



City of Ketchum  
Planning & Building

STAFF REPORT  
KETCHUM PLANNING AND ZONING COMMISSION  
MEETING OF MAY 14, 2024

**PROJECT:** Herbie’s Launching Pad

**FILE NUMBER:** P24-010

**APPLICATION TYPE:** Pre-Application Mountain Overlay Design Review

**PROPERTY OWNER:** Martin Henry Kaplan and Leslie Deitz Kaplan

**ARCHITECT:** Martin Kaplan

**REQUEST:** Mountain Overlay Pre-Application Design Review for the development of a new 4,740 square foot single-family residence and a 511 square foot detached studio.

**LOCATION:** 241 Hillside Drive

**ZONING:** Limited Residential (LR)

**OVERLAY:** Mountain Overlay, Avalanche

**REVIEWER:** Paige Nied – Associate Planner

**NOTICE:** As a courtesy, a public meeting notice for the project was mailed to all property owners within 300 feet of the project site and all political subdivisions on April 24, 2024. The notice was published in the Idaho Mountain Express on April 24, 2024. A notice was posted on the city’s website on April 29, 2024, and on the project site on May 7, 2024, and

**I. EXECUTIVE SUMMARY:**

The applicant has submitted a Pre-Application Mountain Overlay Design Review for the development of a new 4,740 square foot single-family residence and 511 square foot detached studio (the “project”), located at 241 Hillside Drive (the “subject property”). The subject property is zoned Limited Residential (LR) and is in the Mountain Overlay District (MOD) and Avalanche (A) zone. The subject property is currently vacant (See Figure 1 below). The full project plans are included as Attachment 1. The project proposes an avalanche protective device for the residence, as is required in the A zone. Avalanche protective devices are subject to conditional use permit approval. At the Final Design Review stage, the applicant shall also submit a conditional use permit application, and both applications will be reviewed concurrently.

Figure 1: Subject Property



The project is subject to Mountain Overlay Pre-Application Design Review pursuant to Ketchum Municipal Code (KMC) §17.96.010.D.1 and §17.104.060, as the property is greater than 11,000 square feet and is in the MOD. Pre-Application Design Review is an opportunity for the Planning and Zoning Commission to give the applicant feedback on the proposed project. This preliminary review allows the Commission to ask questions, identify code compliance issues or design concerns, and provide recommendations to the applicant. In the sections below, staff has outlined some elements of the design for discussion by the Commission. As this is a pre-application meeting, there is no formal staff recommendation and no motion or action for the Commission to take.

## II. BACKGROUND:

The Planning and Building Department received the Pre-Application Design Review application on February 12, 2024. The application was reviewed by all city departments and comments were provided to the applicant for review. Although revisions in response to staff comments are not required for the pre-application process, the applicant chose to respond to staff's comments and conducted a redesign of the residence based on staff's feedback. Staff provided comments to the applicant on the redesign and have included many of those comments in the sections below.

## III. CONFORMANCE WITH ZONING AND DESIGN REVIEW STANDARDS:

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

- 1) The project doesn't jeopardize the health, safety, or welfare of the public.
- 2) The project generally conforms with the goals, policies, and objectives of the adopted comprehensive plan.

- 3) The project conforms to all applicable standards and criteria as set forth in this chapter, this title, and any other standards as adopted or amended by the City of Ketchum from time to time.

**Criteria #1 & #2: Comprehensive Plan Conformance**

The 2014 Comprehensive Plan's future land use map identifies two different future land use designations for the subject property, the lower and upper portions as represented in green and yellow in Figure 2. The map designates the future land use for the downhill portion of the subject property in yellow as low-density residential. Desired primary uses within this future land use category include single-family and duplex residences as well as accessory units. The proposed single-family residence falls within the primary uses of the low-density residential land use category. Open space is identified as an appropriate secondary use that complements the low-density residential units. The uphill portion of the subject property in green is designated as open space, parks & recreation which does not encourage any development in that area of the property.

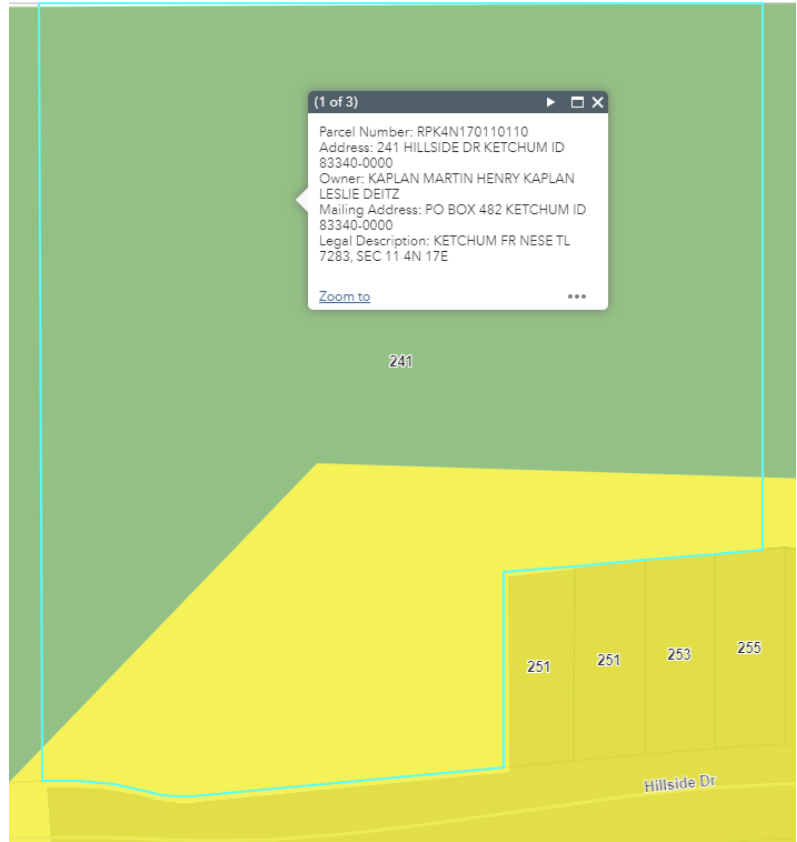


Figure 2: Comprehensive Plan Future Land Use Map

One of the comprehensive plan's core values is protecting the community character of Ketchum and preserving its environmental quality and scenic beauty. Ketchum's undeveloped hillsides are visual assets that define the character of our community. Protecting and preserving Ketchum's natural resources is critical to maintaining our economy, quality of life, and community identity. The plan sets policies to guide land-use decisions and identifies the following objectives regarding hillside development:

- Policy OS-3.2: Establish and maintain open space buffers in important scenic areas to maintain the community's separate identity from surrounding communities and to protect views and open space.
- Policy CD-2.2: Continue to protect hillsides within the City and the Area of City Impact from further development. Enforce and encourage strengthening of the Mountain Overlay standards of the City and County, by using a variety of techniques; such as clustering at lower elevations, creating conservation easements, or purchasing private property on hillsides.
- Policy CD-2.4: Protect and incorporate natural features into newly developing areas. Conserve the natural patterns of streams, ridgelines, topography, riparian areas, and wildlife habitat areas.

The MOD ensures the preservation of Ketchum's surrounding hillsides and ridgelines and minimizes impacts on natural topography, geology, soils, drainage, wildlife, and native vegetation. The Mountain Overlay Design Review standards reduce visual impact by directing building sites away from higher elevations and keeping hillsides open and unobstructed. Additionally, MOD standards protect public health, safety, and welfare by ensuring the adequate provision of emergency services, fire protection, and utilities.

Staff believes that the type of development proposed is appropriate for the neighborhood, however, staff also believes that the design of the development should be further considered. The development features a long driveway and is situated at a higher elevation with a front yard setback of 38'-10 7/8". The proposed front yard setback is significantly greater than the 15' minimum requirement and the higher elevation will increase disturbance higher up on the hillside. In addition, the development proposes a turf and terrace area between the residence and detached studio. Lawns are generally not common in the MOD because it requires disturbance on the hillside that is outside of the building's construction. Please see the Mountain Overlay design review analysis below for further discussion on these topics.

### ***Criteria #3: Applicable Standards and Criteria***

#### Conformance with Zoning and Dimensional Standards

Staff reviewed the application for applicable zoning and dimensional standards including setbacks, building height, building coverage, and parking. Dark skies compliance is not reviewed at the pre-application stage, however, will be reviewed at Final Design Review. A full review of zoning and dimensional standards can be found in Attachment 2. As proposed, the development meets the requirements with no code compliance issues identified based on the information provided. All requirements will be reviewed again at the Final Design Review stage to ensure the project remains in compliance.

#### Conformance with Design Review Improvements and Standards

Bulk/Mass/Flatness and Snow Storage (KMC 17.96.060.E.1, F.5, and H.4) – As noted above, the applicant conducted a redesign of the project following the first round of comments from staff. During the first review, staff provided feedback that the southern facing walls of the residence, detached garage, and retaining wall lacked relief and did not effectively reduce the appearance of bulk and flatness. Staff also provided comments on the high amount of glazing which is uncharacteristic of this neighborhood and lack of snow storage areas onsite.

The redesign included the removal of a detached garage and now has the grade meet the studio and terrace, which has eliminated a high retaining wall facing the street. This modification helped to reduce the perceived massing and flatness of the development. In addition, the redesign reduced the amount of glazing proposed. Lastly, the redesigned plans indicate a driveway snowmelt system in lieu of providing snow storage areas onsite. The proposed driveway snowmelt system encroaches into the Hillside Drive right-of-way. Staff advised the applicant that the City Council made a policy determination that they will no longer permit residential snowmelt systems within public rights-of-way, except when required by the Fire or Streets Department for challenging sites. Both the Fire and Streets Department have reviewed the application and do not require a driveway snowmelt system for this project. The driveway snowmelt system will have to be located only within the subject property in the Final Design Review submittal.

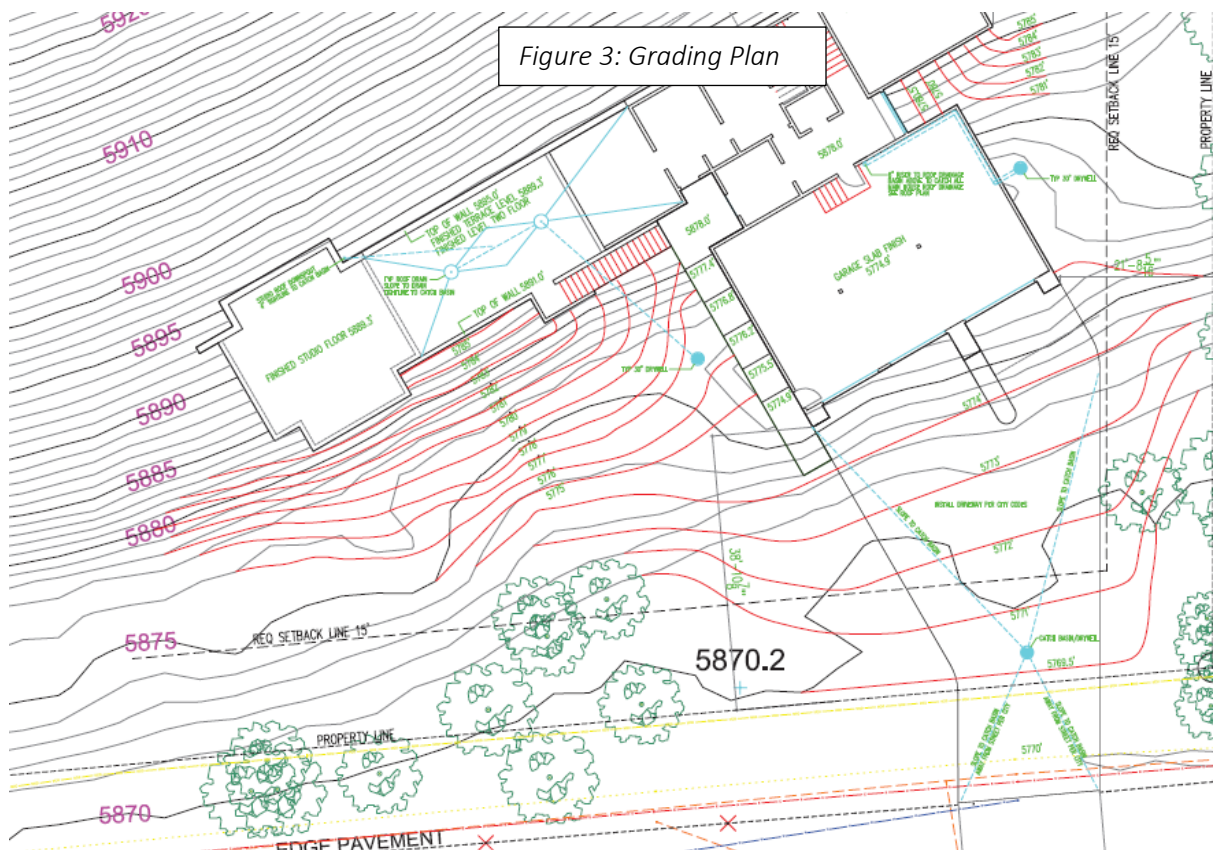


The pre-application materials did not include a proposed landscape plan. However, a review of the landscaping and another review of all other design review requirements will take place at the Final Design Review stage.

### Conformance with Mountain Overlay Standards

Minimizing hillside disturbance (KMC 17.104.070.A.9, 10, and 14) – Under the current proposal, there is significant hillside disturbance that could be avoided by siting the development at a lower elevation. In addition, the development proposes a turf and terrace area between the residence and detached studio which will require disturbance on the hillside that is outside of the building’s construction. The redesign of the project included modifications to the driveway to reduce hillside disturbance. Although staff is very appreciative of the effort, the current design still has elements that should be considered further.

- Driveway – During the first round of comments, staff encouraged the applicant to re-evaluate the driveway layout, as the angled approach disturbed the hillside to a greater extent than a straight driveway approach would. Additionally, staff recommended reconsidering the motor court area, as it would require a significant amount of grading into the hillside. The applicant redesigned the driveway to a straight approach and removed the motor court area. Staff acknowledges that these modifications did reduce hillside disturbance; however, the driveway could use continued refinement to minimize its length. One significant factor influencing the length of the driveway is the development’s placement, which has a front yard setback of 38’-10 7/8” (15’ minimum required). As shown in Figure 3 below (Sheet A.3 of Attachment A), the development is manipulating the entire hillside below elevation line 5885 to accommodate the driveway, residence, studio, and terrace and turf area. By siting the residence at a lower elevation on the site, there is a significant amount of hillside disturbance that could be avoided.



- Terrace and Turf Area – The redesign continues to feature a terrace and turf area between the primary residence and detached studio. The location of this area staff finds to be problematic as it will require altering the hillside to accommodate a lawn area. Lawns are generally not a common feature of properties in the MOD because they require disturbance to a hillside that is outside of the building construction. Also, it is unclear from the project plans at this time what the height of the retaining wall will be to create this lawn area. To mitigate disturbance to the hillside outside of the building construction, the area between the residence and studio could be reduced, or alternatively, the studio could be attached to the residence.

#### **STAFF RECOMMENDATION**

As this is a pre-application meeting, there is no recommendation from staff and no action by the Planning and Zoning Commission. Staff requests the Commission provide feedback on the items mentioned above and any other items the Commission deems relevant.

#### **ATTACHMENTS:**

- A. Application and Project Plans
- B. Zoning and Dimensional Standards Analysis



City of Ketchum

# Attachment A: Application and Project Plans



**City of Ketchum  
Planning & Building**

**Pre-Application Design Review**

OFFICIAL USE ONLY	
File Number:	P24-010
Date Received:	2/12/24
By:	HLN
Pre-Application Fee	\$3300
Design Review Fee Paid:	
By:	

Submit completed application and documentation to [planningandzoning@ketchumidaho.org](mailto:planningandzoning@ketchumidaho.org). If you have questions, please contact the Planning and Building Department at (208) 726-7801. Design Review criteria, zoning regulations, and development standards are specified in Title 17 of Ketchum Municipal Code, which may be viewed by clicking the link [here](#). You will be contacted and invoiced once your application package is complete.

APPLICANT INFORMATION			
Project Name: Herbie's Launching Pad		Phone: 206-972-9972	
Owner: Martin and Leslie Kaplan		Mailing Address:	
Email: mhk@martinhenrykaplan.com		PO Box 482, Ketchum ID 83340	
Architect/Representative: Martin Kaplan		Phone: 206-972-9972	
Email: mhk@martinhenrykaplan.com		Mailing Address:	
Architect License Number: AR-984567		PO Box 482, Ketchum ID 83340	
Engineer of Record: TBD		Phone:	
Email:		Mailing Address:	
Engineer License Number:			
Primary Contact Name and Phone Number:			
PROJECT INFORMATION			
Legal Land Description: Ketchum FE NESE TL 7283 SEC 11 4N 17E		Street Address: 241 Hillside Drive	
Lot Area (Square Feet): 4.72 Acres	Zoning District: LR2	RPK #: RPK4N170110110	
Overlay District:	<input type="checkbox"/> Floodplain	<input checked="" type="checkbox"/> Avalanche	<input checked="" type="checkbox"/> Mountain <input type="checkbox"/> None
Type of Construction:	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Addition	<input type="checkbox"/> Remodel <input type="checkbox"/> Other
Anticipated Use: Single Family Residence	Number of Residential Units: One		
GROSS FLOOR AREA			
	Proposed	Existing	
Basements		Sq. Ft.	Sq. Ft.
1 <sup>st</sup> Floor	Fin-495, Unfin-275, Gar-1441	Sq. Ft.	Sq. Ft.
2 <sup>nd</sup> Floor	Main House-1963, Studio-383	Sq. Ft.	Sq. Ft.
3 <sup>rd</sup> Floor	Main House-1121	Sq. Ft.	Sq. Ft.
Mezzanine		Sq. Ft.	Sq. Ft.
Total	5678 (incl unfin, garages)	Sq. Ft.	Sq. Ft.
FLOOR AREA RATIO			
Community Core:	Tourist:	General Residential-High:	
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage: 1.8%			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: South-25.5'	Side: East - 30'	Side: West - 162.75'	Rear: North- 381.75'
Building Height: 35'			
OFF STREET PARKING			
Parking Spaces Provided:	Curb Cut:	Sq. Ft.	%

7 February 2024

Signature of Owner/Representative

Date





**City of Ketchum  
Planning & Building**

**Pre-Application Design Review**

OFFICIAL USE ONLY
File Number:
Date Received:
By:
Pre-Application Fee Paid:
Design Review Fee Paid:
By:

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

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

Signature of Owner/Representative

Date



MARTIN HENRY KAPLAN, ARCHITECT AIA

SUN VALLEY, IDAHO

251 Hillside Drive, Unit West Post Office Box 482 Ketchum, Idaho 83340 T: 206.682.8600

7 February 2024

Re: Pre-Application for Design Review Material Examples  
Project: Herbie's Launching Pad, a single-family house  
Address: 241 Hillside Drive, Ketchum ID 83340  
Architect: Martin Henry Kaplan, Architect AIA

**To Whom This May Concern:**

The proposal before you illustrate the design of our house based upon a simple architectural principle defined as a building with a base, a middle (body) and a top (or roof). We have chosen three related naturally colored materials in achieving this conclusion:

1. The base: Poured in place concrete. A-Face natural color. Similar to photos below.



2. The middle (body): Metal panel siding selected for environmental sustainability, maintenance concerns over time, and aesthetic continuity.



3. The top (roof): A metal standing seam roof selected for environmental sustainability, maintenance concerns over time, and aesthetic continuity. In addition, our fenestration selection is Weathershield Vue, due to its exceptional value in meeting the environmental conditions, codes, and aesthetic considerations.



Thanks for your attention and consideration,

A handwritten signature in black ink, appearing to read "MHK".

Martin Henry Kaplan, Architect AIA



**HERBIE'S LAUNCHING PAD**  
 241 Hillside Drive, Ketchum ID 83340

NO.	DESCRIPTION	DATE
5	DR PRE-APP R1	03.28.24
4	DR PRE-APP	02.07.24
3	PRE-CON STUDY C	01.24.24
2	PRE-CON STUDY B	12.03.23
1	PRE-CON STUDY A	11.18.23

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

**A.1**

**NOTES**

- GENERAL RESTRICTIONS & TITLE INFORMATION:**
1. THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHICAL/SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE.
  2. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT.
  3. PROPERTY BOUNDARY AND EASEMENTS SHOWN HEREON ARE PER: FILE NUMBER 18312891 DATED: 6/17/16. RECEIVED BY BENCHMARK ON 9/17/18.
  4. ELECTRONIC DATA: BENCHMARK ASSOCIATES ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT.
  5. THIS DRAWING IS VOID AFTER 2 YEARS AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.
- EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:**
6. BUILDING AREA/ BUILDING ENVELOPE IF SHOWN, IS PER PLAT, SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY/COUNTY ORDINANCES MAY VARY FROM PLAT. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
  7. GENERAL RESTRICTIONS : EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS OR ANY OTHER LAND-USE REGULATIONS.
  8. WETLANDS AND RIPARIAN: CERTAIN AREAS WITHIN THIS MAP MAY CONTAIN RIPARIAN, RIVERINE OR WETLANDS CONDITIONS. SAID AREAS AND THE LOCATION OF ORDINARY HIGH WATER (OHW), IF SHOWN HEREON, ARE SUBJECT TO INTERPRETATION. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF AN ENVIRONMENTAL SPECIALIST IN ORDER TO ASCERTAIN IF SAID CONDITIONS EXIST, AND TO FURTHER IDENTIFY SAID AREAS IF THEY DO EXIST. PERMITS MAY BE REQUIRED FROM LOCAL, STATE OR FEDERAL AGENCIES PRIOR TO CONSTRUCTION, EXCAVATION OR FILL ACTIVITIES.
  9. STORM WATER PLAN: IF SOIL DISTURBANCE, CLEARING, GRADING AND/OR EXCAVATION OF ONE (1) ACRE OR MORE IS TO TAKE PLACE A FEDERAL GENERAL CONSTRUCTION PERMIT, INCLUDING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), MUST BE PREPARED AND SUBMITTED TO AND APPROVED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY PRIOR TO ANY SITE DISTURBANCE.
  10. THIS PROPERTY LIES WITHIN THE MOUNTAIN OVERLAY DISTRICT AND THE AVALANCHE OVERLAY DISTRICT PER THE CITY OF KETCHUM GIS MAP. THE AVALANCHE OVERLAY LINE DESIGNATED ON THIS MAP IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES. HOWEVER, BENCHMARK ASSOCIATES DOES NOT REPRESENT, GUARANTEE, WARRANT NOR IMPLY THAT AREAS OUTSIDE OF THE DESIGNATED AVALANCHE AREA ARE SAFE AND FREE FROM AVALANCHE DANGER. SEE CITY OF KETCHUM GIS FOR AVALANCHE STUDIES IN THIS AREA.
- SURVEY AND SITE FEATURES:**
11. BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT. REFER TO PLAT & COA'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET.
  12. ELEVATIONS BASED ON NAVD83 (GEOID03) DATUM.
  13. UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
  14. BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
  15. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
  16. TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
  17. ORTHOPHOTOGRAPHY: PHOTO RECTIFIED AT GROUND LEVEL ONLY. IMAGES OF OBJECTS ABOVE GROUND LEVEL (TREES, BUILDINGS, POWER POLES, ETC.) MAY BE DISPLACED. DATE OF PHOTOGRAPHY: JUNE 2017.
  18. CONTOUR INTERVAL: 1' - CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. DATE OF LIDAR FLIGHT FOR CONTOURS: 2016.
  19. MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
  20. FEATURES OBTAINED BY DEBRIS, SNOW OR VEHICLES AT THE TIME OF SURVEY, DO NOT APPEAR ON THIS MAP.

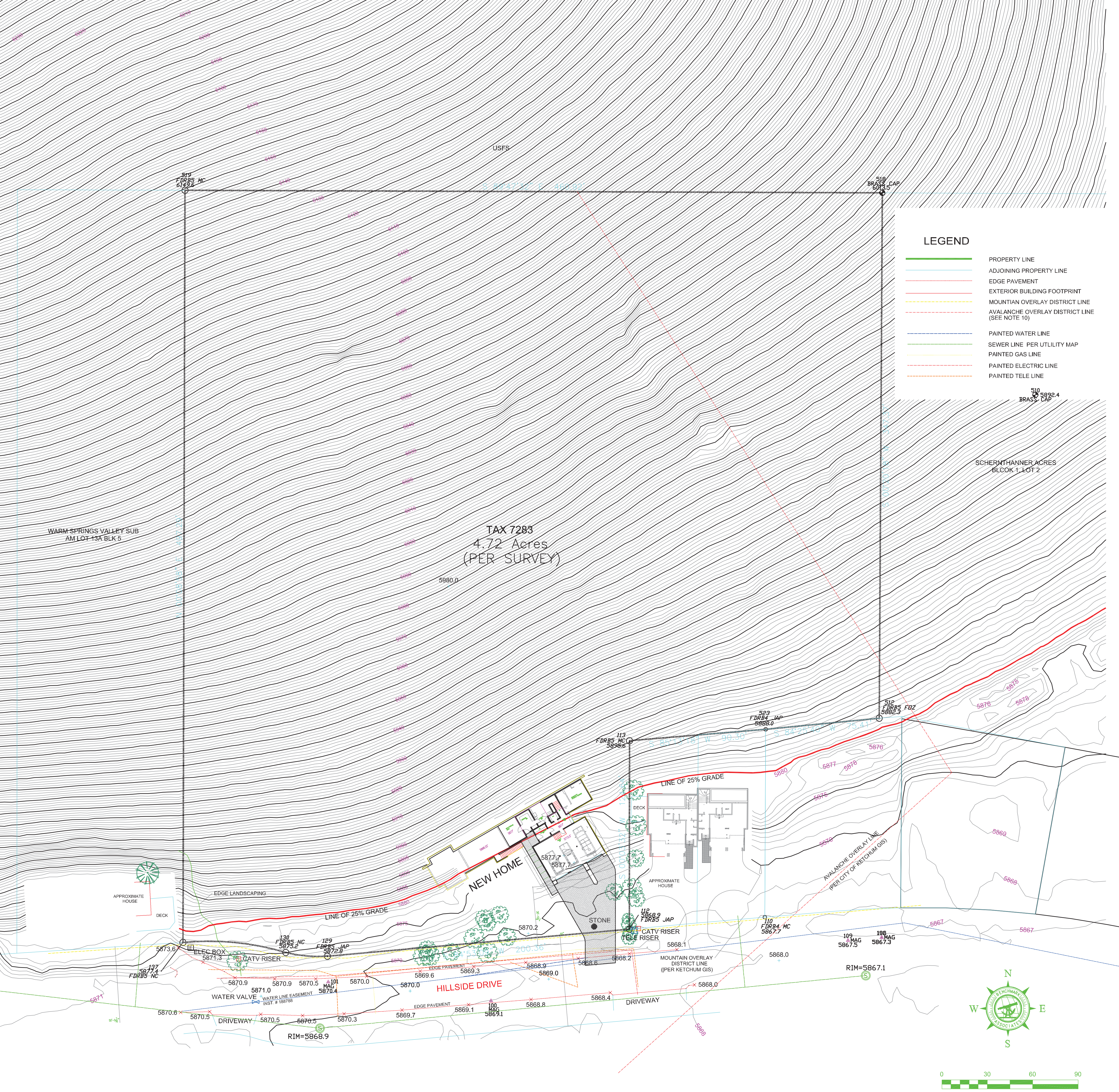
PREPARED BY:  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340  
 PHONE (208)726-9512, FAX (208)726-9514  
 WEB: <http://benchmark-associates.com/>  
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**DRAWING INDEX**

1. BENCHMARK SURVEY WITH HOUSE
2. GENERAL ZONING PLAN
3. GENERAL GRADING PLAN
4. LEVEL ONE AND LEVEL TWO PLANS
5. LEVEL THREE AND ROOF PLANS
6. BUILDING SECTION
7. ELEVATIONS
- 8.
9. SW BIRDSEYE VIEW PERSPECTIVE
10. SW STREET VIEW PERSPECTIVE

**LEGEND**

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	EDGE PAVEMENT
	EXTERIOR BUILDING FOOTPRINT
	MOUNTAIN OVERLAY DISTRICT LINE
	AVALANCHE OVERLAY DISTRICT LINE (SEE NOTE 10)
	PAINTED WATER LINE
	SEWER LINE PER UTILITY MAP
	PAINTED GAS LINE
	PAINTED ELECTRIC LINE
	PAINTED TELE LINE



TAX 7283  
 4.72 Acres  
 (PER SURVEY)

**TAX LOT 7283**  
**241 HILLSIDE DRIVE**

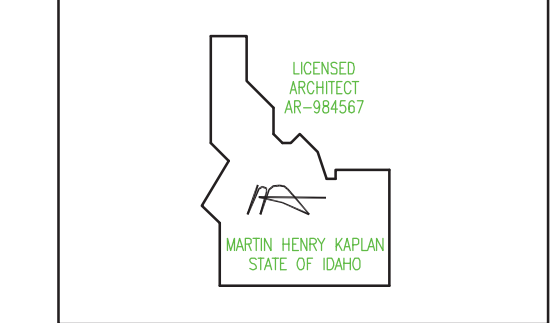
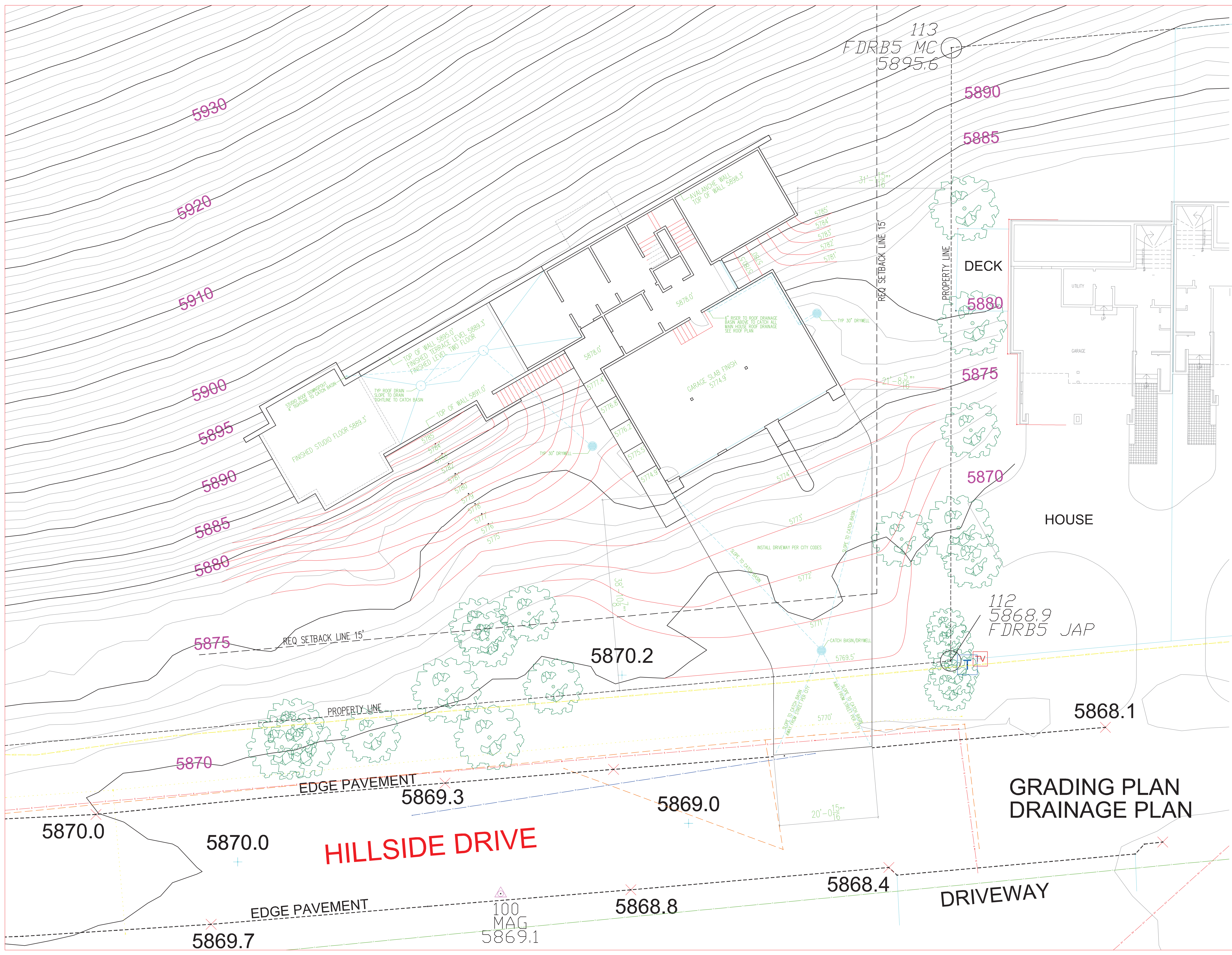
LOCATED WITHIN  
 SECTION 11, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M.,  
 CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR : MARTY KAPLAN  
 PROJECT NO. 18188 DWG BY: DWS CRD: 18188.CRD 18188 TOPO.DWG  
 A TOPOGRAPHIC MAP DATE OF SURVEY: 10/19/2018 SHEET: 1 OF 1









**HERBIE'S LAUNCHING PAD**  
 244 Hillside Drive, Ketchum ID 83340

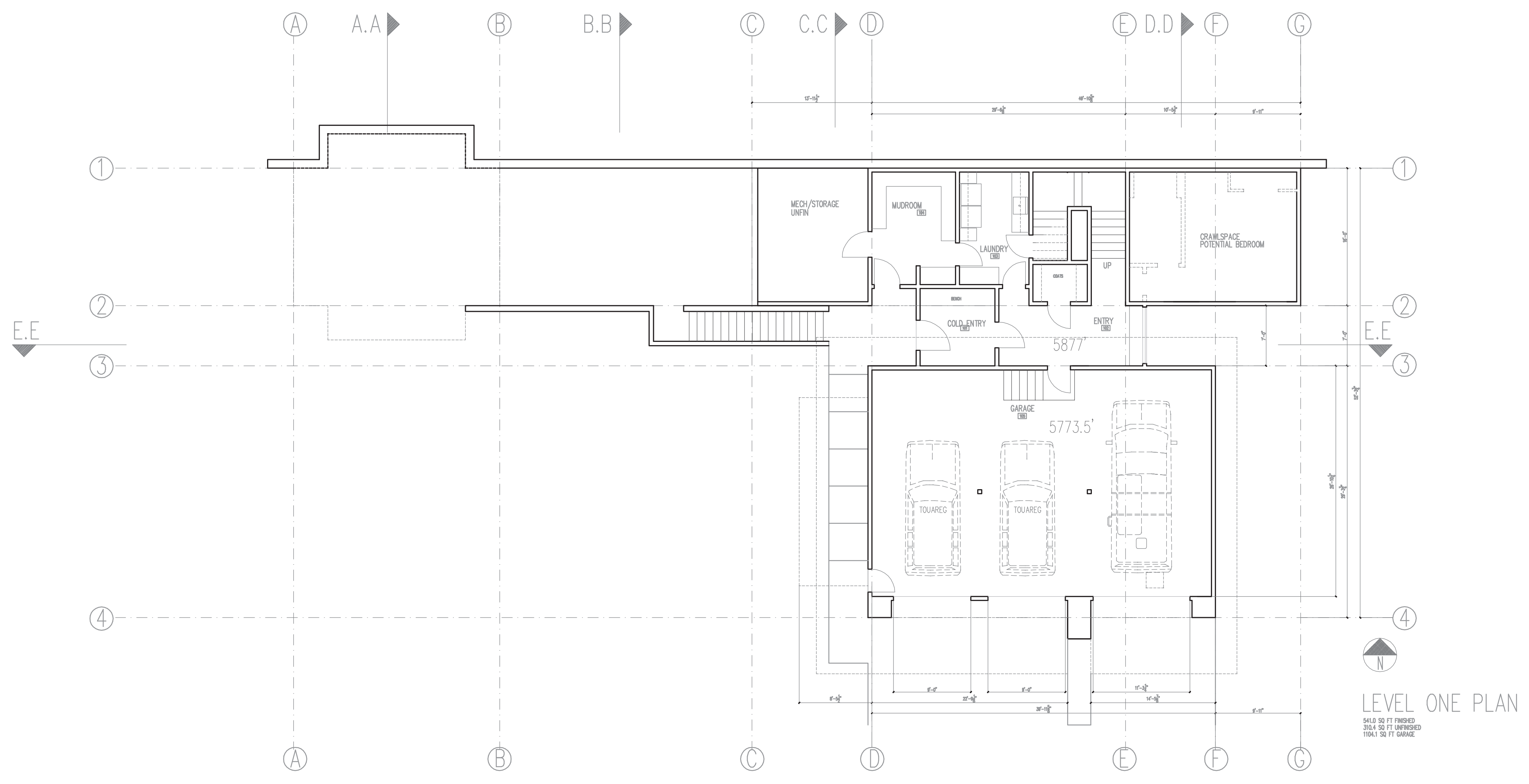
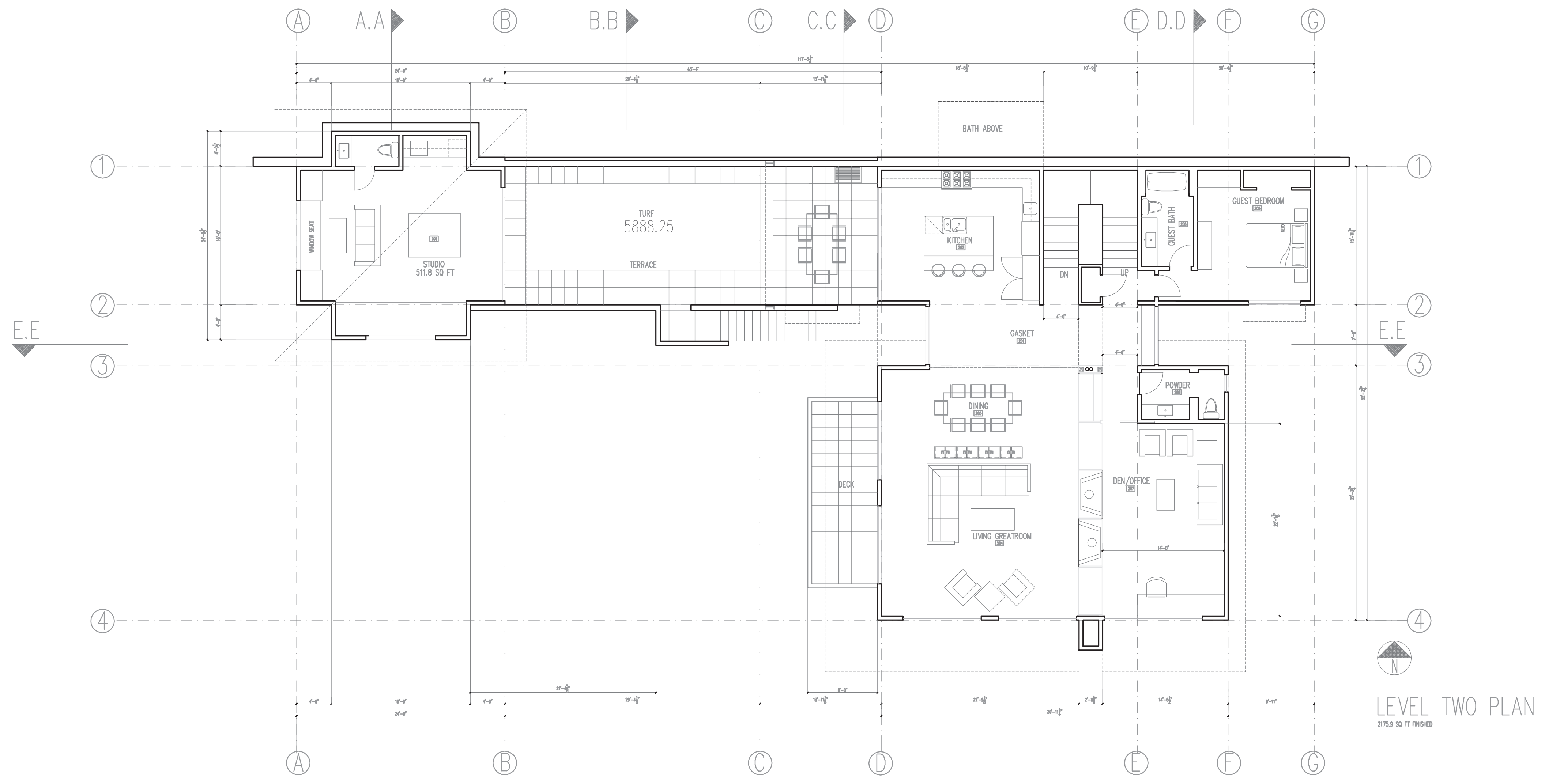
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1	PRE-CON STUDY A	11.18.23

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

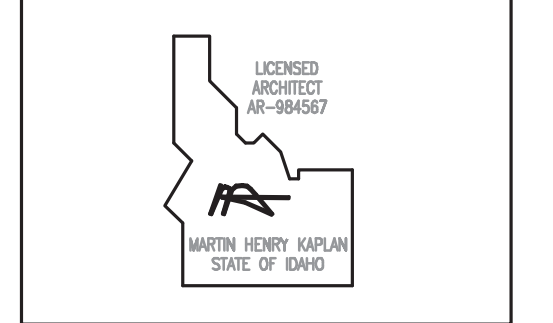
**A.3**

**GRADING PLAN  
 DRAINAGE PLAN**





3833.7 SQ. FT FINISHED  
5252.2 GROSS SQ. FT

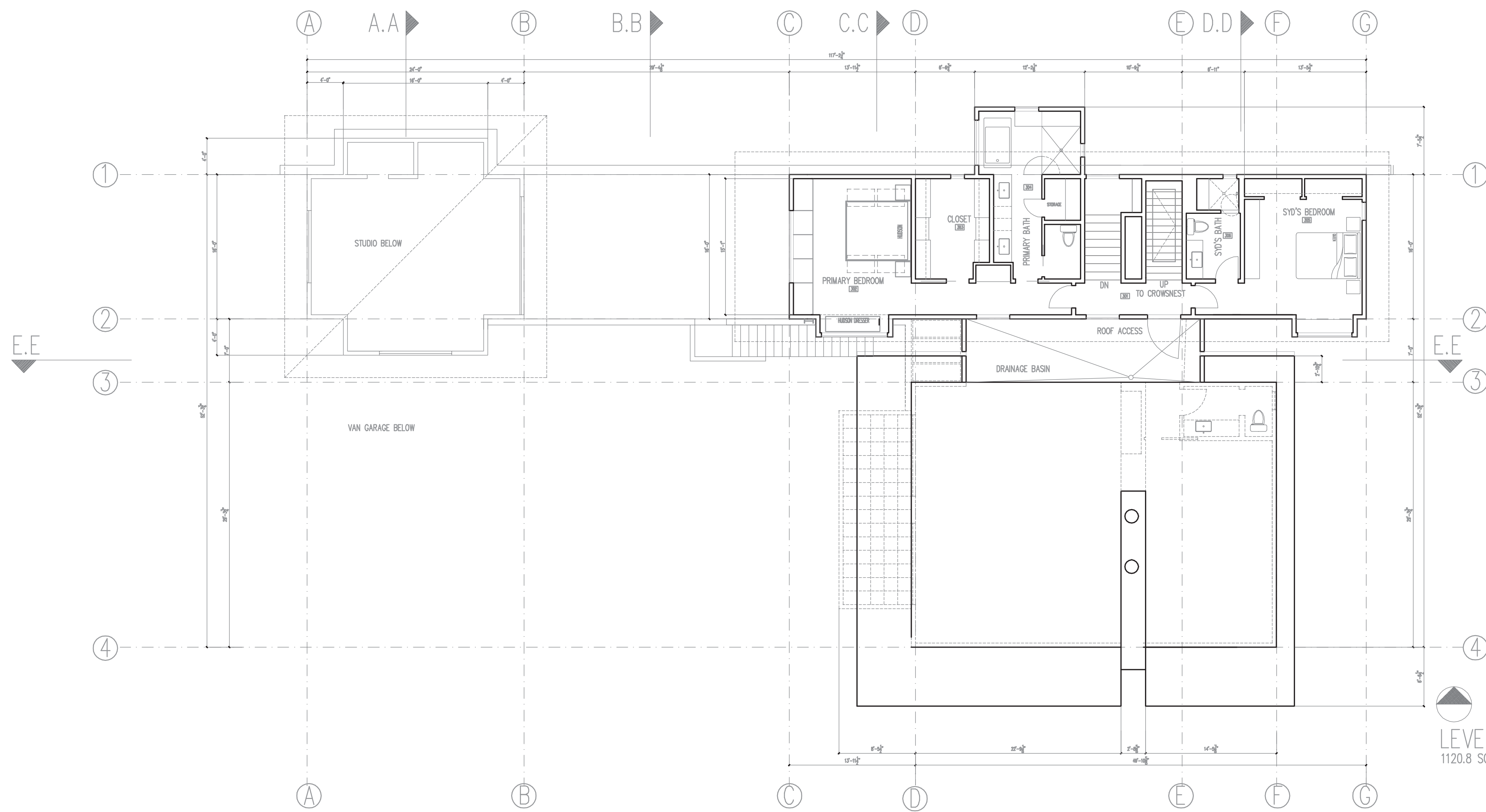
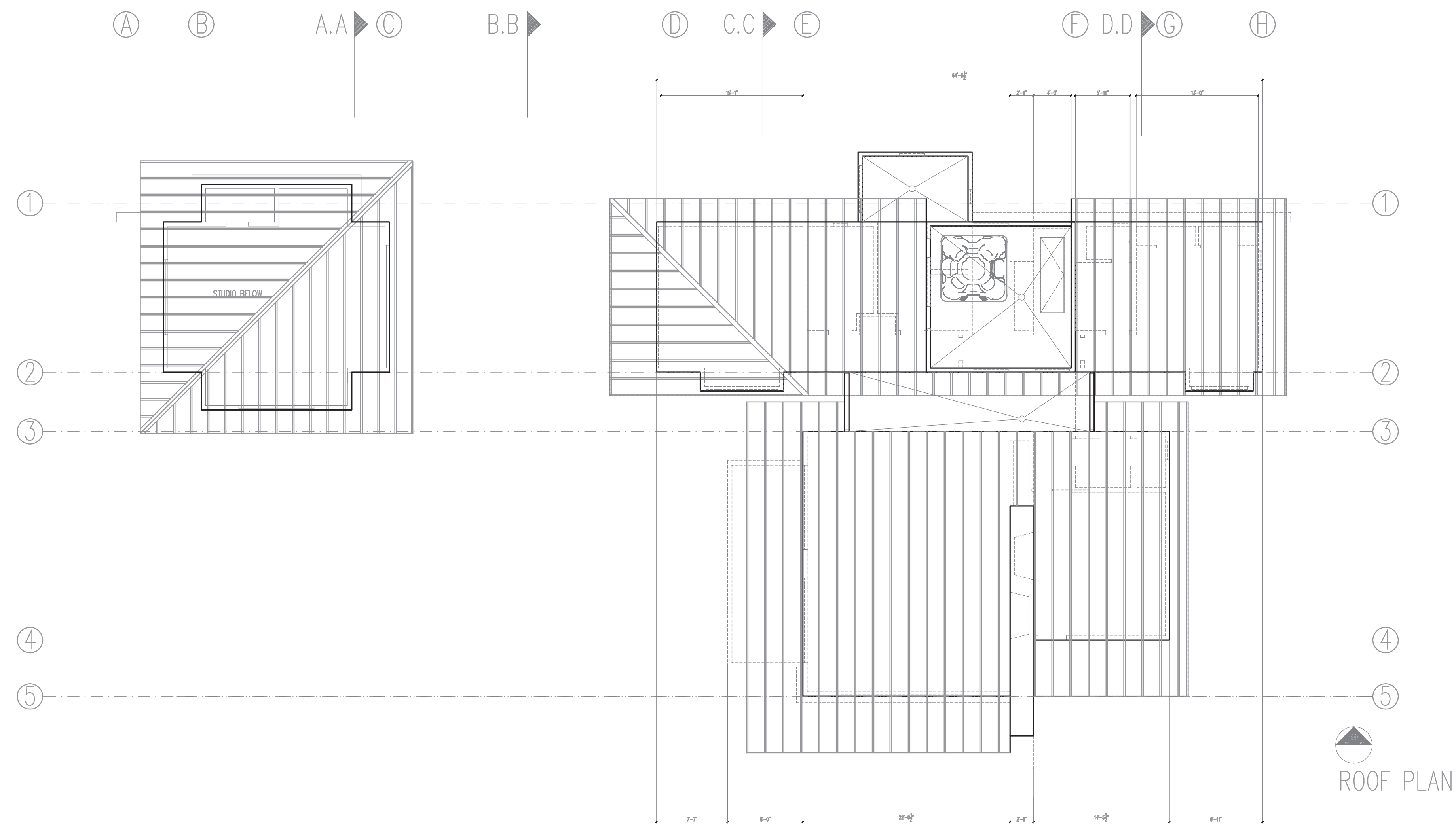


**HERBIE'S LAUNCHING PAD**  
241 Hillside Drive, Ketchum ID 83340

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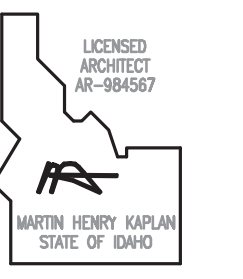
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**A.4**



LEVEL THREE PLAN  
1120.8 SQ FT

3833.7 SQ FT FINISHED  
5252.2 GROSS SQ FT

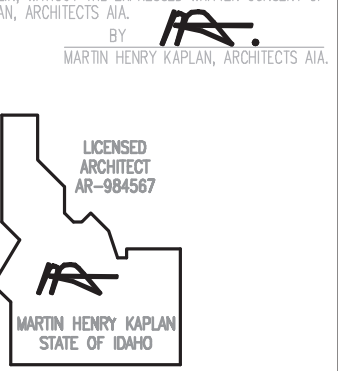


HERBIE'S LAUNCHING PAD  
241 Hillside Drive, Ketchum ID 83340

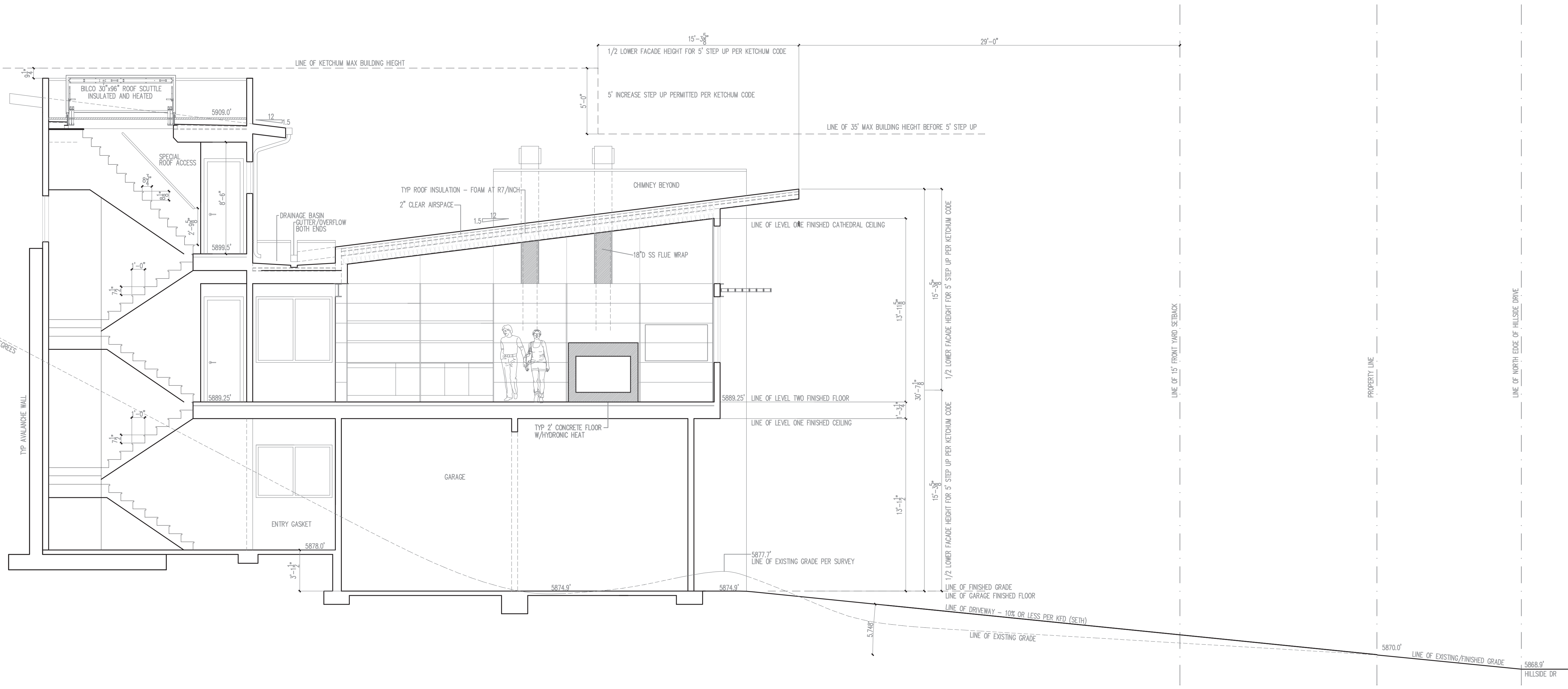
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1	PRE-CON STUDY A	11.18.23

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

**A.5**



**HERBIE'S LAUNCHING PAD**  
 241 Hillside Drive, Ketchum ID 83340



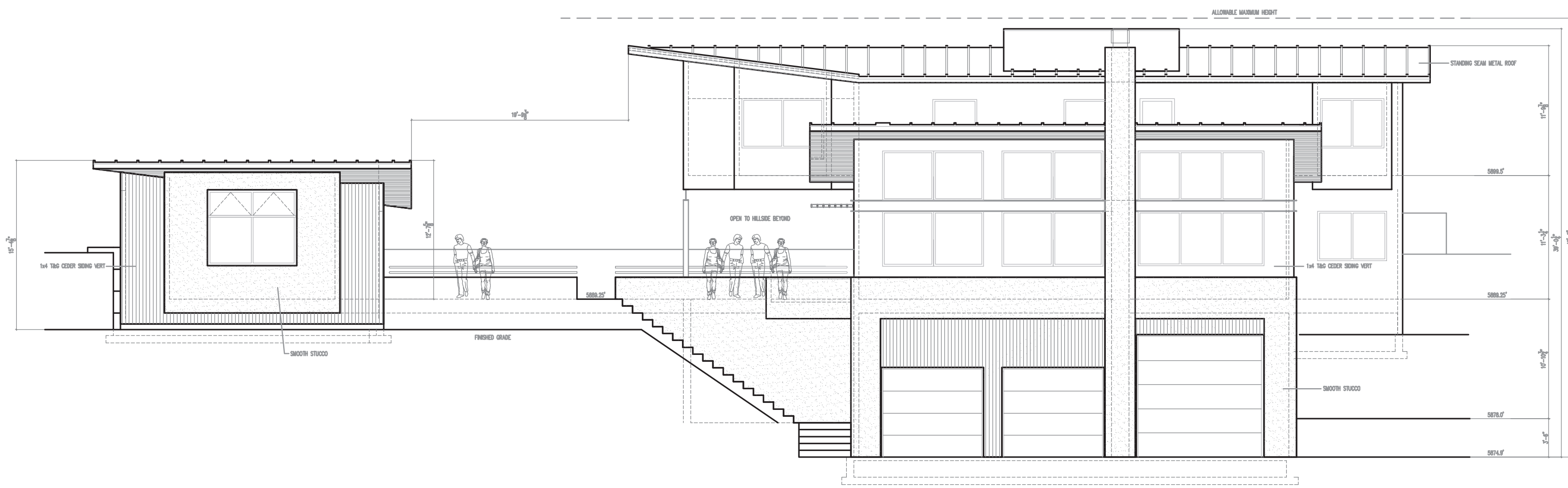
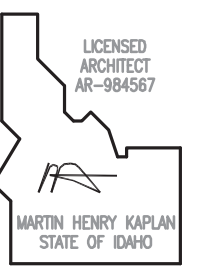
NO.	DESCRIPTION	DATE
5	DR PRE-APP R1	03.28.24
4	DR PRE-APP	02.07.24
3	PRE-CON STUDY C	01.24.24
2	PRE-CON STUDY B	12.03.23
1	PRE-CON STUDY A	11.18.23

**ISSUES**

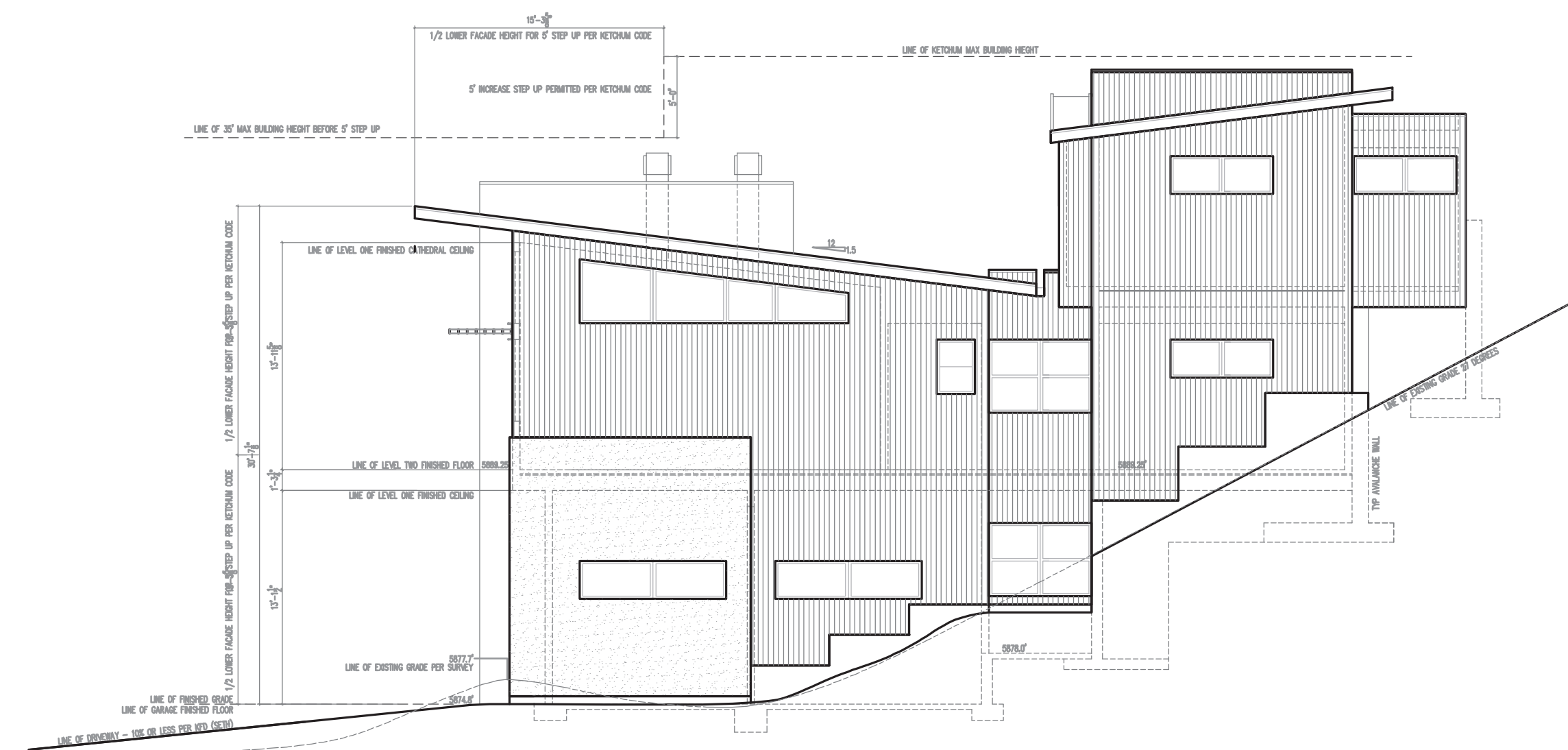
DRAWN BY: MHK  
 SCALE: 1/4" = 1'-0"

**A.6**

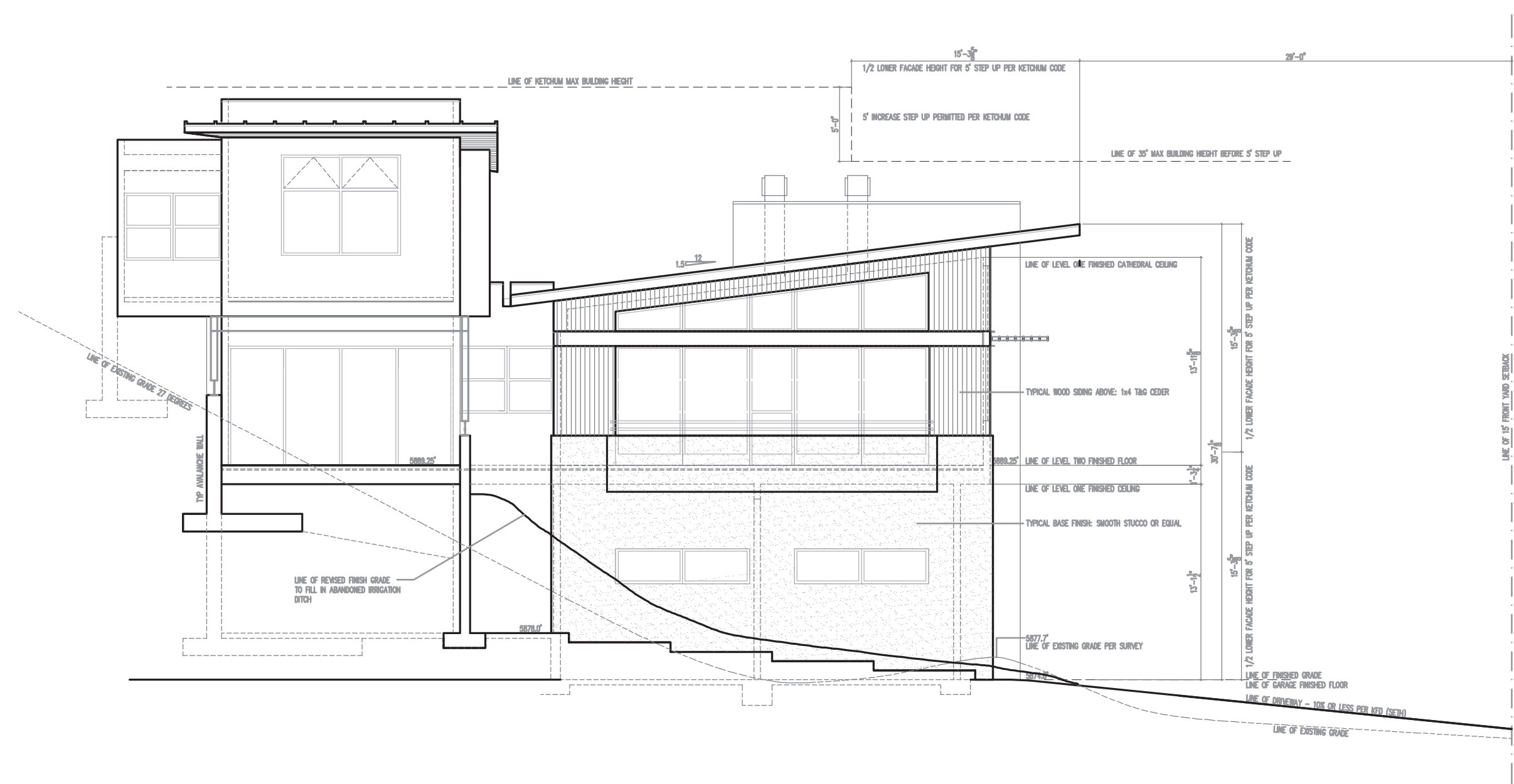




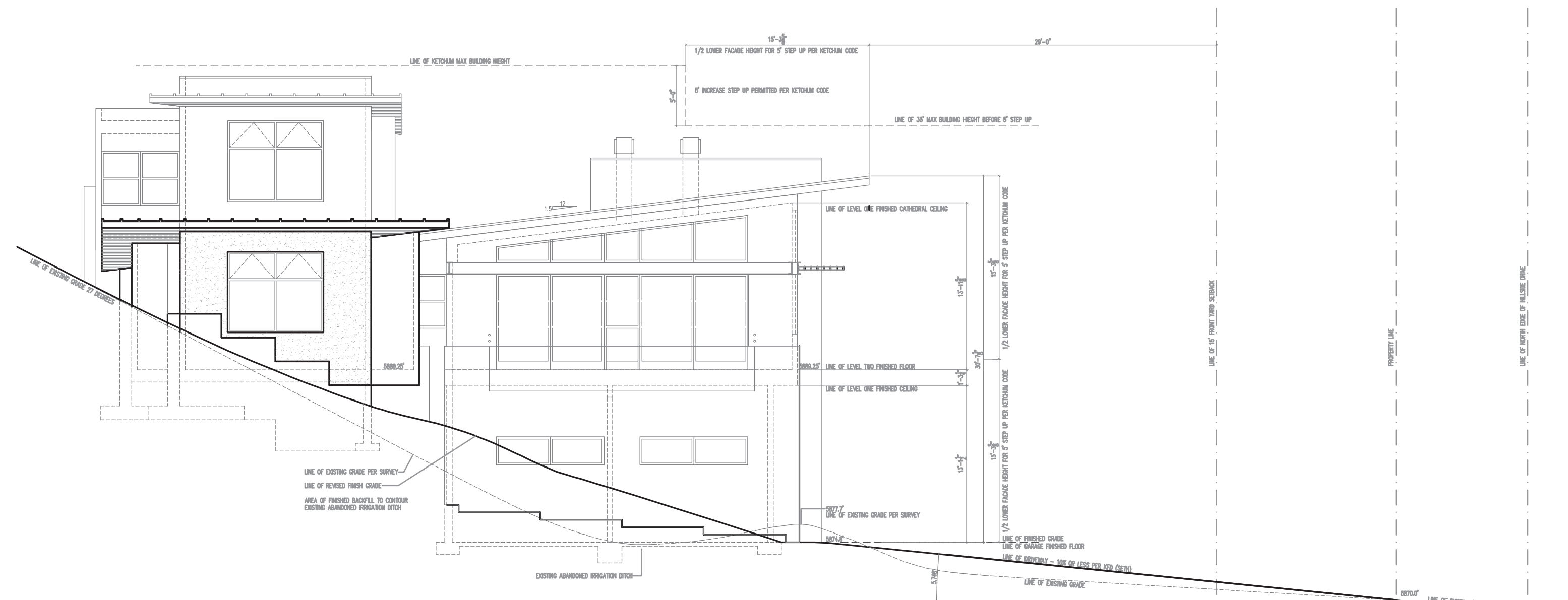
SOUTH ELEVATION



EAST ELEVATION



SECTION B.B



WEST ELEVATION

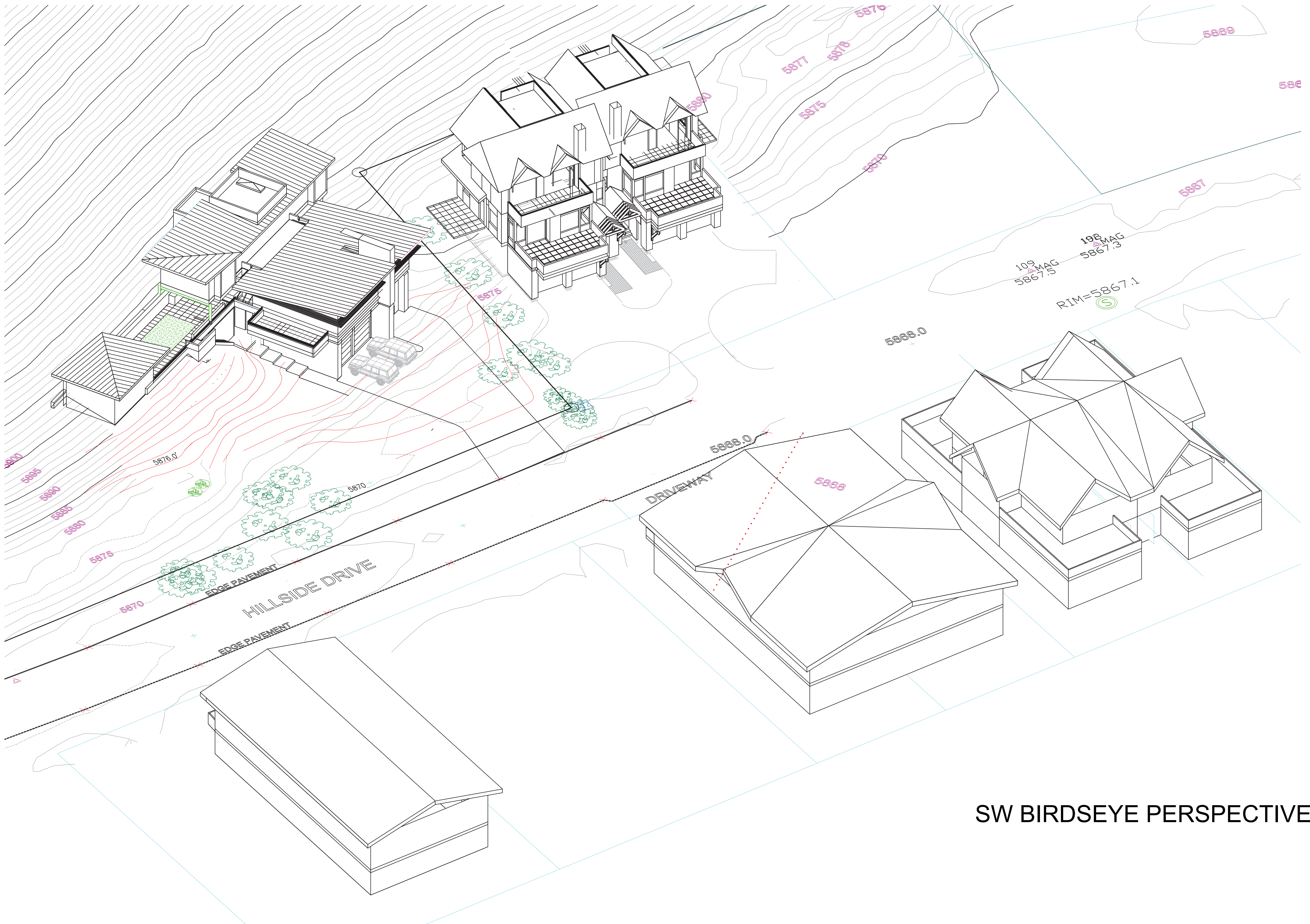
**HERBIE'S LAUNCHING PAD**  
 241 Hillside Drive, Ketchum ID 83340

NO.	DESCRIPTION	DATE
5	DR PRE-APP R1	03.28.24
4	DR PRE-APP	02.07.24
3	PRE-CON STUDY C	01.24.24
2	PRE-CON STUDY B	12.03.23
1	PRE-CON STUDY A	11.18.23

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

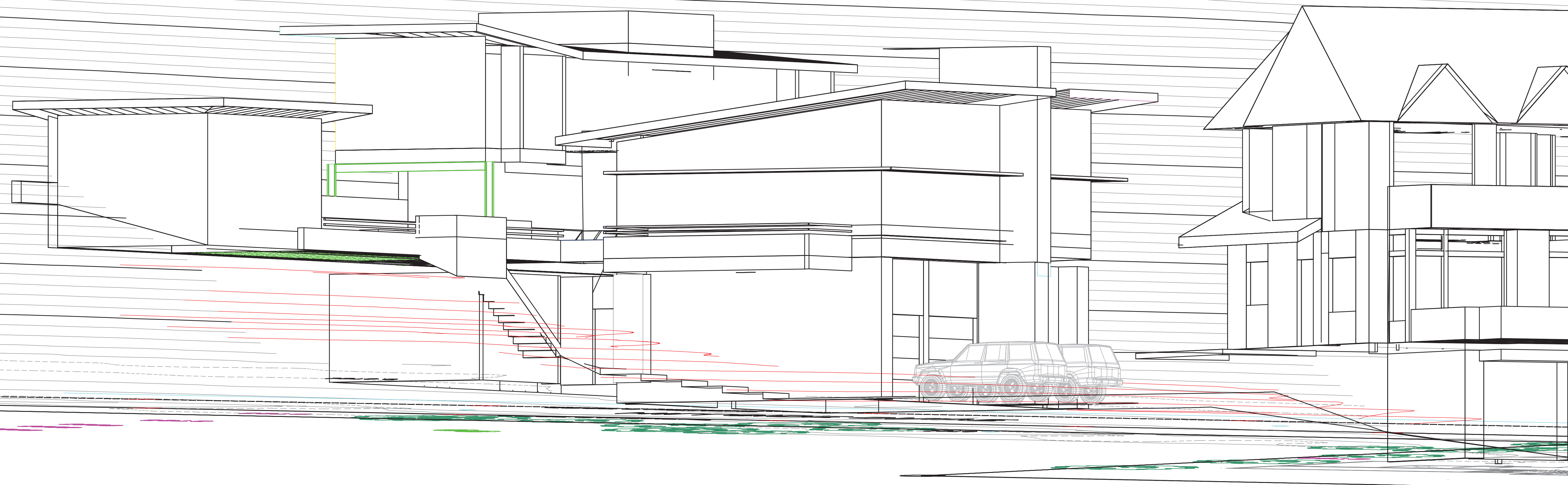
**A.7**





SW BIRDSEYE PERSPECTIVE





Southwest Perspective from Hillside Dr





South Perspective from Hillside Dr



City of Ketchum

# Attachment B: Zoning and Dimensional Standards Analysis



241 Hillside Drive  
COMPLIANCE WITH ZONING REGULATIONS

Compliance with Zoning and Dimensional Standards				
Compliant			Standards and Findings	
Yes	No	N/A	Ketchum Municipal Code	City Standards and Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	<b>Minimum Lot Area</b>
			Finding	Required: 9,000 square feet Existing: 205,603 square feet (4.72 acres)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	<b>Building Coverage</b>
			Finding	Permitted: 35% Proposed: 1.7%% (3,554 square feet / 205,603 square feet lot area)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	<b>Minimum Building Setbacks</b>
			Finding	<b>Minimum Required Setbacks:</b> Front: 15' Side: > of 1' for every 2' in building height, or 10' (19'-6" required) Rear: 20'  <b>Proposed:</b> Front (Hillside Drive/south): 38'-10 7/8" Side (east): 21'-8 5/6" Side (west): 154'-3 1/2" Rear (north): 380'-10 1/16"
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	<b>Building Height</b>
			Finding	<b>Maximum Permitted:</b> 35' (properties which step up or down hillsides may extend 5 feet above the maximum height permitted in the zoning district) <b>Proposed:</b> 39'-0 1/4"
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030.H	<b>Curb Cut</b>
			Finding	<b>Permitted:</b> A total of 35% of the linear footage of any street frontage can be devoted to access off street parking. <b>Proposed:</b> 5.5% (20-foot-wide driveway/366.07 feet of property frontage along Hillside Drive). The curb cut calculation included both of the front lot lines of the property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.020.A. 2 & 17.125.050	<b>Parking Spaces</b>
			Finding	Off-street parking standards of this chapter apply to any new development and to any new established uses. <b>Required:</b>



City of Ketchum  
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				<p>Residential (one family dwelling), in all applicable zoning districts require two parking spaces.</p> <p><b>Proposed:</b> The project proposes three parking spaces within the enclosed garage.</p>
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