



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

PROJECT: Wood River YMCA (Addition)

FILE NUMBER: P25-068A

APPLICATION: Design Review

PROPERTY OWNER: City of Ketchum Land and YMCA Lease  
Matt Neilson, deChase Miksis Development (Owners representative)

ARCHITECT: Michael Bulls, RLB Architecture

REQUEST: Design Review for proposed addition of a new main entrance lobby, teen center, fieldhouse with upper-level running track and exterior improvements including: heated sidewalks, landscaped areas, removal of stairs leading up to the existing main entrance. In addition, the reconfigured parking and fire/emergency access located on the north side of the proposed addition. (Internal remodel not subject to design review)

LOCATION: 101 Saddle Road

ZONING: Tourist Zoning District (T)

OVERLAY: None

REVIEWER: Allison Kennedy - Senior Planner

NOTICE: A courtesy notice for the public meeting on the project was mailed to all property owners within 300 feet of the project site on April 29, 2026. The notice was published in the Idaho Mountain Express on April 29, 2026 and materials were posted on the City website on April 29, 2026. A notice was posted on premises May 13, 2026.

**EXECUTIVE SUMMARY**

A pre-application design review application was submitted December 31, 2025. A meeting was held with the Commission on March 5, 2026. [CLICK HERE](#) to listen to the recording of that meeting. Feedback from the Commission and staff has been incorporated into the development proposal including feedback on adequate lighting located on the rear of the structure, ADA accessibility, garage door design modification, and an update from the City in regard to the shared parking component. The Final Design Review application was submitted March 27, 2026 sent out for review to various city departments on April 15, 2026 and responses were received and the application was deemed complete on April 23, 2026. The Wood River YMCA is proposing an interior remodel, addition, and exterior improvements within their leased boundary located at 101 Saddle Road within the Tourist

District. (See Fig.1). A Design Review is required for the 26,464sf addition which includes a new main entrance lobby, teen center, and a field house with an upper-level running track proposed to be added to the north end of the facility. Exterior improvements are also proposed requiring design review; including a heated sidewalk, landscaped areas adjacent to addition, removal of existing main entrance stairs, and parking and fire/emergency access reconfiguration. See Attachments A &B: Project Narrative & Project Plans.

The application was submitted after the adoption of the new Comprehensive Plan, but prior to adoption of the updated code. Therefore, the application was reviewed under the previous Ketchum Municipal Code (KMC) Title 17 and 2025 Comprehensive Plan.



Figure 1 Vicinity Map

### Background

A Planned Unit Development Conditional Use Permit (PUD-CUP 04-008) was approved by the city of Ketchum in October 2005 for a 84,155 square foot recreation complex to include: an ice rink approximately 32,500sf, a pool area approximately 12,000sf, a gymnasium approximately 6,000sf, locker rooms approximately 3,800 sf, climbing wall area approximately 2,000sf, aerobics room approximately 1,200 sf, community conference rooms approximately 3,000sf, staff offices approximately 2,000sf, and a daycare area approximately 1,400 sf.

The Wood River YMCA built 56,438sf of the recreation complex but have yet to build the 32,500sf addition on the northern portion of the complex which was originally contemplated and approved as part of the PUD-CUP. Since the original 2005 approval, an indoor ice rink arena was built in Hailey. With this community recreation need met and after operating within the Valley for 20 years, the Wood River YMCA is proposing to fully realize its approved square footage by instead creating a 26,464 sf addition on the north side of the existing structure to include the above referenced additions.

### Analysis

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

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

## Criteria 1 & 2

The application generally conforms with the goals, policies, and objectives of the Comprehensive Plan. Specifically, the Distinct Built and Natural Environment Chapter which focuses on Land Use and Community Character. Policy BNE-1.5: Context Sensitive Development highlights the objective that the built environment should blend with the adjacent materials, mix of uses, massing, scale, building heights, and densities permitted within the underlying zoning districts. The application proposes extending the existing recreational facility with similar materials, uses, and heights that blend within the context of that particular built environment and therefore is congruent with the character of the existing area. In addition, the footprint of the proposed development is less than what was originally approved and therefore fits within the density planned for the site.

The application also meets Policy BNE-1.2: Neighborhood Characteristics which states the desire to reinforce the distinct characteristics of Ketchum's neighborhoods, encouraging creativity and innovation over uniformity. This innovation and flexibility of design over uniformity is highlighted with the proposed alteration of the underutilized main stairs and entrance way and the multitude of details such as the varied roof lines and a mix of building materials which is unusual for a large recreational facility. This YMCA design is unique to Ketchum and is not typical for this organization's usual utilitarian recreational facilities.

## Criteria 3: Zoning and Design Review Standards

### *Zoning and Dimensional Standards*

#### I. ZONING STANDARDS

The proposed application conforms with the zoning and dimensional standards of the underlying Tourist District (T) and the pre-existing site approvals. Planning staff have highlighted pertinent standards below for the Commission to better understand the context of the application and the standards it is subject to.

**Height-**The required building height per 2005 CUP-PUD is 45'6". Both proposed elevations are below the maximum height requirement.

Proposed elevations (Refer to Attachment B: Project Plans, Sheets A.4, A4.1):

- Northern addition of 34'7"
- West elevation lobby roof top 39'7"

**Setbacks-** The required setbacks for the Tourist Zone:

**Front:** 30' however a waiver to 25' was approved in 2005 CUP-PUD for Warm Springs Rd. & 15' for Saddle Rd.

**Side:** 1' for every 3' of building height or 16.5'

(A waiver to a side setback to Saddle Road to 0' for one portion of the building was approved in 2005 CUP-PUD for the anticipated ice rink. The new structure is setback ~50' from that line.)

**Rear:** 15'

The proposed addition maintains these required setbacks.

#### 2005 CUP Ice Rink Square Footage Footprint Approval

The ice rink was approved at "approximately 32,500 square feet" in the 2005 CUP. The addition proposed is 26,464sf. The application proposes approximately 6,036sf less square footage than what was approved and therefore meets the standard in regard to size of footprint.

**Floor Area Ratio Tourist Zone:** The FAR associated with this 5.72 acre parcel located within the Tourist Zoning District is .5 up to 1.6. ( 82,902 sf total) =.33 FAR. The city of Ketchum had this lot surveyed and it is 5.72 acres. This standard is met and no action is required.

## II. DESIGN REVIEW STANDARDS

The application will be reviewed pursuant to Design Standards KMC 17.96.060 Improvements and Standards. Reviewed below are standards A-K. See Attachment D for KMC Section 17.96.060

**KMC 17.96.060 A. Streets:** N/A No new streets are proposed. Warm Springs has a 100' ROW and Saddle Road 80' ROW.

**KMC 17.96.060 B. Sidewalks:** Standards 1-4 & 6. Are not applicable as the applicant is not proposing changes to existing sidewalks in the ROW.

Standard 5. Is applicable and appears to be met:

*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.*

The applicant proposes a 7' wide concrete sidewalk with a 6" vertical curb cut along the western edge of the parking lot. In addition, a 7' wide heated sidewalk is proposed along the northern and western portions of the building leading to the main entrance sidewalk. The heated sidewalks have included a R-5 foil faced insulation which is recommended by the city. Sidewalks are ADA compliant. (See Attachment B: Sheets C.1 & C.1.1, C1.2)

**KMC 17.96.060 C. Drainage:** Standards 1-5 listed below have all been met and reviewed by City Engineer. (See Attachment B: Sheet C1.0)

1. *All stormwater shall be retained on site.*
2. *Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.*
3. *The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.*
4. *Drainage facilities shall be constructed per City standards.*

### **KMC 17.96.060 D. Utilities**

Will serve letters were received and the applicant proposes to install at their sole expense and install all connections underground per Ketchum Code standards:

1. *All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.*
2. *Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.*
3. *When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.*

### **KMC 17.96.060 E. Compatibility of Design**

Standards 2 & 3 are not applicable since the structure is neither a significant landmark or built prior to 1940. Standard 1. however is applicable: *The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.*

The materials proposed on the submitted project plans *Exterior Renderings* (A5.0, A5.1) and the *Building Elevations and Materials* sheets (A4.0& A4.1) match the existing structural materials including the shingled roof, brick, horizontal board siding, metal finishes, wood columns and beams, masonry, board and batten, and the existing metal and glass doors. The colors of the proposed materials are designed to match the

existing building therefore the addition would appear to be fully integrated into the existing architectural palate and materials. Signage on the building is not proposed to change however staff has added a suggested condition of approval in case the signage plan changes. Staff suggested Condition of Approval: A Sign Permit is required for any new signage or banners displaying or advertising the facility. (KMC 16.05) During the Pre-Application Design Review the Planning and Zoning Commission requested the applicant revise their garage door design. Originally a more utilitarian garage door painted a bronze color, the applicant has revised the design and now faced the door with wood and trim and kept the glazing windows on top so it appears more residential. In addition, the Commission asked for more lighting for safety be added on the back side of the building. The applicant added four full cut off wall mounted sconces on the proposed rear of the structure. ( See Attachment B: Sheet A.7)

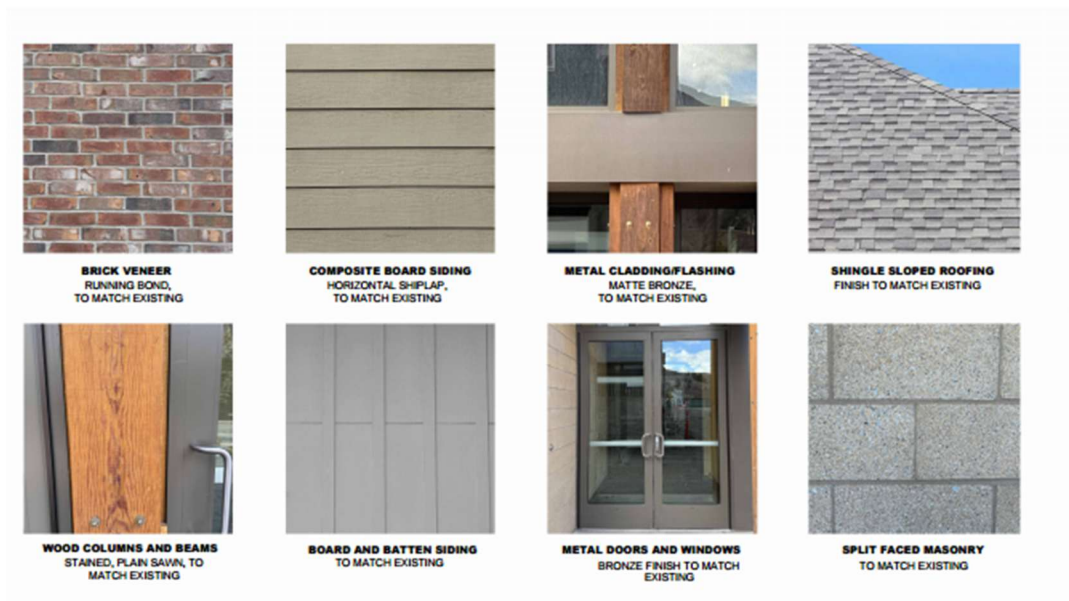


Figure 2 Building Materials Sheet A4.0

**KMC 17.96.060 F. Architectural**

The standards listed 1-8 appear to be met.

1. *Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.*

The proposed addition will modify the main entrance to be relocated at the north-west side of the building rather than the current western main entrance. Pedestrian access to the new entryway is shown to be clearly delineated by sidewalks, landscaping, and a large roof overhang above the main entrance doors. In addition, the existing entryway is proposed to be decommissioned by removing stairs and new landscaping.

2. *The building character shall be clearly defined by use of architectural features.*

3. *There shall be continuity of materials, colors and signing within the project.*

The proposed addition (See Fig 2 & 3) continues the existing character as seen in the use of the same materials and color palettes. The continuation of the flat roof and three sloped roofed areas add interest within the addition and mirror the roof design existing throughout the structure.

THE PLAN AND ELEVATION DRAWINGS ARE AN INSTRUMENT OF PROFESSIONAL SERVICE, THE PROPERTY OF ARCHITECTURAL SERVICES, INC. AND WILL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL SERVICES, INC.



Figure 3 Rendering Sheet A5.1

The western elevation (Fig 4) of the addition which faces Warm Spring Road has continued the design element of predominate brick veneer with the board and batten siding on the second level. The bulk and mass is broken up by: mirroring pedestrian scale awnings seen on the southern end of the building, inclusion of a variety of roof lines, and the large windows with panes to break up the flatness of the large walls. (See Attachment B: Sheet A.4 Building Elevations & Materials)



Figure 4 Western Elevation, Sheet A4.0



Figure 5 Eastern Elevation, Sheet A4.0

The eastern façade is facing the service alley and matches the existing rear façade with composite board horizontal siding on the majority, split masonry on the bottom, and a brick veneer building pop out. The two sloped roof lines and windows add interest and break up the large nature of the fieldhouse building.

4. Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.

Attachment B: Sheet L.1 shows that the applicant is proposing to match existing fencing, utilize pavers to match existing, and add uniformity with plant groupings.

5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness. The proposed utilization of three sloped roof features, three awnings to match the southern end of the structure, the use of brick, board and batten siding and large windows will help reduce the scale and flatness of the structure. In addition, the roof line will be lower than the existing roof line which will also help with bulk.

6. Building(s) shall orient toward their primary street frontage.

The main building entrance will be oriented on Saddle Road however the building is located on a corner and also spans along Warm Springs Road.

7. Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.

The garbage and recycling are located behind Bonnies Garden facing toward the rear alley and are screened from view. (See Attachment B: Sheet A1.1)

8. 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.

The front lobby has a large flat roof over the entrance. The three sloped roofs have snow retention clips to help mitigate snow slide. (See Attachment B: Sheets A2.1 & A2.2)

#### **KMC 17.96.060.G: Circulation of Design**

1. Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.

2. Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.

3. 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.

4. Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.

Standards 1-4 are met as the work proposed will not impede the existing connections with the preexisting sidewalks and ROW. A new 8' sidewalk is proposed on city property (lot 6) located in the rear of the structure within the new proposed parking area with striping for a crosswalk to aide circulation.

5. Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.

The Site Plan on Attachment B: Sheet C1.0 shows unobstructed access for fire and emergency vehicles. A fire lane of 26' hugs the northern portion of the structure and tapers to ~20' when servicing the rear of the structure. A siren activated gate is shown on Attachment B: Sheet A1.1. which could be accessed by emergency vehicles however a snowplow or other service vehicles would not be able to utilize this portion of

the alley and would have to back up quite aways in leu of a turnaround. Staff suggest a condition to change the siren activated gate to a manual obstruction to meet the need for both detracting passenger vehicles to and from the Lot 6 parking area but still allowing for the circulation of service vehicles when necessary. For example, a chain/roped off gate or something similar.

#### **KMC 17.96.060.H: Snow Storage**

- 1. Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.*
- 2. Snow storage areas shall be provided on site.*
- 3. A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.*
- 4. In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.*

Snow storage is provided on site. The existing facility has both stored snow within the northern lawn area and the southern parking lot. In addition, the north-eastern portion of the existing parking area has been used as temporary storage and has been hauled off site. This is the similar proposal for the addition to store both onsite and haul away snow. Specifically, the Site Plan shows: 1,500 sf of snow storage on the north lawn, 1,500sf of temporary snow storage within the north-east portion of the parking lot, & 1,900sf of snow storage located along the south parking lot. In high snow years excess snow has been hauled off site as needed. The City Street Department & Engineer had no comments in regards to snow storage proposed.

Snow melt is proposed along the sidewalks from the lease boundary to the lobby entrance.

#### **KMC 17.96.060.I: Landscaping**

- 1. Landscaping is required for all projects.*
- 2. 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.*
- 3. All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.*
- 4. 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.*

The landscaping standards appear to be met. The applicant has sited the landscaping adjacent to the structure and hardscapes to create a buffer. In addition, a new landscaped portion is proposed to buffer the front area where the removal of the stairs is proposed. Sixteen existing bike racks will remain at this western portion of the building and 14 more proposed at the new main lobby paver area. (See Attachment B: Sheet L.1) The new proposed entranceway is flagged on either side of the walkway with deciduous ornamental maples trees which will both provide shade in the summer and color in the fall. In addition, the vegetative height will help break up the mass of the facade facing Saddle Road and Warm Springs views of the building.

The shrubs, perennials, and grasses chosen while not all native varieties are generally more drought tolerant and will thrive in the high-altitude dessert environment.

**KMC 17.96.060.J Public Amenities-N/A-** No public amenities required in 2005 PUD. The proposal is not encroaching within the ROW.

**KMC 17.96.060.K Underground encroachments-** N/A No underground encroachments are within the required setbacks

### **Parking**

While Parking is not part of the Design Review Application it was brought up at the pre-design review hearing as a topic of interest and that it be addressed in the Final Design Review hearing. The original 2005 CUP (Policy 8.9, p. 12) was approved on condition that a shared parking agreement was approved by the city with 150 parking spaces. Most of the parking for the facility is located outside of the YMCA leased boundary and therefore depends on a shared parking agreement with the city of Ketchum. This agreement is currently being finalized and has been reviewed by the URA, City Council, and the YMCA. The draft plan accommodates additional parking on city owned Lot 6 located in the rear of the proposed YMCA structure and provides spaces within the City Right-of-Way along Saddle Road. See Attachment C for a draft diagram of the temporary parking and ROW improvement proposal. If implemented it would accommodate approximately 171 vehicles: 22 vehicles along the eastern portion of Saddle Road, 7 vehicles on the western portion of Saddle Rd., approximately 28 vehicles in a satellite parking area with Lot 6 behind the YMCA addition, approximately 67 spaces in the existing parking area, and 47 spaces within the southern park and ride lot. This does not include the parking area in front of the fire station which includes an additional 43 spaces.

### **V. STAFF RECOMMENDATION**

Staff recommends approval with conditions suggested and that all standards appear to be met.

The Commission has the following options:

- Approve the application
- Approve the application with conditions
- Deny the application

**The Commission may delete, revise, or add to the conditions of approval based on the discussion. Suggested Conditions of approval.**

1. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Planning and Zoning Commission or upon appeal, the date the approval is granted by the Council. Extensions may be granted per KMC 17.96.090.B.
2. This Design Review approval is based on the plans dated 4/22/2026 and the information presented and approved at the Planning and Zoning Commission included as Exhibit B. The building permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
3. At time of building permit, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all improvements, including sidewalks, alley asphalt, streetlights, utilities, and drainage facilities, for final review and approval by the City Engineer, Streets Department, Utilities Department, and Planning Department.
4. A Sign Permit is required for any new signage or banners displaying or advertising the facility.

5. The siren activated gate shown within the plan set shall be replaced with a manually removable obstruction for access by service and snow removal vehicles.
6. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

**Attachments:**

- A. Application and Project Narrative
- B. Project Plans
- C. City of Ketchum/YMCA Parking Draft
- D. KMC Title 17.96.060

Attachment A

Wood River Community YMCA Application and Narrative



**City of Ketchum  
Planning & Building**


**Design Review Application**

OFFICIAL USE ONLY
File Number: P26-015
Date Received: 3/27/26
By: GB
Pre-Application Fee Paid:
Design Review Fee Paid: \$5200
By:

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

APPLICANT INFORMATION			
Project Name:	Wood River Community YMCA	Phone:	520.270.6846
Owner: Matt Neilson, deChase Miksis Development (Owner's Rep)		Mailing Address:	PO Box 733 Boise, ID 83701
Email:	matt@dechase.com		
Architect/Representative:	Michael Bulls, RLB Architectura	Phone:	208.726.5608
Email:	mbulls@rlb-sv.com	Mailing Address:	PO Box 5619 Ketchum, ID 83340
Architect License Number:	AR 984243		
Engineer of Record:	Matt Walker, RLB Architectura	Phone:	208.726.5608
Email:	matt@rlb-sv.com	Mailing Address:	PO Box 5619 Ketchum, ID 83340
Engineer License Number:	12593		
Primary Contact Name and Phone Number: Michael Bulls, Architect, Office: 208.726.5608			
PROJECT INFORMATION			
Legal Land Description:	YMCA Building Located on TL 6689, Sec 12 4N 17E Exempt App Received 2025	Street Address:	101 Saddle Road, Ketchum, ID 83340
Lot Area (Square Feet):	249,163± (5.72 Acres)	Zoning District:	Tourist (T) District
		RPK #:	LRK4N170121200
Overlay District:	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Avalanche	<input type="checkbox"/> Mountain
			<input checked="" type="checkbox"/> None
Type of Construction:	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Addition	<input checked="" type="checkbox"/> Remodel
			<input type="checkbox"/> Other
Anticipated Use:		Number of Residential Units:	
GROSS FLOOR AREA			
	Proposed	Existing	
Basements	NA Sq. Ft.	NA Sq. Ft.	
1 <sup>st</sup> Floor	18,819 Sq. Ft.	38,264 Sq. Ft.	
2 <sup>nd</sup> Floor	7,192 Sq. Ft.	18,077 Sq. Ft.	
3 <sup>rd</sup> Floor	NA Sq. Ft.	NA Sq. Ft.	
Mezzanine	NA Sq. Ft.	NA Sq. Ft.	
Total	26,011 Sq. Ft.	56,341 Sq. Ft.	
FLOOR AREA RATIO			
Community Core:	NA	Tourist:	0.33
		General Residential-High:	NA
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage: Building coverage/open space for entire Development Parcel to be confirmed with City of Ketchum			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front:	54'-0"± (SADDLE ROAD)	Side:	NA
		Side:	NA
		Rear:	15'- 6"± (SERVICE ALLEY)
Building Height: 45'-6" (EXISTING) , 39'-6" ± (PROPOSED ADDITION)			
OFF STREET PARKING			
Parking Spaces Provided:	Coordinate with City of Ketchum	Curb Cut:	NA Sq. Ft. NA % NA
WATER SYSTEM			
<input checked="" type="checkbox"/> Municipal Service		<input type="checkbox"/> Ketchum Spring Water	

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

 (Architect on behalf of the Owner) 03.27.26  
 Signature of Owner/Representative Date

## DESIGN REVIEW EVALUATION STANDARDS

(May not apply to Administrative Design Review):

### 17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

#### A. Streets:

1. The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
2. All street designs shall be approved by the City Engineer.

#### B. Sidewalks:

1. All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks as required by the Public Works Department.
2. 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.
3. Sidewalks may be waived if one of the following criteria is met:
  - a. The project comprises an addition of less than two hundred fifty (250) square feet of conditioned space.
  - b. The city engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
4. 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.
5. 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.
6. 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.

#### C. Drainage:

1. All storm water shall be retained on site.
2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
3. The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
4. Drainage facilities shall be constructed per city standards.

#### D. Utilities:

1. All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
2. Utilities shall be located underground and above grade utility, power and communication equipment within the development site shall be concealed from public view.
3. 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.

E. Compatibility of Design:

1. The project's materials, colors and signing shall be complementary to the townscape, surrounding neighborhoods and adjoining structures.
2. 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.
3. 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.

F. Architectural:

1. Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
2. The building character shall be clearly defined by use of architectural features.
3. There shall be continuity of materials, colors and signing within the project.
4. Accessory structures, fences, walls, and landscape features within the project shall match or complement the principal building.
5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
6. Building(s) shall orient towards their primary street frontage.
7. Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
8. 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.

G. Circulation Design:

1. Pedestrian, equestrian, and bicycle access shall be located to connect with existing and anticipated easements and pathways.
2. 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.
3. 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.
4. Curb 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.
5. Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.

H. Snow Storage:

1. Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
2. Snow storage areas shall be provided on-site.
3. A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.
4. In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.

I. Landscaping:

1. Landscaping is required for all projects.
2. 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.
3. All plant species shall be drought tolerant. Native species are recommended but not required.

4. 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.

J. Public Amenities:

1. 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 be approved by the Public Works Director prior to design review approval from the Commission.

### **17.96.070: COMMUNITY CORE (CC) PROJECTS**

In addition to the requirements of section 17.96.060, unless otherwise specified, the below standards apply to projects in the Community Core district.

A. Streets:

1. Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.
2. Street trees with a minimum caliper size of three inches (3"), shall be placed in tree grates.
3. Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.

B. Architectural:

1. Facades facing a street or alley or located more than five (5') feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials and colors as the front façade.
2. For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.
3. For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.
4. Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.
5. All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters and downspouts.
6. Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Director.
7. Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.

C. Service Areas and Mechanical/Electrical Equipment:

1. Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right of way and shall be screened from public views.
2. Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.

D. Landscaping:

1. When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.
2. Trees that are placed within a courtyard, plaza or pedestrian walkway shall be placed within tree wells that are covered by tree grates.
3. The city arborist shall approve all parking lot and replacement trees.

E. Surface Parking Lots:

1. Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.
2. Surface parking lots shall incorporate at least one (1) tree and one (1) additional tree per ten (10) onsite parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.
3. Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.

F. Bicycle Parking:

1. One (1) bicycle rack, able to accommodate at least two (2) bicycles, shall be provided for every four (4) parking spaces as required by the proposed use. At a minimum, one (1) bicycle rack shall be required per development on private property. Bike racks shall not be located in the public right-of-way.
2. When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half (1/2) shall be adjusted to the next highest whole number.
3. Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest.

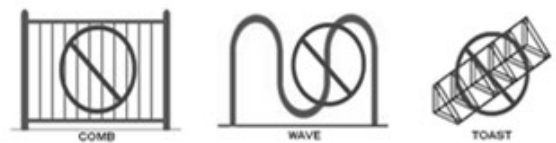
Supports frame in two places:



Appropriate designs:



Inappropriate designs:



**17.96.080: NOTICE:**

All property owners adjacent to properties under application for design review shall be notified by mail ten (10) days prior to the meeting of the date at which said design review is to be considered by the Commission.

**17.96.090: TERMS OF APPROVAL:**

A. Design Review Approval

1. The term of design review approval shall be twelve (12) months from the date that 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.
2. Application must be made for a building permit with the Ketchum planning and building department during the twelve (12) month term. Once a building permit has been issued, the design review approval shall be valid for the duration of the building permit.
3. Unless an extension is granted as set forth below, failure to file a complete building permit application for a project in accordance with these provisions shall cause said approval to be null and void.

B. Extensions of Design Review Approval.

1. For design review approvals pertaining to "civic" buildings, the Administrator may, upon written request by the holder, grant a maximum of two (2) twelve (12) month extensions to an unexpired design review approval.
2. For design review approvals pertaining to all other buildings, the city may, upon written request by the holder, grant a maximum of two (2) twelve (12) month extensions to an unexpired design review approval. The first twelve (12) month extension shall be reviewed by the Administrator. The second twelve (12) month extension shall be reviewed by the Commission. Whether or not an extension is warranted shall be based on the following considerations:
  - a. Whether there have been significant amendments to ordinances which will apply to the subject design review approval;
  - b. Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project;
  - c. Whether hazardous situations have developed or have been discovered in the project area; or

- d. Whether community facilities and services required for the project are now inadequate.
3. If any of the foregoing considerations are found to exist with regard to the project for which an extension is sought, an extension will not be granted and the city shall issue this decision in writing; otherwise the city shall approve such an extension. No extensions shall be granted for an expired design review approval.

**17.96.100: FEES AND COSTS:**

Each applicant for design review approval shall pay to the city certain fees and costs to reimburse the city the reasonable costs of administering and regulating this chapter, including reimbursement for city engineer fees. Said fees and refunds, if any, shall be set by resolution of the Council and shall be paid prior to scheduling of an application before the Commission for design review consideration. Said fees shall be nonrefundable.

## DESIGN REVIEW APPLICATION CERTIFICATION OF COMPLETENESS

Project Name:	Reviewed by:
Date:	Time:

### REQUIRED DOCUMENTS (CHECK ALL THAT APPLY):

- Design review application form including project name, location, applicant, owner, project representatives and contact information.
- One (1) PDF electronic set of the complete application containing all requirements as listed below, plans appropriately scaled, shall be submitted. Electronic record of the materials and color sample board may be satisfied with photos. One (1) hardcopy set of scalable plans showing at a minimum the following:
  - Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: a vicinity map must show location of adjacent buildings and structures.
  - Drainage plan (grading, catch basins, piping, and dry-wells).
  - Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).
  - Site plan, to scale, showing proposed parking (including parking stall dimensions), loading, general circulation and snow storage. List square footage of subject property including lot dimensions.
  - Landscape plan (existing landscaping on the site shown and adjacent right-of-way as retained, relocated or removed; proposed landscaping including species type, size and quantity).
  - Floor plan. List gross and net square footage for each floor. List occupancy classification and type of construction.
  - Detailed elevations of all sides of the proposed building and other exterior elements (colors, materials).
  - Exterior lighting plan, pursuant to chapter 17.132, showing location, height, type and lumen output; spec sheets for fixtures; illuminance levels/photometrics for exterior lighting.
  - Photometric analysis prepared by MH Companies (see city Right-of Way and Lighting Standards at [https://www.ketchumidaho.org/sites/default/files/fileattachments/streets\\_amp\\_facilities/page/2851/row\\_standards\\_-\\_2022.pdf](https://www.ketchumidaho.org/sites/default/files/fileattachments/streets_amp_facilities/page/2851/row_standards_-_2022.pdf) ) showing placement of street light fixtures and average and maximum footcandle illumination along the sidewalk adjacent to the project.
  - Will-serve letters from Idaho Power Company and Clear Creek Disposal
  - One (1) 11" x 17" materials and colors sample board showing all exterior materials used on the façade of the structure. A digital copy may be sufficient as approved by the Administrator.
  - At least one week prior to the scheduled Commission meeting, on the site applicant shall stake the building corners for all proposed buildings and additions, all trees proposed to be removed shall be flagged and the applicant shall install story poles, or other height delineation method pre-approved by the Administrator, at the maximum roof peaks of the proposed buildings. Documentation of this work shall be provided to the project planner one week prior to the meeting. Failure by the applicant to perform this work one week prior to the Commission meeting shall result in a continuation of the project for consideration.



**WOOD RIVER COMMUNITY YMCA**  
CITY OF KETCHUM DESIGN REVIEW APPLICATION  
PROJECT NARRATIVE  
3.27.2026



**PROJECT SCOPE OF WORK:**

The scope of work includes alterations and an addition to the existing Wood River Community YMCA.

**Interior Alterations**

Main level interior alterations consist of expanding and renovating existing spaces including the senior program & community meeting room, community commons area, and youth education spaces. Upper level interior alterations include the relocation of health partner offices and the expansion of wellness and functional training areas.

**Addition**

The proposed addition consists of a new main entrance lobby, teen center, and fieldhouse with upper level running track located on the north end of the existing facility.

**Exterior Improvements**

Proposed exterior improvements will be located within the YMCA lease boundary and consist of new heated sidewalks, landscaped areas adjacent to the proposed addition, and the removal of stairs leading up to the existing main entrance. Reconfigured parking and fire/emergency access located on the north side of the proposed addition and within the YMCA lease boundary are included in the scope of work.

**DESIGN APPROACH AND CONCEPT:**

The proposed addition to the YMCA makes use of architectural features and materials similar to the existing facility to create an aesthetically cohesive building. Architectural elements are used to soften the perceived massing of the proposed fieldhouse. The new main entrance lobby is designed to complement the adjacent architectural forms with lofted clerestory glass and sloped roof.

**DESIGN REVIEW EVALUATION STANDARDS:**

17.96.060: Improvements and Standards

A. Streets

Existing street access from Saddle Road and Warm Springs Road are located adjacent to City of Ketchum parking areas to the north and south, respectively, of the YMCA lease area and are outside of the project scope. No new city street connections or curb cuts are proposed for the project.

## B. Sidewalks

Existing sidewalks adjacent to Warm Springs and Saddle roads will remain and are outside of the project scope of work. A new section of sidewalk within the YMCA lease area and adjacent to the west edge of the north parking lot is proposed to accommodate the proposed addition. The new sidewalk section will extend to the new main entrance lobby and will tie into the existing sidewalks and paths within the YMCA lease area.

## C. Drainage

Stormwater from the proposed addition, new sidewalks and hardscape, new planting areas, service alley / fire access lane, and the portion of the new parking area to the North of the proposed addition within the YMCA lease area will be retained on site. Existing stormwater drainage systems outside of the project scope of work will remain.

## D. Utilities

All new utilities and connections required to service the proposed improvements will be installed at the sole expense of the applicant and will be installed underground, concealed from public view. At this time, no new service utility connections are anticipated. Will serve letters confirming adequate capacity for power, natural gas, municipal water, and wastewater systems to service the proposed improvements are provided.

## E. Compatibility of Design

The project's materials, colors, and signage will match the existing YMCA facility where possible. Exterior materials including brick, composite wood wall siding, metal windows and doors, stained timber beams and details, and sloped shingle roofing are consistent with the various existing architecture seen in surrounding neighborhoods and across Ketchum. The proposed addition will serve to conceal the currently exposed structural concrete masonry units along the North elevation of the existing YMCA facility; thus, creating a proper architectural design for the north façade.

## F. Architectural

The proposed addition to the YMCA makes use of architectural features and materials similar to the existing facility to create an aesthetically cohesive building. Architectural features including sloped roofs, awning roofs, stepped exterior walls, and differing materials are used to soften the perceived massing of the proposed fieldhouse addition. New and existing sidewalks will connect parking areas to a new main entrance lobby that is designed to complement the adjacent architectural forms with lofted clerestory glass and sloped roof. The length of the proposed addition and the overall YMCA facility orients toward Saddle and Warm Springs roads.

Garbage and recycling storage areas are proposed at the southeast corner of the facility and will be screened from public view by Bonni's Garden which extends from the southern façade of the existing building structure. No additional screen and gate structure is proposed.

Sloped roofs with engineered snow retention devices, gutters, and downspouts as well as flat roofs with internal roof drains will protect pedestrian areas below from snow sliding and ice accumulation.

### G. Circulation Design

Vehicle access to the site occurs in parking areas to the north and south of the existing YMCA facility. These parking areas connect to Saddle Road and Warm Springs Road, respectively, on property owned by the City of Ketchum outside of the YMCA lease area. The south parking area is entirely outside of the project scope of work. The portion of the north parking area within the YMCA lease area will be partially reconfigured as part of the project scope of work. The YMCA shall coordinate with the City of Ketchum so that the greater parking layout meets fire apparatus access and accessible parking requirements. No new city street connections or curb cuts are included in the proposed scope of work.

New pedestrian and bicycle paths within the YMCA lease area will be snow-melted to provide safe approach to proposed addition and main entrance lobby. These paths will tie into the existing pathways within the YMCA lease area as well as into the existing sidewalks along Saddle Road and Warm Springs Roads. Existing bicycle racks will remain in place and new bicycle racks are proposed adjacent to the proposed addition and main entrance.

### H. Snow Storage

Proposed snow storage areas for paved parking, circulation, and fire/emergency vehicle access are proposed in various locations on the north and south areas of the overall park and ride parcel. The lawn area to the west of the proposed addition, along with smaller areas to the north of the proposed addition, will continue to serve as snow storage areas for the north parking area and new service alley.

The YMCA and City of Ketchum will continue in collaboration to provide to provide snow removal activities to ensure safe parking, circulation, and fire/emergency access to the site.

New pedestrian and bicycle paths within the YMCA lease area are proposed to be snow-melted.

### I. Landscaping

New landscaped areas are proposed along the north and west elevations of the new addition. Existing stairs to the west of the current main entry are to be removed and landscaped.

New landscaping shall follow City of Ketchum design standards and Ketchum Fire District requirements. Proposed landscaping species will be readily adaptable to the site's microclimate, soil conditions, orientation, and aspect, and shall be drought tolerant to the greatest extent possible.

New landscaping is proposed to serve as a buffer between streets and parking areas and the YMCA facility.

### J. Public Amenities

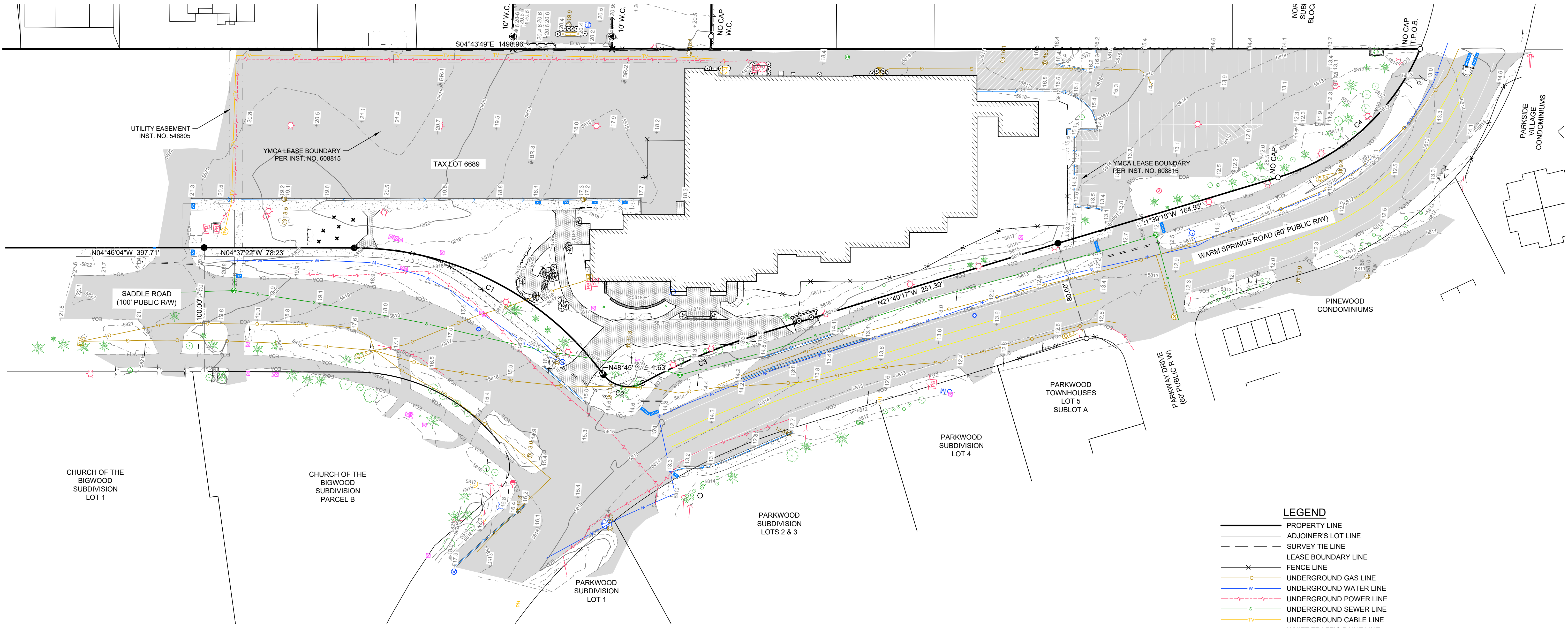
The existing bus stop and associated benches, existing sidewalks and light fixtures, existing bicycle racks, existing public art installations, existing historical plaques, and Wendy's Park are outside of the project scope of work and will remain. New bicycle racks will be installed adjacent to the proposed addition.

End of document.

Attachment B

Wood River Community YMCA Project Plans





**NOTES**

**SURVEY NARRATIVE:**

- THE PURPOSE OF THIS MAP IS TO SHOW LIMITED SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED IN RELATION TO PLATTED LOT LINES. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE. LOT LINES ARE BASED ON FOUND MONUMENTS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. FOR THE PURPOSE OF THIS SURVEY, THE RIGHT-OF-WAY BOUNDARY WAS RESOLVED ALONG TAX LOT 6689 AS PART OF ONGOING PLATTING WORK ON SAID TAX LOT AND OFFSET THE RECORD RIGHT-OF-WAY WIDTHS ACROSS WARM SPRINGS AND SADDLE ROADS REFERENCED SURVEYS:
  - PLAT OF PARKWOOD SUBDIVISION, INST. NO. 136388
  - PLAT OF PINWOOD CONDOMINIUMS, INST. NO. 176410
  - PLAT OF PARKSIDE VILLAGE, INST. NO. 194672
  - PLAT OF RESUBDIVISION NORTHWOOD P.U.D. SUBDIVISION LOT 4, INST. NO. 266897
  - PLAT OF RESUBDIVISION NORTHWOOD P.U.D. SUBDIVISION LOT 4 - REPLAT OF LOTS 6 & 7, INST. NO. 273966
  - PLAT OF RESUBDIVISION NORTHWOOD P.U.D. SUBDIVISION LOT 4 - REPLAT OF LOT 1, INST. NO. 304828
  - PLAT OF NORTHGATE SUBDIVISION, INST. NO. 308473
  - PLAT OF THE ROTH BUILDING CONDOMINIUMS, INST. NO. 329047
  - PLAT OF 331 LEWIS CENTER, INST. NO. 333851
  - PLAT OF KETCHUM TRADE CENTER, INST. NO. 339647
  - PLAT OF NORTHGATE: REPLAT OF LOTS 2 & 3A, INST. NO. 352727
  - PLAT OF CHURCH OF THE BIG WOOD SUBDIVISION, INST. NO. 449858
  - RECORD OF SURVEY OF A PORTION OF TAX LOT 6689, INST. NO. 572597
  - RECORD OF SURVEY SHOWING THE DEPOT, INST. NO. 672222
- BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED FOR RECORD DIMENSIONS, SEE REFERENCED SURVEYS.
- BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN FEET.
- VERTICAL DATUM: ELEVATIONS BASED ON NAVD 88 (GEOID18) DATUM UTILIZING SMARTNET CORS STATION IDKM.
- UNDERGROUND UTILITIES WERE LOCATED BASED ON SURFACE EVIDENCE AND MARKINGS PROVIDED BY IDAHO DIGILINE.
- THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT BY GALENA-BENCHMARK ENGINEERING AND IS NOT VALID OR TO BE USED BY OTHER PARTIES FOR ANY REASON INCLUDING BUT NOT LIMITED TO REAL ESTATE TRANSACTIONS, BUILDING APPLICATIONS, PERMITS, ETC.
- TITLE POLICY BY STEWART TITLE GUARANTY COMPANY, FILE NO. 2526076, DATED MAY 22, 2025. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP.
- ELECTRONIC DATA: GALENA-BENCHMARK ENGINEERING 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.
- THIS DRAWING IS VOID AFTER 2 YEARS AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.

**EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:**

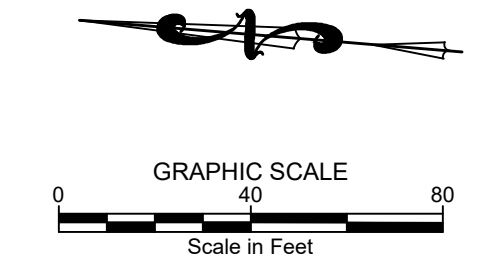
- BUILDING AREA: BUILDING ENVELOPE IF SHOWN, IS PER PLAT. SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY/COUNTY ORDINANCES MAY VARY FROM PLAT. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
- GENERAL RESTRICTIONS: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS, AVALANCHE OR ANY OTHER LAND-USE REGULATIONS OR HAZARDS.

**SURVEY AND SITE FEATURES:**

- BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT. REFER TO PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
- 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.
- DUE TO VARYING FINISH MATERIALS, BUILDING WALLS IF SHOWN HEREON ARE APPROXIMATE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF A SPECIALIST IN ORDER TO ASCERTAIN AN ARCHITECTURAL AS-BUILT, IF DETAILED ARCHITECTURAL FEATURES OR FLOOR PLANS OF EXISTING STRUCTURES ARE REQUIRED. BUILDING FOOTPRINTS ARE SHOWN TO RELATE THEIR LOCATION TO LOT LINES. THIS SURVEY DOES NOT PURPORT TO SUBSTITUTE AN ARCHITECTURAL AS-BUILT.
- SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
- TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
- CONTOUR INTERVAL: 1'
- MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
- FEATURES OBSCURED FROM VIEW BY DEBRIS, SNOW, VEGETATION OR VEHICLES AT THE TIME OF SURVEY, DO NOT APPEAR ON THIS MAP.

Curve Table

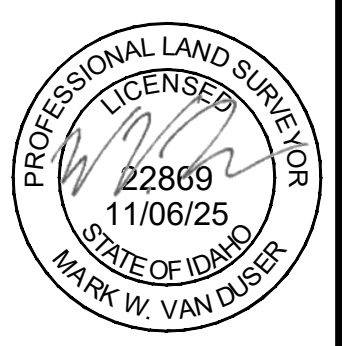
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	231.938	248.940	53°22'57"	N22°03'53"E	223.64
C2	35.134	25.000	80°31'18"	S07°23'29"W	32.31
C3	102.331	503.060	11°39'18"	N27°23'13"W	102.16
C4	159.595	181.410	50°24'21"	S46°48'04"E	154.50



- LEGEND**
- PROPERTY LINE
  - - - ADJOINER'S LOT LINE
  - - - SURVEY TIE LINE
  - - - LEASE BOUNDARY LINE
  - x FENCE LINE
  - g UNDERGROUND GAS LINE
  - w UNDERGROUND WATER LINE
  - u UNDERGROUND POWER LINE
  - s UNDERGROUND SEWER LINE
  - tv UNDERGROUND CABLE LINE
  - WHITE TRAFFIC PAINT LINE
  - YELLOW TRAFFIC PAINT LINE
  - RETAINING WALL
  - CURB & GUTTER LINE
  - CULVERT
  - ASPHALT
  - CONCRETE
  - PAVERS
  - ADA WARNING PAD
  - o FOUND 1/2" REBAR (MARKED AS NOTED)
  - o FOUND 5/8" REBAR (MARKED AS NOTED)
  - o TO BE SET 5/8" REBAR - PLS 22869
  - o SIGN
  - o BOLLARD
  - o WOOD POST
  - o LIGHT POLE
  - o POWER POLE
  - o FLAG POLE
  - o GUY WIRE
  - o CABLE TV PEDESTAL
  - o TELEPHONE PEDESTAL
  - o DRYWELL
  - o CATCHBASIN
  - o GAS METER
  - o GAS VALVE
  - o GAS MARKER
  - o POWER TRANSFORMER
  - o POWER VAULT
  - o SEWER MANHOLE
  - o SEWER CLEANOUT
  - o WATER VALVE
  - o WATER MANHOLE
  - o WATER METER
  - o IRRIGATION CONTROL BOX
  - o TEST PIT
  - x ART INSTALLATION
  - o LANDSCAPE BOULDER
  - o DECIDUOUS TREE
  - o CONIFER TREE

**TAX LOT 6689  
YMCA LEASE AREA**

LOCATED WITHIN T.4 N., R.17 E., SECTIONS 12 & 13, E.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR: DECHASE MKSAS DEVELOPMENT  
 PROJECT INFORMATION  
 © BENCHMARK Engineering & Land Surveyors - YMCA Lease Area (Topo) 11/06/25 TOPO.dwg 11/06/25 10:22:43 AM



DESIGNED BY: MMW  
 DRAWN BY: MMW  
 CHECKED BY: MMW  
 SURVEY DATE: 10/07/25

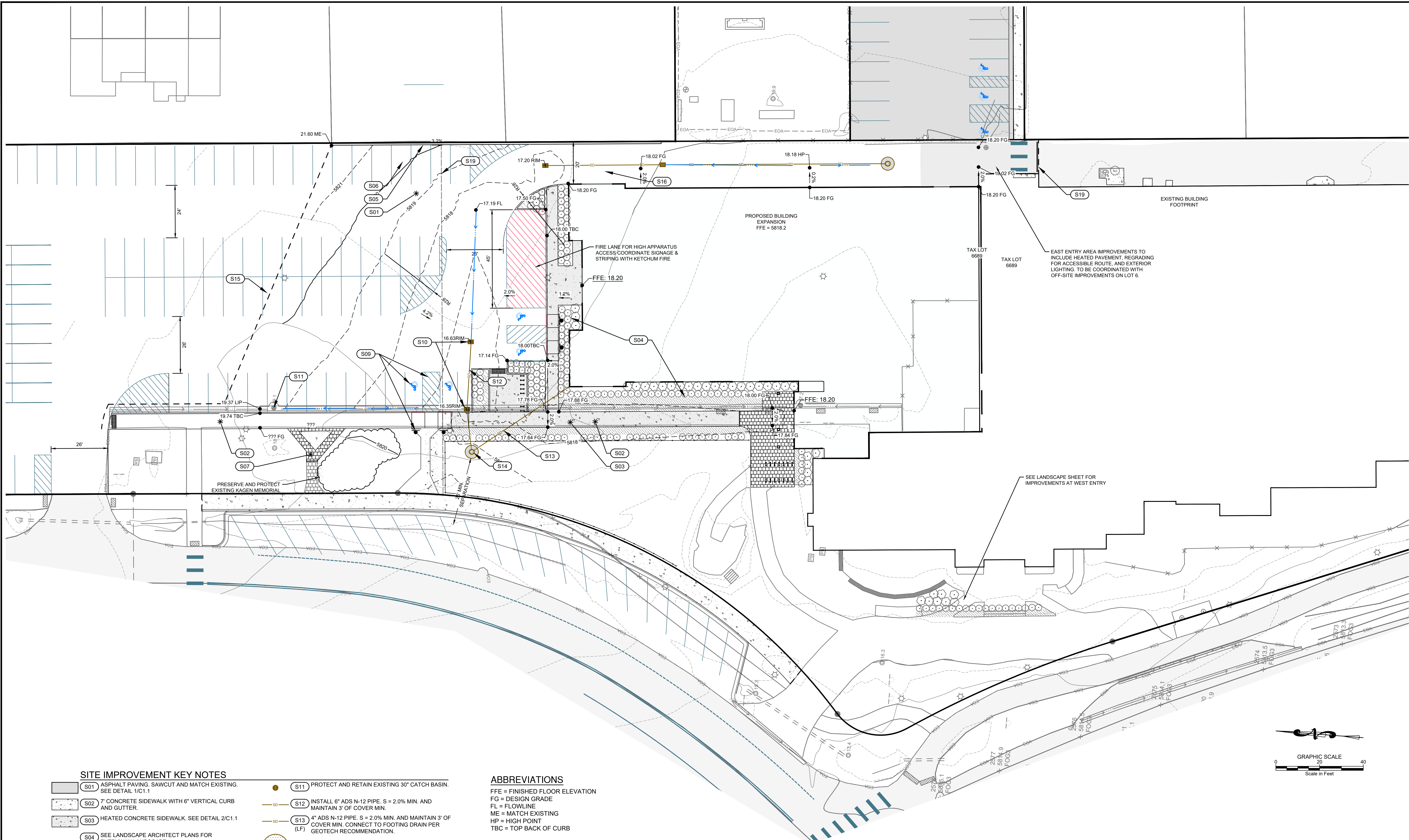
**GALENA-BENCHMARK ENGINEERING**  
 Civil Engineers & Land Surveyors  
 100 Bell Drive  
 P.O. Box 733  
 Ketchum, ID 83340  
 (208) 726-6570  
 www.benchmark-associates.com

GALENA-BENCHMARK ENGINEERING PLANNING  
 ELEVATION ABOVE SEA LEVEL  
 8500 FEET

PURPOSE: ISSUE FOR REVIEW

NO.	DATE	BY	REVISIONS

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

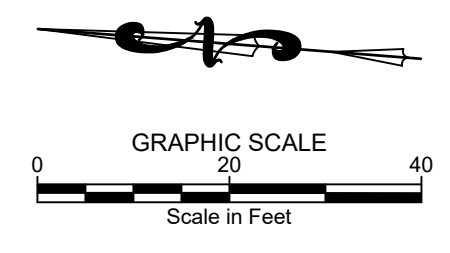


**SITE IMPROVEMENT KEY NOTES**

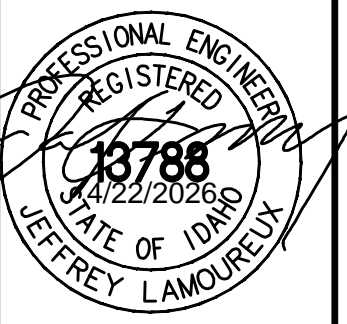
- S01 ASPHALT PAVING. SAWCUT AND MATCH EXISTING. SEE DETAIL 1/C1.1
- S02 7" CONCRETE SIDEWALK WITH 6" VERTICAL CURB AND GUTTER.
- S03 HEATED CONCRETE SIDEWALK. SEE DETAIL 2/C1.1
- S04 SEE LANDSCAPE ARCHITECT PLANS FOR ENTRYWAY LANDSCAPE.
- S05 NEW RETAINING WALL WITH FENCE OR WALL ABOVE.
- S06 EXISTING UTILITIES TO BE LOWERED OR RELOCATED AS NEEDED. COORDINATE WITH UTILITY PROVIDERS.
- S07 REPAIR OR REPLACE PAVER WALKWAY AS NEEDED.
- S08 REMOVE OR RELOCATE STREET LIGHT.
- S09 PAINT AND STRIPE ADA STALLS AND INSTALL SIGNAGE. TYPICAL.
- S10 INSTALL 30" CATCH BASIN. TYPICAL. SEE DETAIL 4/C1.1.
- S11 PROTECT AND RETAIN EXISTING 30" CATCH BASIN. SEE DETAIL 1/C1.1
- S12 INSTALL 6" ADS N-12 PIPE. S = 2.0% MIN. AND MAINTAIN 3" OF COVER MIN.
- S13 4" ADS N-12 PIPE. S = 2.0% MIN. AND MAINTAIN 3" OF COVER MIN. CONNECT TO FOOTING DRAIN PER GEOTECH RECOMMENDATION.
- S14 INSTALL ONSITE DRYWELL. SEE DETAIL 5/C1.1
- S15 APPROXIMATE LIMITS OF DISTURBANCE. SAWCUT AND MATCH EXISTING. TYPICAL.
- S16 GRADE AWAY FROM ALL STRUCTURES AT 2% SLOPE FOR A MINIMUM OF 5'. TYPICAL.
- S17 PROPOSED MAJOR & MINOR CONTOUR LINES. TYPICAL.
- S18 FLOWLINE (TYP).
- S19 YMCA LEASE BOUNDARY (TYP).
- S20 SIREN ACTIVATED GATE OR SIMILAR TO BE CONFIRMED WITH YMCA AND CITY OF KETCHUM FIRE

**ABBREVIATIONS**

- FFE = FINISHED FLOOR ELEVATION
- FG = DESIGN GRADE
- FL = FLOWLINE
- ME = MATCH EXISTING
- HP = HIGH POINT
- TBC = TOP BACK OF CURB



**SITE, GRADING, & DRAINAGE PLAN**  
**WOOD RIVER COMMUNITY YMCA EXPANSION**  
 LOCATED WITHIN T.4 N., R.17 E., SECTIONS 12 & 13, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR: RLB ARCHITECTURA



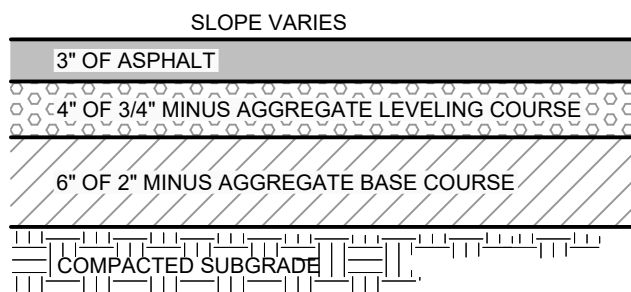
DESIGNED BY: PSF  
 DRAWN BY: PSF  
 CHECKED BY: JL  
 SURVEY DATE: 10/07/25

**GALENA BENCHMARK**  
 ENGINEERING • SURVEYING • PLANNING

100 Bell Drive | P.O. Box 733 | Ketchum, Idaho 83341 | (208) 726-9512 | www.galena-benchmark.com

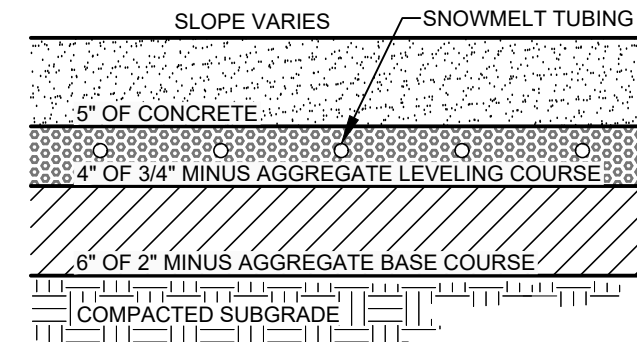
PURPOSE: ISSUED FOR CITY OF KETCHUM REVIEW - 04/22/2026

NO.	DATE	BY	REVISIONS



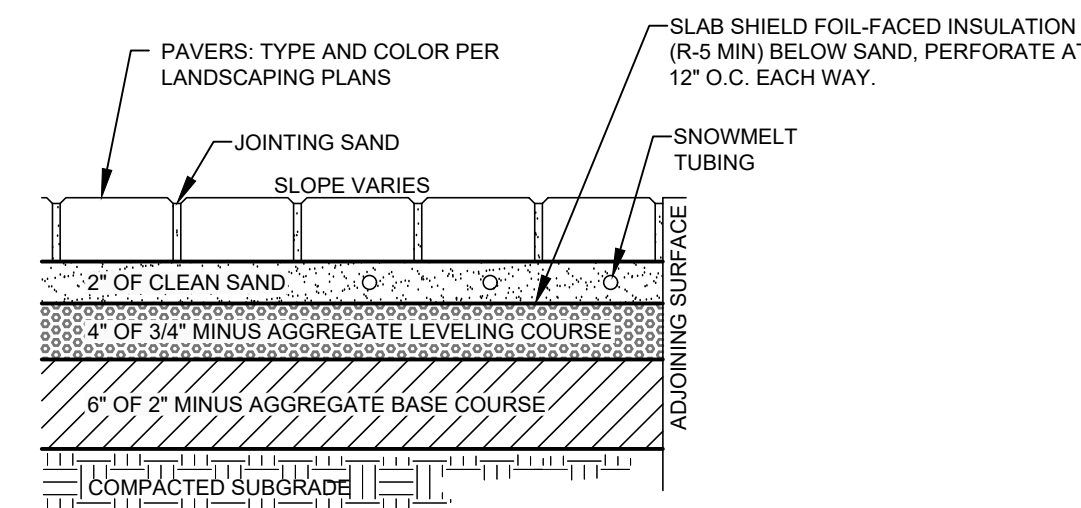
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE
  - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
  - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

**1**  
C1.1 **TYPICAL ASPHALT ROADWAY SECTION**  
N.T.S.

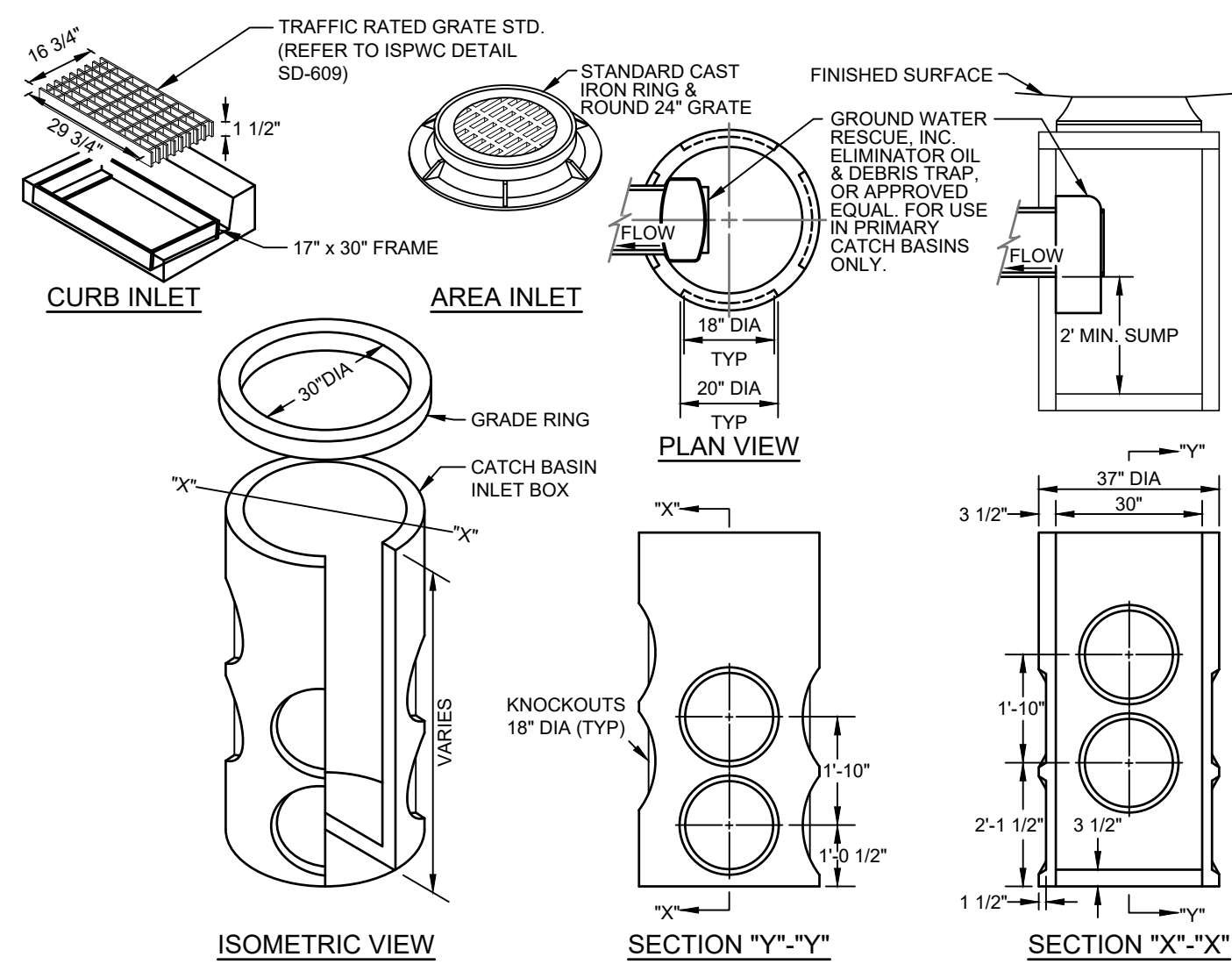


- NOTES:**
- 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
  - CONTINUOUS PLACEMENT PREFERRED. SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.
  - 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS.
  - MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPCW SPECIFICATIONS.

**2**  
C1.1 **TYPICAL CONCRETE SECTION HEATED SIDEWALK**  
N.T.S.

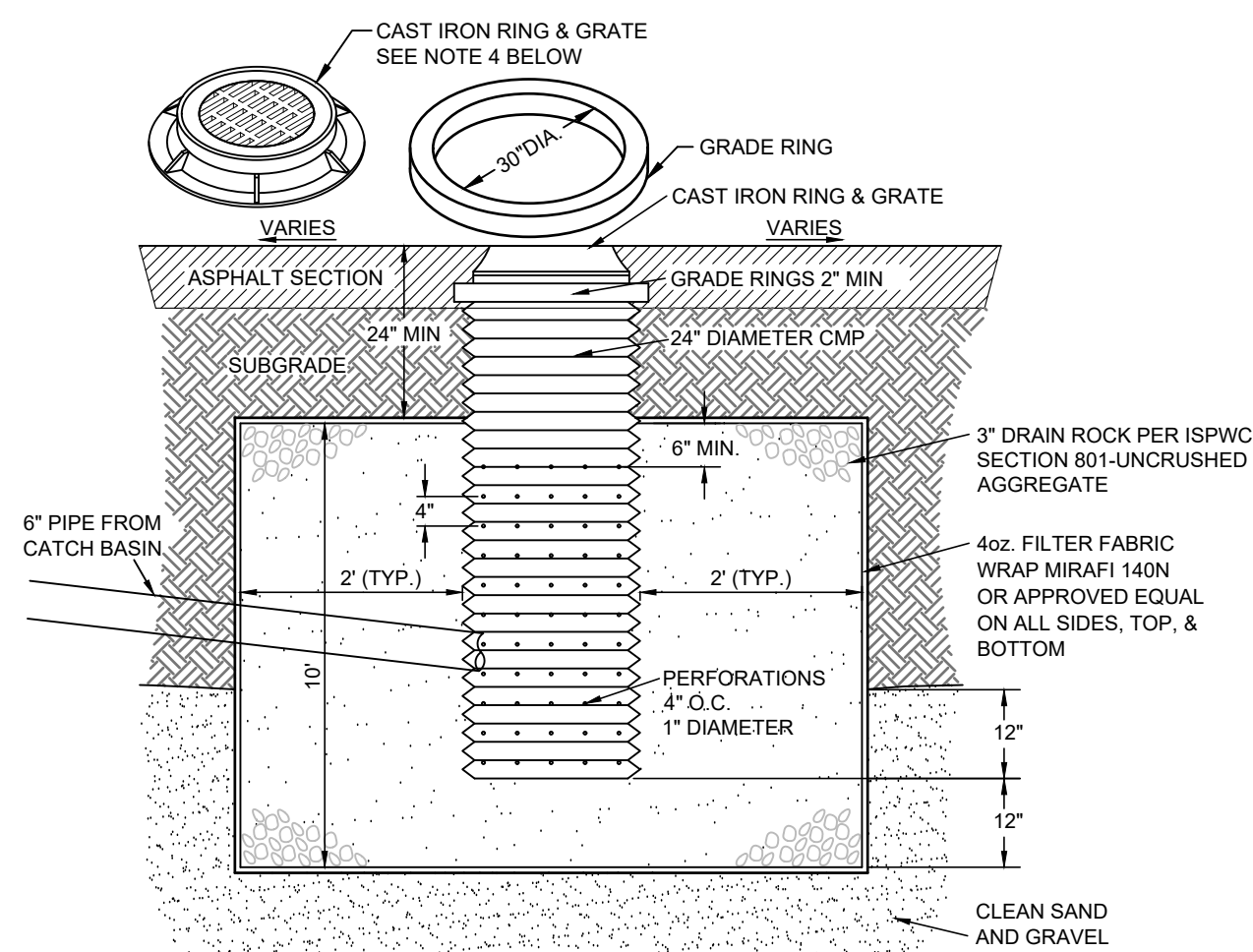


**3**  
C1.1 **HEATED PAVER DETAIL**  
N.T.S.



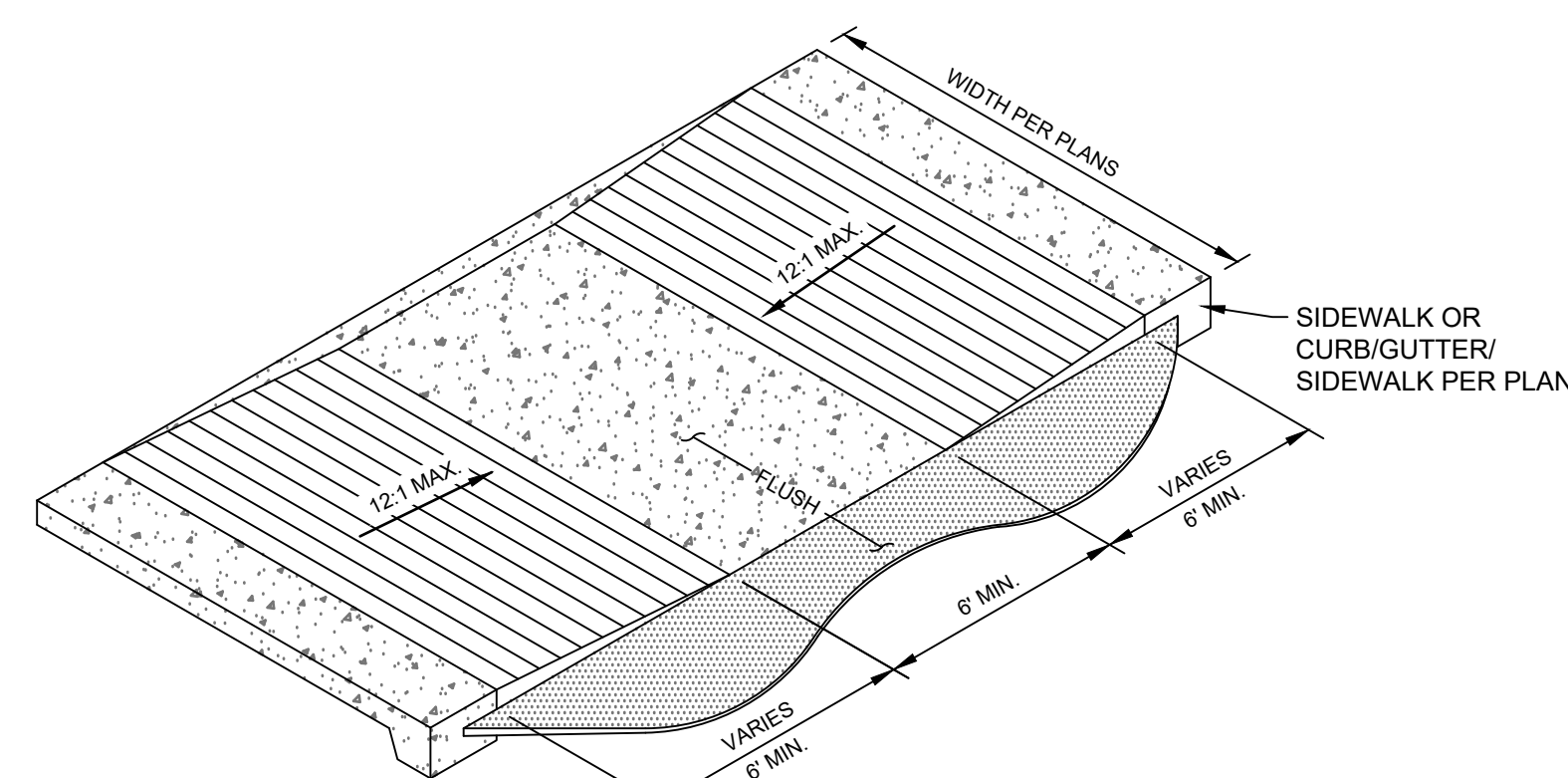
- CATCH BASIN INSTALLATION NOTES:**
- A PRIMARY CATCH BASIN IS DEFINED AS THE FIRST STORM STRUCTURE UPSTREAM OF A DRYWELL. A SATELLITE CATCH BASIN IS DEFINED AS THE STORM STRUCTURE UPSTREAM OF THE PRIMARY CATCH BASIN.
  - THE OIL & DEBRIS TRAP SHALL BE INSTALLED ON THE OUTLET OF THE PRIMARY CATCH BASIN ONLY, NOT ON SATELLITE CATCH BASINS.
  - PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPCW SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
  - FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL, COMPACTED LEVEL TO THE TOP OF THE BEDDING.
  - PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.

**4**  
C1.1 **30" DIAMETER CATCH BASIN**  
N.T.S.



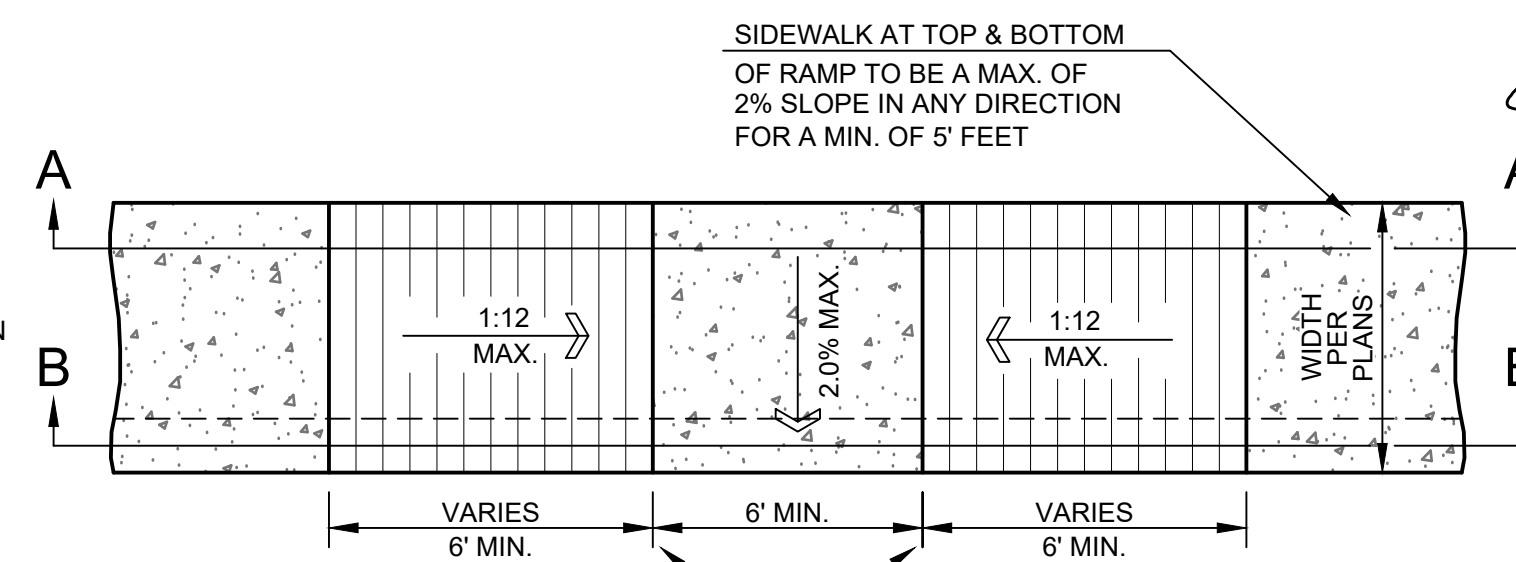
- NOTE:**
- THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
  - MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
  - IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
  - GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

**5**  
C1.1 **DRYWELL DETAIL**  
N.T.S.



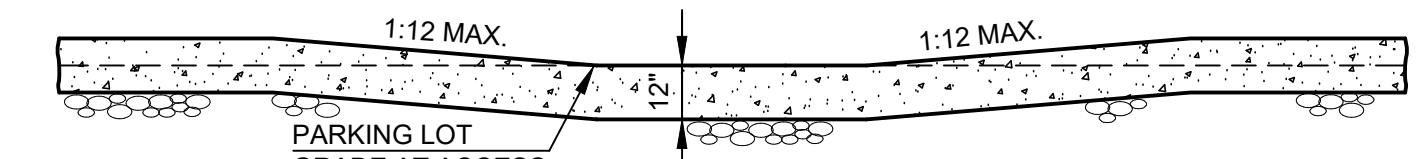
REFER TO SITE LAYOUT PLANS FOR ACTUAL RAMP CONFIGURATION. SITE LAYOUT PLAN SHALL SUPERSEED DETAIL CONFIGURATION.

**CROSS-SECTION A-A**  
N.T.S.



PARKING LOT GRADES WILL REQUIRE VARYING RUN-OUT LENGTHS TO ACHIEVE 1:12 SLOPE

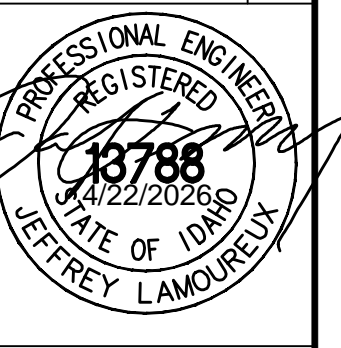
**PLAN VIEW**  
N.T.S.



**CROSS-SECTION B-B (THICKENED EDGE SECTION)**  
N.T.S.

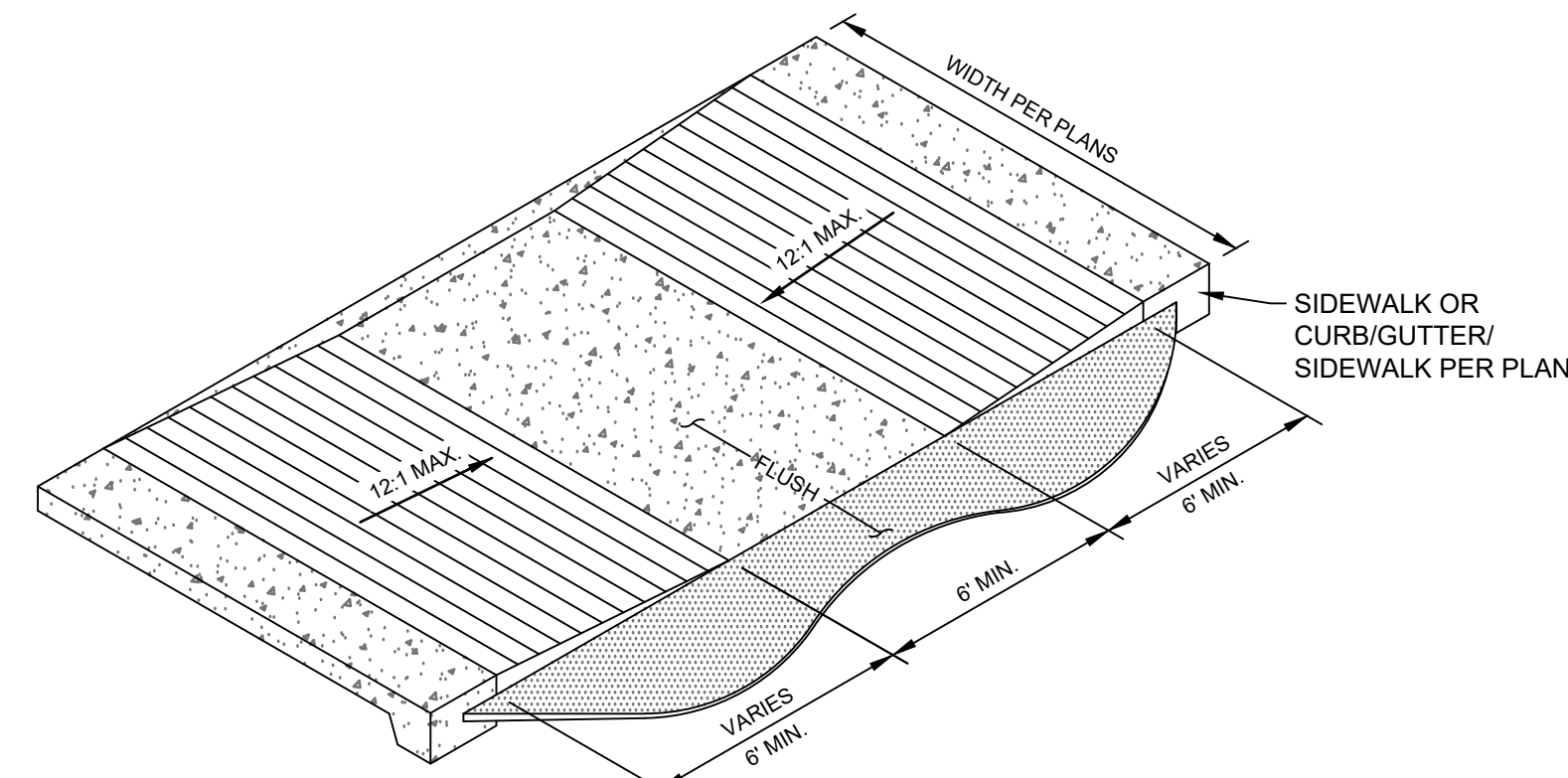
- NOTES:**
- 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
  - CONTINUOUS PLACEMENT PREFERRED. SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.
  - 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS.
  - MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPCW SPECIFICATIONS.

**6**  
C1.1 **ADA ACCESS RAMP DETAIL**  
N.T.S.



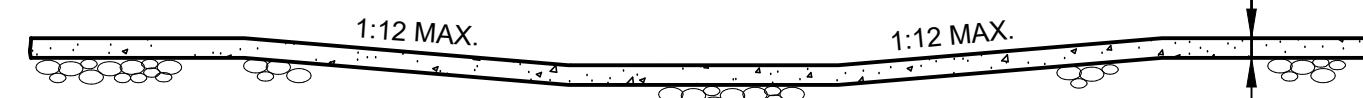
DESIGNED BY: PSF  
DRAWN BY: PSF  
CHECKED BY: JL  
SURVEY DATE: 10/07/25



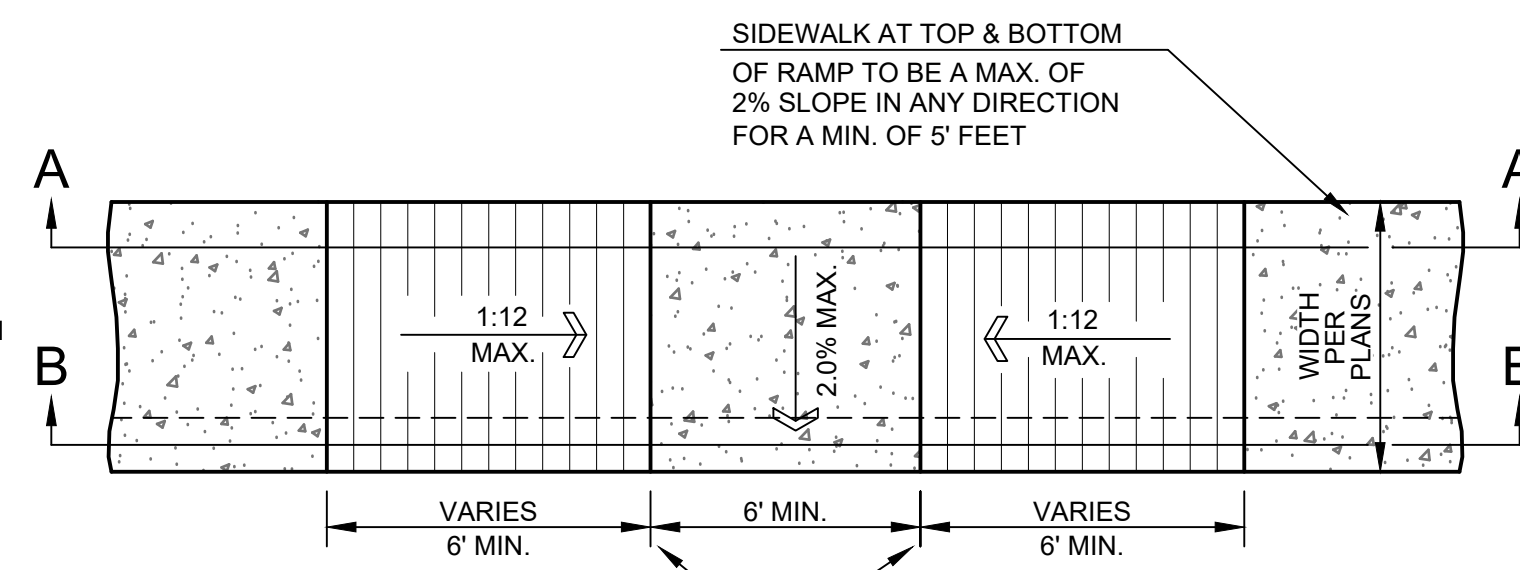


REFER TO SITE LAYOUT PLANS FOR ACTUAL RAMP CONFIGURATION. SITE LAYOUT PLAN SHALL SUPERSEED DETAIL CONFIGURATION.

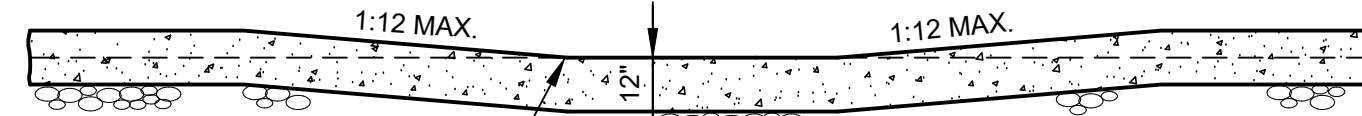
ISOMETRIC VIEW



CROSS-SECTION A-A  
N.T.S.



PLAN VIEW  
N.T.S.

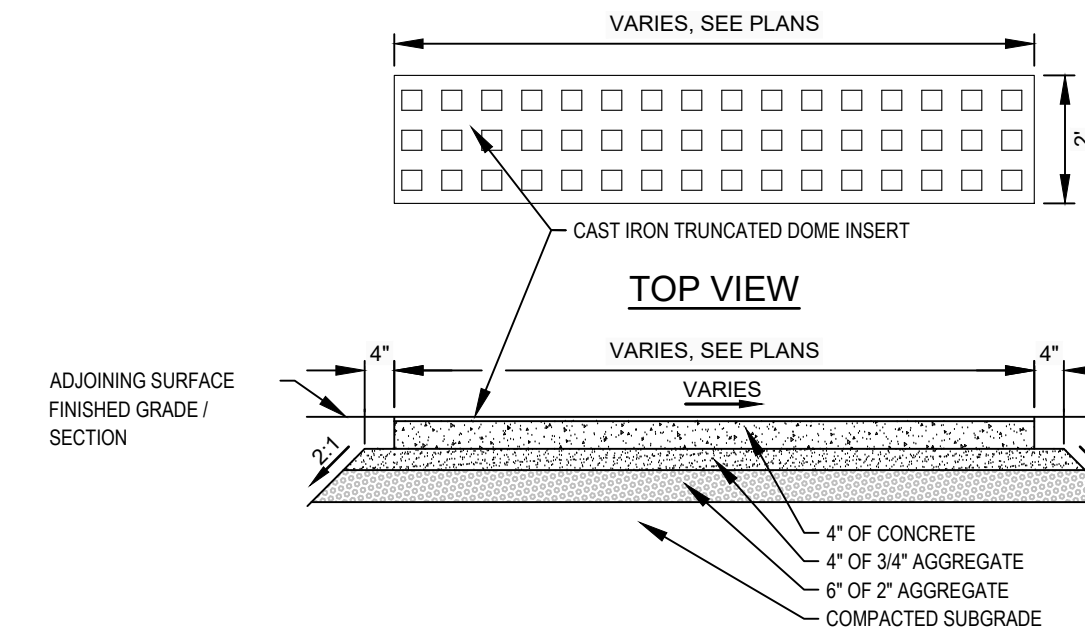


CROSS-SECTION B-B  
(THICKENED EDGE SECTION)  
N.T.S.

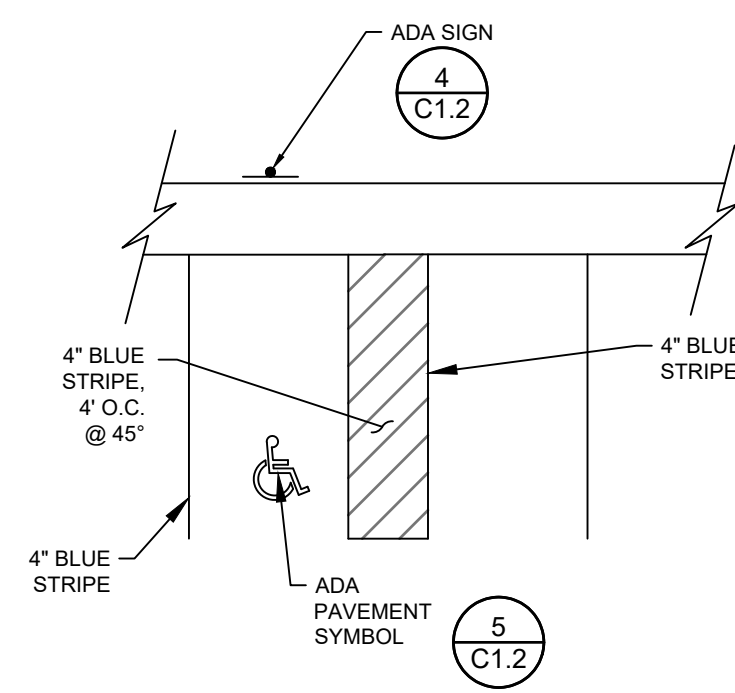
NOTES:

- 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
- CONTINUOUS PLACEMENT PREFERRED. SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.
- 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS.
- MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPPWC SPECIFICATIONS.

1  
C1.2 ADA ACCESS RAMP DETAIL  
N.T.S.

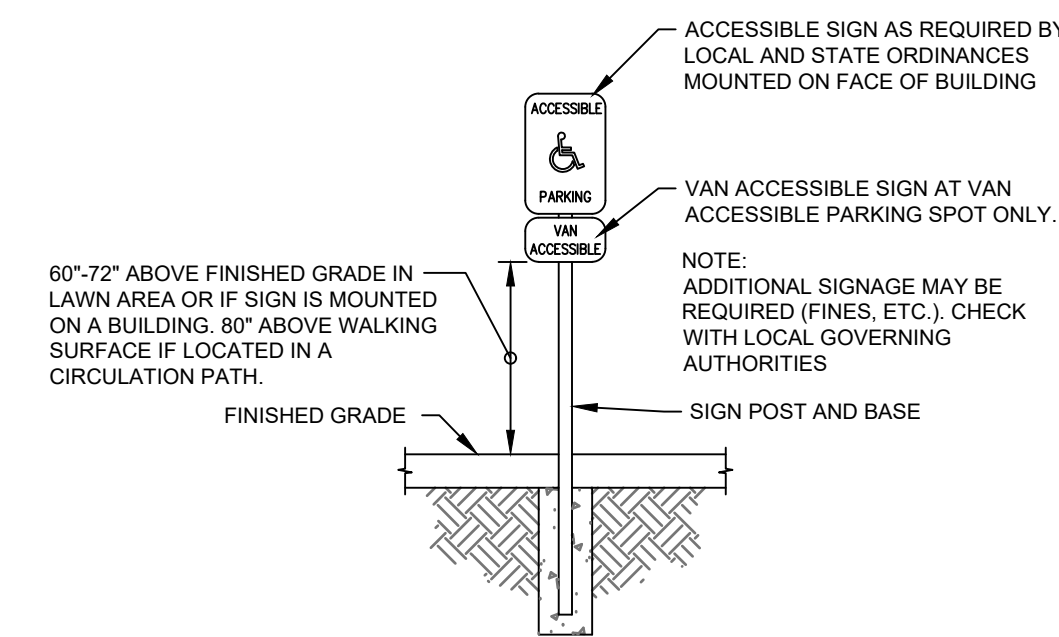


2  
C1.2 TRUNCATED DOME INSERT DETAIL  
N.T.S.

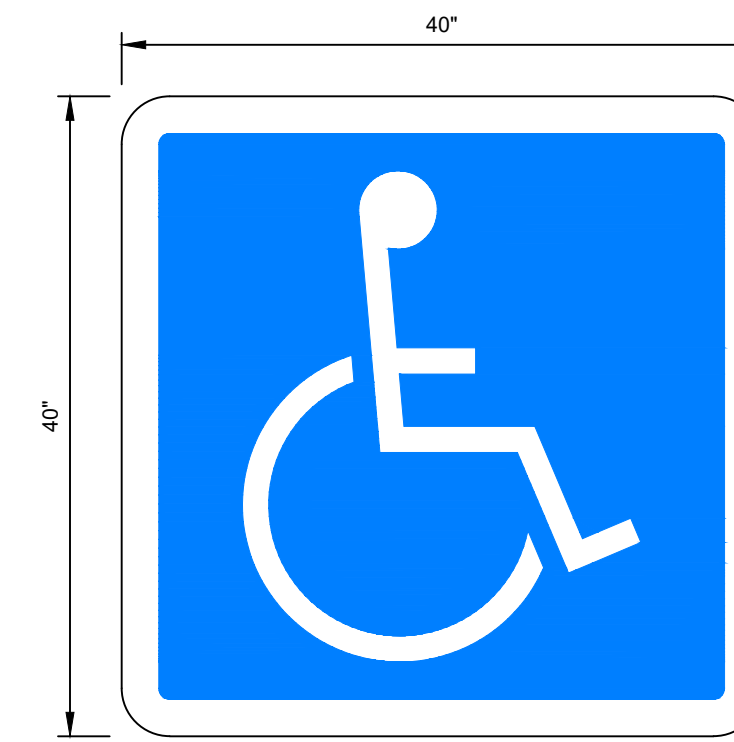


NOTE: 1. MAXIMUM GRADE IN ANY DIRECTION IS 2.0%.  
2. ALL ROAD STRIPING SHALL BE 125MI THERMOPLASTIC.

3  
C1.2 ADA PARKING DETAIL  
N.T.S.

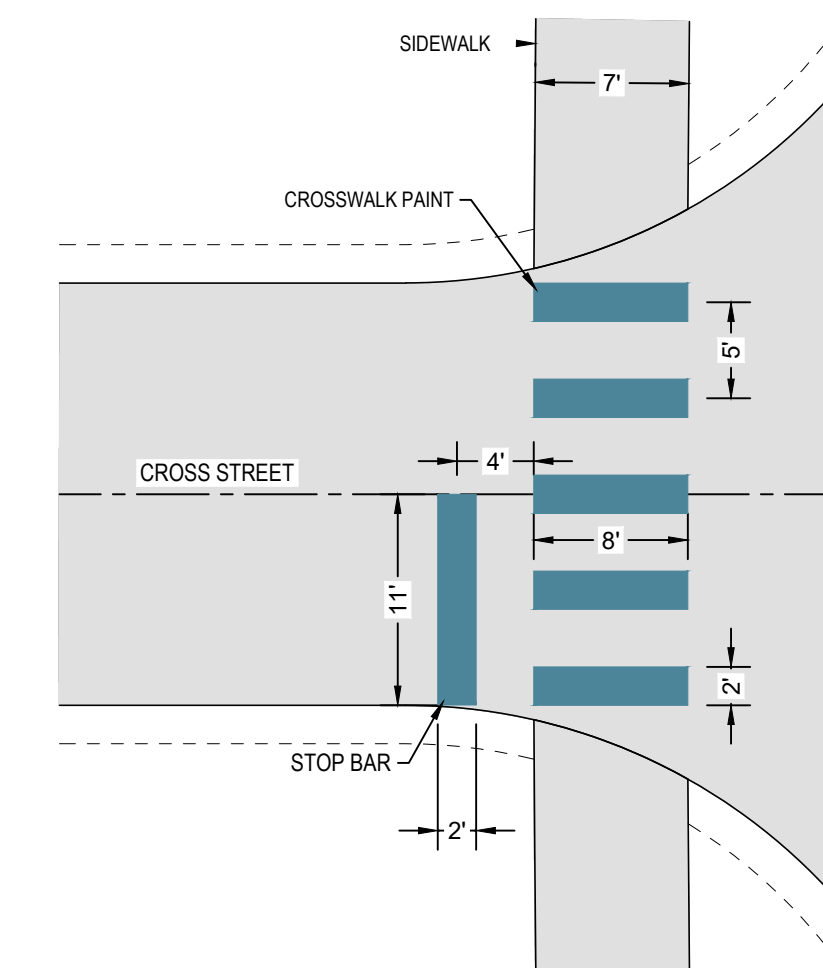


4  
C1.2 ADA SIGN  
N.T.S.



NOTE: ADA SYMBOL SHALL BE WHITE ON BLUE WITH BORDER. PREMARK HANDICAP WITH VIZIGRIP, 90MIL THERMOPLASTIC OR APPROVED EQUAL.

5  
C1.2 ADA SYMBOL  
N.T.S.



6  
C1.2 CROSSWALK PAINTING DETAIL  
N.T.S.

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

PROJECT INFORMATION  
G:\B\MAL\_R\17E\Section 12 and 13\323334.dwg\Construction\2534\_Civil.dwg 03/26/2026 5:59:18 PM

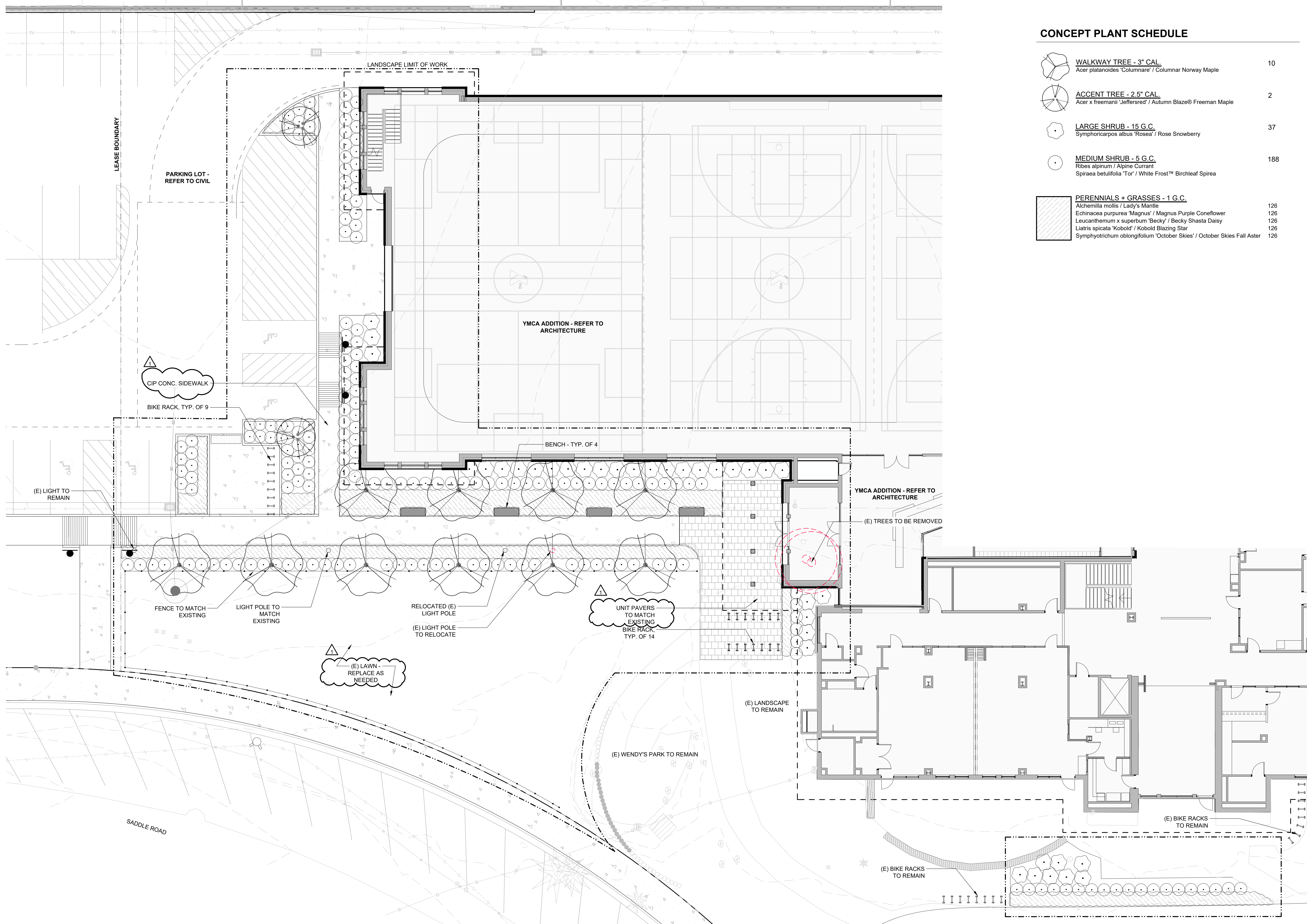


DESIGNED BY: PSF  
DRAWN BY: PSF  
CHECKED BY: JL  
SURVEY DATE: 10/07/25



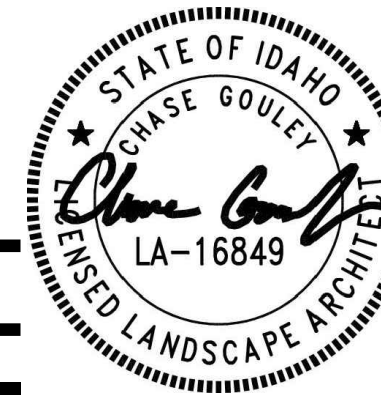
PURPOSE: ISSUED FOR CITY OF KETCHUM DESIGN REVIEW - 03/26/2026

NO.	DATE	BY	REVISIONS



**CONCEPT PLANT SCHEDULE**

	<b>WALKWAY TREE - 3" CAL.</b> Acer platanoides 'Columnare' / Columnar Norway Maple	10
	<b>ACCENT TREE - 2.5" CAL.</b> Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	2
	<b>LARGE SHRUB - 15 G.C.</b> Symphoricarpos albus 'Rosea' / Rose Snowberry	37
	<b>MEDIUM SHRUB - 5 G.C.</b> Ribes alpinum / Alpine Currant Spiraea betulifolia 'Tor' / White Frost™ Birchleaf Spiraea	188
	<b>PERENNIALS + GRASSES - 1 G.C.</b> Alchemilla mollis / Lady's Mantle Echinacea purpurea 'Magnus' / Magnus Purple Coneflower Leucanthemum x superbum 'Becky' / Becky Shasta Daisy Liatris spicata 'Kobold' / Kobold Blazing Star Symphyotrichum oblongifolium 'October Skies' / October Skies Fall Aster	126 126 126 126 126



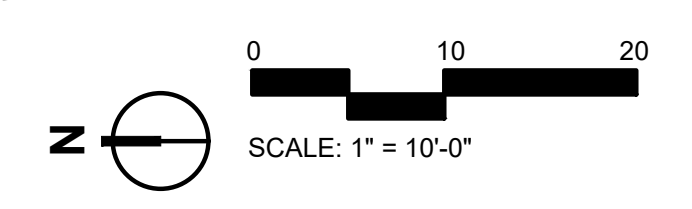
**WOOD RIVER COMMUNITY  
YMCA**  
101 SADDLE ROAD KETCHUM, ID

PRINCIPAL: CG  
PROJECT MANAGER: BJ  
DRAWN BY: BJ  
ISSUE DATE: 04/22/2026

**LANDSCAPE PLAN**

SHEET NO.

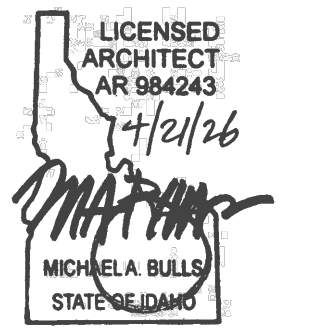
**L1.0**



OWNERSHIP OF DOCUMENTS: This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of RUSCITTO LATHAM BLANTON ARCHITECTURE P.A., and is not to be used in whole or in part, for any other project without written authorization of RUSCITTO LATHAM BLANTON ARCHITECTURE P.A.



ISSUED	
03.27.2026	DESIGN REVIEW
04.22.2026	DESIGN REVIEW - DELTA 1



**R L B**  
 RUSCITTO LATHAM BLANTON  
 ARCHITECTURE P.A.  
 PO BOX 5619 KETCHUM, ID 83340  
 208.726.5608  
 www.rlb-arc.com



**WOOD RIVER  
 COMMUNITY YMCA**  
 101 SADDLE ROAD | KETCHUM, IDAHO

COPYRIGHT © 2026  
 DRAWING

VICINITY PLAN

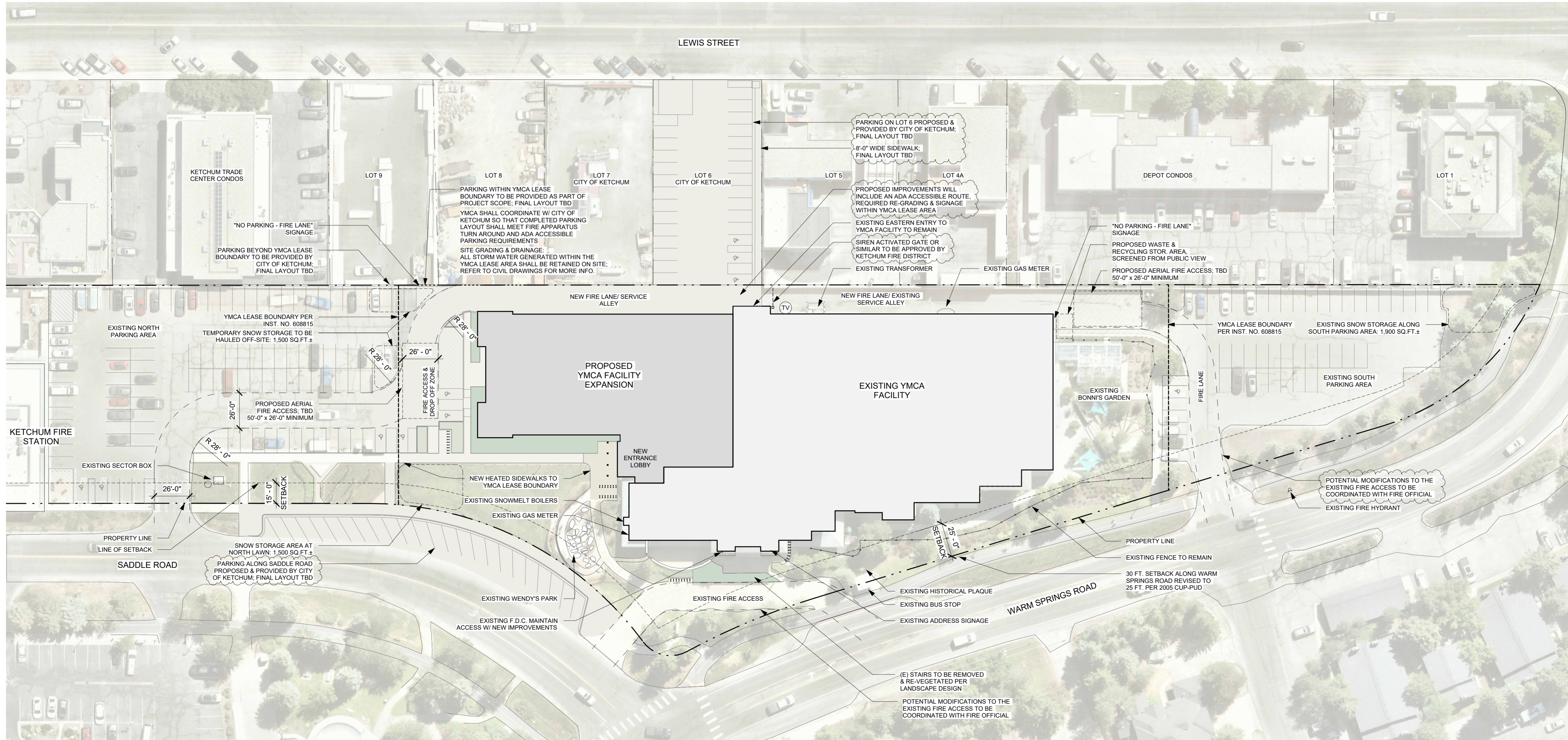
DWG. #

**A1.0**



OWNERSHIP OF DOCUMENTS: This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of RUSCITTO LATHAM BLANTON ARCHITECTURE P.A., and is not to be used, in whole or in part, for any other project without written authorization of RUSCITTO LATHAM BLANTON ARCHITECTURE P.A.

ISSUED	
03.27.2026	DESIGN REVIEW
04.22.2026	DESIGN REVIEW - DELTA 1



SNOW STORAGE CALCULATIONS	
EXISTING SERVICE ALLEY:	7,225 SQ. FT. ±
NEW SERVICE ALLEY:	3,860 SQ. FT. ±
<b>NORTH LOT (WITHIN LEASE BOUNDARY):</b>	<b>5,150 SQ. FT. ±</b>
TOTAL:	16,235 SQ. FT. ±
	30 %
<b>REQUIRED SNOW STORAGE AREA WITHIN YMCA LEASE BOUNDARY:</b>	<b>4,871 SQ. FT. ±</b>
<b>PROVIDED SNOW STORAGE:</b>	
AT SOUTH PARKING LOT:	1,900 SQ. FT. ±
AT NORTH LAWN:	1,500 SQ. FT. ±
AT NORTH PARKING LOT (TEMPORARY):	1,500 SQ. FT. ±
TOTAL:	4,900 SQ. FT. ±

\* THE YMCA AND THE CITY OF KETCHUM WILL CONTINUE IN COLLABORATION TO PROVIDE SNOW REMOVAL ACTIVITIES AND ENSURE SAFE PARKING, CIRCULATION, AND FIRE / EMERGENCY ACCESS FOR THE SITE.



**RUSCITTO LATHAM BLANTON**  
ARCHITECTURE P.A.  
PO BOX 5619 KETCHUM, ID 83340 208.726.5608 www.rlb-va.com



**WOOD RIVER COMMUNITY YMCA**  
101 SADDLE ROAD | KETCHUM, ID

COPYRIGHT © 2026  
DRAWING

SITE PLAN

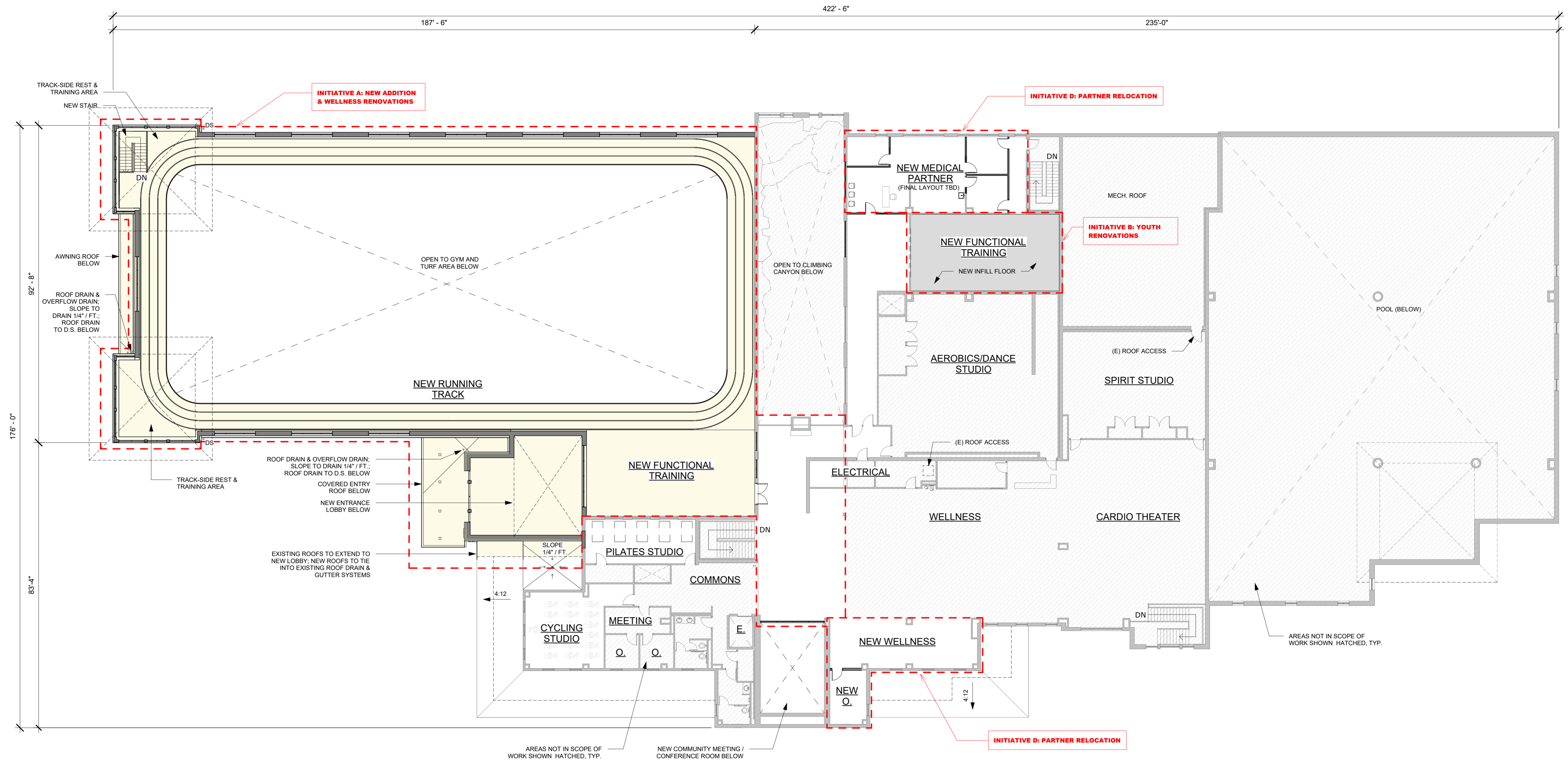
DWG #

**A1.1**





OWNERSHIP OF DOCUMENTS: This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of RUSCITTO LATHAM BLANTON ARCHITECTURA P.A., and is not to be used, in whole or in part, for any other project without written authorization of RUSCITTO LATHAM BLANTON ARCHITECTURA P.A.



ISSUED	
03.27.2026	DESIGN REVIEW
04.22.2026	DESIGN REVIEW - DELTA 1



**RIB**  
**RUSCITTO LATHAM BLANTON**  
 ARCHITECTURA P.A.  
 PO Box 5619 Ketchum, ID 83340 208.726.5608 www.rlb-va.com



**WOOD RIVER**  
**COMMUNITY YMCA**  
 101 SADDLE ROAD | KETCHUM, ID

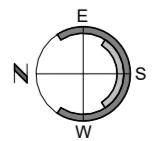
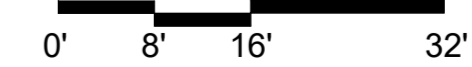
COPYRIGHT © 2026  
 DRAWING

UPPER LEVEL  
 FLOOR PLAN

DWG #

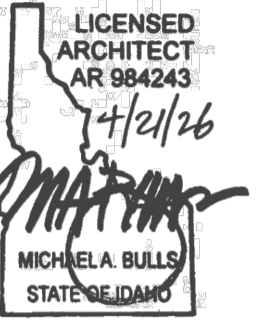
**A2.1**

UPPER LEVEL FLOOR PLAN - OVERALL  
 SCALE: 1/16" = 1'-0"



OWNERSHIP OF DOCUMENTS: This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of RUSCITTO LATHAM BLANTON ARCHITECTURA P.A., and is not to be used, in whole or in part, for any other project without written authorization of RUSCITTO LATHAM BLANTON ARCHITECTURA P.A.

ISSUED	DESIGN REVIEW
03.27.2026	DESIGN REVIEW
04.22.2026	DESIGN REVIEW - DELTA 1



**R L B**  
**RUSCITTO LATHAM BLANTON**  
 ARCHITECTURA P.A.  
 PO BOX 5619 KETCHUM, ID 83340 208.726.5608 www.rlb-stv.com



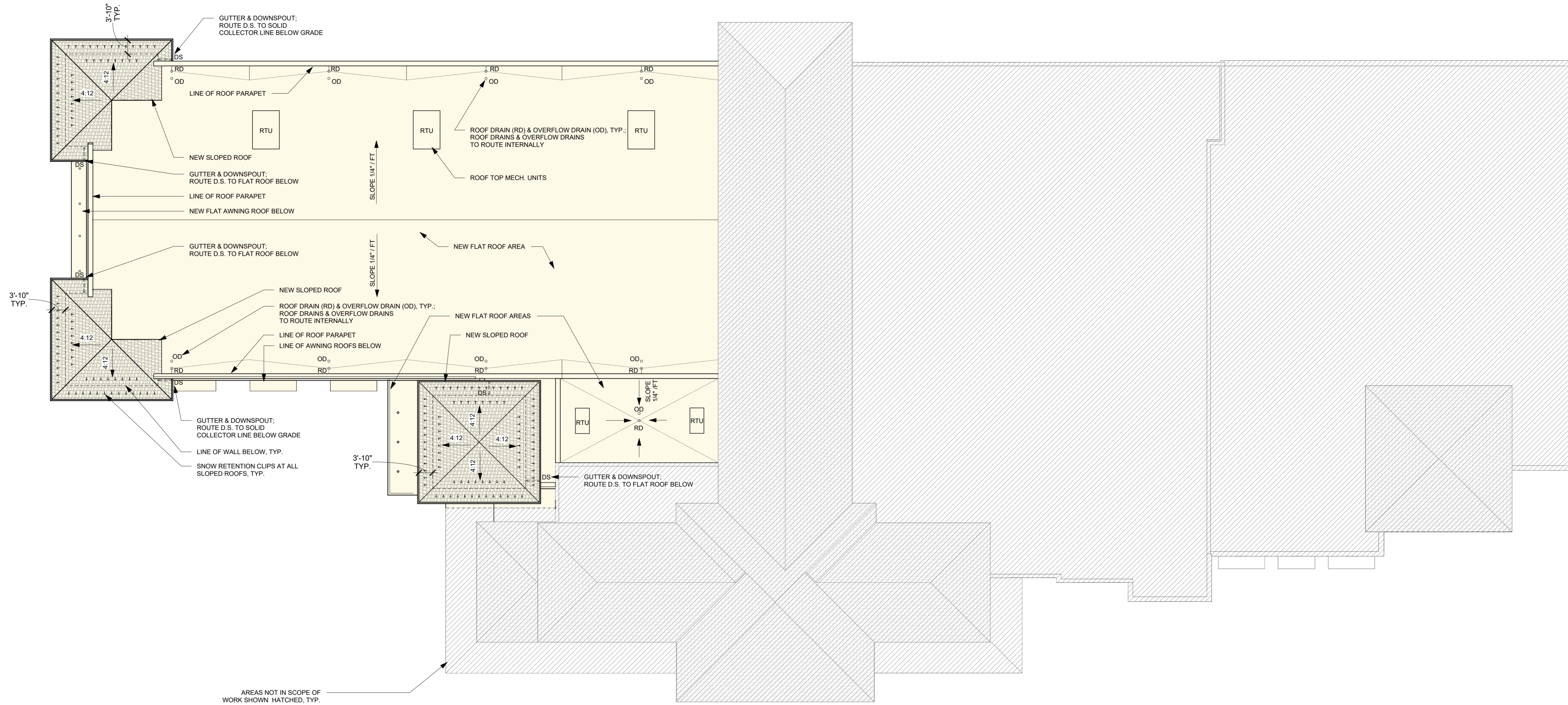
**WOOD RIVER**  
**COMMUNITY YMCA**  
 101 SADDLE ROAD | KETCHUM, ID

COPYRIGHT © 2026  
 DRAWING

ROOF PLAN

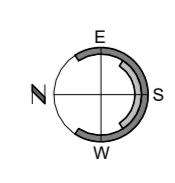
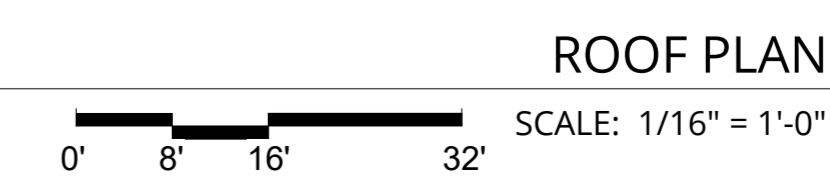
DWG #

**A2.2**



**NEW FLAT ROOF ASSEMBLY:**  
 CLASS 'A' MECHANICALLY FASTENED MEMBRANE ROOF OVER COVERBOARD AND TAPERED INSULATION; SLOPE TO INTERNAL ROOF DRAINS AS SHOWN, 1/4" FT. MIN. SLOPE.

**NEW SLOPED ROOF ASSEMBLY:**  
 CLASS 'A' SHINGLE ROOFING OVER UNDERLAYMENT AND REQUIRED CAP SHEET, ROOF SLOPE PER DRAWINGS.  
 NEW GUTTERS, DOWNSPOUTS, AND SNOW RETENTION SYSTEMS INSTALLED ON ALL NEW SLOPED ROOF AREAS WHERE REQ. TO PROTECT PEDESTRIAN & CIRCULATION AREAS BELOW.

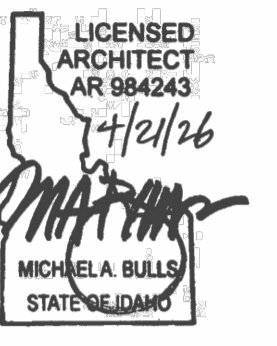


ROOF PLAN



OWNERSHIP OF DOCUMENTS: This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of RUSCITTO LATHAM BLANTON ARCHITECTURA P.A., and is not to be used, in whole or in part, for any other project without written authorization of RUSCITTO LATHAM BLANTON ARCHITECTURA P.A.

ISSUED	
03.27.2026	DESIGN REVIEW
04.22.2026	DESIGN REVIEW - DELTA 1



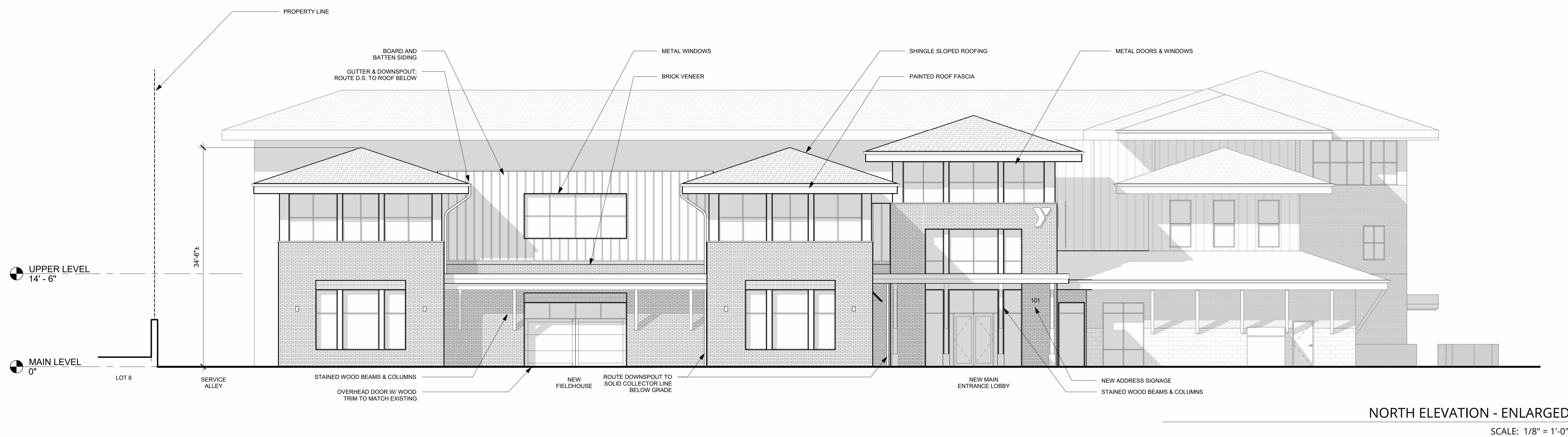
**RUSCITTO LATHAM BLANTON**  
ARCHITECTURA P.A.  
PO Box 5619 Ketchum, ID 83340 208.726.5608 www.rlb-stv.com



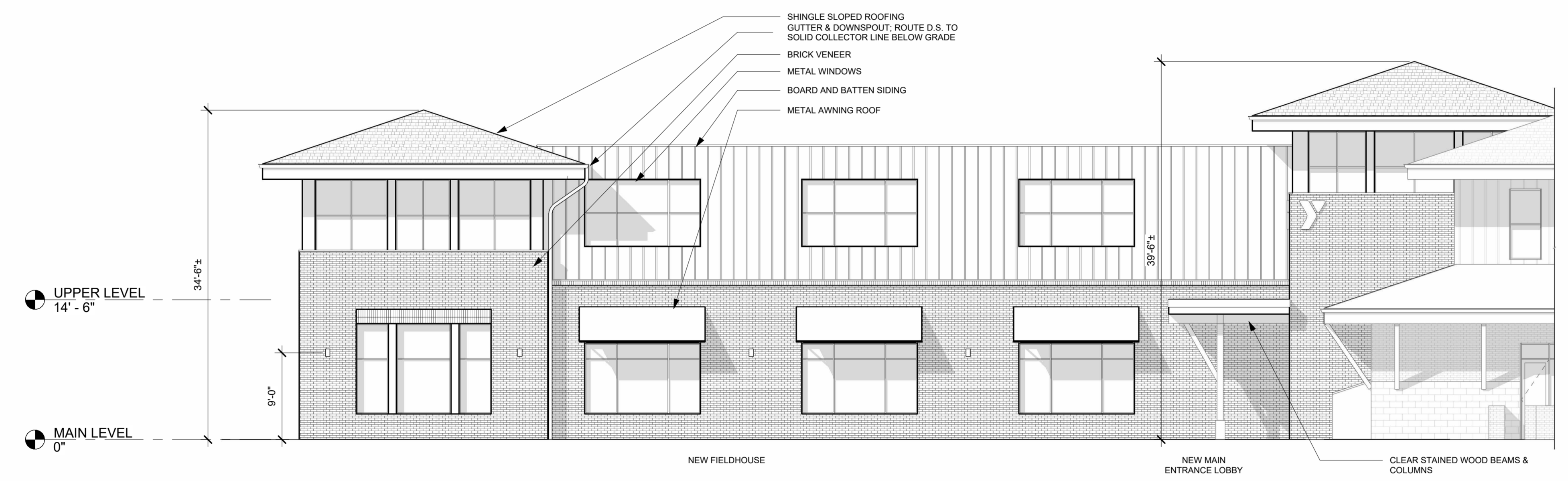
**WOOD RIVER COMMUNITY YMCA**  
101 SADDLE ROAD | KETCHUM, ID

COPYRIGHT © 2026  
DRAWING  
BUILDING ELEVATIONS - ENLARGED  
DWG #

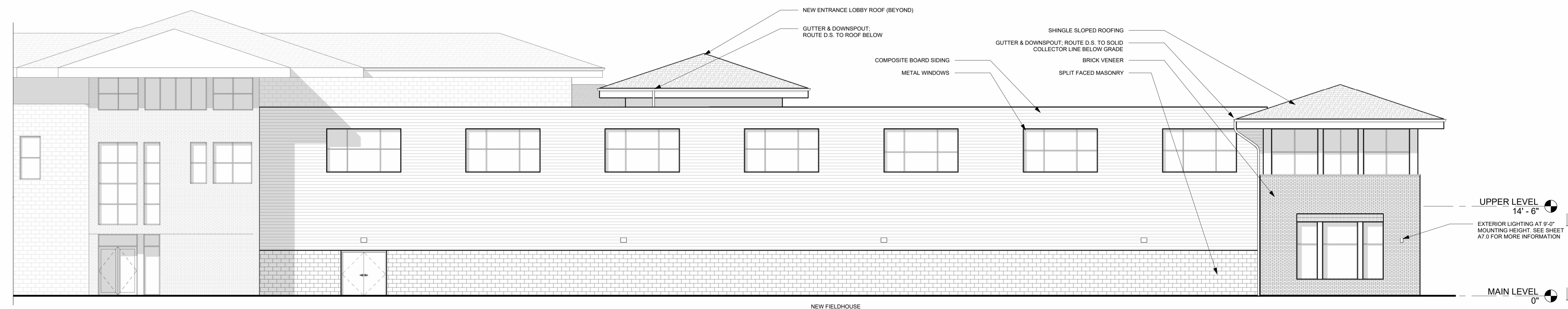
**A4.1**



**NORTH ELEVATION - ENLARGED**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION - ENLARGED**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION - ENLARGED**  
SCALE: 1/8" = 1'-0"

OWNERSHIP OF DOCUMENTS: This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of RUSCITTO LATHAM BLANTON ARCHITECTURA P.A., and is not to be used, in whole or in part, for any other project without written authorization of RUSCITTO LATHAM BLANTON ARCHITECTURA P.A.



ISSUED	
03.27.2026	DESIGN REVIEW
04.22.2026	DESIGN REVIEW - DELTA 1



**R  
L  
B**  
**RUSCITTO LATHAM BLANTON**  
 ARCHITECTURA P.A.  
 PO BOX 5619 KETCHUM, ID 83340 208.726.5608 www.rlb-sv.com



**WOOD RIVER**  
**COMMUNITY YMCA**  
 101 SADDLE ROAD | KETCHUM, ID

COPYRIGHT © 2026  
 DRAWING

EXTERIOR  
 RENDERING

DWG #

**A5.0**

OWNERSHIP OF DOCUMENTS: This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of RUSCITTO LATHAM BLANTON ARCHITECTURA P.A., and is not to be used, in whole or in part, for any other project without written authorization of RUSCITTO LATHAM BLANTON ARCHITECTURA P.A.



ISSUED	
03.27.2026	DESIGN REVIEW
04.22.2026	DESIGN REVIEW - DELTA 1



**R  
L  
B**  
RUSCITTO LATHAM BLANTON  
ARCHITECTURA P.A.  
PO BOX 5619 KETCHUM, ID 83340 208.726.5608 www.rlb-stv.com



WOOD RIVER  
COMMUNITY YMCA  
101 SADDLE ROAD | KETCHUM, ID

COPYRIGHT © 2026  
DRAWING

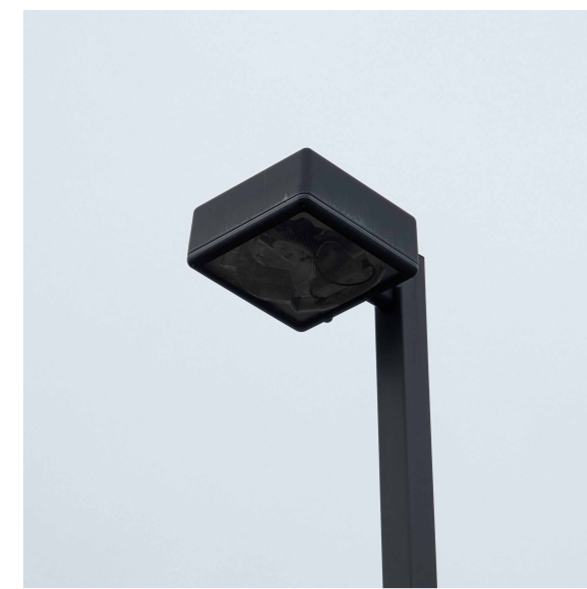
EXTERIOR  
RENDERING -  
AERIAL

DWG #

**A5.1**



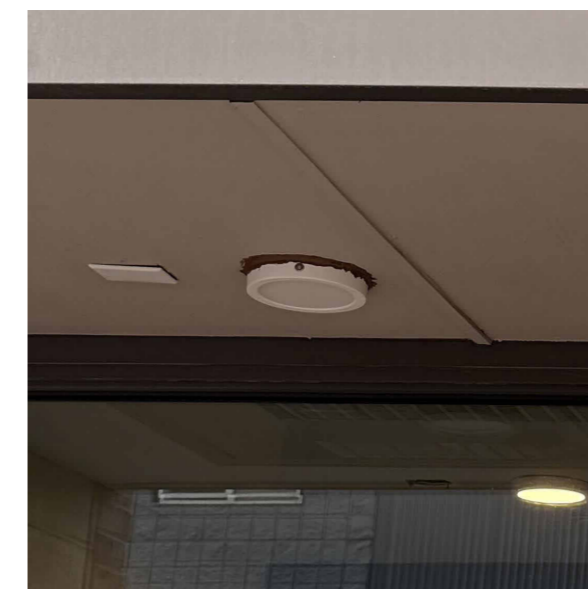
OWNERSHIP OF DOCUMENTS: This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of RUSCITTO LATHAM BLANTON ARCHITECTURE P.A., and is not to be used, in whole or in part, for any other project without written authorization of RUSCITTO LATHAM BLANTON ARCHITECTURE P.A.



**E5**  
POLE-MOUNTED PARKING LOT AREA LIGHT  
FULL CUT-OFF  
2700K  
70W MUR LED  
  
\*COLOR TEMPERATURE TO BE VERIFIED BY OWNER & FIXTURE MODIFIED / REPLACED AS NECESSARY TO MEET CITY OF KETCHUM LIGHTING STANDARDS



**E4**  
FLOOD LIGHT - MOTION ACTIVATED  
SHALL BE ANGLED SO THAT NO LIGHT ESCAPES ABOVE A 25° ANGLE MEASURED FROM A VERTICAL LINE EXTENDING FROM THE CENTER OF THE FIXTURE TO THE GROUND  
2700K  
20W, 1960 lm ±  
  
\*COLOR TEMPERATURE TO BE VERIFIED BY OWNER & FIXTURE MODIFIED / REPLACED AS NECESSARY TO MEET CITY OF KETCHUM LIGHTING STANDARDS



**E3**  
RECESSED DOWNLIGHT  
FULL CUT-OFF  
2700K  
15W LED, 1500 lm ±  
  
\*COLOR TEMPERATURE TO BE VERIFIED BY OWNER & FIXTURE MODIFIED / REPLACED AS NECESSARY TO MEET CITY OF KETCHUM LIGHTING STANDARDS



**E2**  
PENDANT  
FULL CUT-OFF  
2700K  
9W LED - 800 lm ±



**E1**  
WALL SCONCE  
FULL CUT-OFF  
2700K  
9W LED - 800 lm ±

- GENERAL LIGHTING NOTES:**
1. ALL NEW AND EXISTING EXTERIOR LIGHTING SHALL CONFORM TO THE KETCHUM DARK SKY ORDINANCE CHAPTER 17.132, KETCHUM CITY CODE
  2. ALL EXTERIOR LIGHTING SHALL UTILIZE LIGHT SOURCES NOT TO EXCEED 2,700K.
  3. ALL NON-ESSENTIAL EXTERIOR LIGHTS SHALL BE TURNED OFF AFTER BUSINESS HOURS AND / OR WHEN NOT IN USE WITH USE OF TIMERS.
  4. ALL LIGHTS INTENDED FOR SECURITY PURPOSES WILL BE MOTION SENSOR ACTIVATED.
  5. FREESTANDING LUMINAIRES SHALL BE NO HIGHER THAN 25 FEET ABOVE THE STAND / POLE BASE.



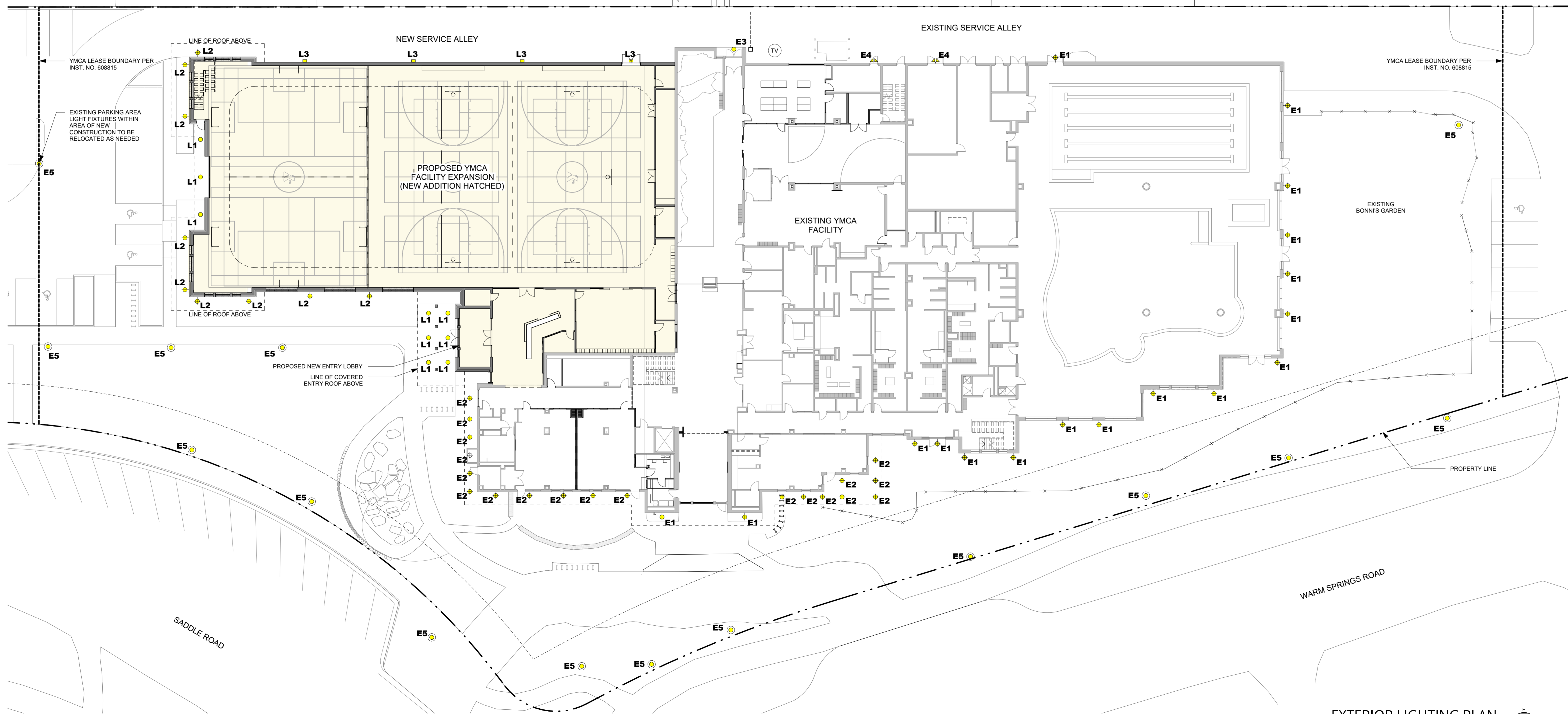
**L3**  
WALL-MOUNTED SCONCE  
LITHONIA - WDG2  
FULL CUT-OFF  
2700K  
3,000 lm  
9 FT. MOUNTING HEIGHT



**L2**  
WALL-MOUNTED SCONCE  
WAC - CUBE - DC-WS06  
FULL CUT-OFF  
2700K  
2,825 lm  
9 FT. MOUNTING HEIGHT



**L1**  
RECESSED DOWNLIGHT  
WAC - R4FS0T  
FULL CUT-OFF  
2700K  
2,323 lm  
RECESSED IN SOFFIT ABOVE



EXTERIOR LIGHTING PLAN  
SCALE: 1" = 20'-0"  
0' 10' 20' 40'

ISSUED  
03.27.2026 DESIGN REVIEW  
04.22.2026 DESIGN REVIEW - DELTA 1

LICENSED ARCHITECT  
AR 984243  
4/21/26  
MICHAELA BULLS  
STATE OF IDAHO

**RUSCITTO LATHAM BLANTON ARCHITECTURE P.A.**  
www.rlb-stv.com  
208.726.5608  
PO Box 5619 Ketchum, ID 83340

**the Y YMCA**

**WOOD RIVER COMMUNITY YMCA**  
101 SADDLE ROAD | KETCHUM, ID

COPYRIGHT © 2026  
DRAWING  
EXTERIOR LIGHTING PLAN  
DWG #  
**A7.0**

L3

### WDGE2 LED Architectural Wall Sconce Precision Refractive Optic

**Specifications**  
 Depth (D1): 7"  
 Depth (D2): 1.5"  
 Height: 9"  
 Width: 11.5"  
 Weight: 13.5 lbs (without options)

**Introduction**  
 The WDGE2 family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, recliner design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wob solution. Embedded with rLight® AIR wireless controls, the WDGE2 family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18V cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

designselect Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit [www.aacountyheads.com/designselect](http://www.aacountyheads.com/designselect). \*See ordering tree for details.

#### WDGE2 LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 6AC90)								
					P1	P2	P3	P4	P5	P6	P7	P8	
WDGE1 LED	Visual Comfort	4W	--	--	750	1,200	2,000	--	--	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / night	--	1,200	2,000	3,000	4,500	6,000	--	--	--
WDGE3 LED	Precision Refractive	10W	18W	Standalone / night	700	1,200	2,000	3,000	4,200	--	--	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / night	--	7,500	8,500	10,000	12,000	--	--	--	--
WDGE4 LED	Precision Refractive	--	--	Standalone / night	--	12,000	16,000	18,000	20,000	22,000	25,000	--	--

#### Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M 10VOLT SRM DBXB

Series	Package	Color Temperature	CR	Distribution	Voltage	Mounting	Shipped included	Shipped separately
WDGE2 LED	P01	27K 2700K	40K 4000K	70CR*	T1S Type I Short	10VOLT	SRM Surface mounting bracket	AW5 1/8" Arch. wall spacer
	P11	30K 3000K	50K 5000K	80CRI	T2M Type II Medium	347*	SRM Surface mounting bracket	PBBW Surface-mounted box (top, left, right, combi. entry). Use when there is no junction box available.
	P21	35K 3500K	AMB Amber	LW Limited Wavelength	T3M Type III Medium	480*	ICW Indirect Canopy/Ceiling Mount Bracket (dry)	
	P31				T4M Type IV Medium			
	P41				FTM Forward Throw Medium			

#### Options

Option	Description	Finish
E10WH	Emergency battery backup, Certified in CA Title 20 MAZRS (10K, 15 min)	00BRD Dark bronze
E20WC	Emergency battery backup, Certified in CA Title 20 MAZRS (10K, 20 min)	00BLD Black
FK	PhotoCell, Buttons Type*	00ANR Natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	00WHD White
BCE	Battery concealment for back box (PBBW)	00SSD Sandstone
CCE	Coastal Construction*	00D8T Textured dark bronze
		00BLD Textured black
		00ANR Textured natural aluminum
		00WHD Textured white
		00SSD Textured sandstone

LITHONIA LIGHTING COMMERCIAL OUTDOOR 1 Acuity Way • Decatur, GA 30035 • Phone: 1-800-795-SERV (7378) • [www.lithonia.com](http://www.lithonia.com) WDGE2 LED Rev. 01/2025

L2

### CUBE ARCHITECTURAL DC-WS06 LED Wall Mounts

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

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

**ORDERING NUMBER**

### WAC LIGHTING

Fixture Type:   
 Catalog Number:   
 Project:   
 Location:

**INPUT:** Universal voltage 120V - 277VAC, 50/60Hz  
**DIMMING:** Electronic low voltage (ELV): 100%-5%  
 0-10V; 100%-1%  
**LIGHT SOURCE:** High output 3 Step Mac Adam Ellipse COB  
 Rated life of 60,000 hours at L70  
**FINISH:** Electrostatically powder coated, white, black, bronze and graphite  
**STANDARDS:** IP65 rated, UL & cUL wet location listed, Energy Star 2.2 rated Title 24 JAB-2016 Compliant  
**OPERATING TEMP:** -13°F to 122°F (-25°C to 50°C)

Diameter	Watt	Beam Angle	Color Temp	CR	Lumen	CBP	Efficiency (lm/w)	Light Distribution	Finish
S Straight up or down 16°	9275	2700K	90	2820	18842	81			BK Black WT White
	8275	2700K	85	3385	22608	97			
	9305	3000K	90	2925	19543	84			
	8305	3000K	85	3535	23632	101			
	8355	3500K	85	3630	24255	104			
8405	4000K	85	3665	24490	105				
N Straight up or down 28°	9275	2700K	90	2800	7992	80			BK Black WT White
	8275	2700K	85	3360	9589	96			
	9305	3000K	90	2900	8290	83			
	8305	3000K	85	3510	10024	100			
	8355	3500K	85	3600	10288	103			
8405	4000K	85	3635	10388	104				
DC-WS06 6" 35W	9275	2700K	90	2825	5451	81			BK Black WT White BZ Bronze GH Graphite
	8275	2700K	85	3390	6540	97			
	9305	3000K	90	2910	5654	84			
	8305	3000K	85	3545	6836	101			
	8355	3500K	85	3640	7017	104			
8405	4000K	85	3675	7085	105				
DC-WS0622 6" 22W	927A	2700K	90	2860		82			BK Black WT White
	827A	2700K	85	3435		98			
	930A	3000K	90	2970		85			
	830A	3000K	85	3590		103			
	835A	3500K	85	3685		105			
840A	4000K	85	3720		106				
F Straight up or down 38°	927B	2700K	90	2860		82			BK Black WT White
	827B	2700K	85	3435		98			
	930B	3000K	90	2970		85			
	830B	3000K	85	3590		103			
	835B	3500K	85	3685		105			
840B	4000K	85	3720		106				
F Towards the wall N/A	927C	2700K	90	2860		82			BK Black WT White
	827C	2700K	85	3435		98			
	930C	3000K	90	2970		85			
	830C	3000K	85	3590		103			
	835C	3500K	85	3685		105			
840C	4000K	85	3720		106				

DC-WS06- Reference output shows 35W output. Multiply by 0.7 to determine output for 22W combinations.  
 Example: DC-WS06-F930A-WT  
 wacighting.com Headquarters/Eastern Distribution Center Central Distribution Center Western Distribution Center  
 Phone (800) 526-2588 44 Harbor Park Drive 1600 Distribution Ct 1750 Archibald Avenue  
 Fax (800) 526-2585 Port Washington, NY 11050 Lithia Springs, GA 30122 Ontario, CA 91760  
 WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. SEPT 2019

L1

### R4FSDT 4" FQ - Square Downhole Trim

**PRODUCT DESCRIPTION**  
 The FQ recessed series offers a complete line of high performance LED luminaires that provide outstanding functionality and quality. The series features superlative glare control with 30° shielding, 45° vertical tilting and 360° horizontal rotation, and uniform floor-to-ceiling wall washing. Multiple power level options and a full line of round and square, trimmed and trimless luminaires offer versatile solutions for various lighting applications. Easy to order, install, and service.

**FEATURES**  
 • Two-piece die-cast construction  
 • Light engine mounted on trim with springs for easy replacement  
 • 30° shielding angle design for better visual comfort  
 • Field changeable beam angle with reflectors provided  
 • Accepts one Lens or glare control accessory  
 • 5 year WAC Lighting product warranty

**CONSTRUCTIONS:** Durable die-cast aluminum construction  
**INPUT:** Universal 120-277V AC 50/60 Hz  
**DIMMING:** Electronic Low Voltage (ELV): 100%-1%  
 TRAC: 100%-1%  
 0-10V; 100%-1%  
**LIGHT SOURCE:** High output 3-step Mac Adam Ellipse COB  
 Rated life of 50,000 hours at L70  
**Mounting:** Heavy gauge retention clips support trim firmly. Safety cabling standard. Ceiling cutout: Ø 4 3/4" Accommodates 1/2" - 1" ceiling thickness  
**Finish:** Electrostatically powder coated White, Black, Dark Bronze, Enamel coated Haze.  
**Standards:** ETL & cETL Wet Location Listed, Energy Star 2.0, Title 24 JAB Compliant.

Model	Beam	*Lumens	*CBP	Color Temp	CR	Finishes	Reflector/Trim
R4FSDT Square Trim	N 27°	2445	6110	927 2700K	90	BK Black DB Dark Bronze HZWT Haze/White WT White	Black Dark Bronze Haze/White White
	F 40°	2385	3780				
	W 50°	2385	3245				

#### R4FSDT- Multiplier Table

Multiplier	927	930	935	940
4	0.95	1.00	1.02	1.06
3	0.84	0.88	0.90	0.93
2	0.65	0.68	0.70	0.72
1	0.45	0.47	0.48	0.50

Example: R4FSDT-930-BK N-27° beam in 1 housing: 2445 lm (Reference Output) x 0.47 (Multiplier) = 1150 lm  
 6110 CBP (Reference Output) x 0.47 (Multiplier) = 2875 CBP  
**MAX. LUMENS: 2,523 lm**

Please see next page for housing units (required)  
 wacighting.com Headquarters, East Manufacturing Facility South East Manufacturing Facility Central Manufacturing Facility West Manufacturing Facility  
 Phone (800) 526-2588 44 Harbor Park Drive 1750 Archibald Avenue 1700 South J Elmer Freeway, Ste 100 1750 S Archibald Ave  
 Fax (800) 526-2585 Port Washington, NY 11050 Lithia Springs, GA 30122 Cedar Hill, TX 75104 Ontario, CA 91761  
 WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. JAN 2026 1

Attachment C

City of Ketchum/YMCA Shared Parking Agreement Draft





LEGEND

- 1 22 stalls at 60° with new paving and curb and gutter
- 2 7 parallel parking stalls with new paving
- 3 Lanes realigned and narrowed to 11.5' at pedestrian crossing
- 4 BCRD Trail crossing realigned
- 5 Potential for a raised table top at crossing
- 6 Sculpture to remain as is in native grasses
- 7 Area for additional historic artifact
- 8 Relocated YMCA Sign
- 9 Maintain existing trees
- 10 Landscape repair, elimination of 'cow paths'
- 11 Informal tree cluster
- 12 New evergreen trees at 30' o.c. in continuous 6' wide planter
- 13 Plaza with seating
- 14 Buffer planting
- 15 Existing YMCA lawn to remain
- 16 Stripped pedestrian parking lot access
- 17 Flush concrete walkway from satellite parking lot
- 18 Sattelite parking lot
- 19 Existing asphalt edge to be removed
- 20 Existing concrete path to be removed
- 21 Extend fire lane pavers and add mountable curb, with removable bollards

Attachment D

Ketchum Municipal Code Title 17.96.060

Pages 180-183

## KETCHUM CITY CODE

to the completion of the improvements and complete construction of the improvements. Following completion of required improvements the City shall return excess funds to the applicant.

(Ord. 1148, 2016; Ord. No. 1249, § 17, 10-2-2023)

### **17.96.060 Improvements and standards.**

Improvements and standards for all projects listed in subsection 17.96.010.A of this chapter:

#### *A. Streets.*

1. The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.
2. All street designs shall be approved by the City Engineer.

#### *B. Sidewalks.*

1. All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.
2. 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.
3. Sidewalks may be waived if one of the following criteria is met:
  - a. The project comprises an addition of less than 250 square feet of conditioned space.
  - b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
4. 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.
5. 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.
6. The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.

#### *C. Drainage.*

1. All stormwater shall be retained on site.

## ZONING REGULATIONS

2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
3. The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
4. Drainage facilities shall be constructed per City standards.

### D. *Utilities.*

1. All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
2. Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
3. When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.

### E. *Compatibility of design.*

1. The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
2. 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.
3. 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.

### F. *Architectural.*

1. Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
2. The building character shall be clearly defined by use of architectural features.
3. There shall be continuity of materials, colors and signing within the project.
4. Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
6. Building(s) shall orient toward their primary street frontage.
7. Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
8. 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.

## KETCHUM CITY CODE

### G. *Circulation design.*

1. Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
2. Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.
3. 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.
4. Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
5. Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.

### H. *Snow storage.*

1. Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.
2. Snow storage areas shall be provided on site.
3. A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.
4. In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.

### I. *Landscaping.*

1. Landscaping is required for all projects.
2. 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.
3. All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
4. 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.

### J. *Public amenities.*

1. 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

## ZONING REGULATIONS

receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.

### K. *Underground encroachments.*

1. Encroachments of underground building(s) or portions of building(s) into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.
2. No below grade structure shall be permitted to encroach into the riparian setback.  
(Ord. 1148, 2016; Ord. 1186, 2018; Ord. No. 1249, § 17, 10-2-2023)