



City of Ketchum  
Planning & Building

IN RE: )  
)  
The Chalets at Warm Springs Townhomes ) KETCHUM PLANNING AND ZONING COMMISSION  
Preliminary Plat ) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND  
Application File Number: P26-009 ) DECISION  
Date: June 17, 2026 )  
)  
)

PROJECT: The Chalets at Warm Springs Townhomes  
APPLICATION TYPE: Preliminary Plat  
FILE NUMBER: P26-009  
PROPERTY OWNER: 108-110 Ritchie, LLC  
REPRESENTATIVE: Hank Moore, Presidio Development  
LOCATION: 108 Richie Dr (WARM SPRINGS VILL SUB 2ND REV LOT 3A BLK 4)  
ZONING: Tourist 3000 (T-3000)  
OVERLAY: None

**RECORD OF PROCEEDINGS**

The preliminary plat application was received on February 26, 2026. The application was processed and deemed complete on February 26, 2026. Following receipt of the complete application, Planning staff routed the application materials to all city departments for review. City department comments were provided to the applicant on April 7, 2026. The applicant submitted revised project materials on May 4, 2026. City departments completed a second round of review by May 7, 2026 confirming that all comments had been addressed satisfactorily though the applicants revisions to the plans or conditions of approval.

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 May 13, 2026. The public hearing notice was published in the Idaho Mountain Express on May 13, 2026. A notice was posted on the project site and the City’s website on May 20, 2026.

## BACKGROUND

The applicant submitted a Design Review application for the development of 12-, three- and four-bedroom, townhouse units at 108 Ritchie Drive (the subject property). The subject property is located in the Tourist 3000 (T-3000) zone district. The Design Review was approved by the Planning and Zoning Commission (the Commission) on December 9, 2025 and the Commission adopted the Findings of Fact, Conclusions of Law, and Decision for the Design Review on January 20, 2026. Condition of approval number 14 of the Design Review application requires a Preliminary Plat application to be submitted prior to building permit issuance. No building permit has been issued for the project.

The proposal exceeds the floor area ratio of the subject property, as permitted in the T-3000 zone. The FAR Exceedance Agreement for the subject property was approved by the City Council on March 25, 2026.

## FINDINGS OF FACT

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

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

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

### **CRITERIA A: COMPREHENSIVE PLAN CONFORMANCE**

The 2025 Comprehensive Plan designates the subject property's future land use as High Density Residential (HDR) in the Future Land Use Map (FLUM). The primary use of HDR is townhomes and multifamily residential with the density range being between 11 to 20 dwelling units per acre. The proposed project as shown on the preliminary plat is a townhome development with a density of 14.69 dwelling units per acre. The Commission finds the proposed development meets the intent of the future land use designation as proposed.



Figure 1: Subject Property

Comprehensive Plan Chapter 3 core value “Distinctive Built and Natural Environment” policies support this proposal. Policy BNE 1.5 considers context sensitive development and requires “infill and redevelopment projects to be tailored to the surrounding neighborhood context and applicable future land use categories.” Policy BNE -1.1: Growth Management supports the efficient use of Ketchum’s limited land area.

The surrounding Warm Springs neighborhood is characterized by a variety of two- and three-story multi-family and duplex developments. See Figure 1 to the left for the subject property in yellow. 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. Additionally, the construction and subdivision of 108 Ritchie is efficient use of Ketchum’s limited land area.

With conformance to the 2025 FLUM and Comprehensive Plan policies, the Commission finds that the development is consistent with the Comprehensive Plan.

**CRITERIA B – G: CONFORMANCE WITH APPLICABLE STANDARDS AND CRITERIA**

**FINDINGS REGARDING COMPLIANCE WITH ZONING REGULATIONS**

Applicable Zoning Standards Analysis				
Compliant			City Code	Standards and Conformance
Yes	No	N/A		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.02.040.B.2	<b>Minimum Lot Area and Width</b>
			<i>Commission Findings</i>	Permitted: 8,000 square feet with minimum of 80-foot width  The lot is 35,799 SF lot area with an approximate average lot width of 215 feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.02.080.B	<b>FAR or Lot Coverage</b>
			<i>Commission Findings</i>	Permitted FAR: 0.5 Permitted FAR with Community Housing: 1.6 Approved FAR: 1.3  FAR Exceedance Agreement approved by City Council on March 25, 2026.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.B	<b>Minimum Residential Density</b>

			<i>Commission Findings</i>	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 & Subdivisions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.020.C.12.i(2)	<b>Driveways</b>
			<i>Commission Findings</i>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.02.080.B	<b>Open Site Area</b>
			<i>Commission Findings</i>	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  Total Lot area: 35,799 SF Total SF of Buildings, Streets, Driveways, and Dumpster = 22,864 SF 35,799 SF – 22,864 SF = 12,935 SF = 37% Total proposed patios and walkways = 622.25 SF = <5%

**FINDINGS REGARDING COMPLIANCE WITH PRELIMINARY PLAT DIGITAL COPIES**

Preliminary Plat Digital Copy Requirements				
Compliant			City Code	Standards and Conformance
Yes	No	N/A		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.080.A.c.(2)(A)viii(a)	The scale, north point and date.
			<i>Commission Findings</i>	The preliminary plat includes a scale, north point, and date.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.080.A.c.(2)(A)viii(b)	The name of the proposed subdivision. Subdivision names shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho and shall be approved by the Blaine County Assessor.

			<i>Commission Findings</i>	The preliminary plat includes the name of the proposed subdivision: The Chalets at Warm Springs. This name is not currently applied to any other property in Blaine County.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.080.A.c.(2)(A)viii(c)	<b>The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.</b>
			<i>Commission Findings</i>	The name and address of the owner of record, the subdivider, and the surveyor are shown in the bottom left corner on page one of the preliminary plat. 108 – 110 Ritchie LLC is the owner and subdivider. Mark Van Duser, Galena-Benchmark Engineering, is the surveyor.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.080.A.c.(2)(A)viii(d)	<b>Legal description of the area platted.</b>
			<i>Commission Findings</i>	The legal description is included in line two under the proposed subdivision name.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.080.A.c.(2)(A)viii(e)	<b>The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.</b>
			<i>Commission Findings</i>	The preliminary plat indicates the boundary lines of the adjoining lots including townhouse lots and lots within Warm Springs Village Subdivision Second Addition.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.080.A.c.(2)(A)viii(f)	<b>A contour map of the subdivision with contour lines and a maximum interval of two feet to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the City Engineer.</b>
			<i>Commission Findings</i>	The preliminary plat shows the contour lines for the subject property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.080.A.c.(2)(A)viii(g)	<b>The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.</b>
			<i>Commission Findings</i>	The preliminary plat shows the scaled location of the adjacent street. There are no existing buildings or bodies of water on the subject property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.080.A.c.(2)(A)viii(h)	<b>Boundary description of the tract.</b>
			<i>Commission Findings</i>	Boundary description of the tract is included as longitude and latitude along the property lines.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.080.A.c.(2)(A)viii(i)	<b>Existing zoning of the tract.</b>
			<i>Commission Findings</i>	The existing zoning of the subject property is contained in plat note #28.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.080.A.c.(2)(A)viii(j)	<b>The proposed location of street rights of way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.</b>

			<i>Commission Findings</i>	The proposed private roads (Baldy Way and Chalet Drive), sublots, and easements are shown and dimensioned.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.080.A. c.(2)(A)viii(k)	The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
			<i>Commission Findings</i>	The preliminary plat shows the approximate size and proposed land use for access, public utility easements, and common area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.080.A. c.(2)(A)viii(l)	The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.
			<i>Commission Findings</i>	All sewers, water mains, street improvements, curbs and gutters are shown.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.080.A. c.(2)(A)viii(m)	The direction of drainage, flow and approximate grade of all streets.
			<i>Commission Findings</i>	The grade and drainage of Ritchie Drive is shown.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.07.080.A. c.(2)(A)viii(n)	The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.
			<i>Commission Findings</i>	N/A – Drainage canals and drainage easements are not proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.080.A. c.(2)(A)viii(o)	Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.
			<i>Commission Findings</i>	The preliminary plat contains a vicinity map referencing existing arterials and collector streets.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.07.080.A. c.(2)(A)viii(p)	The boundaries of the floodplain, floodway and avalanche overlay district shall also be clearly delineated and marked on the preliminary plat or note provided if the entire project is in the floodplain, floodway or avalanche overlay district.
			<i>Commission Findings</i>	N/A – Property is not in the floodplain, floodway, or avalanche overlay.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.07.080.A. c.(2)(A)viii(q)	Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two or more streets.
			<i>Commission Findings</i>	N/A – Property is not in the floodplain, does not contain land with a slope of 25%, and is not creating a corner lot.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.080.A. c.(2)(A)viii(r)	Lot area of each lot.
			<i>Commission Findings</i>	The preliminary plat shows the lot area of each subplot.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.080.A. c.(2)(A)viii(s)	Existing mature trees and established shrub masses.
			<i>Commission Findings</i>	The lot is currently vacant and does not contain existing mature trees or shrub masses.

**FINDINGS REGARDING PRELIMINARY PLAT SUBDIVISION REQUIREMENTS**

Preliminary Plat Development and Design Requirements					
Compliant			City Code	Standards and Conformance	
Yes	No	N/A	City Code	Standards and Conformance	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.06.050.A	<b>Lot Requirements:</b> 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Corner lots outside of the original Ketchum Townsite shall have a property line curve or corner of a minimum radius of 25 feet unless a longer radius is required to serve an existing or future use. 3. Side lot lines shall be within 20 degrees to a right angle or radial line to the street line. 4. Double frontage lots shall not be created. 5. Every lot in a subdivision shall have a minimum of 20 feet of frontage on a dedicated public street or legal access via an easement of 20 feet or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat. 6. In the LR-1 District, the maximum density of a single development is one dwelling unit per acre of gross land area of less than 25 percent slope.	
			<i>Commission Findings</i>	1. The proposed townhouse subdivision meets all dimensional standards as outlined in the T-3000 zone district for the parent lot. The minimum lot size is 8,000 square feet and the parent lot for the subject property is 35,574 square feet. The new attached townhomes meet minimum setback requirements in the T-3000 for the front, side, and rear. 2. N/A – a corner lot is not being proposed. 3. The parent lot of the townhouse subdivision and the newly created subplot lot lines are within 20 degrees to a right angle to the street lot line along Ritchie Drive, Baldy Way, and Chalet Drive. 4. A double frontage lot is not being proposed. 5. Sublots 1-6 have a minimum of 20 feet of frontage along Ritchie Drive and Sublots 7 -12 have a minimum of 20 feet of frontage along the private roads which is an access and public utility easement. 6. N/A – The subject property is in the T-3000 zone.	

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.06.050.B	<p><b>Building Envelopes:</b></p> <ol style="list-style-type: none"> <li>1. Building envelopes shall be shown on preliminary and final plats when a proposed subdivision includes lot(s): <ol style="list-style-type: none"> <li>a. In whole or in part within the floodplain;</li> <li>b. That contain land with a slope in excess of 25 percent, based upon natural contours; or</li> <li>c. Create corner lots at the intersection of two or more streets.</li> </ol> </li> <li>2. The building envelopes shall be located in a manner designed to promote orderly and logical development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure.</li> <li>3. Building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses, and topographical features.</li> <li>4. Structures may only be built on buildable lots as defined in §16.08.020. Building envelopes shall be established outside of hillsides of 25 percent and greater and outside of the floodway. A Subdivision Exception to this standard may only be considered for the following: <ol style="list-style-type: none"> <li>a. For parcels that are entirely within slopes of 25 percent or greater to create a reasonable building envelope, provided the Mountain Overlay District standards and all other City requirements are met.</li> <li>b. For small encroachments into or over isolated pockets of land with a slope of 25 percent or greater that are found to be in compliance with the purposes and standards of the Mountain Overlay District and this section.</li> </ol> </li> </ol>
			<i>Commission Findings</i>	N/A – Property is not in the floodplain, does not contain land with a slope of 25%, and is not creating a corner lot.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.06.050.C	<p><b>Block Requirements:</b> The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</p> <ol style="list-style-type: none"> <li>1. No block shall be longer than 1,200 feet (1,200'), nor less than 400 feet between the street intersections, and shall have sufficient depth to provide for two tiers of lots.</li> <li>2. Blocks shall be laid out in such a manner as to comply with the lot requirements.</li> <li>3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features.</li> <li>4. Except in the original Ketchum Townsite, corner lots shall contain a building envelope outside of a 75-foot radius from the intersection of the streets.</li> </ol>
			<i>Commission Findings</i>	N/A – No new blocks are being created.
<input checked="" type="checkbox"/>		<input type="checkbox"/>	16.06.050.D	<b>Street Improvement Requirements:</b>

<input type="checkbox"/>		<ol style="list-style-type: none"> <li>1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land;</li> <li>2. All streets shall be constructed to meet or exceed the criteria and standards set forth in §16.04.020, <i>Access, Connectivity, and Circulation</i>, and all other applicable ordinances, resolutions or regulations of the City or any other governmental entity having jurisdiction, now existing or adopted, amended or codified;</li> <li>3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right-of-way, the City Council may require a frontage street, planting strip, or similar design features;</li> <li>4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;</li> <li>5. Street grades shall not be less than three-tenths percent and not more than seven percent so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing;</li> <li>6. In general, partial dedications shall not be permitted, however, the City Council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the Council finds it practical to require the dedication of the remainder of the right-of-way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right-of-way shall be dedicated;</li> <li>7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended;</li> <li>8. Where any street deflects an angle of ten degrees or more, a connecting curve shall be required having a minimum centerline radius of 300 feet for an arterial and collector streets, and 125 feet for minor streets;</li> <li>9. Streets with centerline offsets of less than 125 feet shall be prohibited;</li> <li>10. A tangent of at least one hundred 100 feet long shall be introduced between reverse curves on arterial and collector streets;</li> <li>11. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the County Assessor's Office before submitting same to council for preliminary plat approval;</li> <li>12. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</li> </ol>
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			<p>13. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;</p> <p>14. In general, the centerline of a street shall coincide with the centerline of the street right-of-way, and all crosswalk markings shall be installed by the subdivider as a required improvement;</p> <p>15. Street lighting may be required consistent with adopted City standards and where designated shall be installed by the subdivider as a requirement improvement;</p> <p>16. Private streets may be allowed upon recommendation by the Planning and Zoning Commission and approval by the City Council. Private streets shall be constructed to meet the design standards specified in §16.06.050.D.2 and §16.04.020, <i>Access, Connectivity, and Circulation</i>;</p> <p>17. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the Streets Department and shall be consistent with the type and design of existing street signs elsewhere in the city;</p> <p>18. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be pursuant to adopted standard specifications;</p> <p>19. Sidewalks, curbs, and gutters may be a required improvement installed by the subdivider in compliance with adopted City standards; and</p> <p>20. No new public or private streets or flag lots associated with a proposed subdivision are permitted to be developed on parcels within the Avalanche Overlay District.</p>
		<i>Commission Findings</i>	<p>1. The new private roads are accessed by Chalet Drive which is a 20' wide private drive accessed off of Ritchie Drive.</p> <p>2. – 6. New circulation roads are not being proposed and do not intersect with arterials.</p> <p>7. A turnaround area is provided via the nature of the hammerhead style of the private roads and is included in the access easement.</p> <p>8. – 10. N/A due to the scope of the proposal.</p> <p>11. Applicant to confirm prior to City Council public hearing.</p> <p>12. – 14. N/A due to the scope of the proposal.</p> <p>15. Streetlights are not being proposed.</p> <p>16. The private roads are used only as access easements to each subplot on the subject property and not intended for circulation.</p> <p>17. The scope of this project will not require street signs.</p> <p>18. This proposed project will not require a new bridge.</p> <p>19. Sidewalks, curbs, and gutters are being installed in compliance with City Standards.</p> <p>20. N/A – The subject property is not in the Avalanche Overlay.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>16.06.050.E Alley Improvement Requirements:</b></p> <p>1. Alleys shall be provided in mixed-use districts.</p>

				<p>2. The width of an alley shall be not less than 20 feet.</p> <p>3. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement.</p> <p>4. Dead end alleys shall be permitted only within the original Ketchum Townsite and only after due consideration of the interests of the owners of property adjacent to the dead end alley including, but not limited to, the provision of fire protection, snow removal and trash collection services to such properties.</p> <p>5.d Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in §16.06.050.D.2.</p>
			<i>Commission Findings</i>	N/A – No alleys are adjacent to the subject property. The existing lot is surrounded on three sides by existing developments and on one side by Ritchie Drive.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.06.050.F	<p>Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands.</p> <p>1. A public utility easement at least ten feet in width shall be required within the street right-of-way boundaries of all private streets. A public utility easement at least five feet in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the City Engineer to be necessary for the provision of adequate public utilities.</p> <p>2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse.</p> <p>3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten-foot fish and nature study easement along the riverbank. Furthermore, the City Council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the Council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision.</p> <p>4. All subdivisions that border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a 25-foot scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion.</p> <p>5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted, or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property</p>

				<p>owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans.</p> <p>6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.</p>
			<i>Commission Findings</i>	<p>1. The entirety of the private drives, Baldy Way and Chalet Drive, are dedicated as a public utility easement.</p> <p>2. N/A – The subject property does not border a watercourse.</p> <p>3. N/A – The subject property does not border the Big Wood River, Trail Creek, or Warm Springs.</p> <p>4. N/A – The subject property does not border the Big Wood River, Trail Creek, or Warm Springs.</p> <p>5. N/A – The subject property is currently vacant, all development and infrastructure will be new.</p> <p>6. N/A – The scope of the project does not require non-vehicular transportation easements.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.06.050.G	<p><b>Sanitary Sewage Disposal Improvements:</b></p> <p>1. Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider.</p> <p>2. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the City Engineer, City Council, and the Idaho Department of Health and Welfare prior to final plat approval.</p> <p>3. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho Department of Health and Welfare and the City Council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the Council may require an increase in the minimum lot size and may impose any other reasonable requirements that it deems necessary to protect public health, safety, and welfare.</p>
			<i>Commission Findings</i>	<p>1. A sewage system is shown and outlined on the preliminary plat and civil plan sheets. Each subplot will have a dedicated sewage line with a new main line running through the access and public utility easement.</p> <p>2. N/A – This standard shall apply to the final plat.</p> <p>3. N/A – The sewage system will be connected to the public sewage system.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.06.050.H	<p><b>Water System Improvements:</b></p> <p>1. A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement.</p> <p>2. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the City under the supervision of the Fire Department and other regulatory agencies having jurisdiction.</p>

				<p>3. The central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted.</p> <p>4. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho Department of Health and Welfare, Idaho Survey and Rating Bureau, District Sanitarian, Idaho State Public Utilities Commission, Idaho Department of Reclamation, and all requirements of the City.</p>
			<i>Commission Findings</i>	<p>1. A water system is shown and outlined on the preliminary plat and civil sheets. Each subplot will have a dedicated water line with a new main line running through the access and public utility easement.</p> <p>2. A new fire hydrant is proposed at the entrance to the development, to the right of Chalet Drive.</p> <p>3. The proposed water systems shall have sufficient flow as each subplot has a dedicated water line connected to a new water main that will run under the access and public utility easement.</p> <p>4. The proposed water systems are connected to the municipal water systems.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.06.050.I	<p><b>Planting Strip Improvements:</b></p> <p>1. Planting strips shall be required improvements to screen incompatible features for the following:</p> <ul style="list-style-type: none"> <li>a. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or LI districts or off street parking areas; and</li> <li>b. Along the boundary line of lots adjacent to arterial streets or incompatible zoning districts.</li> </ul> <p>2. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the Final Plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;</p> <p>3. All planting strips shall be located within an easement granted to the City and recorded in the office of the Blaine County Recorder prior to or in conjunction with recordation of the Final Plat.</p> <p>4. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application.</p>
			<i>Commission Findings</i>	N/A – The surrounding developments are compatible with the proposal, and no new subdivision is being created.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.06.050.J	<p><b>Cuts, Fills, And Grading Improvements:</b></p> <ul style="list-style-type: none"> <li>1. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.</li> <li>2. Areas within a subdivision that are not well suited for development because of existing soil conditions, steepness of slope, geology or</li> </ul>

				<p>hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.</p> <ol style="list-style-type: none"> <li>3. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.</li> <li>4. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</li> <li>5. Fills shall be compacted to at least 95 percent of maximum density as determined by AASHTO T-99 (American Association of State Highway Officials) and ASTM D698 (American Standard Testing Methods).</li> <li>6. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability.</li> <li>7. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within 12 feet horizontally of the top and existing or planned cut slope.</li> <li>8. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet, plus one-fifth of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet; tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet, plus one-fifth of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.</li> </ol>
			<i>Commission Findings</i>	This standard does not apply as this application is the subdivision of an existing lot. On-site grading for the new townhomes meet all grading requirements and all disturbance will be revegetated per the landscape plan included in the approved Design Review (P24-063).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.06.050.K	<p><b>Drainage Improvements:</b></p> <ol style="list-style-type: none"> <li>1. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the City on the preliminary and Final Plat.</li> <li>2. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity.</li> </ol>

				<p>3. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider.</p> <p>4. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.</p>
			<i>Commission Findings</i>	<p>1. – 2. N/A – there are no natural drainage courses on the subject property.</p> <p>3. An adequate drainage system is being proposed as seen in the Civil Sheets, C1.00 and C2.00, which will install storm drains and catch basins.</p> <p>4. N/A – The scope of the proposed project does not require a culvert.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.06.050.L	<p><b>Utilities:</b> In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone, and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.</p>
			<i>Commission Findings</i>	<p>The electrical and telephones lines are proposed to be underground. The gas line shown at the NW corner does not explicitly state that it will be underground. This can be added as a condition for clarity. However, staff know the intention is for the gas line to be underground.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.06.050.M	<p><b>Off-site Improvements:</b> Where the off-site impact of a proposed subdivision is found by the Planning and Zoning Commission or City Council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to Final Plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.</p>
			<i>Commission Findings</i>	<p>N/A – Off-site improvements will not be required as the proposal is not expected to create substantial additional traffic.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.06.050.N	<p><b>Avalanche and Mountain Overlay:</b> All improvements and subdivisions created pursuant to this chapter shall comply with Avalanche Overlay district and Mountain Overlay district requirements as set forth §16.02.060.D.</p>
			<i>Commission Findings</i>	<p>N/A – The property is not in the Avalanche or Mountain Overlay.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.06.050.O	<p><b>Natural Feature Preservation:</b></p> <p>1. Existing natural features that enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.</p>

				<p>2. Preserved natural features shall be located within an easement granted to the City and recorded in the office of the Blaine County Recorder prior to or in conjunction with recordation of the Final Plat.188F</p>
			<i>Commission Findings</i>	N/A – The property is currently vacant with no significant features.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.06.050.P	<p>Additional Criteria for Subdivision in the Floodplain Overlay District:</p> <ol style="list-style-type: none"> <li>1. The City Council may require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access easement. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the Council may require an extension of that easement along the portion of the riverbank that runs through the proposed subdivision.</li> <li>2. All subdivision proposals shall be consistent with the standards set forth in §16.02.060.A, <i>FP: Floodplain Overlay District</i>;</li> <li>3. All proposed lots in the subdivision shall have a building envelope that is located above the base flood elevation. It is preferred that building sites are located on natural high ground and special flood hazards areas are reserved for open space, trails, parks, and other low-impact, nonresidential uses. If fill is proposed to elevate building sites, compensatory storage must be provided pursuant to section chapter.</li> <li>4. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;</li> <li>5. All subdivision proposals shall include streets that are at or above the base flood elevation to allow dryland access for emergency vehicles during a flood event;</li> <li>6. All subdivision proposals shall have adequate drainage facilities provided to ensure that the post-development stormwater (of a 25-year storm) discharge volume and flow rate will not exceed the pre-development conditions. Low impact development and green infrastructure techniques for stormwater management are encouraged. Drainage plans and pre- and post-development hydrology calculations shall be prepared by a civil engineer licensed in the State of Idaho;</li> <li>7. All requirements of the Code of Federal Regulations, 44 CFR 60.3 shall be met; and</li> <li>8. All subdivision proposals and other development proposals shall have received all necessary permits from those governmental</li> </ol>

				agencies for which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 USC 1334.
			<i>Commission Findings</i>	N/A – The property is not in the floodplain.

**FINDINGS REGARDING TOWNHOME SUBDIVISION REQUIREMENTS**

Townhouse Subdivision Requirements				
Compliant				
Yes	No	N/A	City Code	Standards and Conformance
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.06.070.C.1	All townhouse developments, including each individual subplot, shall not exceed the maximum building coverage requirements of the zoning district. The building coverage limitation shall apply to the collective townhouse development lot, and not each individual sublots.
			<i>Commission Findings</i>	The development is in the T-3000 zone district which allows for up to a 1.6 Floor Area Ratio (FAR) if the development utilizes the City’s density bonus program. The development has a proposed FAR of 1.30. The FAR Exceedance Agreement #27005 was approved on March 25, 2026.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.06.070.C.2	All garages shall be designated on the preliminary and Final Plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided that the ownership of detached garages is tied to specific townhouse units on the townhouse plat and in any owner's documents, and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.
			<i>Commission Findings</i>	All garages are designated on the preliminary plat. Each townhouse has dedicated garage parking within each unit.

**CONCLUSIONS OF LAW**

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Design Review application for the development and use of the project site.
2. The Planning and Zoning Commission has authority to hear the applicant’s Preliminary Plat Application pursuant to Chapter 16.07 of Ketchum Municipal Code Title 16.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §16.07.020.E.6.

4. The Preliminary Plat Application is governed under Ketchum Municipal Code Chapter 16.06 and §16.07.080.A.1.
5. The Preliminary Plat Application File No. P26-009 meets all applicable standards specified in Title 16 of Ketchum Municipal Code.

### DECISION

**THEREFORE**, the Ketchum Planning and Zoning Commission **recommends approval** of The Chalets at Warms Springs Preliminary Plat Application File No. P26-009 this Wednesday, June 17, 2026 subject to the following conditions of approval.

### CONDITIONS OF APPROVAL

1. The Preliminary Plat is subject to all conditions of approval associated with Design Review approval P24-063.
2. Failure to record a Final Plat within two (2) years of Council's approval of a Preliminary Plat shall cause the Preliminary Plat to be null and void.
3. The Preliminary Plat shall clarify that the gas line is to be undergrounded.

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

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

Findings of Fact **adopted** this 17<sup>th</sup> day of June 2026.

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