



City of Ketchum
Planning & Building

IN RE:)	
)	
3020 Warm Springs Rd Duplex)	KETCHUM PLANNING AND ZONING COMMISSION
Design Review)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: July 13 th , 2020)	DECISION
)	
File Number: P20-031)	

FINDINGS REGARDING APPLICATION FILED

PROJECT: 3020 Warm Springs Rd Duplex Design Review

FILE NUMBER: P20-031

APPLICATION TYPE: Design Review

REPRESENTATIVE: Craig Lawrence, AIA

PROPERTY OWNER: Doug & Stacey Waddell

LOCATION: 3020 Warm Springs Road (Wills Condominium Subdivision No 2)

ZONING: General Residential Low Density (GR-L) Zoning District

NOTICE: A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site on April 29th, 2020. Public comment has been incorporated into the record for the project.

FINDINGS REGARDING PROJECT BACKGROUND

The Planning & Zoning Commission considered this Design Review application for the development of a new duplex located at 3020 Warm Springs Road during their meetings on May 19th, 2020 and June 8th, 2020. The Commission evaluated the design detailing of the building walls at the rear and side elevations. Their recommendations focused on enhancing the design of the rear and side façades to provide visual relief through the application of exterior materials. The Commission suggested the applicant: (1) adjust the cedar siding pattern, (2) add windows at the first floor, and (3) incorporate material elements from the front facade to tie all building walls into one cohesive design. The Commission moved to continue review of the project and directed the applicant to update the project plans based on their feedback. The applicant modified the plans and proposed new renderings and elevations of the side and rear facades. The applicant enhanced the design of the side and rear facades by reconfiguring exterior materials, adding architectural details, and altering building mass. The updated project plans indicate changes to the cedar siding pattern and the

addition of windows at the first level. The cedar siding forms a two-story element across the rear wall that wraps around the sides of the duplex. This two-story element is capped with finished trim that matches the fascia at the front elevation. The applicant has added undulation to the rear building wall by stepping the third floor back 18 inches from the first two floors. These changes enhance articulation, provide visual relief, and define the building’s character through cohesive design elements and architectural details. The Planning & Zoning Commission reviewed and approved the Design Review application on June 22nd, 2020.

FINDINGS REGARDING PROJECT SITE & NEIGHBORHOOD CONTEXT

The property is located on Warm Springs Road between Skiway Drive and Jane Lane. The 11,000-square-foot lot is constrained by a 5-foot public utility easement bordering the front lot line, a 15-foot sewer easement along the western property line, and a 10-foot waterline easement along the rear lot line. A well easement is located at the northeast corner of the lot.

Most of the surrounding neighborhood is developed with single-family residences and townhomes except for a few vacant properties within the Avalanche Zone along Sage Road and a couple of vacant lots on Ritchie Drive. Neighboring properties on either side of the project site are developed with similar duplexes. These townhomes developments were all built in 1975. Each duplex is two stories with a total floor area of 2,304 square feet and approximately 11% of building coverage. The site’s rear yard borders the Bernath Townhomes, which is accessed from Sage Road. Constructed in 2005, the Bernath duplex is 34-feet tall with 35% of building coverage.

TABLE 1: FINDINGS REGARDING CITY DEPARTMENT COMMENTS

City Department Comments
<p><i>Note: City Department comments are preliminary. All City Departments shall review and approve the project through the Building Permit application process. All comments pertaining to the Design Review drawings are subject to change. All right-of-way improvements shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project. All City Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.</i></p>
<p>Fire Department:</p> <ul style="list-style-type: none"> • It is the General Contractor’s responsibility to understand and adhere to all Fire Protection Ordinance #1125 requirements in addition to any and all other City of Ketchum requirements in effect at the time of Building Permit issuance. Failure to comply with all local ordinances and codes may result in project work stoppage as well as criminal penalties. • The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances. • Approved address numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers and letters shall be a minimum of four (4) inches tall, contrast with their background and be positioned a minimum of forty-eight (48) inches above final grade. • Vehicle parking and material storage during construction shall not restrict or obstruct public streets or access to any building. A minimum twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. All required Fire Lanes, including within 15 feet of fire hydrants, shall be maintained clear and unobstructed at all times. • An approved automatic fire sprinkler system shall be installed throughout the building per City of Ketchum Ordinance #1125 (www.ketchumfire.org) and the National Fire Protection Association Standard 13. An approved fire sprinkler flow bell, Knox box and Fire Department Connection shall be installed in an approved

location visible to approaching firefighters. Water service lines to structures shall be hydraulically calculated for size to meet fire sprinkler flow requirements. Fire sprinkler systems shall be annually tested and maintained per NFPA 25. An approved fire department connection and flow bell shall be installed in a location approved by the fire department and the system shall be supervised by an approved alarm system.

- NOTE: One electronic set of fire sprinkler system plans must be submitted to the Ketchum Fire Department as well as the State Fire Marshal's office and a Ketchum Fire Department Permit must be obtained prior to installation of fire sprinkler systems. Inspections of fire sprinkler systems by the Fire Chief or an appointee are required. Inspections must be scheduled at least 48 hours in advance.
- An approved monitored fire sprinkler alarm system shall be installed per City of Ketchum Ordinance #1125 (www.ketchumfire.org) and the requirements of NFPA 72. Two (2) sets of alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm systems. Inspections of fire detection systems by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance.
- An approved access roadway per 2012 International Fire Code Appendix D (www.ketchumfire.org) shall be installed prior to any combustible construction on the site. The road shall be a minimum of twenty (20) feet in width and capable of supporting an imposed load of at least 75,000 pounds. The road must be an all-weather driving surface maintained free, clear, and unobstructed at all times. Grades shall not exceed 7%. Dead end access roadways exceeding 150 feet in length shall be provided with an approved turnaround. Gates, if installed, are required to be siren activated for emergency vehicle access.
- Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building.
- Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers.
- An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department. The key box shall be a Knox box brand and sized to accommodate keys to every door of the project.
- Inspections of Fire Department permit required installations shall be scheduled at least 48 hours in advance.
- An 8 ½ by 11 color coded site map of this project shall be provided on paper and electronically to the fire department. This site map shall show the locations of gas shut-offs, power shut-offs, fire sprinkler riser rooms, fire department connections, alarm panels, Knox boxes, access doors, egress windows, stairways and any additional Fire Department requirements. Exact details for color coded "On-Sites" can be found at www.ketchumfire.org.
- Final inspections of all Fire Department permit required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org.
- Fire Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.

City Engineer & Streets Department:

- Pursuant to KMC §17.96.060.C.1, all storm water drainage shall be retained on site.
- All construction for the project must comply with the standards set forth in Ketchum Municipal Code, Chapter 15.06 Construction Activity Standards. The applicant shall submit a Construction Activity Plan addressing all applicable activities including excavation, material storage and deliveries, screening, and site clean-up (KMC §15.06.030) to be reviewed and approved by the Building Department prior to issuance of a Building Permit for the project. Pursuant to KMC §15.06.030.A.2, the applicant shall provide notice of the project, construction schedule, and general contractor's contact information to all neighbors with properties adjacent to the project site.
- The design shall meet all applicable sections of Chapter 12 of Ketchum Municipal Code including design criteria for private driveways (KMC §12.04.030.L).

<ul style="list-style-type: none"> The public right-of-way adjacent to the subject property shall be improved to the City’s right-of-way standards for local-residential street ROWs. Material within the first eight (8) feet from the edge of asphalt shall be (1) distinct from the driveway in order to visually appear to be available for parking, (2) pervious and permeable to enhance drainage, and (3) the surface must allow for vehicle parking and be consistent along the entire property frontage. No live plant materials or obstructions, such as boulder or berms, are permitted within the first 8 ft from the edge of asphalt. The applicant shall submit a Street and Alley Digging, Excavation, and Trenching (“DIG”) Permit application with an associated traffic control plan for all construction work within the City right-of-way to be reviewed and approved by the Streets Department. The use of City right-of-way for construction including the closure of adjacent streets or sidewalks requires a Temporary Use of Right-of-Way Permit (“TURP”). City Engineer & Streets Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.
<p>Utilities:</p> <ul style="list-style-type: none"> The applicant will be responsible for installing connections to the water and sewer system at Warm Spring Road. Improvements installed within the 5-foot public utility easement on the subject property are installed at the applicant’s own risks and any associated repairs shall be at the property owner’s expense. Requirements and specifications for the water and sewer connections will be verified, reviewed, and approved by the Utilities Department prior to issuance of a Building Permit for the project.
<p>Building:</p> <ul style="list-style-type: none"> The building must meet the 2012 International Building Code and Title 15 Buildings and Construction of Ketchum Municipal Code. Building Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.
<p>Planning and Zoning: Comments are denoted throughout Tables 2 and 3.</p>

TABLE 2: FINDINGS REGARDING ZONING & DIMENSIONAL STANDARDS ANALYSIS

Zoning and Dimensional Standards Analysis				
Compliant			Ketchum Municipal Code Standards and Commission Findings	
Yes	No	N/A	KMC §	Standards and Commission Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Lot Area
			Commission Findings	Required: 8,000 square feet minimum Existing (Wills Condominiums No. 2): 11,000 square feet The applicant will submit a Townhouse Subdivision Preliminary Plat application to subdivide the lot into two townhouse sublots.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Coverage
			Commission Findings	BUILDING COVERAGE: The total square footage of the building foundation and all horizontal projections which constitute a "building" as defined in this section, but not including roof overhangs that are 3 feet or less or uncovered decks less than 30 inches above grade. Garages and guest homes shall be included in building coverage (KMC §17.08.020). Permitted: 35%

				Proposed: 34% (3,721 square feet/11,000-square-foot lot area)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Building Setbacks
			Commission Findings	<p>Minimum: Warm Spring Road: 30 feet Front: 15 feet Side: 1 foot for every 3 feet in building height, but no less than 5 feet Rear: 15 feet</p> <p>KMC §17.128.020: Supplementary Yard Regulations A. Cornices, canopies, eaves, chimney chases or similar architectural features may extend into a required yard not more than 3 feet. H. Decks less than 30 inches in height from existing grade may be constructed to the property line.</p> <p>Proposed: Front (Warm Springs Rd): 30' Side (E/Interior): 11'-8" Side (W/Interior): 12' Rear (N/Interior): 15'</p> <p>As shown on Sheet A-01 of the project plans, the covered entry extends into the required setback from Warm Springs Road. The support posts are located within the required setbacks. The portion of the porch that extends within the setback area must be less than 30 inches in height. The roof covering may extend no more than 3 feet within the setback area. These encroachments must be dimensioned and shown in elevation on the project plans submitted with the Building Permit application.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Height
			Commission Findings	<p>Maximum Permitted: 35 feet Proposed: 34'-8"</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030H	Curb Cut
			Commission Findings	<p>Required: A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking.</p> <p>Proposed: The circular driveway has one 20-foot access to meet Fire Department requirements and one 14-foot access along Warm Spring Road. 34% (34-feet of curb cut/100 linear feet along Warm Springs Road) of the property's street frontage along Warm Springs Road is used for the two driveway accesses to the duplex development.</p>
			17.125.040	Parking Spaces

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Commission Findings	<p>Off-street parking standards apply to any new development and to any new established uses.</p> <p>Required: Multiple-Family Residential Dwelling Units in the GR-L Zone Units 2,001 square feet and above: 2 parking spaces</p> <p>Proposed: Each townhome unit has its own attached garage. 2 parking spaces are provided for each townhome unit that may be accommodated within the enclosed garages or on the circular driveway.</p>
-------------------------------------	--------------------------	--------------------------	---------------------	--

TABLE 3: FINDINGS REGARDING DESIGN REVIEW STANDARDS

Design Review Improvements and Standards (KMC §17.96.060)				
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.A1 Streets	<p>The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.</p> <p><i>Commission Findings</i> <i>The duplex will be accessed from a circular driveway along Warm Springs Road.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.A2 Streets	<p>All street designs shall be approved by the City Engineer.</p> <p><i>Commission Findings</i> <i>No changes are proposed to the street design or lanes of travel within the Warm Springs Road right-of-way.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B1 Sidewalks	<p>All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department.</p> <p><i>Commission Findings</i> <i>While the project qualifies as a substantial improvement, sidewalks are not required to be installed along residential roads. The right-of-way next to the front property line must be improved to City standards residential streets.</i></p> <p><i>Final civil drawings for all associated ROW improvements shall be submitted with the Building Permit application to be verified, reviewed, and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.</i></p> <p><i>See Exhibit C3 for comments and conditions from the City Engineer & Streets Department.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B2 Sidewalks	<p>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.</p> <p><i>Commission Findings</i> <i>The City does not require developers to install sidewalks along residential roads.</i></p>

				<p><i>The developer must improve the right-of-way next to the front property line to meet City standards for residential streets.</i></p> <p><i>Final civil drawings for all associated ROW improvements shall be submitted with the Building Permit application to be verified, reviewed, and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project. See Exhibit C3 for review comments and conditions from the City Engineer & Streets Department.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B3 Sidewalks	<p>Sidewalks may be waived if one of the following criteria is met:</p> <ol style="list-style-type: none"> The project comprises an addition of less than 250 square feet of conditioned space. 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.
			Commission Findings	<i>The applicant is not required to install sidewalks for the townhome development.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B4 Sidewalks	<p>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.</p>
			Commission Findings	<p><i>This standard does not apply because sidewalks are not included in the City right-of-way standards for residential roads.</i></p> <p><i>The applicant must improve the right-of-way next to the front property line to meet City standards for residential streets.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B5 Sidewalks	<p>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.</p>
			Commission Findings	<i>N/A. The City does not require developers to install sidewalks in residential neighborhoods.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B6 Sidewalks	<p>The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.</p>
			Commission Findings	<i>N/A. Staff does not recommend a voluntary cash contribution in-lieu of improvements for this project.</i>
			17.96.060.C1	All storm water shall be retained on site.

☒	☐	☐	Drainage	
			<i>Commission Findings</i>	<p><i>The drainage system must keep all storm water within the project site. The developer must install drainage improvements that meet City standards.</i></p> <p><i>Prior to issuance of a Building Permit for the project, the applicant shall submit a final drainage plan indicating grading, catch basins, piping, and drywells (KMC §17.96.040.C.2b & KMC §17.96.060.C.1-4) prepared by a civil engineer licensed in the state to be submitted for review and approval by the City Engineer and Streets Department. See Exhibit C3 for City Department comments including City Engineer and Streets Department conditions.</i></p>
☒	☐	☐	17.96.060.C2 Drainage	<p>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</p>
			<i>Commission Findings</i>	<p><i>See above analysis for Ketchum Municipal Code §17.96.060C1. All drainage improvements are required to meet City standards.</i></p> <p><i>All drainage improvements shall be indicated on civil plans prepared by an Idaho licensed engineer and require review and approval from the City Engineer & Streets Department prior to issuance of a Building Permit for the project.</i></p> <p><i>See Exhibit C3 for review comments and conditions from the City Engineer & Streets Department.</i></p>
☒	☐	☐	17.96.060.C3 Drainage	<p>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</p>
			<i>Commission Findings</i>	<p><i>A final drainage plan prepared by a civil engineer licensed in the state of Idaho shall be submitted with the Building Permit application to be reviewed and approved by the City Engineer and the Streets Department. The City Engineer may require additional drainage improvements as necessary.</i></p>
☒	☐	☐	17.96.060.C.4 Drainage	<p>Drainage facilities shall be constructed per City standards.</p>
			<i>Commission Findings</i>	<p><i>All drainage facilities within the project site and the public right-of-way shall meet City standards. Final drainage specifications must be included with the civil drawings submitted with the Building Permit application to be reviewed and approved by the City Engineer & Streets Department.</i></p>
☒	☐	☐	17.96.060.D1 Utilities	<p>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</p>
			<i>Commission Findings</i>	<p><i>All utilities necessary for the duplex project must be improved and installed at the sole expense of the applicant.</i></p>

				<i>Final plans will be reviewed and approved by the Utilities Department prior to issuance of a Building Permit for the project. See Exhibit C3 for review comments and conditions from the Utilities Department.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D2 Utilities	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
			<i>Commission Findings</i>	<i>All utilities within the development site shall be underground and concealed from public view. See above analysis for Ketchum Municipal Code §17.96.060D1.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.D3 Utilities	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
			<i>Commission Findings</i>	<i>Services for high-speed internet are available to serve the duplex project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.E1 Compatibility of Design	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			<i>Commission Findings</i>	<i>The project is primarily comprised of windows and gray stucco. Stone veneer (frontier sandstone) ornaments the two chimneys running vertically along the party wall separating the two townhomes. The stone veneer is also used for the front porches. The black trim, fascia, window cladding, and garage doors contrast with the gray stucco and stone to provide visual interest. The front façade is mostly glass doors and windows. The black garage doors and second-floor balcony as well as the stone veneer elements provide relief from the extensive glazing.</i> <i>The duplex project will add a more modern design style to the residential neighborhood. Surrounding development is characterized by a more traditional design style with natural materials and pitched roofs. While the project design is more modern, the exterior materials and color palate complement the traditional architecture of the neighboring residential development.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E2 Compatibility of Design	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
			<i>Commission Findings</i>	<i>N/A. No significant landmarks of historical or cultural importance have been identified on the property.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E3 Compatibility of Design	Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.

			<i>Commission Findings</i>	<i>N/A This standard does not apply because this project is new construction. The existing duplex on the property, built in 1975, will be demolished.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F1 Architectural	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
			<i>Commission Findings</i>	<i>The townhome units have two entrances—one interior access from the garage and an exterior entryway. The covered porch entryways at either side of the duplex lead to the shared circular driveway. The driveway leads to the multi-use pathway along Warm Springs Road</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F2 Architectural	The building character shall be clearly defined by use of architectural features.
			<i>Commission Findings</i>	<i>Building elevations are included on Sheets A-03 and A-04 of the project plans. The front façade is defined by rectangular windows and doors. The three floors are separated by thick borders of black fascia. The garage doors and second-floor balcony provide relief from the significant glazing. Projecting between the townhome units, the stone veneer chimneys separate the townhome units. The side and rear façade are comprised primarily of gray stucco with windows. The roof covering at the entryway as well canopy elements decrease the stacked appearance of first and second floors. The third floor is setback from the bottom floors at the front elevation. The slight butterfly slope of the roof decreases the bulk of the box-shaped building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F3 Architectural	There shall be continuity of materials, colors and signing within the project.
			<i>Commission Findings</i>	<i>Each façade incorporates gray stucco and black fascia and trim. The applicant has enhanced material differentiation through the addition of cedar siding to the project’s exterior material palette. The cedar siding contrasts with the stucco to form horizontal and vertical elements that add visual interest to the rear and side elevations. The window and door openings provide each façade with different rectangular rhythm. The duplex design appears cohesive through the same materials and colors across all facades. Stone veneer provides ornamentation and relief to the front elevation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F4 Architectural	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
			<i>Commission Findings</i>	<i>The project does not propose any fences or accessory structures. The applicant proposes to retain the existing vegetation on the property. Sheet A-01. The existing landscaping provides a buffer from the adjacent property to the west.</i> <i>The updated landscape plan is indicated on Sheet L-01 of the project plans. Three new fir trees have been added to the backyard. These coniferous trees will help soften the rectangular building mass and provide visual relief at the rear elevation. Aspen trees have been</i>

				<i>added to the side yards. The island separating the two circular driveway entrances has been enhanced with new landscape plantings. The introduction of new trees and shrubs enhances screening between neighboring properties and Warm Springs Road.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F5 Architectural	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
			<i>Commission Findings</i>	<i>The front façade is defined by rectangular windows and doors. The three floors are separated by thick borders of black fascia. The garage doors and second-floor balcony provide relief from the significant glazing. Projecting between the townhome units, the stone veneer chimneys separate the townhome units. The side and rear façade are comprised primarily of gray stucco with windows. The roof covering at the entryway as well canopy elements decrease the stacked appearance of first and second floors. The third floor is setback from the bottom floors at the front elevation. The inverted pitch of the butterfly roof reduces the bulk of the box-shaped building form.</i> <i>The applicant has enhanced material differentiation through the addition of cedar siding to the project’s exterior material palette. The cedar siding contrasts with the stucco to form horizontal and vertical elements that add visual interest to the rear and side elevations. The applicant has also adjusted the pattern of windows to visually distinguish each floor level. The new renderings highlight undulations of building mass that were less apparent in the project plan elevations.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F6 Architectural	Building(s) shall orient towards their primary street frontage.
			<i>Commission Findings</i>	<i>The duplex buildings orient towards Warm Springs Road.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F7 Architectural	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
			<i>Commission Findings</i>	<i>This project is a townhome development in a residential neighborhood accessed off Warm Springs Road. Each townhome will have its own garbage bin fully screened within the townhome unit. No common dumpster has been proposed for the duplex development. Prior to issuance of a Building Permit for the project, the applicant shall submit a will serve letter from Clear Creek Disposal to the Planning & Building Department.</i> <i>The project plans do not indicate the installation of any satellite receivers. Any future installations of satellite receivers must be screened from public view.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F8 Architectural	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.
			<i>Commission Findings</i>	<i>Enhancing weather protection, the inverted pitch of the roof and the flat roof forms will prevent water from dripping or snow from sliding from the building. The covered porches provide weather protection at the front entryway.</i> <i>Any sloped roof shedding snow and rain onto pedestrian and vehicular circulation pathways below must include snow clips, gutters, and downspouts.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G1 Circulation Design	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
			<i>Commission Findings</i>	<i>The covered porches at the front doors lead to the shared circular driveway, which connects to multi-use path along Warm Spring Road.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.G2	Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.
			Circulation Design	<i>N/A. No awnings are proposed to extend across of a public sidewalk.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G3 Circulation Design	Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
			<i>Commission Findings</i>	<i>The townhome development will be accessed from Warm Springs Road. The shared circular driveway enhances usability and safety by allowing drivers to exit without having to back out onto Warm Springs Road.</i> <i>Prior to issuance of a Building Permit for the project, the City Engineer and Streets Department shall review the civil drawings to ensure adequate sight distances and proper signage for the proposed circular driveway access.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060.G4 Circulation Design	Curbs cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
			<i>Commission Findings</i>	<i>The project site is located over 500 feet from Warm Spring Road's intersection with Skiway Drive to the north and over 300 feet from its intersection with Jane Lane.</i>

				<i>Prior to issuance of a Building Permit for the project, the City Engineer and Streets Department shall review the civil drawings to ensure adequate sight distances for the proposed parking access.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G5 Circulation Design	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
			<i>Commission Findings</i>	<i>The townhome development is accessed from Warm Springs Road. The circular driveway system will provide unobstructed access for emergency vehicles, snowplows, and garbage trucks.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H1 Snow Storage	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			<i>Commission Findings</i>	<i>The snow storage areas and associated calculation is included on Sheet L-01 of the Design Review submittal. The applicant has proposed three snow storage areas totaling 636 square feet, which is 35% of the total improved driveway and hardscape areas (1,837 square feet) proposed on the site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H2 Snow Storage	Snow storage areas shall be provided on-site.
			<i>Commission Findings</i>	<i>As indicated on Sheets A-01 and L-01, three snow storage areas surround the circular driveway on-site. See Staff analysis for KMC §17.96.060.H1.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H3 Snow Storage	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.
			<i>Commission Findings</i>	<i>The proposed snow storage areas comply with these dimensional requirements. See Staff analysis for KMC §17.96.060.H1.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H4 Snow Storage	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			<i>Commission Findings</i>	<i>N/A the applicant indicated that snow storage areas will be provided on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I1 Landscaping	Landscaping is required for all projects.
			<i>Commission Findings</i>	<i>The updated landscape plan is indicated on Sheet L-01 of the project plans. Three new fir trees have been added to the backyard. These coniferous trees will help soften the rectangular building mass and provide visual relief at the rear elevation. Aspen trees have been added to the side yards. The island separating the two circular driveway entrances has been enhanced with new landscape plantings. The introduction of new trees and shrubs enhances screening between neighboring properties and Warm Springs Road.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I2 Landscaping	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.

			<i>Commission Findings</i>	<i>The landscape materials and vegetation types are indicated on Sheet L-01 of the project plans. See above analysis for KMC § 17.96.060.I1. All landscape materials and vegetation types shall be readily adaptable to the site's microclimate, soil conditions, orientation, and aspect.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I3 Landscaping	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
			<i>Commission Findings</i>	<i>All proposed landscape materials and vegetation types shall be drought tolerant. The applicant is encouraged to select native species.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I4 Landscaping	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
			<i>Commission Findings</i>	<i>The updated landscape plan is indicated on Sheet L-01 of the project plans. Three new fir trees have been added to the backyard. These coniferous trees will help soften the rectangular building mass and provide visual relief at the rear elevation. Aspen trees have been added to the side yards. The island separating the two circular driveway entrances has been enhanced with new landscape plantings. The introduction of new trees and shrubs enhances screening between neighboring properties and Warm Springs Road.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.J1 Public Amenities	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.
			<i>Commission Findings</i>	<i>This standard does not apply because the applicant is not required to install sidewalks. The City does not require the installation of sidewalks in residential neighborhoods.</i>

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the Ordinances and regulations, which Ordinances are codified in the Ketchum Municipal Code ("KMC") and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant's Design Review Application for the development and use of the project site.
2. The Commission has authority to hear the applicant's Design Review Application pursuant to Chapter 17.96 of Ketchum Code Title 17.
3. The City of Ketchum Planning Department provided adequate notice for the review of this application.

2. The Design Review application is governed under Ketchum Municipal Code Chapters 17.96, 17.124, 17.08, 17.12, 17.18, and 17.128.
3. The Design Review application for the 3020 Warm Springs Rd Duplex meets the standards of approval under Title 17 of KMC subject to conditions of approval.

CONDITIONS OF APPROVAL

1. This Design Review approval is subject to all comments and conditions as described in Exhibits C1, C2, and C3.
2. The applicant shall submit a Lot Line Shift application for review and approval by the Ketchum City Council to remove the building footprint recorded with the Wills Condominiums No. 2 Subdivision Plat. The amended plat map vacating the condominium building footprint shall be recorded prior to issuance of a Building Permit for the duplex project.
3. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein. Building Permit plans for all on-site improvements 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.
4. All governing ordinances, requirements, and regulations of the Fire Department (2012 International Fire Code and local Fire Protection Ordinance No.1125), Building Department (2012 International Building Code, the 2012 International Residential Code, and Title 15 of Ketchum Municipal Code), Utilities Department, Street Department (Title 12 of Ketchum Municipal Code), and the City Engineer shall be met prior to Certificate of Occupancy.
5. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho to include specifications for the ROW, utilities, and drainage improvements to be reviewed and approved by the City Engineer, Streets, and Utilities departments prior to issuance of a Building Permit for the project.
6. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090).
7. All Design Review elements shall be completed prior to issuance of a Certificate of Occupancy for the building.
8. All exterior lighting on the property shall comply with Ketchum Municipal Code, Chapter 17.132, Dark Skies, and will be inspected by Planning Staff and approved prior the issuance of a Certificate of Occupancy for the building.
9. Prior to issuance of a Building Permit for the project, the applicant shall submit a construction management plan, which addresses each of the standards as set forth in Ketchum Municipal Code, Chapter 15.06 Construction Activity Standards.
10. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.
11. The applicant shall install additional landscape screening within the rear yard to buffer from the duplex's mechanical, electrical, and plumbing equipment, AC condenser units, and dryer vents from neighboring properties. The additional landscaping shall be indicated on the project plans submitted with the building permit application for review and approval by the

Planning & Zoning Administrator. The installation of the additional landscape screening shall be verified upon final inspection prior to issuance of a Certificate of Occupancy for the project.

Findings of Fact **adopted** this 13th day of July, 2020.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission