPERTY OF LANDWORK STUDIO LLC, AND SHALL NOT BE USED IN WHOLE OR IN PART, BY ANY OTHER PERSON OR PERSONS WITHOUT THE WRITTEN AUTHORIZATION OF LANDWORK STUDIO LLC.

Harriman Hotel, LLC

Hornberger + Worstell

LANDWORK STUDIO LLC
LANDSCAPE ARCHITECTURE + DESIGN
110 6TH STREET SUITE 102
PO BOX 755 KETCHUM IDAHO 83340
208.726.5331 WWW.LANDWORKSTUDIO.COM

ROBERT A. KIM — STATE OF IDAHO — LA-2416 — REGISTERED LANDSCAPE ARCHITECT

APPELLATION / SUN VALLEY

300 EAST RIVER STREET, KETCHUM, IDAHO

REV 3 - CITY COMMENTS	10.24.2025
REV 2 - CITY COMMENTS	07.15.2025
REV 1 - CITY COMMENTS	05.30.2025
BUILDING PERMIT SET	02.28.2025

Project Number 14695

Scale
1" = 10'-0" @ Full Size
1" = 20'-0" @ Half Size

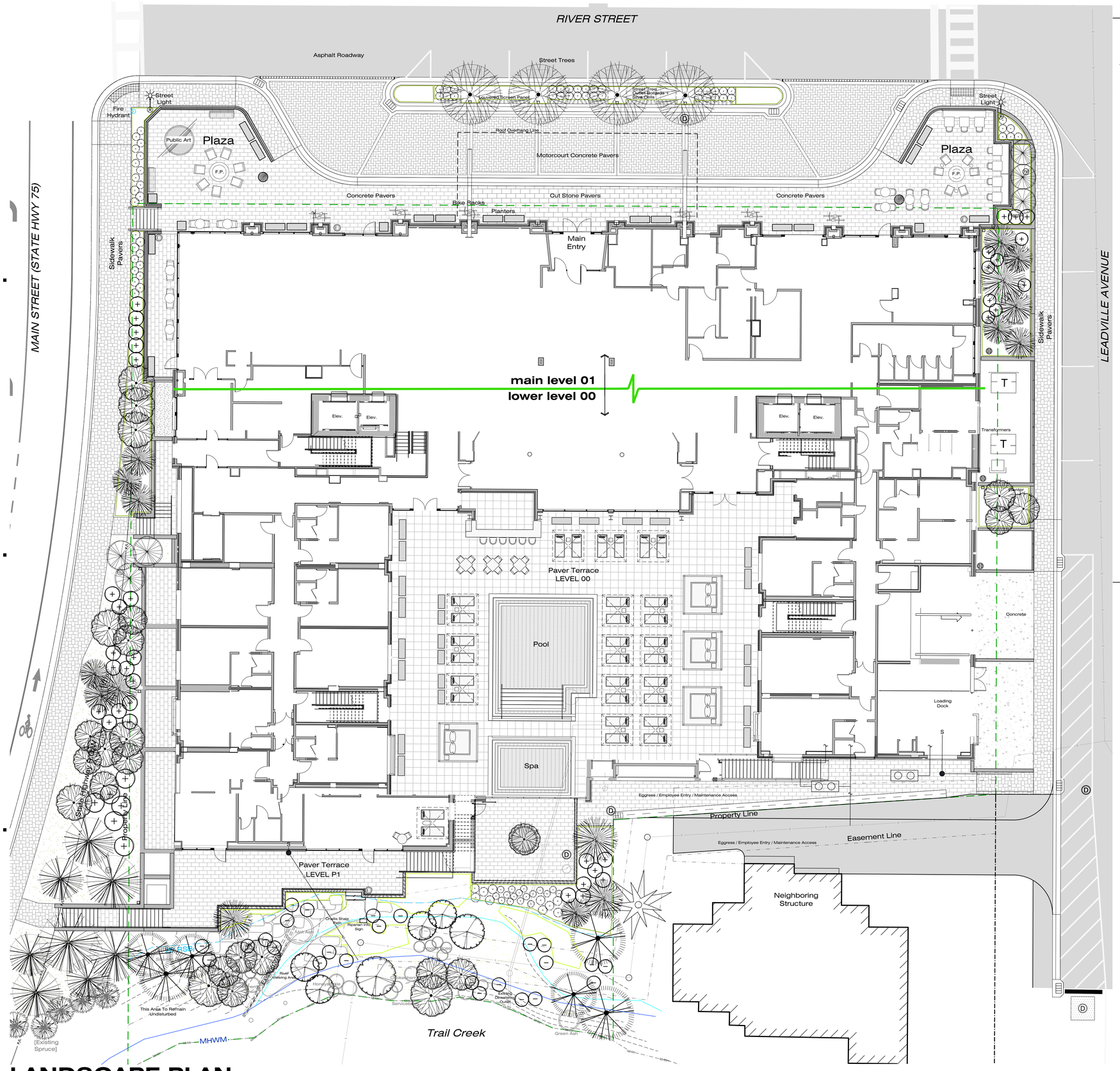
© 2019 Hornberger + Worstell
All drawings and written materials appearing within constitute the original and unpublished work of the architect and may not be duplicated, used or disclosed without prior written consent of the architect.

Hornberger + Worstell
170 Maiden Lane, San Francisco , CA 94108
Telephone 415.391.1080
Facsimile 415.693.1812
www.hornbergerworstell.com

GRADING PLAN

L2.0

NOT FOR CONSTRUCTION



LANDSCAPE PLAN

PLANTING LEGEND

	30	**EVERGREEN TREES**
	6 @ 10'	MUGO TANNENBAUM PINE, Pinus mugo 'Tannenbaum'
	16 @ 18'-20'	SUBALPINE FIR, Abies lasiocarpa
	8 @ 22'-26'	PONDEROSA PINE, Pinus ponderosa
	4	**DECIDUOUS TREES - STREET TREES**
	4 @ 3.5"+ cal.	ARMSTRONG MAPLE, Acer Freemanii
	17	**DECIDUOUS TREES**
	10 @ 3" cal.	QUAKING ASPEN, Populous tremuloides
	6 @ 3" cal.	DANCING FLAME ASPENS, Populous tremuloides 'KMNO1'
	1 @ 10'-12'	RUSSIAN HAWTHORN, Crataegus 'Ambigua' [Multi-stem]
	40	**SHRUBS**
	5 - 20 gal.	PEKING COTONEASTER, Cotoneaster lucidus WESTERN SAND CHERRY, Prunus besseyii PAWNEE BUTTES CHERRY, Prunus besseyi 'Pawnee Buttes' YELLOW FLOWERING CURRANT, Ribes aureum TOR BIRCHLEAF SPIREA, Spiraea betulifolia 'Tor' SNOWBERRY, Symphoricarpos alba
	90	**ORNAMENTAL GRASSES**
	1 gal.	AUTUMN MOORGRASS, Sesleria autumnalis BLUE GRAMA, Bouteloua gracilis LITTLE BLUESTEM, Schizachyrium scoparium NORTHWIND SWITCHGRASS, Panicum virgatum PRAIRIE DROPSEED, Sporobolus heterolepsis PRAIRIE JUNEGRASS, Koeleria macrantha
	2,000 sf	**PLANTING BEDS** Beds Prepared with Planting Mix Consisting of 50% Compost/50% Top-Soil, and APEX Fertilizer or similar - Per Manufacturer's Specificied Application Rates. 2" Top Dressing of Compost installed after initial plantings.
	1,000 sf	**PERENNIALS + GROUNDCOVERS**
	1 gal. @ 18" o.c.	NATIVE/NATURALIZED SPECIES - To Be Determined, based on availability and quality of inventory at time of installation.
	3,000 sf	**Fescue Grass Mix**
		SCOTTISH LINKS (Or Similar)
		Planter Containers
		Mix of Annuals, Perennials, and Grasses To Be Determined - Based on availability and quality of inventory at time of installation.

RIPARIAN PLANTING LEGEND*

*REFER TO RIPARIAN RESTORATION PLAN L-3.1

	14	**RIPARIAN TREES - DECIDUOUS**
	3 @ 2" B+B	ROCKY MOUNTAIN MAPLE, Acer glabrum
	3 @ 2" B+B	WESTERN RED BIRCH, Betula occidentalis fontinalis
	8 @ 3" cal.	QUAKING ASPEN, Populous tremuloides
	6	**RIPARIAN TREES - EVERGREEN**
	1 @ 10'	DOUGLAS FIR, Pseudotsuga menziesii
	1 @ 12'	
	2 @ 14'	
	1 @ 16'	
	1 @ 18'	
	25	**RIPARIAN SHRUBS**
	5 - 20 gal.	SERVICEBERRY, Amelanchier sp. DOGWOOD, Cornus sp. ELDERBERRY, Sambucus sp. GOLDEN CURRANT, Ribes aureum
	400 sf	**RIPARIAN CROUNDCOVER/LOW SHRUBS**
	1 gal @ 8' o.c.	OREGON GRAPE HOLLY, Mahonia repens MOUNTAIN LOVER, Pachistma myrsinites WINTERGREEN, Gaultheria procumbens
	2,500 sf	**RIPARIAN GRASS MIX**
		STREAMBANK WHEATGRASS, Agropyron riarium CANADIAN BLUEGRASS, Poa compressa IDAHO FESCUE, Festuca idahonesis
		EXISTING RIPARIAN VEGETATTION
		CHOKECHERRY, Prunus virginianla SERVICEBERRY, Amelanchier sp. MOUNTAIN ASH, Sorbus acuparia DOGWOOD, Cornus sp. GOLDEN CURRANT, Ribes aureum WOODS ROSE, Rosa woodsii

LANDSCAPE + PLANTING NOTES

1. LOCATIONS OF PROPOSED PLANT MATERIALS ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO INSTALLATION..
2. UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED AND VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION WORK INCLUDING INSTALLATION OF PLANT MATERIALS.
3. ALL PLANTING AREAS TO BE AERATED AFTER CONSTRUCTION AND PRIOR TO INSTALLATION OF PLANT MATERIALS.
4. ALL PLANT MATERIALS TO COMPLY WITH THE AMERICAN ASSOCIATON OF NURSERYMEN STANDARDS.
5. ALL EXSITING PLANTS THAT ARE IDENTIFIED TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES AS NECESSARY TO PROTECT AGAINST COMPACTION OF ROOT ZONES, SOIL CONTAMINANTS, AND INJURY TO BRANCHES.
6. REFER TO IRRIGATION PERFORMANCE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

NORTH

5' 0 10' 20'

OWNERSHIP OF DOCUMENTS:THIS ELECTRONIC DOCUMENT AND THE CONTENTS CONTAINED THEREON (I.E. DESIGNS, CONCEPTS, AND GRAPHIC SYMBOLS) ARE THE PROPERTY OF LANDWORK STUDIO LLC. AND SHALL NOT BE USED IN WHOLE OR IN PART, BY ANY OTHER PERSON OR PERSONS WITHOUT THE WRITTEN AUTHORIZATION OF LANDWORK STUDIO LLC.

Harriman Hotel, LLC

Hornberger + Worstell

LANDWORK STUDIO LLC
LANDSCAPE ARCHITECTURE + DESIGN
110 6TH STREET SUITE 102
PO BOX 755 KETCHUM IDAHO 83340
208.726.5331 WWW.LANDWORKSTUDIO.COM

ROBERT A. KNOX — STATE OF IDAHO — LA-2410 — LANDSCAPE ARCHITECT

APPELLATION

300 EAST RIVER STREET, KETCHUM, IDAHO

May 15, 2023 Progress Issue	
REV 3 - CITY COMMENTS	10.24.2025
REV 2 - CITY COMMENTS	07.15.2025
REV 1 - CITY COMMENTS	05.30.2025
BUILDING PERMIT SET	02.28.2025

Project Number 14695

Scale 1" = 10'-0" @ Full Size; 1" = 20'-0" @ Half Size

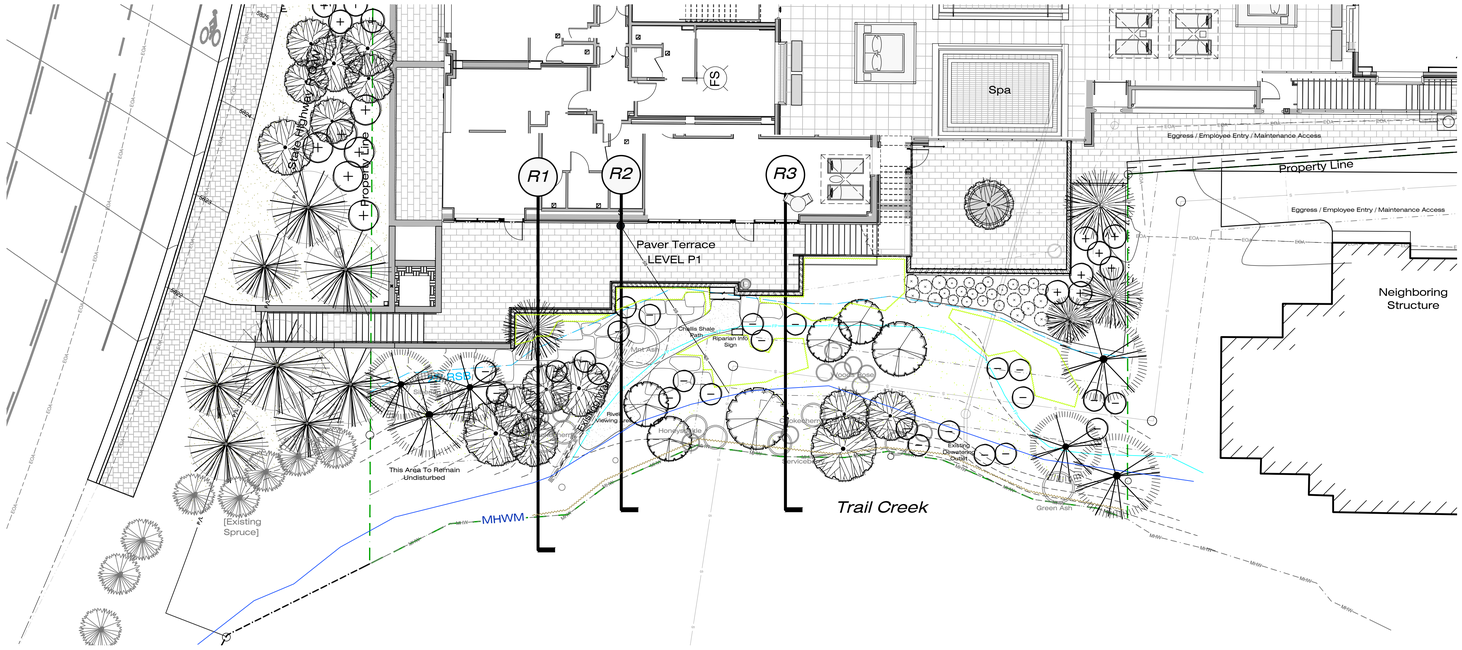
© 2019 Hornberger + Worstell
All drawings and written materials appearing within constitute the original and unpublished work of the architect and may not be duplicated, used or disclosed without prior written consent of the architect.

Hornberger + Worstell
170 Maiden Lane, San Francisco , CA 94108
Telephone 415.391.1090
Facsimile 415.659.1812
www.hornbergerworstell.com

LANDSCAPE PLAN

L3.0

NOT FOR CONSTRUCTION



RIPARIAN RESTORATION PLAN

Scale: 1" = 10'-0"

RIPARIAN AREA + RESTORATION LEGEND

	14 3 @ 2" B+B 3 @ 2" B+B 8 @ 3" cal.	**RIPARIAN TREES - DECIDUOUS** ROCKY MOUNTAIN MAPLE, Acer glabrum WESTERN RED BIRCH, Betula occidentalis fontinalis QUAKING ASPEN, Populous tremuloides
	6 1 @ 10' 1 @ 12' 2 @ 14' 1 @ 16' 1 @ 18'	**RIPARIAN TREES - EVERGREEN** DOUGLAS FIR, Pseudotsuga menziesii
	25 5 - 20 gal.	**RIPARIAN SHRUBS** DOGWOOD, Cornus sp. ELDERBERRY, Sambucus sp. GOLDEN CURRANT, Ribes aureum ROSE SPIREA, Spiraea douglasii SERVICEBERRY, Amelanchier sp.
	400 sf 1 gal @ 8' o.c.	**RIPARIAN CROUNDCOVER/FORBS** KINNIKINNICK, Arctostaphylos uva-ursi OREGON GRAPE HOLLY, Mahonia repens SOLOMON'S SEAL, Maianthemum racemosum STICKY GERANIUM, Geranium viscosissimum VALERIAN, Valeriana occidentalis

*FINAL SPECIES OF SHRUBS AND GROUNDCOVERS/FORBS TO BE DETERMINED BASED ON AVAILABILITY AND QUALITY OF INVENTORY AT THE TIME OF INSTALLATION.

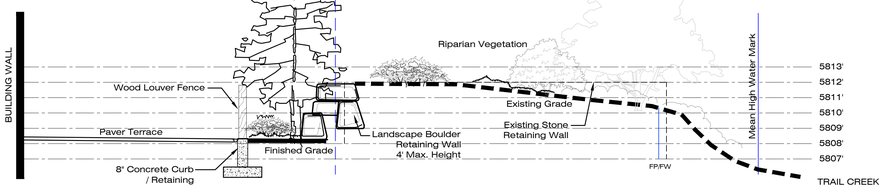
	2,500 sf	**RIPARIAN GRASS MIX** BLUEBUNCH WHEATGRASS, Pseudoroegnera spicata ssp. IDAHO FESCUE, Festuca idahoensis SANDBERG BLUEGRASS, Poa secunda ssp. STREAMBANK WHEATGRASS, Elymus lanceolatus ssp.

*ALL OF THE PROPOSED RIPARIAN PLANTINGS ARE NATIVE OR NATURALIZED TO THE AREA, HARDY TO -40/-50 F, AND ARE DROUGHT TOLERANT.

	EXISTING RIPARIAN VEGETATTION CHOKECHERRY, Prunus virginiania SERVICEBERRY, Amelanchier sp. MOUNTAIN ASH, Sorbus acuparia DOGWOOD, Cornus sp. GOLDEN CURRANT, Ribes aureum WOODS ROSE, Rosa woodsii
	BOULDER RETAINING STRICKLAND SANDSTONE - DRYSTACK BOULDERS Refer to Sections and Detail for additional information.
	RIPARIAN WATTLE TO BE INSTALLED ALONG MHW.

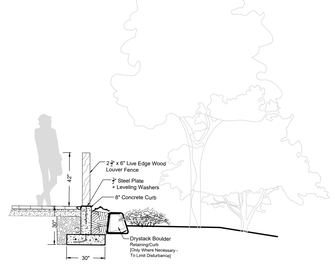
AMENITIES

		RIPARIAN ACCESS PATH + VIEWING AREA Challis Shale 3" Top Dressing Installed over existing grade - No fill to be placed within the delineated Floodplain or Floodway.
	1	**RIPARIAN AMENITIES** SIGNAGE - Informational Signage To be part of overall Masterplan Signage Plan.
	1	**TRASH RECEPTACLE** Forms and Surfaces - Cordia Cumaru Hardwood - Oiled Finish Powdercoat Frame - Dark Bronze 36 gal. / Rain Cover / Freestanding + Levelers
		RIPARIAN BUFFER - Wood Louver Fence Open Live-Edge Wood Louver 42" Tall / 2 ⅜" x 6" @ 12'-14' o.c. Refer to Sections and Detail.



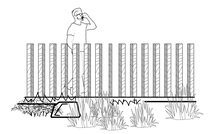
CROSS SECTION R1

Scale: 1/4" = 1'



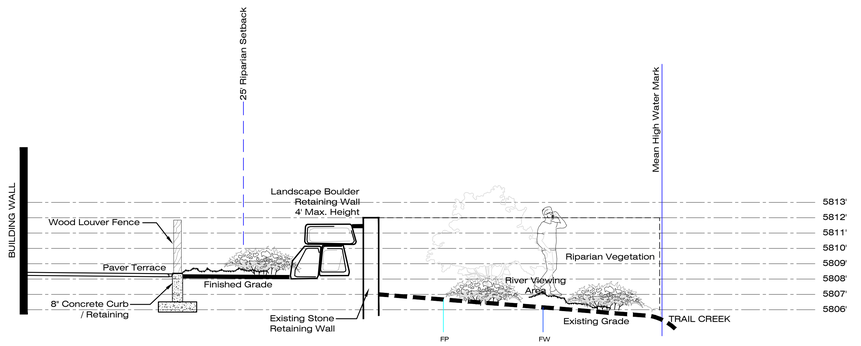
FENCE DETAIL

Scale: 1/4" = 1'



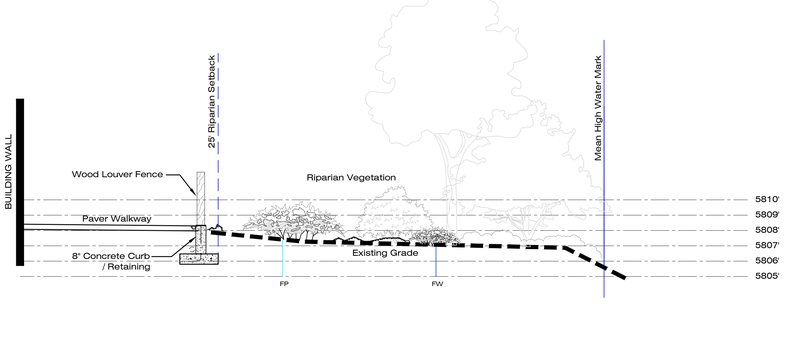
FENCE ELEVATION

Scale: 1/4" = 1'



CROSS SECTION R2

Scale: 1/4" = 1'



CROSS SECTION R3

Scale: 1/4" = 1'

RIPARIAN RESTORATION NOTES

1. ALL GRADING, EXCAVATION, AND RIPARIAN RESTORATION WORK TO BE IMPLEMENTED ABOVE THE ORDINARY HIGH WATER, AND OUTSIDE OF THE DELINEATED FLOODPLAIN AND FLOODWAY.
2. NO FILL WILL BE PLACED WITHIN THE DELINEATED FLOODPLAIN OR FLOODWAY.
3. DISTURBED AREAS WILL BE REPAIRED AND RESTORED AS NECESSARY. EXISTING SOD AND DEBRIS WILL BE REMOVED FROM RIPARIAN SETBACK AREA.
4. ALL DEAD, DYING, DISEASED, HAZARDOUS, AND NON-NATIVE/INVASIVE PLANTS WILL BE REMOVED.
5. THE RIPARIAN AREA WILL BE RESTORED,ENHANCED WITH NATIVE RIPARIAN PLANTINGS AS DEPICTED AND ALL DISTURBED AREAS WILL BE RE-SEEDED WITH NATURAL GRASSES OR NATIVE RIPARIAN FORBS.
6. THE RIPARIAN RESTORATION INCLUDES ALLOWING RE-ESTABLISHMENT OF UNDERSTORY PLANTINGS FOR NATURAL REGENERATION.
7. ALL DISTURBED AREAS TO BE RE-VEGETATED AND IRRIGATED BY A TEMPORARY AUTOMATIC SPRINKLER SYSTEM UNTIL ESTABLISHED (2 GROWING SEASONS).
8. REFER TO FLOODPLAIN DEVELOPMENT APPLICATION NARRATIVE FOR ADDITIONAL INFORMATION.

NORTH

5' 0 10' 20'

OWNERSHIP OF DOCUMENTS:THIS ELECTRONIC DOCUMENT AND THE CONTENTS CONTAINED THEREON (I.E. DESIGNS, CONCEPTS, AND GRAPHIC SYMBOLS) ARE THE PROPERTY OF LANDWORK STUDIO LLC, AND SHALL NOT BE USED IN WHOLE OR IN PART, BY ANY OTHER PERSON OR PERSONS WITHOUT THE WRITTEN AUTHORIZATION OF LANDWORK STUDIO LLC.

Harriman Hotel, LLC

Hornberger + Worstell

LANDWORK STUDIO LLC
LANDSCAPE ARCHITECTURE + DESIGN
110 6TH STREET SUITE 102
PO BOX 755 KETCHUM IDAHO 83340
208.726.5331 WWW.LANDWORKSTUDIO.COM

APPELLATION / SUN VALLEY

300 EAST RIVER STREET, KETCHUM, IDAHO

REV 3 - CITY COMMENTS	10.24.2025
REV 2 - CITY COMMENTS	07.15.2025

Project Number 14695

Scale
1" = 10'-0" @ Full Size
1" = 20'-0" @ Half Size

© 2019 Hornberger + Worstell
All drawings and written materials appearing within constitute the original and unpublished work of the architect and may not be duplicated, used or disclosed without prior written consent of the architect.

Hornberger + Worstell
170 Maiden Lane, San Francisco , CA 94108
Telephone 415.391.1080
Facsimile 415.659.1812
www.hornbergerworstell.com

RIPARIAN RESTORATION PLAN & CROSS SECTIONS

L3.1

NOT FOR CONSTRUCTION

City of Ketchum

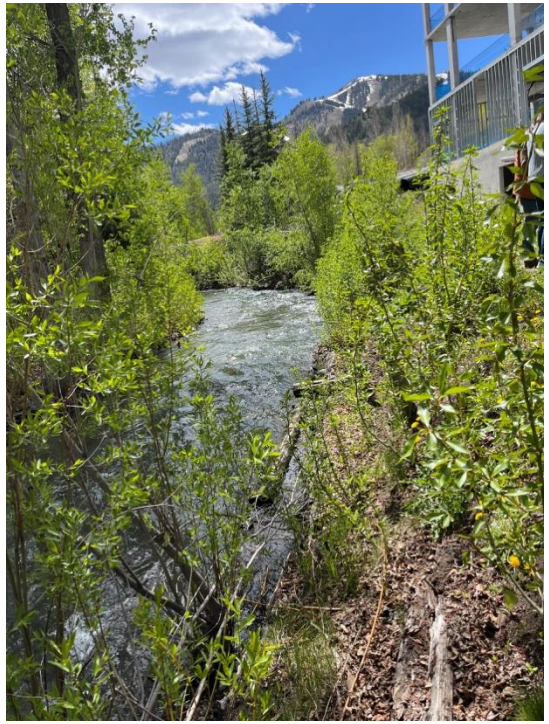
ATTACHMENT C:

Photo Gallery

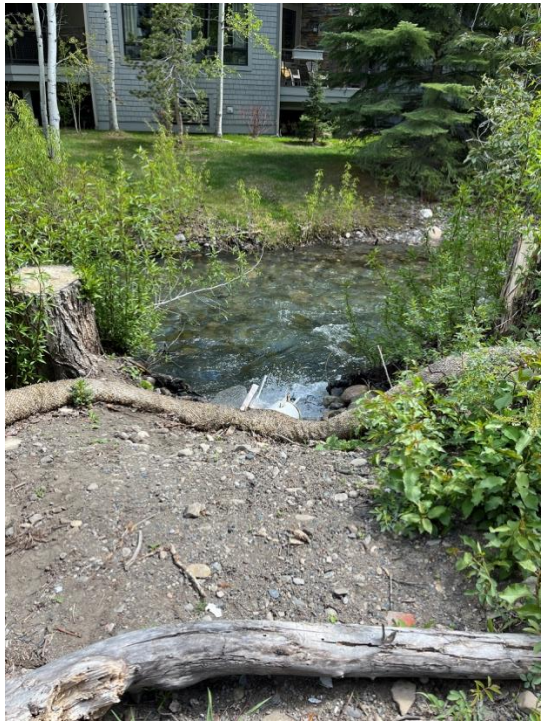
EXISTING CONDITIONS PHOTO GALLERY



View toward Leadville Ave Bridge



View west toward Hwy 75



Groundwater discharge pipe



Established riparian area along creek



View of grade change looking toward Hwy 75



Existing rock retaining wall at toe of slope



View of grade change looking toward Hwy 75

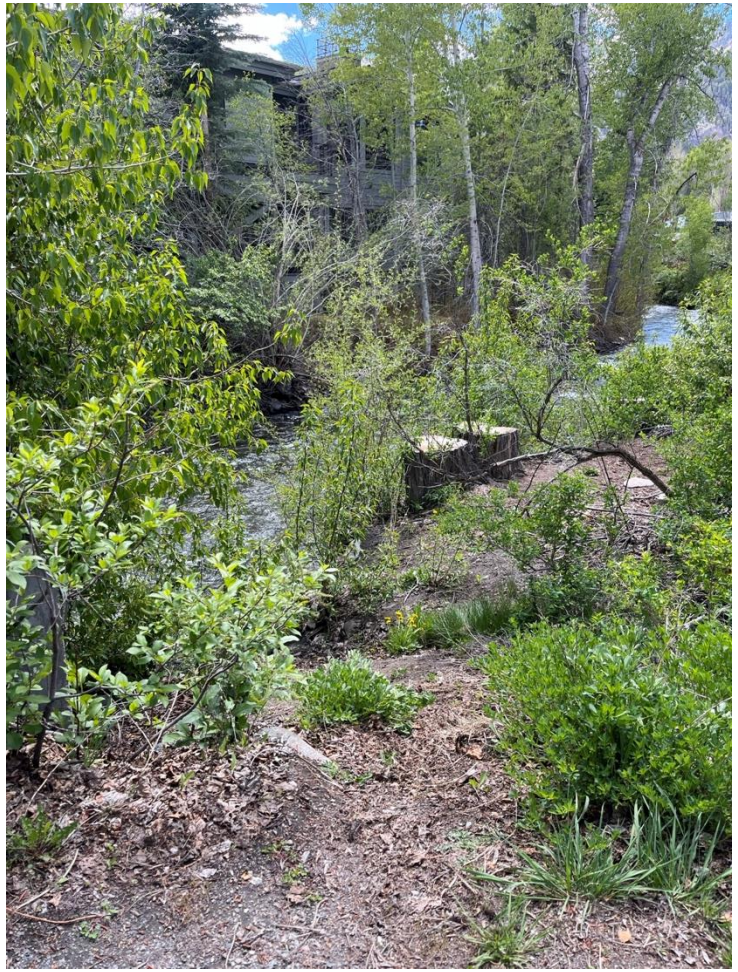


View of construction staging from riparian area





View of riparian area conditions looking east



Tree removal locations in riparian area



View of riparian area conditions looking east

City of Ketchum

ATTACHMENT D:

DRAFT Findings of Fact, Conclusions of Law, and Decision

City of Ketchum
Planning & Building

IN RE:	)
	)
Hotel Riparian Restoration	) KETCHUM PLANNING AND ZONING COMMISSION
Floodplain Development Permit	) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
File Number: P25-046	) DECISION
	)
Date: December 9, 2025	)
	)

PROJECT:	Hotel Riparian Restoration
FILE NUMBER:	P25-046
REPRESENTATIVE:	Jack Bariteau, Managing Member
OWNER:	Harriman Ketchum Hotel, LLC
REQUEST:	Floodplain Development Permit for major riparian alteration and restoration along Trail Creek.
LOCATION:	300 E River Street (KETCHUM REPLAT BLK 83 LOT 2)
ZONING:	Tourist (T)
OVERLAY:	Floodplain Management Overlay Waterways Review District

RECORD OF PROCEEDINGS

A floodplain development permit application was received on September 19, 2025, and routed to all staff departments for review. Following two rounds of review, the application was scheduled for public hearing with the Planning and Zoning Commission. A public meeting notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on November 18, 2025. The notice was published in the Idaho Mountain Express on November 19, 2025. A notice was posted on the City's public notice webpage on November 21, 2025. The application materials were posted on the Planning and Building Active Applications webpage, and the notice was posted on the project site on November 24, 2025. The application was heard at a public hearing of the Planning and Zoning Commission on December 9, 2025.

BACKGROUND

The property is located at 300 E River Street, spanning the block between Leadville Ave and Main Street (Hwy 75) along E River Street (the "subject property"). The property is zoned Tourist (T) and includes area

DRAFT

within the Floodplain Management Overlay District and the Waterways Review District. The subject property is the future location of the Viceroy Hotel currently under construction. The subject property is adjacent to Trail Creek.

The 2008 Design Review approval of the hotel on the subject property was reinstated by the City Council in June 2022. After that reinstatement, an amendment to the reinstated Design Review was submitted by the owner and a public process was conducted to review the amended Design Review application. The amended Design Review was approved by the Planning and Zoning Commission on February 14, 2023, with 21 conditions. The Design Review amendment did not include any changes to the riparian restoration plan approved in 2008, however, staff and the applicant agreed at the time that the 2008 restoration plan was not adequate and should be revisited later. As such, Conditions of Approval #14 and #15 were included in the Design Review Amendment approval and are specifically related to landscaping improvements adjacent to and within the 25-foot riparian area, and how those improvements would be reviewed. The full language of the conditions can be found in the analysis section below.

Condition 14 required a Floodplain Development Permit be submitted prior to issuance of a building permit. At the time of building permit submittal, the complexity and timing of the project warranted a bifurcated approach to permitting where the city only issued a permit for the core and shell of the building and deferred all interior tenant improvements permits, civil engineering/sitework improvements, and landscaping permits to future dates. The applicant submitted a Floodplain Development Permit for Major Riparian Restoration on September 19, 2025. The full application and project narrative are included in Attachment A. The proposed landscape plan and restoration plan are included as Attachment B. To date, no work has been conducted within the 25-foot riparian area on the subject property.

There are portions of the riparian area that is significantly degraded and bare, while other areas are fairly well established. The riparian area closest to Hwy 75 begins approximately at-grade with the highway, sloping downward for a third of the area and then abruptly drops approximately six to seven feet where an old river rock retaining wall exists. From the base of the retaining wall, the grade is relatively flat for the remaining extent of the riparian area to the property line. As part of the 2008 Design Review approval, an inventory of trees was conducted by an arborist as many of the large trees in the riparian area were dead or diseased. The approval included the requirement for healthy trees to remain and dead/diseased trees to be removed. That work did not occur until 2023 under the direction of the City Arborist and Planning Department staff. Stumps remain in the riparian area from where trees were removed during this work. These stumps are proposed to remain as the root systems of the stumps provide significant bank stabilization.

The proposed project includes removal of all dead, diseased, invasive, and non-native plant species and the retention of all healthy mature vegetation that contributes to the health of the riparian area. There is a small gravel pathway from the paver terrace to a creek overlook backed by the old retaining wall. Minimal grading work is required for the project, mostly outside the floodplain boundary to shore up the retaining wall and smooth out the grade transition from southwest to northeast along the creek.

FINDINGS OF FACT

DRAFT

The Planning and Zoning Commission having reviewed the project record, provided notice, and conducted the required public hearing does hereby find that the project does conform to applicable conditions of approval of the 2023 Design Review and standards and criteria as set forth in Ketchum Municipal Code Chapter 17.88 – Floodplain Management Overlay Zoning District (FP). After deliberation, the Commission found the project to be in conformance with the floodplain development criteria. Therefore, the Commission does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

FINDINGS REGARDING COMPLIANCE OF DESIGN REVIEW CONDITIONS OF APPROVAL

Condition 14.a - A floodplain development permit including a detailed plant materials list, detailed plans for riparian restoration, and plans for protection of riparian area and the creek (from debris, chemicals, and erosion) during construction shall be submitted for review and approval by the Planning Department prior to issuance of a building permit.

Compliance: This floodplain development permit includes the information outlined. A construction management plan is currently in place that includes protections for the riparian area and creek. As further discussed below in the review of the floodplain criteria, staff is recommending conditions of approval #12-15 to ensure that the city's regulations regarding chemical applications are adhered to. Additionally, as required in Condition 14.c of the Design Condition of approval #6 requires the amendment of the existing construction management plan to address construction management best practices during riparian restoration work.

Condition 14.b - Riparian vegetation and other landscaping shall be maintained in perpetuity as shown on approved plans.

Compliance: Condition of approval #10 outlines this requirement and notes that ongoing maintenance are to be conducted at the expense of the property owner.

Condition 14.c - Construction and silt fencing shall be located at the twenty-five (25) foot setback line prior to issuance of a building permit and shall remain in place for the duration of construction to limit the disturbance to the riparian areas. No construction materials shall be placed, and no construction staging shall occur within the riparian setback at any time. Prior to start of riparian restoration, a construction activity plan specifically focused on the riparian work must be submitted for review and approval by the Planning Department.

Compliance: The required construction and silt fencing was placed at the 25-foot riparian setback line prior to start of construction of the core and shell portions of the building and remain in place today (see Figure 3). As required, no construction materials or construction related activities have been conducted within the 25-foot riparian area.



Figure 1: Straw Waddle and Silt Fencing

Condition 14.d - No decks, patios, outdoor furnishings, or exterior lighting shall be installed within the twenty-five (25) foot riparian zone. No maintenance, including mowing, trimming, and removal, of

DRAFT

vegetation within the riparian zone shall take place without written prior approval from the Planning Department.

Compliance: As shown in the attached plan set, there are no decks, patios, furnishings, or exterior lighting proposed within the riparian zone. There are patios that abut the riparian zone that are addressed by Condition 15 below. Condition of approval #11 ensures the maintenance provisions of this condition remain in effect.

Condition 14.e - A single, natural (stone, gravel, decomposed granite or similar) walkway to the water's edge shall be constructed.

Compliance: This condition of approval was a carry-over from the 2008 PUD/CUP and Design Review approvals. The 2008 approval showed a gravel pathway from the at-grade patio on the south side of the hotel to the water's edge as shown in red in Figure 4 below. As stated in the PUD/CUP documents "Restoration of Trail Creek riparian setback, provision of overlook and trail to creek" were considered special development objectives seen as public benefits that supported the waivers requested by the project in 2008. The purpose of the condition was to ensure that adequate and thoughtful public access be provided through the redevelopment of the subject property.

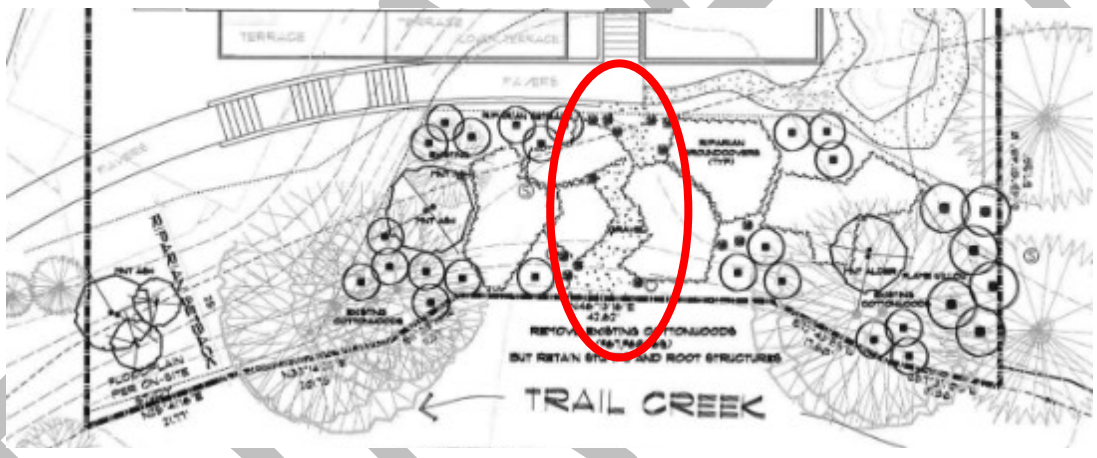


Figure 2: 2008 Approved Gravel Path

In an effort to develop a comprehensive restoration plan for the subject property, Planning and Building staff, the City Arborist, and the applicant team conducted a site visit in May 2025. During that visit, it became clear to city staff that the feasibility of providing river access on the hotel property was limited due to access and concerns related to bank stability. The proposed plan includes riparian restoration, and a creek overlook as required, however, the Commission is approving an alternative river access location from what was approved in 2008 for the following reasons:

"Water's edge" in the condition of approval implies the mean high-water mark based on the 2008 plans. The bank has significantly eroded over time and there is currently an approximate four to five foot steep drop from the top of the bank to the mean high-water mark. The condition of

approval specifies “stone, gravel, decomposed granite, or similar” with limited grading required to achieve the requirement. Either, a detailed grading and drainage plan was not reviewed at the time, or the site conditions between 2008 and today have deteriorated significantly over time. The velocity of water in this location is also higher than other locations along the creek because the creek banks toward the property in this location, increasing likelihood of erosion and increased maintenance demands over time. The Commission believe the amount of disturbance and armoring required to provide an access at this location is more extensive than originally anticipated and would require the removal of healthy and established riparian areas to achieve the river access.

The Commission is also concerned about the amount of foot traffic generated by patrons and visitors to the hotel in addition to members of the public who wish to access Trail Creek in this location. River access points are most often used for fisherman’s access, with low number of annual visitors. Providing a public access to Trail Creek directly adjacent to the paver terrace of the hotel will draw visitors and guests (and potentially their pets) to the river at a higher number than the gravel path was designed for. As seen at Lucy Lochen Park, when river access points are provided in higher traffic areas, bank erosion is highly likely without substantial improvements (rock steps or other armoring) to minimize impacts from foot and animal traffic.

Finally, the pedestrian access to the overlook and Trail Creek path is from Hwy 75, not Leadville Ave. There is no street parking on Hwy 75, limiting access to pedestrians that live or work near the western side of the development. Pedestrian access to the overlook from the Leadville Ave side of the development is not ideal for pedestrians and partially obstructed due to the placement of mechanical equipment and back of house operations for the hotel.

Therefore, the Commission approves a separate river access be provided on city property adjacent to the Leadville Bridge at Trail Creek at the expense of the applicant. This location is near the subject property, provides on-street parking opportunities for fishermen, and requires less disturbance of the bank due to minimal topography change in this location. The addition of a river access in this location would increase access opportunities for enjoyment of the creek as the overlook would be accessible from Hwy 75 and the creek access would be accessible from Leadville Ave. The proposed location is where the creek curves to the south where erosion pressure on is on the southern bank of the creek rather that the northern bank, resulting in less erosion issues at the access point than the previously approved location. The city has received two separate bids for the cost of construction of the river access ranging from $10,000-$12,000. The city plans to complete the river access in Summer 2026 once peak flow conditions in Trail Creek have subsided. Condition of approval #15 outlines the applicant’s financial obligation for the construction of the access in this location.

Condition 15 - The applicant shall provide for an appropriate landscaped buffer, signage, and trash receptacles between the lower paver terrace and the riparian area for the purpose of a) protecting the riparian area from damage and debris, b) focusing access to the creek to one location, c) reducing the likelihood of social trail development, and d) educating the public and visitors about the riparian area and Trail Creek. The landscape buffer may include hedges, fences, and other vertical elements that provide visibility into the riparian area but deter from multiple access points. A revised landscape plan

demonstrating this requirement must be submitted for review and approval by the Planning Department at the time of building permit application.

Compliance: The 2023 Design Review approval, included an at grade paver terrace almost the full length of the property along the southern end of the building. At the time, the Commission was concerned about the undefined nature of the transition between the paver terrace and the riparian area and recommended condition #15 to address those concerns at a future date.

In conjunction with addressing the transition area between the two spaces, as required per the condition, the size and orientation of the paver terrace have been revised. In large part, this was due to changes of the programming of the interior spaces adjacent to the terrace, but it created opportunities to revisit the landscape plan in this area holistically with the riparian restoration work.

Per the condition of approval, the applicant was required to provide "an appropriate landscaped buffer, signage, and trash receptacles". The proposed plan includes the revegetation of the riparian area with shrubs, grasses, and trees as the current condition is quite dilapidated along the riparian setback line. Further discussion of the riparian restoration plantings can be found in the floodplain criteria section below. In addition, there is some boulder retaining near the existing retaining wall to ensure slope stability as the riparian area transitions from Hwy 75 toward Leadville Ave.

At the transition between the paver terrace and the riparian area the applicant is proposing a live edge wood louvered fence. The riparian restoration plan also includes additional plantings along the fenceline to reinforce the riparian setback. The plan set included as an attachment to these findings show an elevation of the proposed fence treatment and a section showing the transition between the paver terrace and riparian area at the far northeast end of the paver terrace. The application materials also show the location of the trash receptacle and information signage. Condition of approval #5 outlines the requirement of review and approval of information sign content by the Planning Department prior to installation.

The Commission finds that, as conditioned, the application meets all the requirements of the applicable 2023 Design Review conditions of approval.

FINDINGS REGARDING COMPLIANCE WITH FLOODPLAIN DEVELOPMENT STANDARDS

Floodplain Development Permit Requirements				
1. Evaluation Standards: 17.88.050€				
Compliant			Standards	
Yes	No	N/A	Guideline	City Standards
☒	☐	☐	17.88.050(E)1	The proposal preserves or restores the inherent natural characteristics of the river, floodplain, and riparian zone, including riparian vegetation and wildlife habitat. Development does not alter

Floodplain Development Permit Requirements				
1. Evaluation Standards: 17.88.050€				
Compliant			Standards	
Yes	No	N/A	Guideline	City Standards
				river channel unless all stream alteration criteria for evaluation are also met.
			Finding	*The proposed project does not include any work below the mean high-water mark within the floodway therefore no stream alteration work is occurring. The current condition of the riparian area is significantly degraded in many sections with large portions of bare dirt, invasive species, and trash/debris that has been dumped in the area over the years. The proposed riparian restoration includes the removal of dead, diseased, and non-native species and debris and proposes to plant a variety of riparian grasses, shrubs, and trees to augment what remains from the initial cleanup efforts. Re-establishment of a healthy riparian area will support the inherent characteristics of the river by providing additional healthy habitat for bird and plant species, prevent erosion during high water periods, and provide shade of the creek to maintain moderate water temperatures for fish species.*
☒	☐	☐	17.88.050(E)2	No temporary construction activities, encroachment or other disturbance into the 25-foot riparian zone, including encroachment of below grade structures, shall be permitted, with the exception of approved stream stabilization work and restoration work associated with a riparian zone that is degraded.
			Finding	*As this permit is for riparian restoration, temporary construction activities are required within the 25-foot riparian area to achieve the goals of the restoration plan as allowed by this criterion. Condition of approval #6 outlines requirements for a specific construction management plan prior to commencement of the restoration work to ensure that no negative impacts to the creek occur from construction activities.*
☒	☐	☐	17.88.050(E)3	No permanent development shall occur within the 25-foot riparian zone, with the exception of approved stream stabilization work and restoration work associated with permit issued under this title, or exceptions as described below: a. Access to a property where no other primary access is available; b. Emergency access required by the fire department; c. A single defined pathways or staircases for the purpose of providing access to the river channel and in order to mitigate multiple undefined social paths; d. Development by the City of Ketchum.
			Finding	*There are two items considered "permanent development" that are within the 25-foot riparian area, the foot path to the creek overlook*

DRAFT

Floodplain Development Permit Requirements				
1. Evaluation Standards: 17.88.050€				
Compliant			Standards	
Yes	No	N/A	Guideline	City Standards
				and a groundwater discharge pipe that discharges water from the foundation dewatering system for the building. Both items were requirements of the 2008 PUD/CUP and Design Review that were re-instated by the City Council in 2022. *The finished floor elevation of the bottom level of the building is below the water table during spring runoff and therefore requires a dewatering system to ensure that no damage to the structural integrity of the building occurs. Water from the dewatering system runs through a pipe from the building foundation and discharges directly into Trail Creek. Water being discharged is fresh and clean groundwater and does not require treatment prior to discharge.* *The gravel path to the creek overlook is adjacent to the existing rock retailing wall that is proposed to remain. The gravel path is intended to provide a defined pathway that allows for observation of the creek and riparian area but deters visitors from developing social paths in other areas of the riparian area. The creek overlook path does not extend into the river channel due to the steep grade of the bank and concerns related to erosion and bank stability without greater armoring than is intended with this criterion.*
☒	☐	☐	17.88.050(E)4	New or replacement planting and vegetation in the riparian zone shall include plantings that are low growing and have dense root systems for the purpose of stabilizing stream banks and repairing damage previously done to riparian vegetation. Examples of such plantings most commonly include: red osier dogwood, common chokecherry, serviceberry, elderberry, river birch, skunk bush sumac, Beb's willow, Drummond's willow, little wild rose, gooseberry, and honeysuckle. However, in rare instances the distance from the top-of-bank to the mean high water mark is significant and the native vegetation appropriate for the riparian zone are low growing, drought resistant grasses and shrubs. Replacement planting and vegetation shall be appropriate for the specific site conditions. Proposal does not include vegetation within the 25-foot riparian zone that is degraded, not natural, or which does not promote bank stability.
			Finding	*The proposed revegetation plan includes a variety of grasses, shrubs, and trees. As shown in the project plans, additional trees and shrubs are proposed closer to the stream bank to further reinforce the bank*

DRAFT

Floodplain Development Permit Requirements				
1. Evaluation Standards: 17.88.050€				
Compliant			Standards	
Yes	No	N/A	Guideline	City Standards
				naturally rather than armoring the bank with rock. There is significant distance between the top of the bank to the mean high-water mark, up to four feet or more in some areas, therefore the proposed plan does include the planting of riparian grasses and shrubs in the area closest to the 25-foot setback. Species proposed in the plant list include many plants on the Blaine County Wetland and Riparian Plant List that is used as guidance by the City of Ketchum. However, there are a few species proposed that are not included in that list. Condition of approval #4 requires that the plant list be updated to only reference species from the Blaine County Wetland and Riparian List for final review and approval by the Planning Department prior to start of restoration work. The condition also requires that any changes to the plant species due to issues with availability or procurement must be approved by the Planning Department prior to installation.
☒	☐	☐	17.88.050(E)5	Landscaping and driveway plans to accommodate the function of the floodplain allow for sheet flooding. Surface drainage is controlled and shall not adversely impact adjacent properties including driveways drained away from paved roadways. Culvert(s) under driveways may be required. Landscaping berms shall be designed to not dam or otherwise obstruct floodwaters or divert same onto roads or other public pathways.
			Finding	*The landscaping proposed by the project is that of prescribed riparian species that serve to enhance the flow and function of the floodplain. This section of Trail Creek is known for higher velocities due to the narrow channel of the creek with steep banks and steep curves which limits the ability of flood waters to sheet flow. Established healthy riparian areas serve to slow flood waters thus reducing erosion that causes impacts downstream. No driveways or culverts are proposed within the riparian area or floodplain as part of the project.*
☒	☐	☐	17.88.050(E)6	Flood water carrying capacity is not diminished by the proposal.
			Finding	*Minimal grading work is required for the proposed project with no impact to the flood carrying capacity of the floodplain. No regrading of the area within the floodplain is required except 2-3 boulders downslope of the creek overlook path. All other grading work is proposed outside the floodplain boundary within the riparian area to stabilize the existing retaining wall and smoothly transition grade from southwest to northeast.*

DRAFT

Floodplain Development Permit Requirements				
1. Evaluation Standards: 17.88.050€				
Compliant			Standards	
Yes	No	N/A	Guideline	City Standards
☒	☐	☐	17.88.050(E)7	Impacts of the development on aquatic life, recreation, or water quality upstream, downstream or across the stream are not adverse.
			Finding	*Healthy riparian areas are characterized by a hierarchy of plants (grasses, shrubs, and trees) of varying species creating a dynamic biodiverse environment that enhances habitat areas for aquatic and avian species, stabilizes riverbanks, and promotes improved water quality. As outlined in the criteria above, the proposed restoration plan includes retention of existing healthy riparian plant species and introduction of a broad hierarchy of plants to revegetate bare areas with grasses, shrubs, and trees. The proposed plan also encourages natural revegetation of areas where healthy species exist and can naturally re-establish throughout the riparian area.*
☐	☐	☒	17.88.050(E)8	Building setback in excess of the minimum required along waterways is encouraged. An additional ten-foot building setback beyond the required 25-foot riparian zone is encouraged to provide for yards, decks and patios outside the 25-foot riparian zone.
			Finding	*n/a - There is no construction of buildings part of this application.*
☐	☐	☒	17.88.050(E)9	The top of the lowest floor of a building located in, or partially within, the SFHA shall be at or above the flood protection elevation (FPE). A building is considered to be partially within the SFHA if any portion of the building or appendage of the building, such as footings, attached decks, posts for upper story decks, are located within the SFHA. See section 17.88.060, figures 1 and 2 of this chapter to reference construction details. See chapter 17.08 of this title for definition of "lowest floor." a. In the SFHA where base flood elevations (BFEs) have been determined, the FPE shall be 24 inches above the BFE for the subject property; 24 inches or two feet is the required freeboard in Ketchum City Limits. b. In the SFHA where no BFE has been established, the FPE shall be at least two feet above the highest adjacent grade.
			Finding	*n/a - There are no buildings proposed with this application.*
☐	☐	☒	17.88.050(E)10	The backfill used around the foundation in the SFHA floodplain shall provide a reasonable transition to existing grade but shall not be used to fill the parcel to any greater extent. a. Compensatory storage shall be required for any fill placed within the floodplain. b. A CLOMR-F shall be obtained prior to placement of any additional fill in the floodplain.

DRAFT

Floodplain Development Permit Requirements				
1. Evaluation Standards: 17.88.050€				
Compliant			Standards	
Yes	No	N/A	Guideline	City Standards
			Finding	*n/a - There are no buildings proposed and therefore no foundations.*
☐	☐	☒	17.88.050(E)11	All new buildings located partially or wholly within the SFHA shall be constructed on foundations that are designed by a licensed professional engineer.
			Finding	*n/a - There are no buildings proposed and therefore no foundations.*
☐	☐	☒	17.88.050(E)12	Driveways shall comply with City of Ketchum street standards; access for emergency vehicles has been adequately provided for by limiting flood depths in all roadways to one foot or less during the one percent annual chance event.
			Finding	*n/a - As noted above, there are no changes to the existing residence or driveway proposed in the application. The existing driveway and residence is outside the floodplain boundary.*
☒	☐	☐	17.88.050(E)13	Landscaping or revegetation shall conceal cuts and fills required for driveways and other elements of the development.
			Finding	*As noted above, there is minimal grading necessary to complete the project. All earthwork will be revegetated per the proposed plans and will not be visible following establishment of plantings after a two-year growing period.*
☐	☐	☒	17.88.050(E)14	(Stream Alteration) The proposal is shown to be a permanent solution and creates a stable situation.
			Finding	*n/a – There is no work proposed within the floodway therefore there is no stream alteration being proposed with the project.*
☐	☐	☒	17.88.050(E)15	(Stream Alteration) No increase to the one percent annual chance flood elevation at any location in the community, based on hydrologic and hydraulic analysis performed in accordance with standard engineering practice and has been certified and submitted with supporting calculations and a No Rise Certificate, by a registered Idaho engineer.
			Finding	*n/a – There is no work proposed within the floodway therefore there is no stream alteration being proposed with the project.*
☐	☐	☒	17.88.050(E)16	(Stream Alteration) The project has demonstrated no adverse impact or has demonstrated all impacts will be mitigated.
			Finding	*n/a – There is no work proposed within the floodway therefore there is no stream alteration being proposed with the project.*
☐	☐	☒	17.88.050(E)17	(Stream Alteration) The recreational use of the stream including access along any and all public pedestrian/fisher's easements and the aesthetic beauty shall not be obstructed or interfered with by the proposed work.

DRAFT

Floodplain Development Permit Requirements				
1. Evaluation Standards: 17.88.050€				
Compliant			Standards	
Yes	No	N/A	Guideline	City Standards
			Finding	*n/a – There is no work proposed within the floodway therefore there is no stream alteration being proposed with the project.*
☐	☐	☒	17.88.050(E)18	(Stream Alteration) Fish habitat is maintained or improved as a result of the work proposed.
			Finding	*n/a – There is no work proposed within the floodway therefore there is no stream alteration being proposed with the project.*
☐	☐	☒	17.88.050(E)19	(Stream Alteration) The proposed work shall not be in conflict with the local public interest, including, but not limited to, property values, fish and wildlife habitat, aquatic life, recreation and access to public lands and waters, aesthetic beauty of the stream and water quality.
			Finding	*n/a – There is no work proposed within the floodway therefore there is no stream alteration being proposed with the project.*
☐	☐	☒	17.88.050(E)20	(Stream Alteration) The work proposed is for the protection of the public health, safety and/or welfare such as public schools, sewage treatment plant, water and sewer distribution lines and bridges providing particularly limited or sole access to areas of habitation.
			Finding	*n/a – There is no work proposed within the floodway therefore there is no stream alteration being proposed with the project.*
☐	☐	☒	17.88.050(E)21	(Wetlands) Where development is proposed that impacts any wetland the first priority shall be to move development from the wetland area. Mitigation strategies shall be proposed at time of application that replace the impacted wetland area with an equal amount and quality of new wetland area or riparian habitat improvement.
			Finding	*n/a – There are no wetlands on the property.*

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 Floodplain Development Permit application for the development and use of the project site.

DRAFT

2. The Commission has authority to hear the applicant's Floodplain Development Permit Application pursuant to Chapter 17.88 of Ketchum Municipal Code Title 17.

3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §17.88.050.D.2.b.

4. The Floodplain Development Permit application is governed under Ketchum Municipal Code Chapters 17.88.

5. The Floodplain Development Permit Application File No. P24-057, as conditioned, meets all applicable standards specified in Title 17 of Ketchum Municipal Code, as more fully described in the Findings of Fact above.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission approves this Floodplain Development Permit Application File No. P25-046 this Tuesday, December 9, 2025, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. The terms of this approval shall be per the provisions of KMC 17.88.050.D.3.G – Terms of Approval.
2. This approval is only for the scope of work outlined in the application narrative and project plans dated October 24, 2025 and as conditioned hereon.
3. Any modification to approved plans as referenced in this approval shall be considered an amendment to this permit, and may require a public hearing, considered for review under the requirements of KMC 17.88.050.D.
4. The landscape plan shall be revised to reference plants species from the 2021 Blaine County Wetland and Riparian Plant List and shall be submitted for review and approval by the Planning Department prior to installation of any plant species. Any changes to the approved plant list due to limited availability shall be submitted in writing to the Planning Department and shall be reviewed and approved prior to installation of any plant species.
5. Prior to commissioning of the riparian information signage, educational content shall be submitted to the Planning Department for review and approval.
6. Prior to start of construction, the applicant shall submit a comprehensive construction management plan for review and approval by the City Engineer and Planning Department.
7. The Administrator shall conduct site inspections of work in progress. The Administrator shall make as many inspections of the work as may be necessary to ensure that the work is being done according to the terms of this permit, approved plans, and KMC 17.88. In exercising this power, the Administrator has a right, upon presentation of proper credentials, to enter the property at any reasonable hour for the purposes of inspection or other enforcement action.

DRAFT

8. If construction or improvements differ from the approved plans, such work may be subject to removal or require an amendment to the permit at the applicant's expense.
9. Following project completion, upon an annual inspection, if 80% or fewer of the plants indicated on the Landscape Plan have not survived, the property owner shall re-install new plantings. This includes ground cover and grasses, shrubs, and trees.
10. Maintenance of the riparian area, including but not limited to, trash and debris removal, maintenance of the gravel path and overlook, and installation of new plantings shall be at the expense of the property owner.
11. No mowing, trimming, or removal of vegetation within the riparian zone shall take place without written prior approval from the Planning Department and City Arborist.
12. No use of restricted use chemicals or soil sterilants are permitted within one hundred feet (100') of the mean high-water mark on the subject property at any time (KMC 17.88.040.C.3).
13. All applications of herbicides and/or pesticides within one hundred feet (100') of the mean high-water mark, but not within twenty-five feet (25') of the mean high-water mark, must be done by a licensed applicator and applied at the minimum application rates (KMC 17.88.040.C.4).
14. Application times for herbicides and/or pesticides shall be limited to two (2) times a year; once in the spring and once in the fall unless otherwise approved by the City Arborist (KMC 17.88.040.C.5).
15. The applicant shall be responsible for the full cost of constructing a river access at the location of Leadville Ave and Trail Creek. Within 60 days of completions of the river access construction, the city shall invoice the applicant for the full cost of construction. The applicant shall pay the full amount of the invoice within 60 days.
16. It shall be unlawful to dump, deposit, or otherwise cause any trash, landscape debris, or other material to be placed in any stream, channel, ditch, pond, or basin that regularly or periodically carries or stores water.

Administrative Appeal Notice: Applicant has the opportunity, pursuant to Ketchum City Code 17.20.030(F) and 17.144, 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 9th day of December 2025.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission

DRAFT