



City of Ketchum  
Planning & Building

STAFF REPORT  
KETCHUM PLANNING AND ZONING COMMISSION  
MEETING OF MAY 19, 2020

- PROJECT:** 3020 Warm Springs Rd Duplex Design Review
- FILE NUMBER:** P20-031
- APPLICATION TYPE:** Design Review
- REPRESENTATIVE:** Craig Lawrence, AIA
- PROPERTY OWNER:** Doug & Stacey Waddell
- LOCATION:** 3020 Warm Springs Road (Wills Condominium Subdivision No 2)
- ZONING:** General Residential Low Density (GR-L) Zoning District
- NOTICE:** A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site on April 29<sup>th</sup>, 2020.
- REVIEWER:** Abby Rivin, Associate Planner

**NEW DUPLEX**

The applicant, architect Craig Lawrence representing property owners Doug & Stacey Waddell, has proposed a new duplex located at 3020 Warm Springs Road. The development is comprised of two attached townhome units with mirrored floor plans accessed from a new circular driveway. The property is currently developed with a duplex, which will be demolished to accommodate the project.

The three-story duplex is slightly less than 35-feet tall, which is the maximum building height permitted in the GR-L Zone. The duplex's proposed building coverage is 31%, which is 440 square feet less than the maximum permitted by KMC §17.12.030. The building is sited within all required setbacks from



Figure 1: Project Location

property lines, including the 30-foot setback required from Warm Springs Road. A comprehensive analysis of each zoning standard and dimensional regulation is attached as Exhibit C1 the Staff Report.

### **PROJECT SITE & NEIGHBORHOOD CONTEXT**

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



Figure 2: Neighboring Duplex

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

### **DESIGN REVIEW**

Ketchum Municipal Code §17.96.010.A3 requires Design Review for the construction of new multi-family dwellings. The following analysis highlights certain Design Review standards for the Planning & Zoning Commission's consideration. A comprehensive analysis of all Design Review evaluation criteria is included as Exhibit C2.

#### **Compatibility of Design**

*The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures (Ketchum Municipal Code §17.96.060.E1).*

Ketchum doesn't have an established design theme. Our town has grown organically overtime with an eclectic mix of styles. While the neighborhood has a broad range of residential design styles, Warm Springs is a distinct and recognizable area of town. The 2014 Comprehensive Plan identified

Warm Springs Road as a key gateway and the community established a goal to maintain the appearance of this scenic corridor.

35-foot tall buildings with 35% building coverage have been permitted in the GR-L Zone since the City first adopted a comprehensive zoning ordinance in 1974. Despite this permitted building bulk and mass, older homes were smaller in size and scale. New development has trended towards maximizing building size to the greatest extent permitted by Ketchum's zoning regulations. Taller and bigger buildings have challenged the preservation of Ketchum's mountain community and small-town character.

### **Architectural**

*Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness (Ketchum Municipal Code §17.96.060.F5).*

Building elevations are included on Sheets A-03 and A-04 of the project plans. The three floors are horizontally stacked on top of each other as one-story elements separated by a border of black fascia. The lack of sufficient vertical, two- or three-story elements incorporated into the façade design exacerbates the appearance of flatness.

*The building character shall be clearly defined by use of architectural features (Ketchum Municipal Code §17.96.060.F2).*

Rectangular window and door openings break up the solid, gray stucco walls across each façade. The front façade is characterized by the extensive glass used for the window and door treatments. The stone veneer chimney separating the townhome units is the only vertical, three-story element that grounds the building to the project site. The slight butterfly angle of the roof reduces the box-like appearance of the building.

### **Landscaping**

The project plans indicate that existing vegetation will be retained on the property and no additional landscaping has been proposed. Staff recommends the applicant consider adding landscaping to soften the duplex's rectangular mass, provide visual relief from building walls, and screen the townhomes from the street and neighboring homes.

### **PUBLIC COMMENT**

Public comment regarding the project has been attached as Exhibit D to the Staff Report. Neighbors have raised concerns about the size of the building and the duplex's compatibility with the surrounding neighborhood.

### **STAFF RECOMMENDATION**

After considering the project plans attached as Exhibit B, the applicant's presentation, and any public comment received, Staff recommends the Commission provide feedback to the applicant and move to continue review of the Design Review application to a date certain.

## RECOMMENDED MOTION

"I move to continue review of the 3020 Warm Springs Rd Duplex Design Review application to the Planning & Zoning Commission Meeting of June 8<sup>th</sup>."

## EXHIBITS:

- A. Design Review Application
- B. Project Plans
- C. Staff Analysis
  - 1. Zoning and Dimensional Standards Analysis
  - 2. Design Review Standards Analysis
  - 3. City Department Comments
- D. Public Comment

**Exhibit A:**  
**Design Review Application**



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.

Ray Lawrence AIA for H. DOUGLAS WADDELL 3-5-20  
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 streets to their development.
2. All streets designs shall be in conformance with the right-of-way standards and approved by the Public Works Director.

#### B. Sidewalks:

1. All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks in conformance with the right-of-way standards. Sidewalk improvements may be waived for projects that qualify as a "Substantial Improvement" which comprise additions of less than 250 square feet of conditioned space.
2. 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.
3. 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.
4. 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 Public Works Director. Any approved in-lieu contribution shall be paid before the city issues a certificate of occupancy.

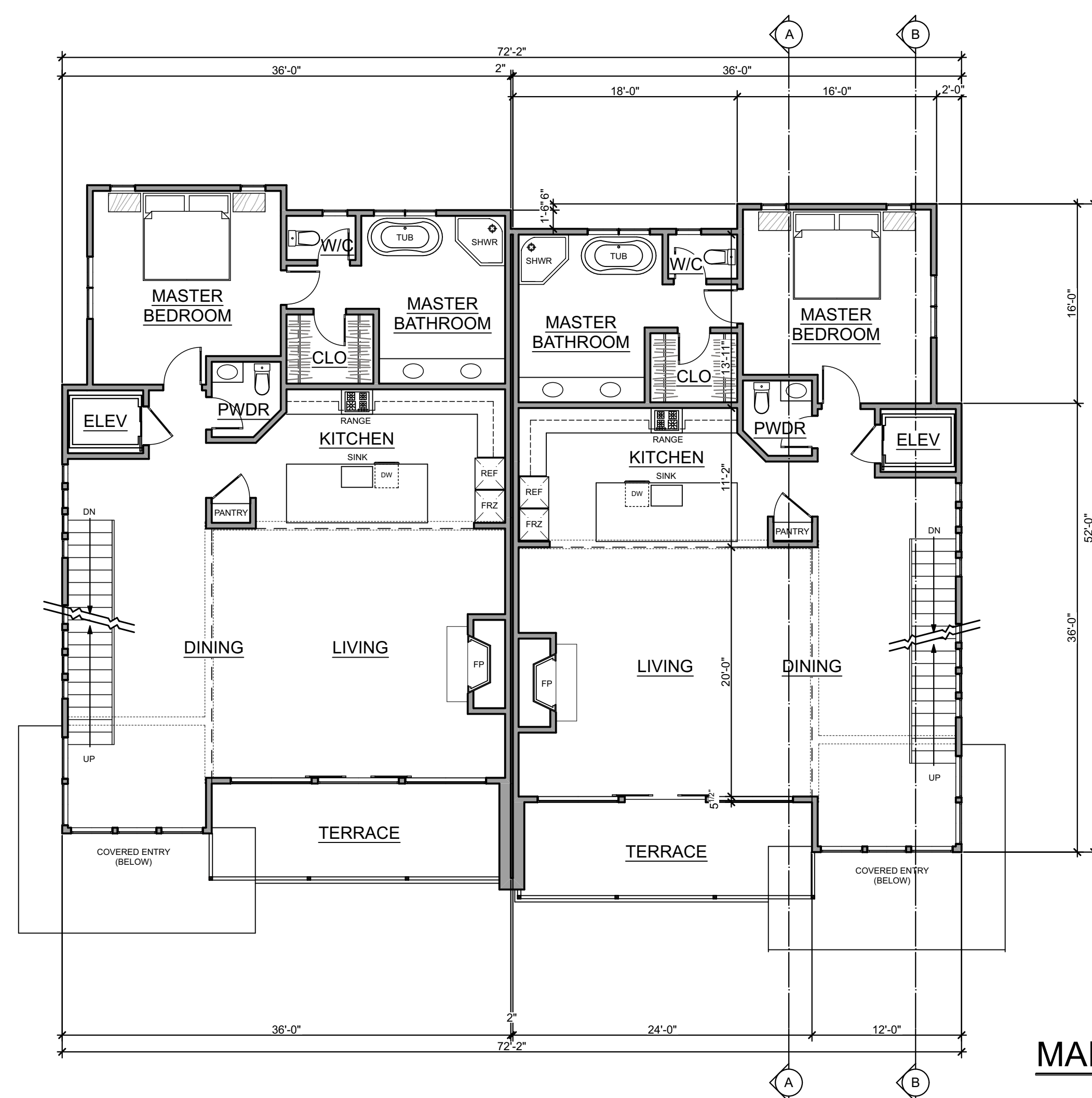
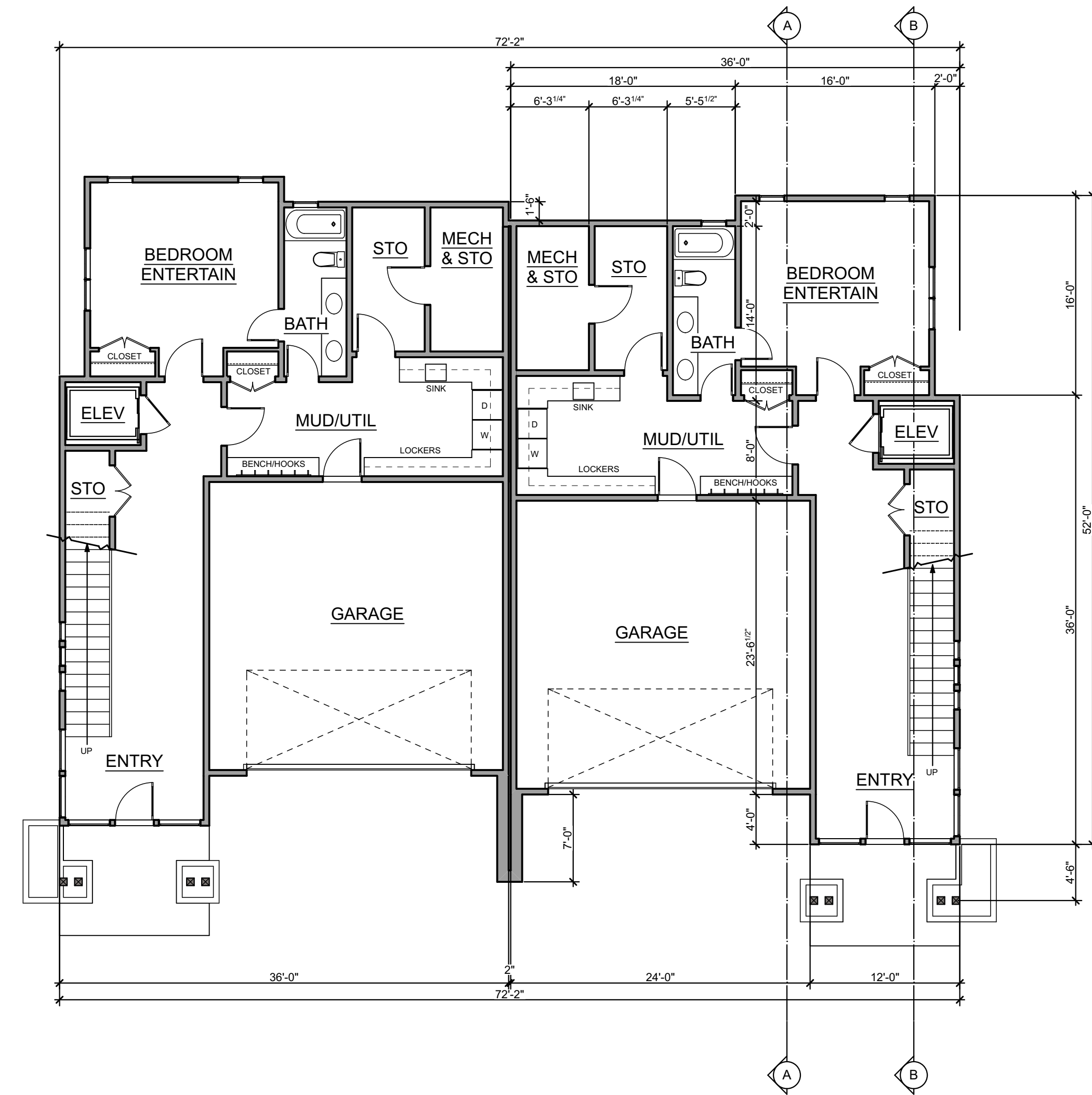
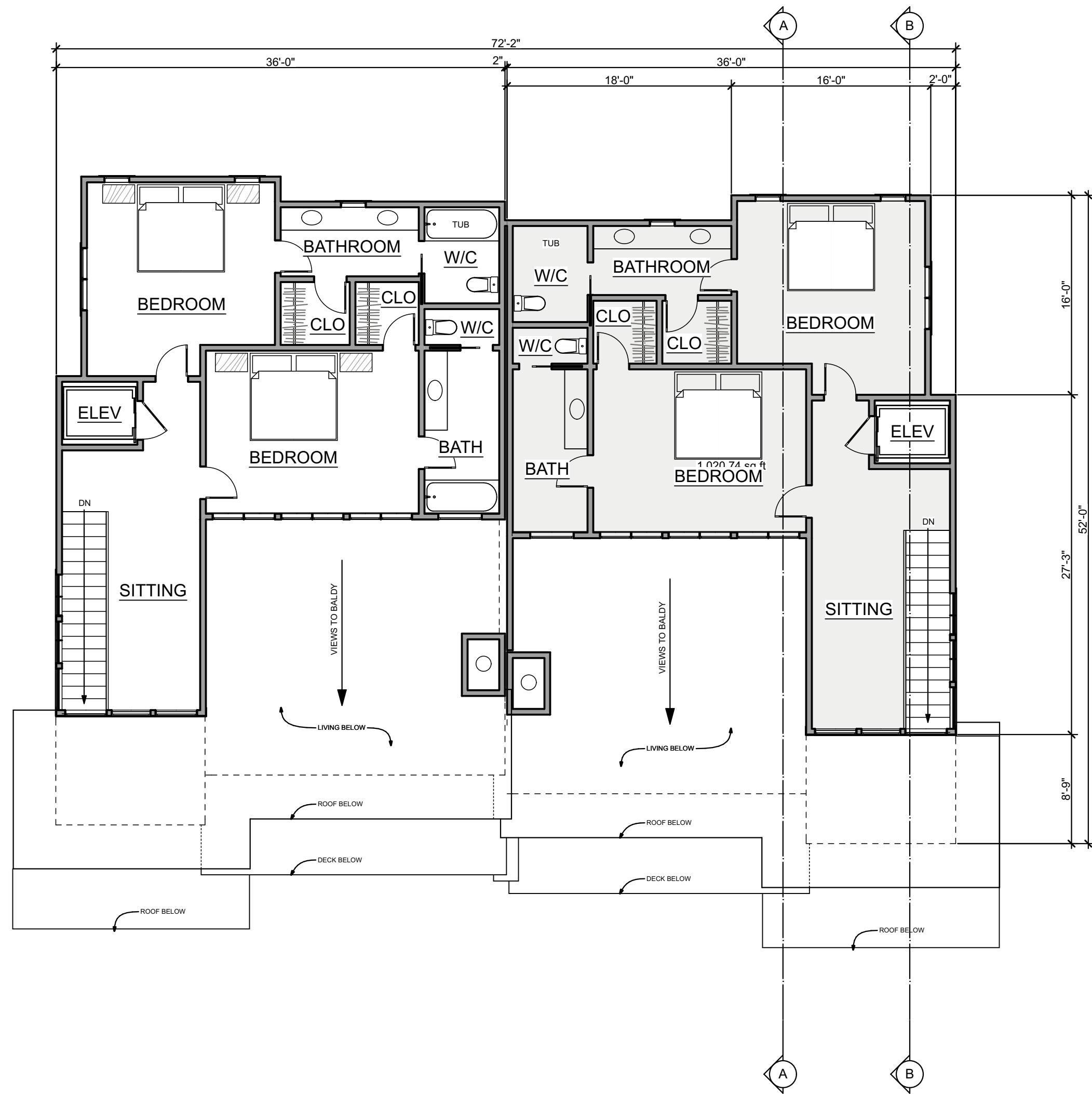
#### C. Drainage:

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 Public Works Director may require additional drainage improvements as necessary, depending on the unique characteristics of a site.

# Exhibit B: Project Plans







DRAWING DATE  
4/30/20

DATE	

**WADDELL/ROUSH DUPLEX**  
3020 WARM SPRINGS ROAD, KETCHUM, ID. 83340  
PRELIMINARY DESIGN REVIEW  
IS PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN PERMISSION.

**Craig Lawrence AIA**  
**ARCHITECTURE**  
Planning - Design  
308 710 5777 • clawrenceaia@msa.com  
P.O. Box 2642 • Ketchum, ID 83340

SHEET NUMBER  
**A-02**

# WADDELL/ROUSH DUPLEX

3020 WARM SPRINGS ROAD, KETCHUM, ID, ID 83340

Craig Lawrence AIA  
**ARCHITECTURE**  
Planning - Design

208 730.5377 • cllawrence@aia.com  
P.O. Box 2662 • Ketchum, ID 83340

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### SOUTH EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



### EAST EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



**NORTH EXTERIOR ELEVATION**

SCALE: 1/4" = 1'-0"

DRAWING DATE  
4/30/20

DATE	

PRELIMINARY DESIGN REVIEW  
PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN PERMISSION.

**WADDELL/ROUSH DUPLEX**

3020 WARM SPRINGS ROAD, KETCHUM, ID. 83340

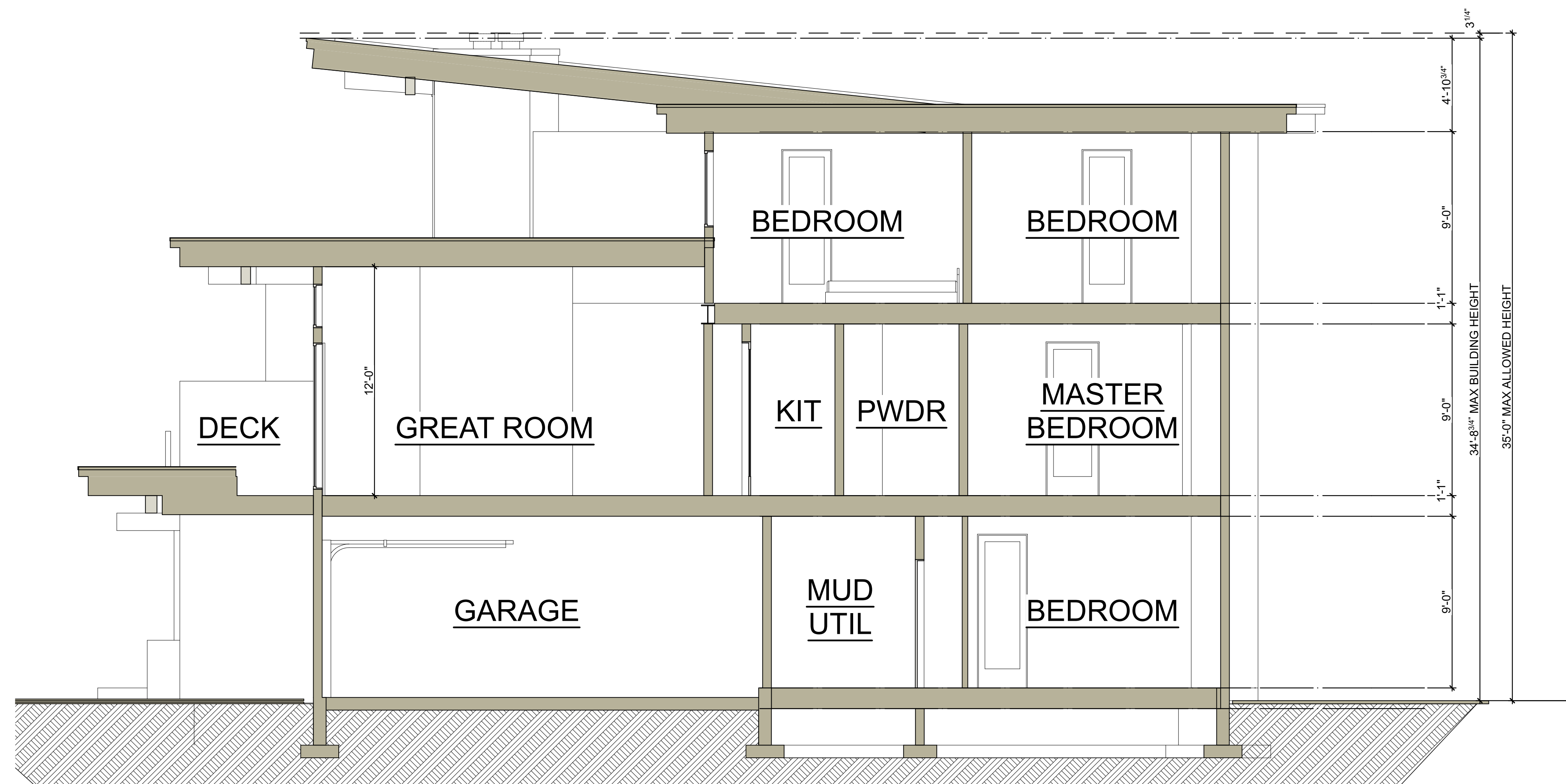
**Craig Lawrence AIA**  
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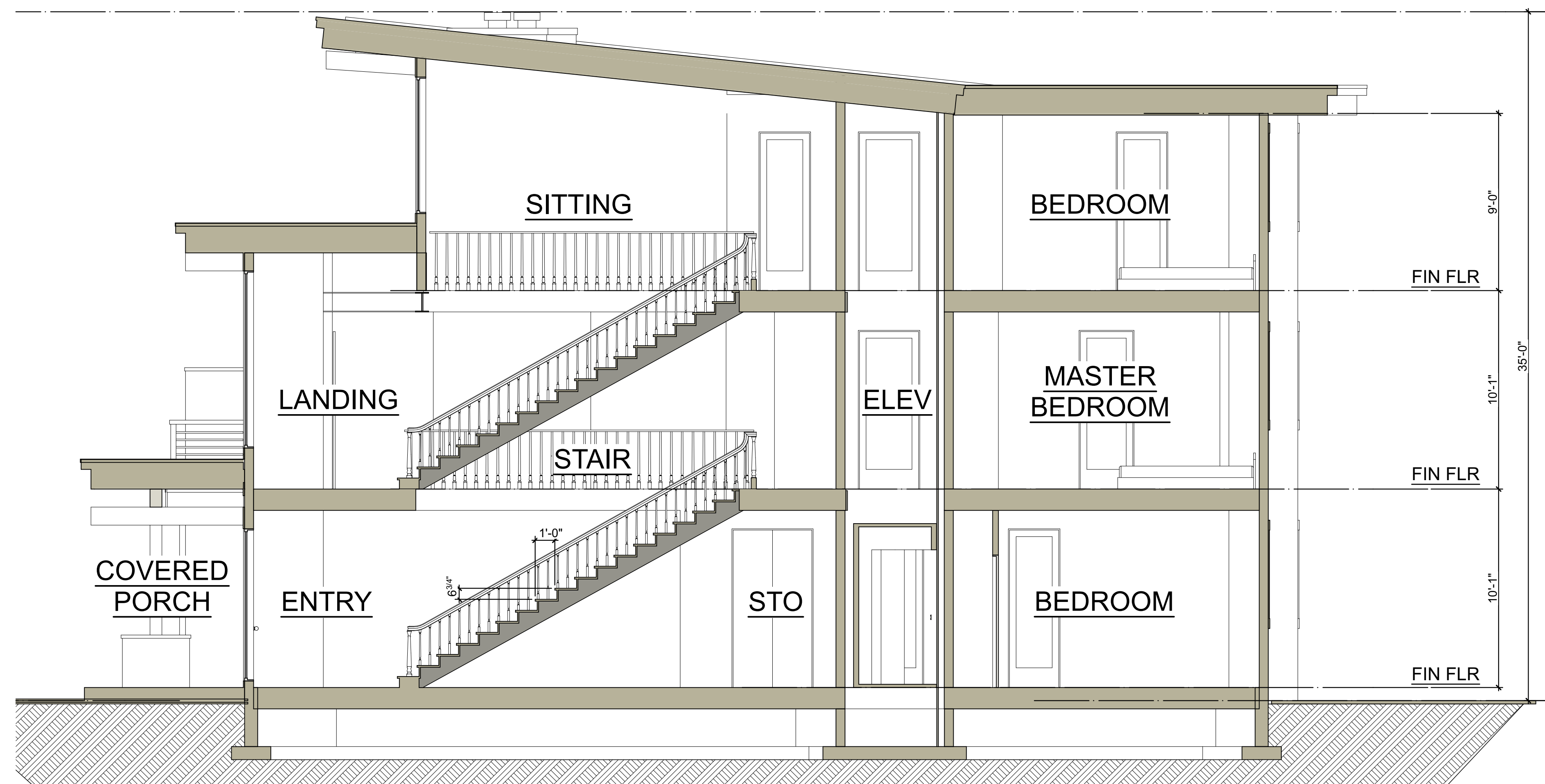
SHEET NUMBER

**A-04**



**BUILDING SECTION - "A"**

SCALE: 1/4" = 1'-0"



**BUILDING SECTION - "B"**

SCALE: 1/4" = 1'-0"

DRAWING DATE  
4/30/20

DATE				

**WADDELL/ROUSH DUPLEX**  
3020 WARM SPRINGS ROAD, KETCHUM, ID, ID 83340

**Craig Lawrence AIA**  
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Planning - Design

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SHEET NUMBER

**A-05**

PRELIMINARY DESIGN REVIEW  
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1. GENERAL RESTRICTIONS & TITLE INFORMATION:  
THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHIC/SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE.
2. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT.
3. A TITLE POLICY HAS NOT BEEN SUBMITTED TO BENCHMARK ASSOCIATES, NOR HAS A TITLE POLICY BEEN OBTAINED FROM THE BENCHMARK ASSOCIATES WITHIN SAID POLICY. THIS MAP DOES NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP.
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7. GENERAL RESTRICTIONS - EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT OF REAL ESTATE:  
EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON.  
BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING ORDINANCES, AVAILANCHE, ANY OTHER LAND-USE REGULATIONS OR WETLANDS AND RIPARIAN, CERTAIN AREAS WITHIN THIS MAP MAY CONTAIN RIPARIAN, RIVERINE OR WETLANDS CONDITIONS. SAID AREAS AND THE LOCATION OF ORDINARY HIGH WATER (OHW), IF SHOWN HEREON, ARE SUBJECT TO INTERPRETATION. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF AN ENVIRONMENTAL SPECIALIST IN ORDER TO OBTAIN A DETAILED ANALYSIS OF ANY SUCH AREAS.  
IF ANY FLOOD EXISTENCE WAS DETERMINED FROM LOCAL STATE OR FEDERAL AGENCIES PRIOR TO CONSTRUCTION, EXCAVATION OR FILL ACTIVITIES.
8. STORM WATER PLAN: IF SOIL DISTURBANCE, CLEARING, GRADING AND/OR EXCAVATION OF ONE (1) ACRE OR MORE IS TO TAKE PLACE A FEDERAL EXCAVATION PERMIT INCLUDING A STORM WATER POLLUTION GENERAL CONSTRUCTION PERMIT FROM THE U.S. ENVIRONMENTAL PROTECTION AGENCY PRIOR TO ANY SITE DISTURBANCE.
9. FLOOD PLAIN: THE 1% ANNUAL FLOOD LINE, IF DESIGNATED ON THIS MAP IS CONSIDERED RESPONSIBLE FOR REGULATORY PURPOSES. HOWEVER, BENCHMARK ASSOCIATES DOES NOT REPRESENT OR GUARANTEE. WARRANT NOR MAP THAT AREAS OUTSIDE OF THE DESIGNATED FLOOD PLAN AREA ARE SAFE ON THE FLOOD INSURANCE STUDY FOR BLAINE COUNTY, IDAHO (UNINCORPORATED AREAS) COMMUNITY NUMBER 165167 - PANEL NO. 0442 E - NOVEMBER 26, 2010.
10. FLOOD PLAIN DESIGN ELEVATIONS: CURRENT FEMA FLOOD INSURANCE REGULATIONS SPECIFY THE BOTTOM FLOOR OF STRUCTURE AS EITHER THE BOTTOM OF FOUNDATION OR GRAV. SPACE OR TOP OF SLAB. THE BASE FLOOD FLOOD ELEVATION FOR THE ENTIRE STRUCTURE AND SHOULD BE CONSIDERED PRIOR TO DESIGN. REFER TO LOCAL BUILDING CODES FOR ADDITIONAL CONSTRAINTS AND REGULATIONS.

**SURVEY AND SITE FEATURES:**  
 12. BASIS OF BENCHMARKS: SURVEYED BY GRS, ORSON, BOULDER, AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT REFER TO PLAT & COARS FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET.  
 13. ELEVATIONS BASED ON NAVD 88 (GEOID09) DATUM.  
 14. UTILITIES AND DRAIN PIPES: IF SHOWN HEREON ARE PER SURFACE EVIDENCE OF EXCAVATION, PHOTOGRAPHS AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.  
 15. BUILDING WALLS: IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.  
 16. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.  
 17. TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.  
 18. OBJECTS ABOVE GROUND LEVEL: TREES, BUILDINGS, POWER POLES, ETC., MAY BE DISPLACED. DATE OF PHOTOGRAPHY: JUNE 2017.  
 19. CONTOUR INTERVAL: 1' - CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. DATE OF LIDAR FLIGHT FOR CONTOURS: 2017.  
 20. MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, THE SCALE OF THIS MAP MAY VARY FROM THE ORIGINAL PLAT.  
 21. FEATURES OBSERVED BY DIVERS, SNOW OR VEHICLES AT THE TIME OF SURVEY DO NOT APPEAR ON THIS MAP.

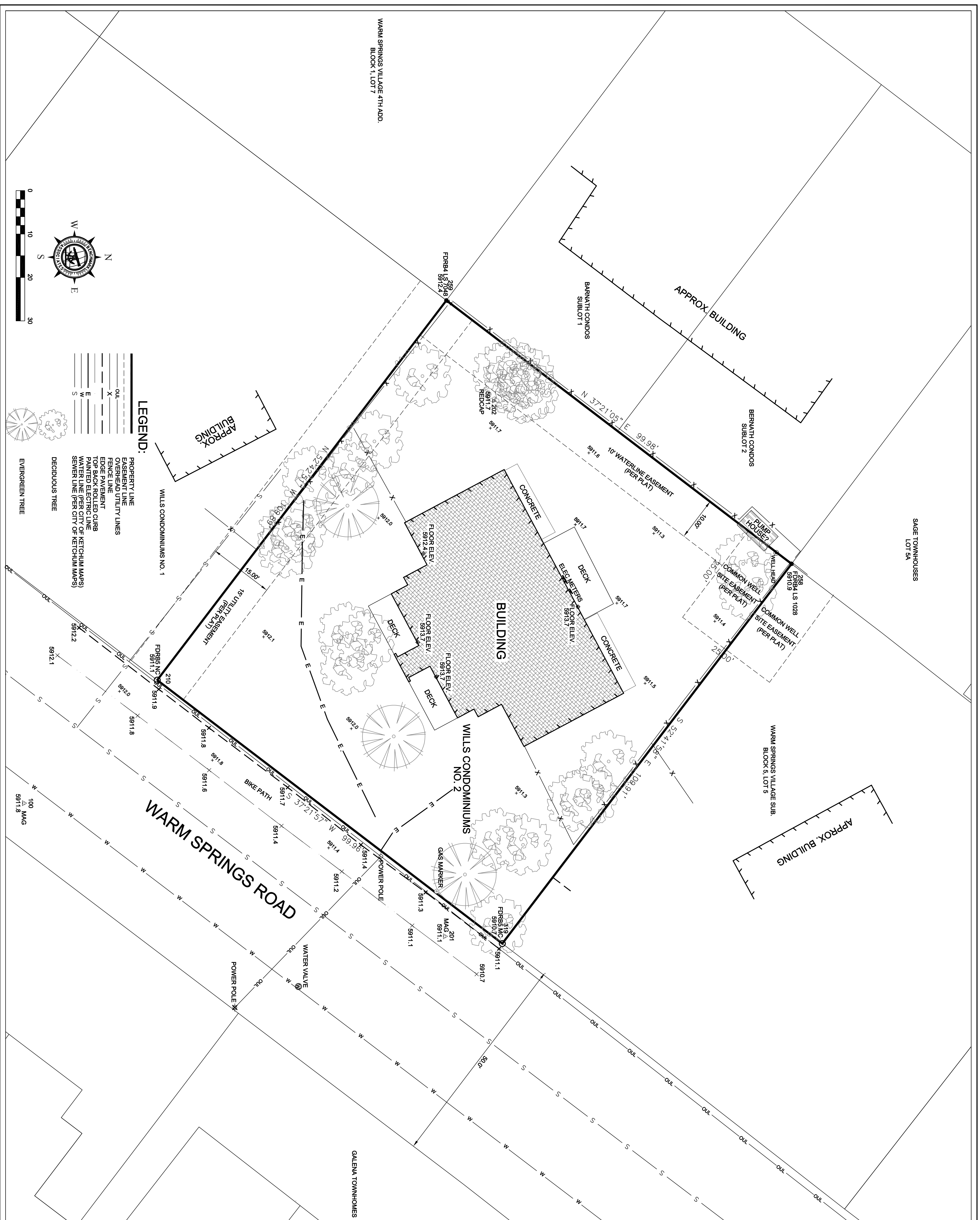
PREPARED BY:  
 BENCHMARK ASSOCIATES, P.A.  
 600 BOX 733 - 700 BELLEVUE, KETCHUM, IDAHO 83340  
 PHONE: 208-755-9214  
 FAX: 208-755-9214  
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**PRELIMINARY  
WORKSHEET**

**WILLS CONDOMINIUMS  
NO. 2**

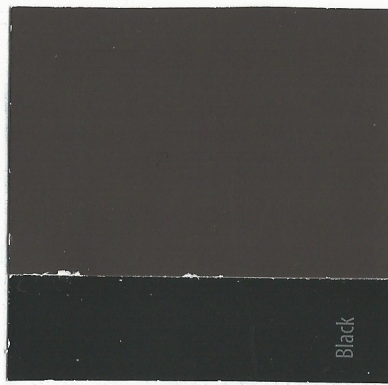
LOCATED WITHIN  
 SECTIONS 11 & 14, TOWNSHIP NORTH RANGE 17 EAST, B.M.,  
 CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PROJECT NO. 20003  
 DWG. BY: DWS | CRD 20003.CHD  
 DATE OF SURVEY: 1/30/2020  
 SHEET 1 OF 1





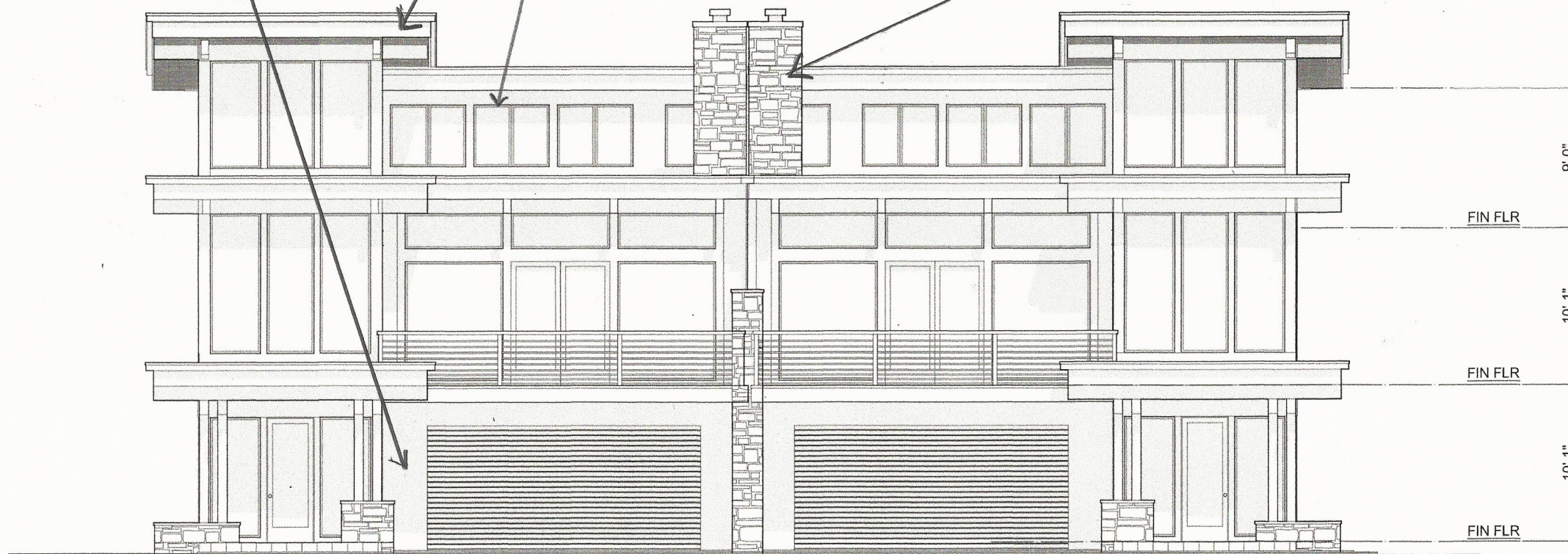
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 MATCH BENJAMIN  
 MOORE 1543  
 PLYMOUTH ROCK



FASCIA, TRIM  
 BENJAMIN MOORE  
 2134-20  
 MID SUMMER NIGHT  
WINDOW CLADDING  
 BLACK



STONE VENEER  
 SELECT STONE  
 FRONTIER  
 SANDSTONE



SOUTH EXTERIOR ELEVATION  
 SCALE: 1/4" = 1'-0"

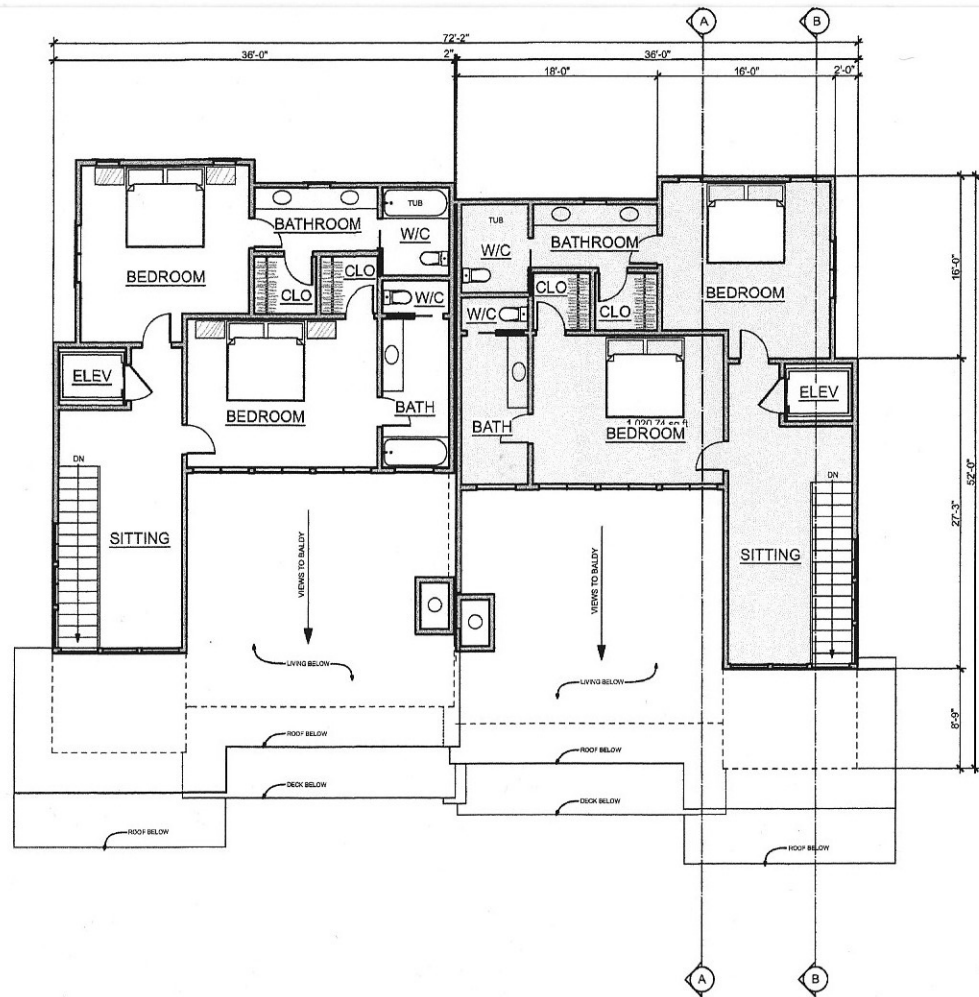
# WADDELL/ROUSH DUPLEX

3020 WARM SPRINGS ROAD

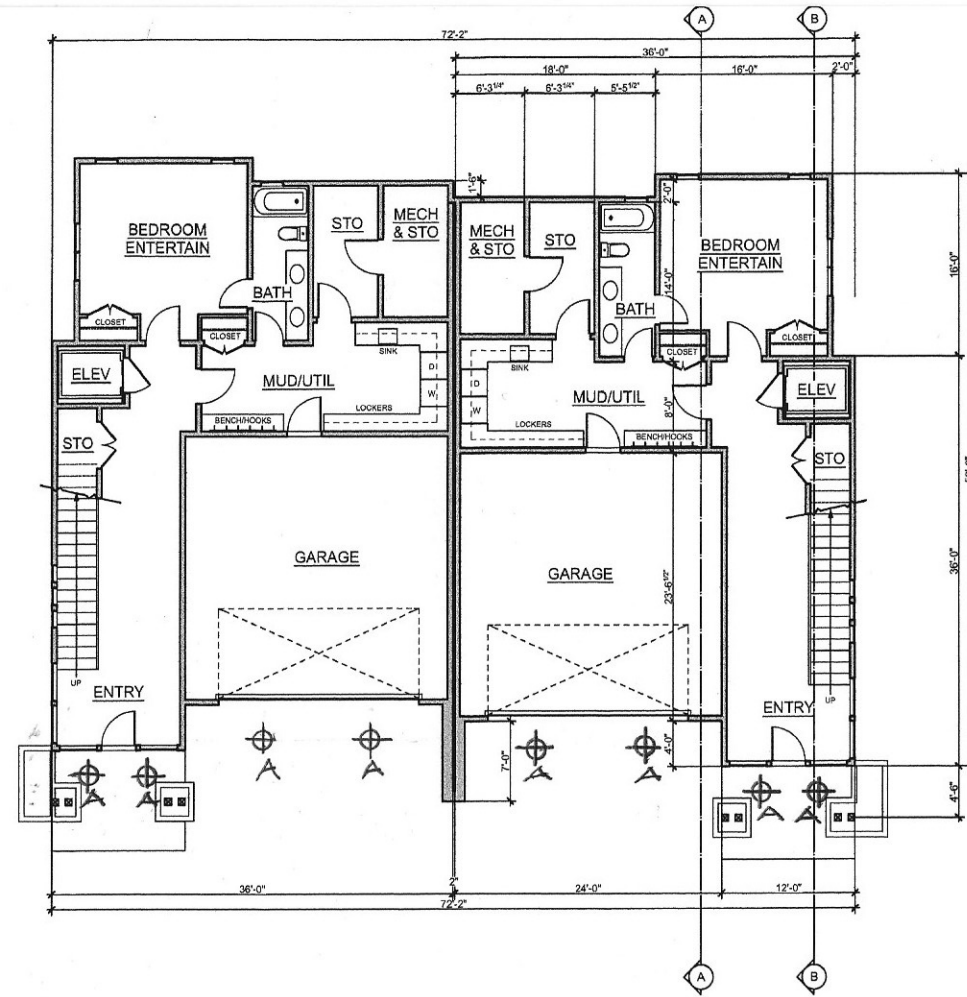
KETCHUM, IDAHO

**CRAIG LAWRENCE AIA  
 ARCHITECTURE**

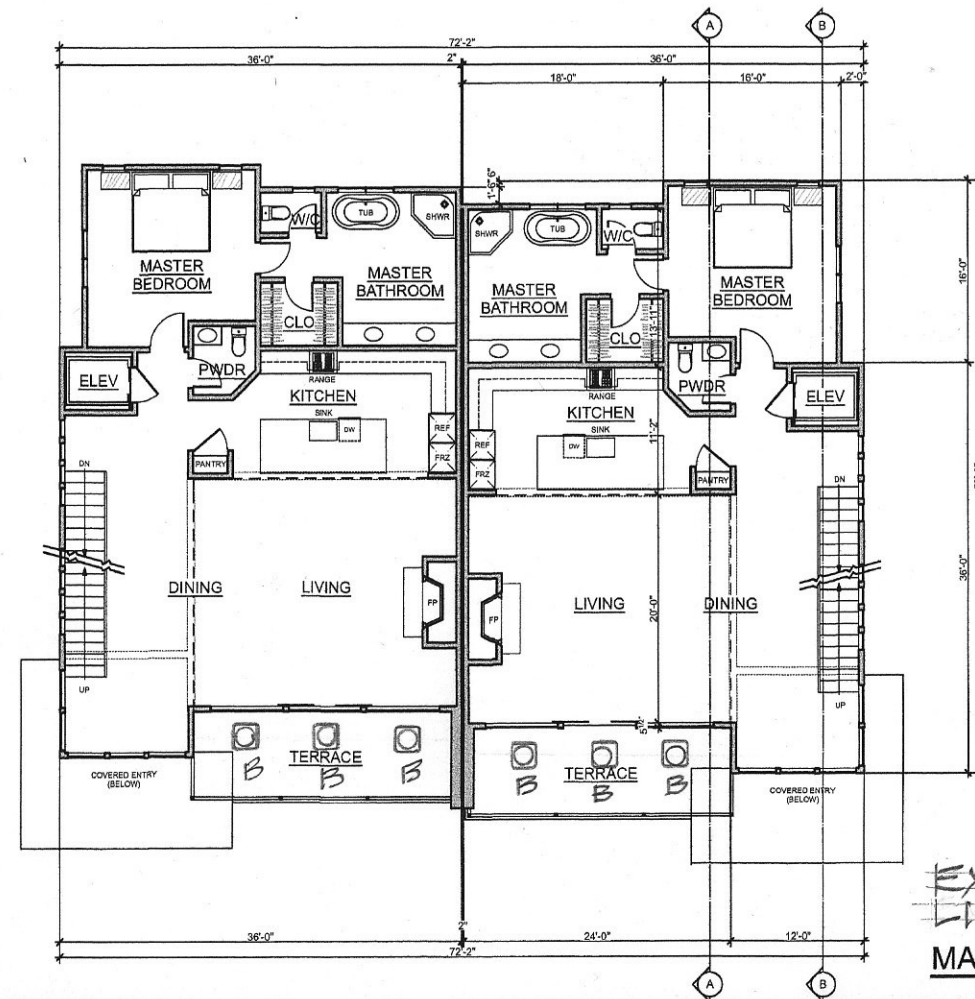
BOX 2662  
 KETCHUM, ID 83340  
 208-720-5372  
 clawrenceaia@msn.com



**UPPER LEVEL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**LOWER LEVEL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**NOTE:**  
- ALL EXTERIOR LIGHTING FIXTURES  
TO COMPLY W/ KETCHUM PARK  
SKY ORDINANCE, CHAPTER 7.132

**EXTERIOR LIGHTING**  
**MAIN LEVEL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

DRAWING DATE

DATE	

**WADDELL/ROUSH DUPLEX**  
3020 WARM SPRINGS ROAD, KETCHUM, ID, 83340

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**ARCHITECTURE**  
Planning - Design  
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PRELIMINARY DESIGN REVIEW  
IS PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN PERMISSION.  
SHEET NUMBER  
**A-02**





**Waddell/Roush Duplex  
Fixture A**

**PRODUCT SPECIFICATIONS**

\*Image shown may not reflect your configured options



**Twilight Dark Sky Friendly Outdoor Semi-Flush**

**HUBBARDTON FORGE**

**Base Item #364903**  
**Configured Item #364903-1019**  
364903-LED-78

**FINISH**  
Coastal Burnished Steel - 78

**LAMPING**  
LED

**OPTIONS**

<b>FINISH</b>	<b>LAMPING</b>
Coastal Black - 10	Incandescent
Coastal Natural Iron - 20	LED
Coastal Gold - 70	
Coastal Mahogany - 73	
Coastal Bronze - 75	
Coastal Dark Smoke - 77	
Coastal Burnished Steel - 78	

**SPECIFICATIONS**

**Twilight Dark Sky Friendly Outdoor Semi-Flush**

Base Item #: 364903  
Configured Item #: 364903-1019  
364903-LED-78

Aluminum outdoor semi-flush ceiling light. Designed and built to Dark Sky standards.

- Handcrafted to order by skilled artisans in Vermont, USA
- Lifetime Limited Warranty when installed in residential setting
- Features our robust Coastal Outdoor finish specifically formulated to resist some of the harshest environmental conditions.

**Dimensions**

Height	6.80"
Length	9.00"
Width	9.00"
Product Weight	4.20 lbs
Canopy	9.0" SQ
Packed Weight	7.00 lbs
Shipping (DIM) Weight	19.00 lbs

**LED Lamping Retrofit**

LED: LED - GU24, 9.8W Bulb, 800lm (Bulb Incl)  
CCT: 2700K  
CRI: Min 80  
Dimming: Yes  
IES Files Available: N

**Location Rating**

Outdoor Damp

**Safety Rating**

UL, CUL listed

**HALO LED ICAT HOUSING for NEW CONSTRUCTION**

Recessed 5" aperture new construction housing for use with LED integrated trims or modules. Suitable for 2x8 residential framing or commercial plenum construction, type IC rated and can be used in direct contact with insulation\*. Airtight rating reduces airflow between living spaces and unconditioned areas providing additional energy savings. Use with Halo® LT56, SMD6, RL56, RA56, SLD6 LED integrated trims and the ML56 LED modular recessed lighting system.

**Waddell/Roush Duplex  
Fixture B**

Catalog #		Type
Project		
Comments		Date
Prepared by		

**DESIGN FEATURES**

**Housings**

- Single wall precision rolled aluminum housing with interlocking construction maintains concentricity
- Adjusts vertically to accommodate 3/8" to 1" thick ceilings and locks in position with (3) setscrews
- V notches facilitate use of guide strings or laser lines for precise positioning
- Shipped with overspray protector installed
- Housing can be removed from below the ceiling for service or splice inspection

**Plaster Frame**

- Compact galvanized steel plaster frame with integral bar hanger receivers
- (2) regressed screws provide positive horizontal bar hanger locking from below the ceiling
- Integral gasket achieves ASTM-E283 airtight code compliance without additional gaskets or caulk

**Junction Box**

- Compact galvanized steel junction box with 16in<sup>3</sup> internal volume
- Listed for (10) #12 or (14) #14 AWG 90° C splice conductors
- (4) 1/2" conduit pry-outs positioned to allow straight conduit runs.
- (3) Slide-N-Side™ non-metallic (NM) wire traps allows wiring outside the box
- Accepts 14-2, 14-3, 12-2, 12-3 U.S. and 14-2, 14-3, 12-2 Canadian NM cable
- (3) 4-port push wire nuts with clear caps for quick and reliable mains voltage connections
- Hinged door with offset cover for easy wire access
- Junction box is repositionable 90° on plaster frame to avoid obstructions

**Bar Hangers**

- Captive preinstalled All-Nail™ bar hangers support housing at any point along span
- Pass-N-Thru™ feature adjust bars from 7-1/4" to 24" wide without removal
- Score lines allow "tool-less" shortening for 12" joists
- Captive nail penetrates standard and engineered lumber
- Leveling flange aligns plaster frame with framing
- Integral clip attaches directly to tee-bar

**Connector**

- Two-conductor wire mount connector is rated for 120-277V
- CAUTION – verify LED module input voltage is compatible with the input voltage of the housing. If uncertain, consult a qualified electrician
- cULus listed with Halo® LT56, SMD6, RL56, RA56, SLD6 and ML56 family of LED integrated trims

**Code Compliance**

- Type IC inherently protected, suitable for direct contact to air permeable insulation and cULus listed for damp locations
- Not for use in direct contact with spray foam insulation, consult NEMA LSD57-2013
- Wet location listed in covered ceilings and IP56 certified with select trims
- Airtight per ASTM-E283
- Can be used for State of California Title 24 high efficacy luminaire compliance
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- Contains no mercury or lead and RoHS compliant

**Warranty**

- Five year limited warranty, consult website for details [www.eaton.com/lighting/Legal](http://www.eaton.com/lighting/Legal)



**E550ICAT**

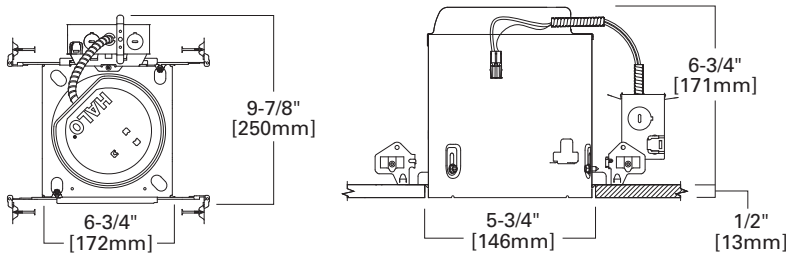
**5" Recessed New Construction Housing**

**For Integrated LED Trims and Modules**

**20W Maximum**

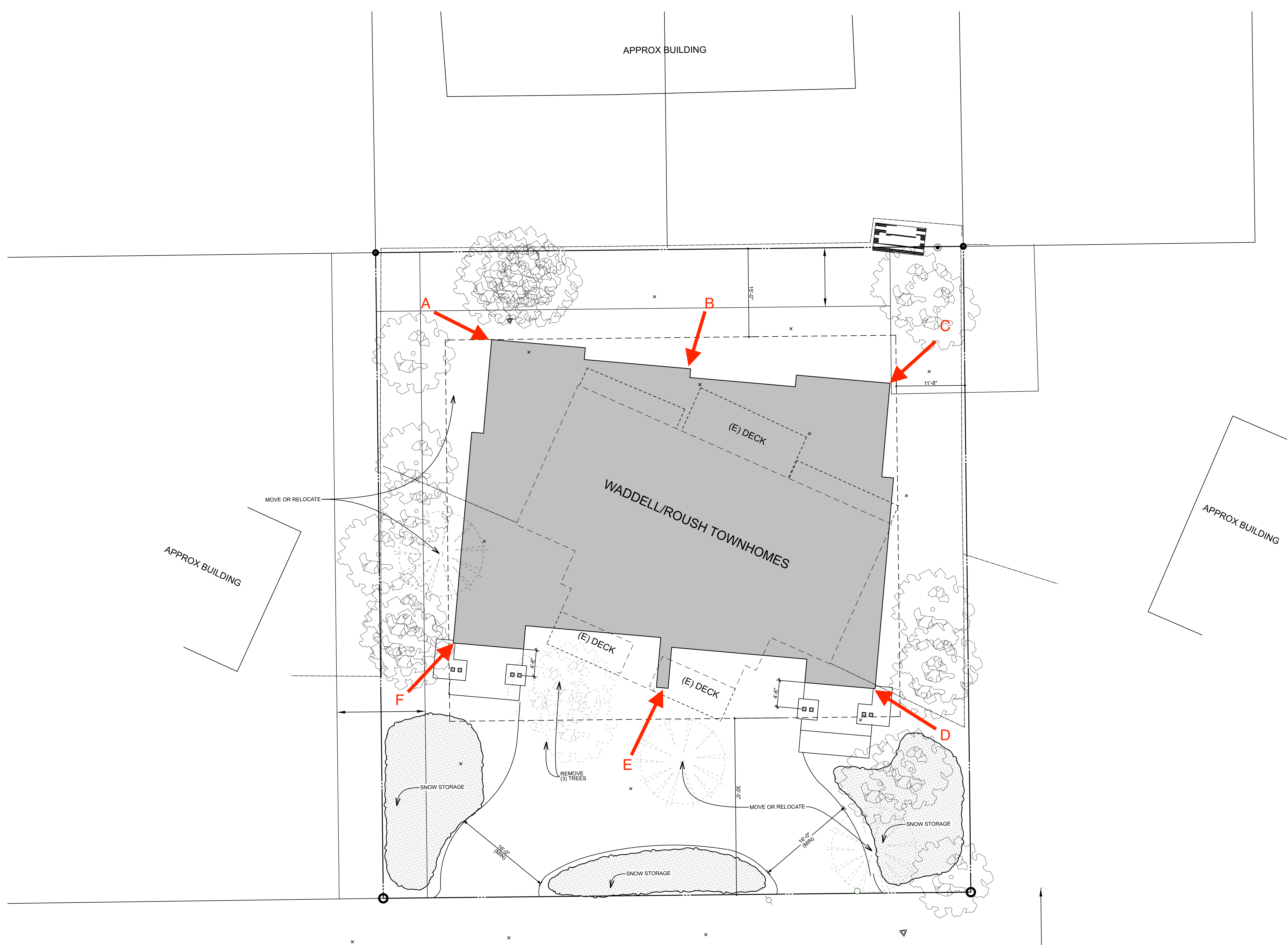
**FOR USE IN INSULATED CEILINGS**

**FOR DIRECT CONTACT WITH INSULATION**



Refer to ENERGY STAR® certified Products List and CEC (T20) Database for compatible Halo LED listings.

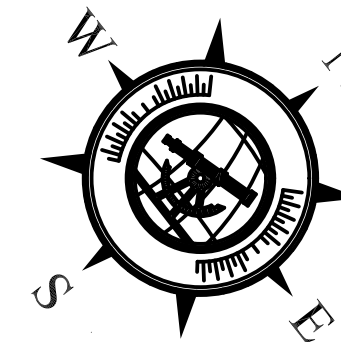
\* Not to be used in direct contact with spray foam insulation.



**Design Review Staking Plan**

5-13-20

SCALE: 1/8" = 1'-0"



DRAWING DATE  
4/30/20

DATE

**WADDELL/ROUSH DUPLEX**

3020 WARM SPRINGS ROAD, KETCHUM, ID. 83340

**Craig Lawrence AIA**  
**ARCHITECTURE**  
Planning - Design

208.770.5377 • clawrence@mlra.com  
P.O. Box 2642 • Ketchum, ID 83340

PRELIMINARY DESIGN REVIEW

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SHEET NUMBER

**A-01**

# Exhibit C: Staff Analysis

1. Zoning and Dimensional Standards Analysis
2. Design Review Standards Analysis
3. City Department Comments



3020 Warm Springs Rd Duplex Design Review  
EXHIBIT C1: ZONING & DIMENSIONAL STANDARDS ANALYSIS

Zoning and Dimensional Standards Analysis				
Compliant			Ketchum Municipal Code Standards and Staff Comments	
Yes	No	N/A	KMC §	Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	<b>Minimum Lot Area</b>
			Staff Comments	<p><b>Required:</b> 8,000 square feet minimum</p> <p><b>Existing (Wills Condominiums No. 2):</b> 11,000 square feet The applicant will submit a Townhouse Subdivision Preliminary Plat application to subdivide the lot into two townhouse sublots.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	<b>Building Coverage</b>
			Staff Comments	<p><b>BUILDING COVERAGE:</b> The total square footage of the building foundation and all horizontal projections which constitute a "building" as defined in this section, but not including roof overhangs that are 3 feet or less or uncovered decks less than 30 inches above grade. Garages and guest homes shall be included in building coverage (KMC §17.08.020).</p> <p><b>Permitted:</b> 35%</p> <p><b>Proposed:</b> 31% (3,410 square feet/11,000-square-foot lot area)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	<b>Minimum Building Setbacks</b>
			Staff Comments	<p><b>Minimum:</b> Warm Spring Road: 30 feet Front: 15 feet Side: 1 foot for every 3 feet in building height, but no less than 5 feet Rear: 15 feet</p> <p>KMC §17.128.020: Supplementary Yard Regulations A. Cornices, canopies, eaves, chimney chases or similar architectural features may extend into a required yard not more than 3 feet. H. Decks less than 30 inches in height from existing grade may be constructed to the property line.</p> <p><b>Proposed:</b> Front (Warm Springs Rd): 30' Side (E/Interior): 11'-8" Side (W/Interior): 12' Rear (N/Interior): 15'</p> <p>As shown on Sheet A-01 of the project plans, the covered entry extends into the required setback from Warm Springs Road. The support posts are located within the required setbacks. The portion of the porch that extends within the setback area must be less than 30 inches in height. The roof covering may extend no more than 3 feet within the setback area. These encroachments must be dimensioned and shown in elevation on the project plans submitted with the Building Permit application.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	<b>Building Height</b>
			Staff Comments	<p><b>Maximum Permitted:</b> 35 feet</p> <p><b>Proposed:</b> 34'-8"</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030H	<b>Curb Cut</b>
			Staff Comments	<p><b>Required:</b> A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking.</p> <p><b>Proposed:</b> The applicant has proposed two 16-foot driveway accesses from Warm Spring Road. 32% (32-feet of curb cut/100 linear feet along Warm Springs Road) of the property's street frontage along Warm Springs Road is used for the two driveway accesses to the duplex development.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.040	<b>Parking Spaces</b>
			Staff Comments	<p>Off-street parking standards apply to any new development and to any new established uses.</p> <p><b>Required:</b> Multiple-Family Residential Dwelling Units in the GR-L Zone Units 2,001 square feet and above: 2 parking spaces</p>

			<b>Proposed:</b> Each townhome unit has its own attached garage. 2 parking spaces are provided for each townhome unit that may be accommodated within the enclosed garages or on the circular driveway.
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3020 Warm Springs Rd Duplex Design Review  
EXHIBIT C2: DESIGN REVIEW STANDARDS ANALYSIS

Design Review Improvements and Standards (KMC §17.96.060)				
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.A1 Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.  <i>Staff Comments</i> The duplex will be accessed from a circular driveway along Warm Springs Road.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.A2 Streets	All street designs shall be approved by the City Engineer.  <i>Staff Comments</i> No changes are proposed to the street design or lanes of travel within the Warm Springs Road right-of-way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B1 Sidewalks	All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department.  <i>Staff Comments</i> While the project qualifies as a substantial improvement, sidewalks are not required to be installed along residential roads. The right-of-way next to the front property line must be improved to City standards residential streets.  Final civil drawings for all associated ROW improvements shall be submitted with the Building Permit application to be verified, reviewed, and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.  See Exhibit C3 for comments and conditions from the City Engineer & Streets Department.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B2 Sidewalks	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.  <i>Staff Comments</i> The City does not require developers to install sidewalks along residential roads.  The developer must improve the right-of-way next to the front property line to meet City standards for residential streets.  Final civil drawings for all associated ROW improvements shall be submitted with the Building Permit application to be verified, reviewed, and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project. See Exhibit C3 for review comments and conditions from the City Engineer & Streets Department.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B3 Sidewalks	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.  <i>Staff Comments</i> The applicant is not required to install sidewalks for the townhome development.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B4 Sidewalks	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.  <i>Staff Comments</i> This standard does not apply because sidewalks are not included in the City right-of-way standards for residential roads.  The applicant must improve the right-of-way next to the front property line to meet City standards for residential streets.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B5 Sidewalks	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.  <i>Staff Comments</i> N/A. The City does not require developers to install sidewalks in residential neighborhoods.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B6 Sidewalks	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

				<p>provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.</p>
			<i>Staff Comments</i>	<i>N/A. Staff does not recommend a voluntary cash contribution in-lieu of improvements for this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.C1 Drainage</b>	<b>All storm water shall be retained on site.</b>
			<i>Staff Comments</i>	<p><i>The drainage system must keep all storm water within the project site. The developer must install drainage improvements that meet City standards.</i></p> <p><i>Prior to issuance of a Building Permit for the project, the applicant shall submit a final drainage plan indicating grading, catch basins, piping, and drywells (KMC §17.96.040.C.2b &amp; KMC §17.96.060.C.1-4) prepared by a civil engineer licensed in the state to be submitted for review and approval by the City Engineer and Streets Department. See Exhibit C3 for City Department comments including City Engineer and Streets Department conditions.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.C2 Drainage</b>	<b>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</b>
			<i>Staff Comments</i>	<p><i>See above analysis for Ketchum Municipal Code §17.96.060C1. All drainage improvements are required to meet City standards.</i></p> <p><i>All drainage improvements shall be indicated on civil plans prepared by an Idaho licensed engineer and require review and approval from the City Engineer &amp; Streets Department prior to issuance of a Building Permit for the project.</i></p> <p><i>See Exhibit C3 for review comments and conditions from the City Engineer &amp; Streets Department.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.C3 Drainage</b>	<b>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</b>
			<i>Staff Comments</i>	<i>A final drainage plan prepared by a civil engineer licensed in the state of Idaho shall be submitted with the Building Permit application to be reviewed and approved by the City Engineer and the Streets Department. The City Engineer may require additional drainage improvements as necessary.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.C.4 Drainage</b>	<b>Drainage facilities shall be constructed per City standards.</b>
			<i>Staff Comments</i>	<i>All drainage facilities within the project site and the public right-of-way shall meet City standards. Final drainage specifications must be included with the civil drawings submitted with the Building Permit application to be reviewed and approved by the City Engineer &amp; Streets Department.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.D1 Utilities</b>	<b>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</b>
			<i>Staff Comments</i>	<p><i>All utilities necessary for the duplex project must be improved and installed at the sole expense of the applicant.</i></p> <p><i>Final plans will be reviewed and approved by the Utilities Department prior to issuance of a Building Permit for the project. See Exhibit C3 for review comments and conditions from the Utilities Department.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.D2 Utilities</b>	<b>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</b>
			<i>Staff Comments</i>	<i>All utilities within the development site shall be underground and concealed from public view. See above analysis for Ketchum Municipal Code §17.96.060D1.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.D3 Utilities</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>Services for high-speed internet are available to serve the duplex project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.E1 Compatibility of Design</b>	<b>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</b>



			<b>Staff Comments</b>	<p>The project is primarily comprised of windows and gray stucco. Stone veneer (frontier sandstone) ornaments the two chimneys running vertically along the party wall separating the two townhomes. The stone veneer is also used for the front porches. The black trim, fascia, window cladding, and garage doors contrast with the gray stucco and stone to provide visual interest. The front façade is mostly glass doors and windows. The black garage doors and second-floor balcony as well as the stone veneer elements provide relief from the extensive glazing.</p> <p>The duplex project will add a more modern design style to the residential neighborhood. Surrounding development is characterized by a more traditional design style with natural materials and pitched roofs. While the project design is more modern, the exterior materials and color palate complement the traditional architecture of the neighboring residential development.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E2 Compatibility of Design	<p>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.</p>
			<b>Staff Comments</b>	N/A. No significant landmarks of historical or cultural importance have been identified on the property.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E3 Compatibility of Design	<p>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.</p>
			<b>Staff Comments</b>	N/A This standard does not apply because this project is new construction. The existing duplex on the property, built in 1975, will be demolished.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F1 Architectural	<p>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</p>
			<b>Staff Comments</b>	The townhome units have two entrances—one interior access from the garage and an exterior entryway. The covered porch entryways at either side of the duplex lead to the shared circular driveway. The driveway leads to the multi-use pathway along Warm Springs Road
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F2 Architectural	<p>The building character shall be clearly defined by use of architectural features.</p>
			<b>Staff Comments</b>	Building elevations are included on Sheets A-03 and A-04 of the project plans. The front façade is defined by rectangular windows and doors. The three floors are separated by thick borders of black fascia. The garage doors and second-floor balcony provide relief from the significant glazing. Projecting between the townhome units, the stone veneer chimneys separate the townhome units. The side and rear façade are comprised primarily of gray stucco with windows. The roof covering at the entryway as well canopy elements decrease the stacked appearance of first and second floors. The third floor is setback from the bottom floors at the front elevation. The slight butterfly slope of the roof decreases the bulk of the box-shaped building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F3 Architectural	<p>There shall be continuity of materials, colors and signing within the project.</p>
			<b>Staff Comments</b>	Each façade incorporates gray stucco and black fascia and trim. The window and door openings provide each façade with different rectangular rhythm. The duplex design appears cohesive through the same materials and colors across all facades. Stone veneer provides ornamentation and relief to the front elevation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F4 Architectural	<p>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</p>
			<b>Staff Comments</b>	<p>The project does not propose any fences or accessory structures. The applicant proposes to retain the existing vegetation on the property. Sheet A-01. The existing landscaping provides a buffer from the adjacent property to the west.</p> <p><i>More landscaping would: (1) enhance privacy between neighboring homes, (2) soften the visual impact of the vertical wall planes, and (3) enhance the appearance of the duplex development.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F5 Architectural	<p>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</p>
			<b>Staff Comments</b>	The front façade is defined by rectangular windows and doors. The three floors are separated by thick borders of black fascia. The garage doors and second-floor balcony provide relief from the significant glazing. Projecting between the townhome units, the stone veneer chimneys separate the townhome units. The side and rear façade are comprised primarily of gray stucco with windows. The roof covering at the entryway as well canopy elements decrease the stacked

				appearance of first and second floors. The third floor is setback from the bottom floors at the front elevation. The inverted pitch of the butterfly roof reduces the bulk of the box-shaped building form.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F6 Architectural	<b>Building(s) shall orient towards their primary street frontage.</b>
			<i>Staff Comments</i>	<i>The duplex buildings orient towards Warm Springs Road.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F7 Architectural	<b>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</b>
			<i>Staff Comments</i>	<i>This project is a townhome development in a residential neighborhood accessed off Warm Springs Road. Each townhome will have its own garbage bin fully screened within the townhome unit. No common dumpster has been proposed for the duplex development. Prior to issuance of a Building Permit for the project, the applicant shall submit a will serve letter from Clear Creek Disposal to the Planning &amp; Building Department.</i>  <i>The project plans do not indicate the installation of any satellite receivers. Any future installations of satellite receivers must be screened from public view.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F8 Architectural	<b>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.</b>
			<i>Staff Comments</i>	<i>Enhancing weather protection, the inverted pitch of the roof and the flat roof forms will prevent water from dripping or snow from sliding from the building. The covered porches provide weather protection at the front entryway.</i>  <i>Any sloped roof shedding snow and rain onto pedestrian and vehicular circulation pathways below must include snow clips, gutters, and downspouts.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G1 Circulation Design	<b>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</b>
			<i>Staff Comments</i>	<i>The covered porches at the front doors lead to the shared circular driveway, which connects to multi-use path along Warm Spring Road.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.G2	<b>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.</b>
			Circulation Design	<i>N/A. No awnings are proposed to extend across of a public sidewalk.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G3 Circulation Design	<b>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.</b>
			<i>Staff Comments</i>	<i>The townhome development will be accessed from Warm Springs Road. The shared circular driveway enhances usability and safety by allowing drivers to exit without having to back out onto Warm Springs Road.</i>  <i>Prior to issuance of a Building Permit for the project, the City Engineer and Streets Department shall review the civil drawings to ensure adequate sight distances and proper signage for the proposed circular driveway access.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060.G4 Circulation Design	<b>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.</b>
			<i>Staff Comments</i>	<i>The project site is located over 500 feet from Warm Spring Road's intersection with Skiway Drive to the north and over 300 feet from its intersection with Jane Lane.</i>  <i>The project plans must indicate the dimensions of the space between the circular driveway entrances and the existing driveways accessing the neighboring properties at 3018 and 3022 Warm Springs Road.</i>  <i>Prior to issuance of a Building Permit for the project, the City Engineer and Streets Department shall review the civil drawings to ensure adequate sight distances for the proposed parking access.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G5 Circulation Design	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
			<i>Staff Comments</i>	<i>The townhome development is accessed from Warm Springs Road. The circular driveway system will provide unobstructed access for emergency vehicles, snowplows, and garbage trucks.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H1 Snow Storage	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			<i>Staff Comments</i>	<i>Sheet A-01 indicates snow storage areas surrounding the circular driveway areas.</i>  <i>The snow storage calculation must be indicated on the project plans. Snow storage areas must be at least 30% of the improved parking and circulation areas.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H2 Snow Storage	Snow storage areas shall be provided on-site.
			<i>Staff Comments</i>	<i>Three snow storage areas are indicated on Sheet A-01. See Staff analysis for KMC §17.96.060.H1.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H3 Snow Storage	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.
			<i>Staff Comments</i>	<i>The dimensions of the snow storage areas must be indicated on the project plans. Snow storage areas must be at least 30% of the improved parking and circulation areas.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H4 Snow Storage	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			<i>Staff Comments</i>	<i>N/A the applicant indicated that snow storage areas will be provided on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I1 Landscaping	Landscaping is required for all projects.
			<i>Staff Comments</i>	<i>Sheet A-01 indicates that existing landscaping will be retained on the property.</i>  <i>The Design Review application must include a defined landscape plan that shows existing landscaping on the site and adjacent right-of-way as retained, relocated or removed and any proposed landscaping including species type, size and quantity.</i>  <i>How will the existing vegetation be preserved during construction?</i>  <i>More landscaping would: (1) enhance privacy between neighboring homes, (2) soften the visual impact of the vertical wall planes, and (3) enhance the appearance of the duplex development.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I2 Landscaping	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
			<i>Staff Comments</i>	<i>The landscape materials and vegetation types shall be readily adaptable to the site's microclimate, soil conditions, orientation, and aspect.</i>  <i>Staff recommends additional landscaping to soften the duplex's rectangular mass, provide relief from the building walls, and screen the townhome development from the street and neighboring homes.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I3 Landscaping	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
			<i>Staff Comments</i>	<i>All proposed landscape materials and vegetation types shall be drought tolerant. The applicant is encouraged to select native species.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060.I4 Landscaping	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
			<i>Staff Comments</i>	<i>Sheet A-01 indicates that existing landscaping will be retained on the property.</i>  <i>Staff recommends additional landscaping to soften the duplex's rectangular mass, provide relief from the building walls, and screen the townhome development from the street and neighboring homes.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.J1 Public Amenities	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public

				Works Department prior to design review approval from the Commission.
			<i>Staff Comments</i>	<i>This standard does not apply because the applicant is not required to install sidewalks. The City does not require the installation of sidewalks in residential neighborhoods.</i>



3020 Warm Springs Rd Duplex Design Review  
EXHIBIT C3: CITY DEPARTMENT COMMENTS

City Department Comments
<p><i>Note: City Department comments are preliminary. All City Departments shall review and approve the project through the Building Permit application process. All comments pertaining to the Design Review drawings are subject to change. All right-of-way improvements shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project. All City Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.</i></p>
<p><b>Fire Department:</b></p> <ul style="list-style-type: none"> <li>• It is the General Contractor’s responsibility to understand and adhere to all Fire Protection Ordinance #1125 requirements in addition to any and all other City of Ketchum requirements in effect at the time of Building Permit issuance. Failure to comply with all local ordinances and codes may result in project work stoppage as well as criminal penalties.</li> <li>• The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances.</li> <li>• Approved address numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers and letters shall be a minimum of four (4) inches tall, contrast with their background and be positioned a minimum of forty-eight (48) inches above final grade.</li> <li>• Vehicle parking and material storage during construction shall not restrict or obstruct public streets or access to any building. A minimum twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. All required Fire Lanes, including within 15 feet of fire hydrants, shall be maintained clear and unobstructed at all times.</li> <li>• An approved automatic fire sprinkler system shall be installed throughout the building per City of Ketchum Ordinance #1125 (<a href="http://www.ketchumfire.org">www.ketchumfire.org</a>) and the National Fire Protection Association Standard 13. An approved fire sprinkler flow bell, Knox box and Fire Department Connection shall be installed in an approved location visible to approaching firefighters. Water service lines to structures shall be hydraulically calculated for size to meet fire sprinkler flow requirements. Fire sprinkler systems shall be annually tested and maintained per NFPA 25. An approved fire department connection and flow bell shall be installed in a location approved by the fire department and the system shall be supervised by an approved alarm system.</li> <li>• NOTE: One electronic set of fire sprinkler system plans must be submitted to the Ketchum Fire Department as well as the State Fire Marshal’s office and a Ketchum Fire Department Permit must be obtained prior to installation of fire sprinkler systems. Inspections of fire sprinkler systems by the Fire Chief or an appointee are required. Inspections must be scheduled at least 48 hours in advance.</li> <li>• An approved monitored fire sprinkler alarm system shall be installed per City of Ketchum Ordinance #1125 (<a href="http://www.ketchumfire.org">www.ketchumfire.org</a>) and the requirements of NFPA 72. Two (2) sets of alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm systems. Inspections of fire detection systems by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance.</li> <li>• An approved access roadway per 2012 International Fire Code Appendix D (<a href="http://www.ketchumfire.org">www.ketchumfire.org</a>) shall be installed prior to any combustible construction on the site. The road shall be a minimum of twenty (20) feet in width and capable of supporting an imposed load of at least 75,000 pounds. The road must be an all-weather driving surface maintained free, clear, and unobstructed at all times. Grades shall not exceed 7%. Dead end access roadways exceeding 150 feet in length shall be provided with an approved turnaround. Gates, if installed, are required to be siren activated for emergency vehicle access.</li> <li>• Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building.</li> <li>• Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers.</li> <li>• An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department. The key box shall be a Knox box brand and sized to accommodate keys to every door of the project.</li> <li>• Inspections of Fire Department permit required installations shall be scheduled at least 48 hours in advance.</li> <li>• An 8 ½ by 11 color coded site map of this project shall be provided on paper and electronically to the fire department. This site map shall show the locations of gas shut-offs, power shut-offs, fire sprinkler riser rooms, fire department connections, alarm panels, Knox boxes, access doors, egress windows, stairways and any additional Fire Department requirements. Exact details for color coded “On-Sites” can be found at <a href="http://www.ketchumfire.org">www.ketchumfire.org</a>.</li> <li>• Final inspections of all Fire Department permit required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at <a href="http://www.ketchumfire.org">www.ketchumfire.org</a>.</li> <li>• Fire Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.</li> </ul>
<p><b>City Engineer &amp; Streets Department:</b></p> <ul style="list-style-type: none"> <li>• Pursuant to KMC §17.96.060.C.1, all storm water drainage shall be retained on site.</li> <li>• All construction for the project must comply with the standards set forth in Ketchum Municipal Code, Chapter 15.06 Construction Activity Standards. The applicant shall submit a Construction Activity Plan addressing all applicable activities including excavation, material storage and deliveries, screening, and site clean-up (KMC §15.06.030) to be reviewed and approved by the Building Department prior to issuance of a Building Permit for the project. Pursuant to KMC §15.06.030.A.2, the applicant shall provide notice of the project, construction schedule, and general contractor’s contact information to all neighbors with properties adjacent to the project site.</li> <li>• The design shall meet all applicable sections of Chapter 12 of Ketchum Municipal Code including design criteria for private driveways (KMC §12.04.030.L).</li> </ul>

<ul style="list-style-type: none"> <li>• The public right-of-way adjacent to the subject property shall be improved to the City’s right-of-way standards for local-residential street ROWs. Material within the first eight (8) feet from the edge of asphalt shall be (1) distinct from the driveway in order to visually appear to be available for parking, (2) pervious and permeable to enhance drainage, and (3) the surface must allow for vehicle parking and be consistent along the entire property frontage. No live plant materials or obstructions, such as boulder or berms, are permitted within the first 8 ft from the edge of asphalt.</li> <li>• The applicant shall submit a Street and Alley Digging, Excavation, and Trenching (“DIG”) Permit application with an associated traffic control plan for all construction work within the City right-of-way to be reviewed and approved by the Streets Department. The use of City right-of-way for construction including the closure of adjacent streets or sidewalks requires a Temporary Use of Right-of-Way Permit (“TURP”).</li> <li>• City Engineer &amp; Streets Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.</li> </ul>
<p><b>Utilities:</b></p> <ul style="list-style-type: none"> <li>• The applicant will be responsible for installing connections to the water and sewer system at Warm Spring Road.</li> <li>• Improvements installed within the 5-foot public utility easement on the subject property are installed at the applicant’s own risks and any associated repairs shall be at the property owner’s expense.</li> <li>• Requirements and specifications for the water and sewer connections will be verified, reviewed, and approved by the Utilities Department prior to issuance of a Building Permit for the project.</li> </ul>
<p><b>Building:</b></p> <ul style="list-style-type: none"> <li>• The building must meet the 2012 International Building Code and Title 15 Buildings and Construction of Ketchum Municipal Code.</li> <li>• Building Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.</li> </ul>
<p><b>Planning and Zoning:</b> Comments are denoted throughout the Staff Report and Exhibits C1 and C2.</p>

# Exhibit D: Public Comment

Hi, my name is Irvin Bier and I own a home at 2206 Warm Springs Rd. This e-mail is being sent to support the approval of the Waddell Duplex Project at 3020 Warm Springs Rd. I have reviewed the plans and feel that the design is appropriate for the neighborhood as it contains many elements common to past as well as current development across the North Valley. Please insert this letter into the public comment section of the P&Z process.

Irvin Bier

Sent from my iPad



There is a lot of concern from my neighbors on the Sage Rd side of this project. It seems difficult to for any and all of the neighbors to comment on their concerns and to hear the commissions and staffs response to those concerns. I would strongly suggest that this project's hearings be delayed until a proper, not virtual meeting be held. I know the owners have the right to develop this property, but virtual meetings make it very difficult to work with the neighbors on a mutually acceptable project. For the record, a major concern is that this project pushes the max of the code. As a former councilmen and originator of the form based code, I know that we, the city tried to move away from boxes like this in the core. We required setbacks to increase as heights went up, wedding cake design was the term. I know when I added on to my house on Sage rd., I was required to have setbacks from the side property line as the addition went up in height. Has the code changed?

Please forward this email to the P&Z commissioners,

Thanks,

Baird Gourlay  
PO 1221  
Ketchum, ID 83340  
208 720 4769  
[Bairdg7@gmail.com](mailto:Bairdg7@gmail.com)



Good morning,

Our names are Julie and Tad Gulick and we reside at 420 Huffman Dr. in Warm Springs. We have taken a look at the design of the proposed Waddell duplex at 3020 Warm Springs Rd. We feel it would be a nice addition to the neighborhood and support the building of this structure. Please add our letter of support to the public comment section of the P&Z process.

Thank you,  
Julie and Tad Gulick

Hello,

I am sending this email in support of the plans for the Waddell Duplex at 3020 Warm Springs Road in Ketchum. I have reviewed the plans and feel the design is appropriate for the neighborhood and community. I support approval of the design and project. Please insert this letter into the public comment section of the P&Z process.

Robert and Kayse Gundram  
308 Sage Rd  
Unit 4  
Ketchum, ID 83340

Good Morning,

My name is Scot Jarvis and I have a home at 109 Georgina in Ketchum.

I have recently had the opportunity to review the plans for the Waddell/Roush Duplex at 3020 Warm Springs Road.

It certainly has the feel and consistency of its design to fit well into the surrounding neighborhood.

I fully support approval of this project.

I would request that you include this letter in the public comment section of the Permit & Zoning process.

Sincerely,

Scot Jarvis

425 864-6000

My name is Jill Wood, I live at 201B Skiway Drive. I have seen the design plan for the Waddell Duplex (3020 Warm Springs Road), it is gorgeous and I would love to have it built in our neighborhood. I support this project, please add my comments to the public comment section.

Thanks,

Jill

Greetings Abby,

We are glad to hear a new dwelling will be built at 3020 Warm Spring Road. We are hopeful, based on elevations your team provided, the property owners will work with neighbors toward final design that has more of a tiered (wedding caked) and undulated building form along with sensitivity to building scale in our neighborhood. As property owners of 401A Sage Road directly north (behind) the subject property, we anticipate our residence will be impacted to the greatest degree of a decreased Bald Mountain view. Our direct sunlight will also be significantly decreased along with multiple surrounding neighbors due to maxed rectangular building envelope in both height and width.

We completely understand and expect new construction will increase in height and expanded to zoned setbacks. Our request is for consideration of property owners, architect, and builder to produce plans reducing impact of neighbors' views, loss of direct sunlight, and generally a better blend of scale in our neighborhood than the plans provided. To better review project we'd like to submit the following questions and comments:

- Are story poles able to be erected for better visualization of project scope?
- Are AC units being installed and, if so, where? Will screening for AC units be built?
- Is snow melt system being installed and, if so, where? Will screening for snow melt system be installed?
- We welcome property owners and representative, City of Ketchum Planning, and other interested parties to schedule a site visit to our home with plans and to view story poles.
- We understand the landscaping plans and staff report will be posted on city website and we'll keep checking back for them being posted.
- Are owner's square footage goal able to include a basement in the project to any extent?

Please let us know if you have questions for us, and we request the comments and questions in this email be included in the March 19, meeting.

Thank you,

Jamey and Mark Kern  
401A Sage Road,  
Ketchum, ID 83340  
248.914.4272

All,

I am a home owner with a property on Simpson Road. I have reviewed the plans for the Waddell Duplex at 3020 Warm Springs Road and approve of its design. I believe this project is consistent with the “look and feel” of the Warm Springs neighborhood. I support approval of this project.

Please insert this letter into public comment section of the P&Z process.

Todd Patrick

Greetings:

My name is Karin Schock. My husband and I own unit #144 at The Prospector, 315 Skiway Drive in Ketchum.

The plans for the Waddell Duplex at [3020 Warm Springs Road](#) exceed what we would like to see people build in the neighborhood. In our opinion, the design is attractive, efficient and will enhance the overall aesthetic of the Warm Springs Road area.

I fully support approval of this project. Please insert this letter into public comment section of the P&Z process.

Sincerely,  
Karin Schock  
[karin@schocks.com](mailto:karin@schocks.com)  
509.630.0063



Greetings,

My name is James Zogg and I have a home at 161 Simpson Rd in Ketchum. I've reviewed the plans for the Waddell Duplex at 3020 Warm Springs Road. I feel it has an appropriate design and fits into the neighborhood. I support approval of this project. Please insert this letter into public comment section of the P&Z process.

James Zogg

Sent from [Mail](#) for Windows 10

**From:** Mark Kern <[markdkern@me.com](mailto:markdkern@me.com)>  
**Sent:** Thursday, May 14, 2020 2:04 PM  
**To:** Abby Rivin <[ARivin@ketchumidaho.org](mailto:ARivin@ketchumidaho.org)>  
**Cc:** Jamey Kern <[jameykern@me.com](mailto:jameykern@me.com)>  
**Subject:** Re: Duplex proposal - plans attached

Hi Abby,

We are emailing to confirm your receipt of questions and comments submitted earlier in email chain for next Tuesday's meeting, along with the following questions and comments:

- Will your Staff Report be posted at the following location or other?  
<https://www.ketchumidaho.org/bc-pc/page/planning-and-zoning-commission-10>
- Do you have an anticipated day and time the Staff Report will be posted?
- Structure on NE corner of Skiway and Warm Springs Road intersection is an example of the impact a wall-to-wall box structure can have on a neighborhood, even as a single family dwelling. Not knowing the situation of lots directly to the north and to the east, just walking either lot shows the impact of view and direct light obstruction, along with the negative appeal of box structure. The north elevation of subject duplex has even a greater degree of box/strait flat wall design which is our direct view.

Much appreciated,

Jamey and Mark Kern

**From:** [Steven Hart](#)  
**To:** [Abby Rivin](#)  
**Cc:** [baird Gourlay](#)  
**Subject:** Proposed New Warm Springs Residence  
**Date:** Friday, May 15, 2020 10:20:24 AM

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Hello Abby,

Our neighbors, Mark and Jamey Kern, recently brought to our attention new building plans which will impact our residence. We share a duplex on Sage Road with the Kerns, directly behind the property in question. Needless to say, we're disappointed to learn of the new build design as it will significantly impact our Bald Mountain view and, more importantly, will likely greatly diminish the limited natural light we already experience.

We're not full-time residents there in Ketchum but spend a considerable amount of time there in our Idaho home. It appears the builder in question is, like us, from out of town and wants a home where he and his family can enjoy all that makes the Wood River Valley special. We can fully appreciate that and would normally welcome new construction which might attractively replace the existing building on Warm Springs Road.

Unfortunately, it appears the design of the new building, at three full stories, won't be the type of new build we'd otherwise embrace. The rear facing design, at least from what we've seen, creates a singular, flat block effect which will likely eliminate most, if not all, of our view of Baldy, limit light and create a generally ugly edifice to look at. We assume this design is within Ketchum city guidelines (although we're having trouble reconciling why we had no success expanding our rear deck by a few feet while this eyesore, at least from our perspective, appears not to have encountered any limitations). As Mark mentioned in his correspondence, a tiered wedding-cake design would go a long way toward making the building we see more attractive, help preserve at least part of our view and allow for additional natural light versus the current design.

We're not prone to legal fights (and there may not be one available even if we were). We'd simply like to ask, as future neighbors, for some thoughtful design consideration as the project moves forward. Anything you can do to assist in making that request would be greatly appreciated.

Thanks for your time and consideration.

Steven Hart & Craig Samitt

- 401 Sage Road B/Ketchum
- 5915 E Joshua Tree Lane/Paradise Valley AZ
- 480-299-1202