



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF JUNE 8, 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 29th, 2020. Public comment has been attached as Exhibit F to the Staff Report.

REVIEWER: Abby Rivin, Associate Planner

BACKGROUND

The applicant, architect Craig Lawrence representing property owners Doug & Stacey Waddell, have 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 Planning & Zoning Commission previously considered this Design Review application during their last meeting on May 18th. The Commission expressed concerns regarding the flat, uninterrupted appearance of the building walls at the rear and side elevations. Their recommendations focused on: (1) enhancing the design of the rear and side façades to provide visual relief, and (2) adding landscaping to soften the duplex's rectangular mass, provide visual relief from building walls, and screen the townhomes from the street and neighboring properties. The Commission moved to continue review of the project and directed the applicant to update the project plans based on their feedback.

The applicant has submitted new renderings of the side and rear elevations and an enhanced landscape plan. These updates have been incorporated in the project plans attached as Exhibit B to the Staff Report.

ANALYSIS

Comprehensive analysis is attached to the Staff Report as Exhibit C, including: (1) the project's compliance with zoning and dimensional standards, (2) evaluation of Design Review criteria, and (3) City Department comments. An analysis of the project site and neighborhood context is included in the May 19th Staff Report attached as Exhibit E.

The following analysis summarizes the applicant's project plan updates in response to Commission feedback and Design Review standards.

Design Review

Architectural

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

The applicant has submitted new renderings of the rear and side elevations. The applicant has enhanced material differentiation through the addition of cedar siding to the project's exterior material palette. The cedar siding contrasts with the stucco to form horizontal and vertical elements that add visual interest to the rear and side elevations. The applicant has also adjusted the pattern of windows to visually distinguish each floor level. The new renderings highlight undulations of building mass that were less apparent in the project plan elevations.

Landscaping

The updated landscape plan is indicated on Sheet L-01 of the project plans (Exhibit B). Three new fir trees have been added to the backyard. These coniferous trees will help soften the rectangular building mass and provide visual relief at the rear elevation. Aspen trees have been added to the side yards. The island separating the two circular driveway entrances has been enhanced with new landscape plantings. The introduction of new trees and shrubs enhances screening between neighboring properties and Warm Springs Road.

STAFF RECOMMENDATION

After considering the updated project plans attached as Exhibit B, Staff's analysis attached as Exhibit C, the applicant's presentation, and public comment attached as Exhibit F and any received at the hearing, Staff recommends the Commission provide move to approve the Design Review application for the new duplex located at 3020 Warm Springs Road.

RECOMMENDED MOTION

"I move to approve the Design Review application for the new duplex located at 3020 Warm Springs Road, subject to conditions."

RECOMMENDED CONDITIONS OF APPROVAL

1. This Design Review approval is subject to all comments and conditions as described in Exhibits C1, C2, and C3.
2. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein. Building Permit plans for all on-site improvements must conform to the approved Design Review plans unless otherwise approved in writing by

- the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
3. All governing ordinances, requirements, and regulations of the Fire Department (2012 International Fire Code and local Fire Protection Ordinance No.1125), Building Department (2012 International Building Code, the 2012 International Residential Code, and Title 15 of Ketchum Municipal Code), Utilities Department, Street Department (Title 12 of Ketchum Municipal Code), and the City Engineer shall be met prior to Certificate of Occupancy.
 4. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho to include specifications for the ROW, utilities, and drainage improvements to be reviewed and approved by the City Engineer, Streets, and Utilities departments prior to issuance of a Building Permit for the project.
 5. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090).
 6. All Design Review elements shall be completed prior to issuance of a Certificate of Occupancy for the building.
 7. All exterior lighting on the property shall comply with Ketchum Municipal Code, Chapter 17.132, Dark Skies, and will be inspected by Planning Staff and approved prior the issuance of a Certificate of Occupancy for the building.
 8. Prior to issuance of a Building Permit for the project, the applicant shall submit a construction management plan, which addresses each of the standards as set forth in Ketchum Municipal Code, Chapter 15.06 Construction Activity Standards.
 9. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

EXHIBITS:

- A. Design Review Application
- B. Project Plans with Updates
- C. Staff Analysis
 1. Zoning and Dimensional Standards Analysis
 2. Design Review Standards Analysis
 3. City Department Comments
- D. Applicant Letter
- E. Staff Report: May 19th, 2020 Planning & Zoning Commission Meeting
- F. Public Comment

Exhibit A:
Design Review Application



City of Ketchum
Planning & Building

2150-
will let me
know payor

pd

OFFICIAL USE ONLY
P 20-031
4-23-20
mp
<input type="checkbox"/> <input checked="" type="checkbox"/>

Design Review Application

APPLICANT INFORMATION

Project Name: <u>WADDELL/ROUSH DUPLEX</u>	Phone: <u>206-300-2599</u>
Owner: <u>DOUG & STACEY WADDELL</u>	Mailing Address: <u>PO BOX 2545</u>
Email: <u>doug@waddellpropertiesinc.com</u>	<u>KIRKLAND, WA 98003</u>
Architect/Representative: <u>CRAIG LAWRENCE AIA</u>	Phone: <u>208-720-5372</u>
Email: <u>clawrenceaia@msn.com</u>	Mailing Address: <u>BOX 2662</u>
Architect License Number: <u>AR-2152</u>	<u>KETCHUM, ID 83340</u>
Engineer of Record: <u>CRAIG MAXWELL PE</u>	Phone: <u>208-721-2171</u>
Email: <u>craig@maxwellsds.com</u>	Mailing Address: <u>BOX 1911</u>
Engineer License Number: <u>PE-14254</u>	<u>SUN VALLEY, ID 83353</u>

All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.

PROJECT INFORMATION

Legal Land Description: <u>WILLS CONDOMINIUMS NO. 2</u>	
Street Address: <u>3020 WARM SPRINGS ROAD</u>	
Lot Area (Square Feet): <u>11,000 ±</u>	
Zoning District: <u>GRL</u>	
Overlay District:	<input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain
Type of Construction:	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Other
Anticipated Use: <u>RESIDENTIAL DUPLEX</u>	Number of Residential Units: _____

TOTAL FLOOR AREA

	Proposed	Existing
Basements	<u>0</u> Sq. Ft.	Sq. Ft.
1 st Floor	<u>3412</u> Sq. Ft.	Sq. Ft.
2 nd Floor	<u>3,222</u> Sq. Ft.	Sq. Ft.
3 rd Floor	<u>2,040</u> Sq. Ft.	Sq. Ft.
Mezzanine	<u>0</u> Sq. Ft.	Sq. Ft.
Total	<u>8,678</u> Sq. Ft.	Sq. Ft.

FLOOR AREA RATIO

Community Core: _____	Tourist: _____	General Residential-High: _____
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BUILDING COVERAGE/OPEN SPACE

Percent of Building Coverage: <u>31%</u>
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DIMENSIONAL STANDARDS/PROPOSED SETBACKS

Front: <u>35'-0"</u>	Side: <u>12'-0"</u>	Side: <u>12'-0"</u>	Rear: <u>15'-0"</u>
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Building Height: 34'-8"

OFF-STREET PARKING

Parking Spaces Provided: <u>4</u>
Curb Cut: <u>35</u> Sq-Ft. <u>35</u> %

WATER SYSTEM

<input checked="" type="checkbox"/> Municipal Service	<input type="checkbox"/> Ketchum Spring Water
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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.

Greg 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.

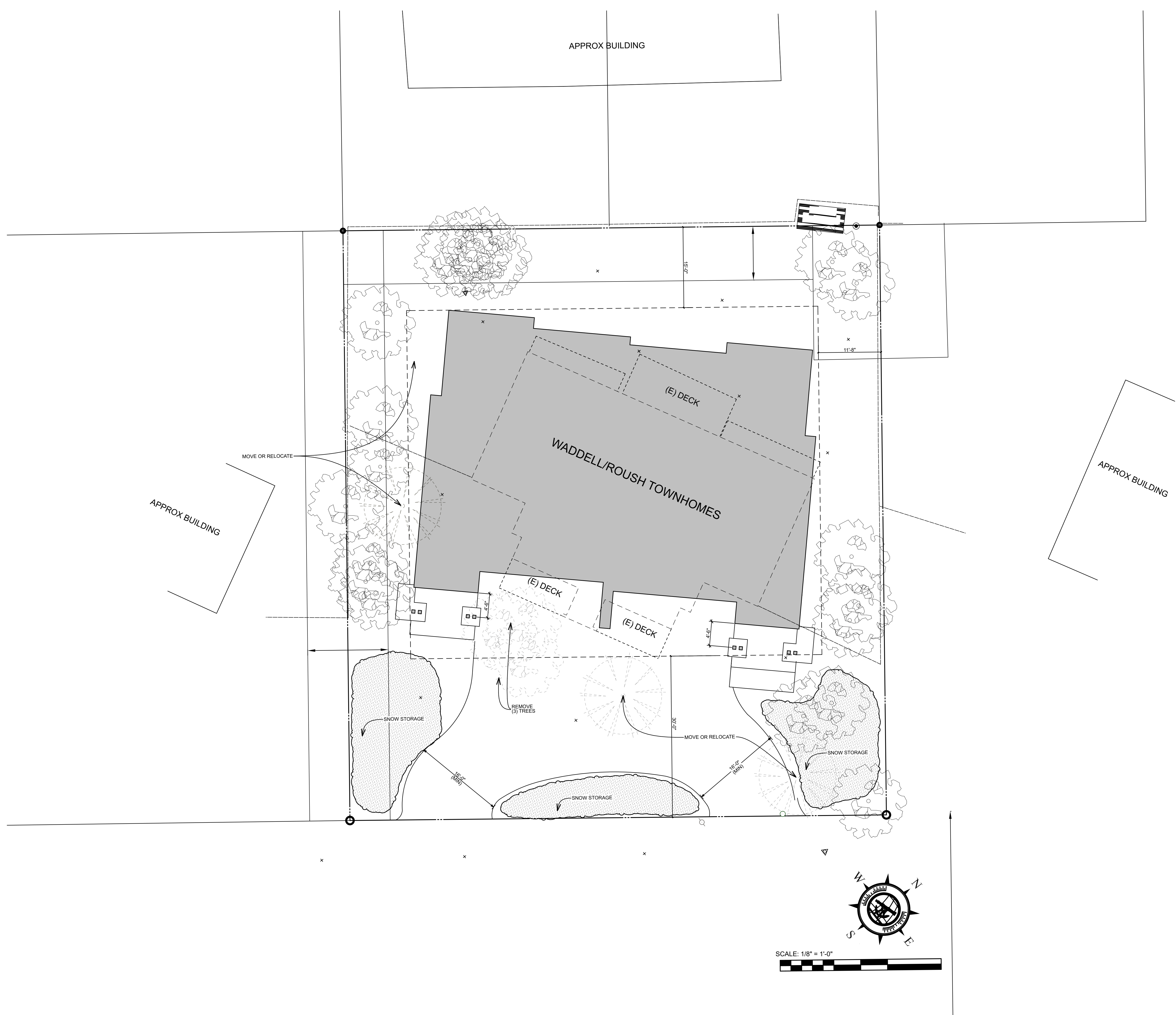
B. Sidewalks:

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 with Updates



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

DRAWING DATE
4/30/20

DATE
PRELIMINARY DESIGN REVIEW

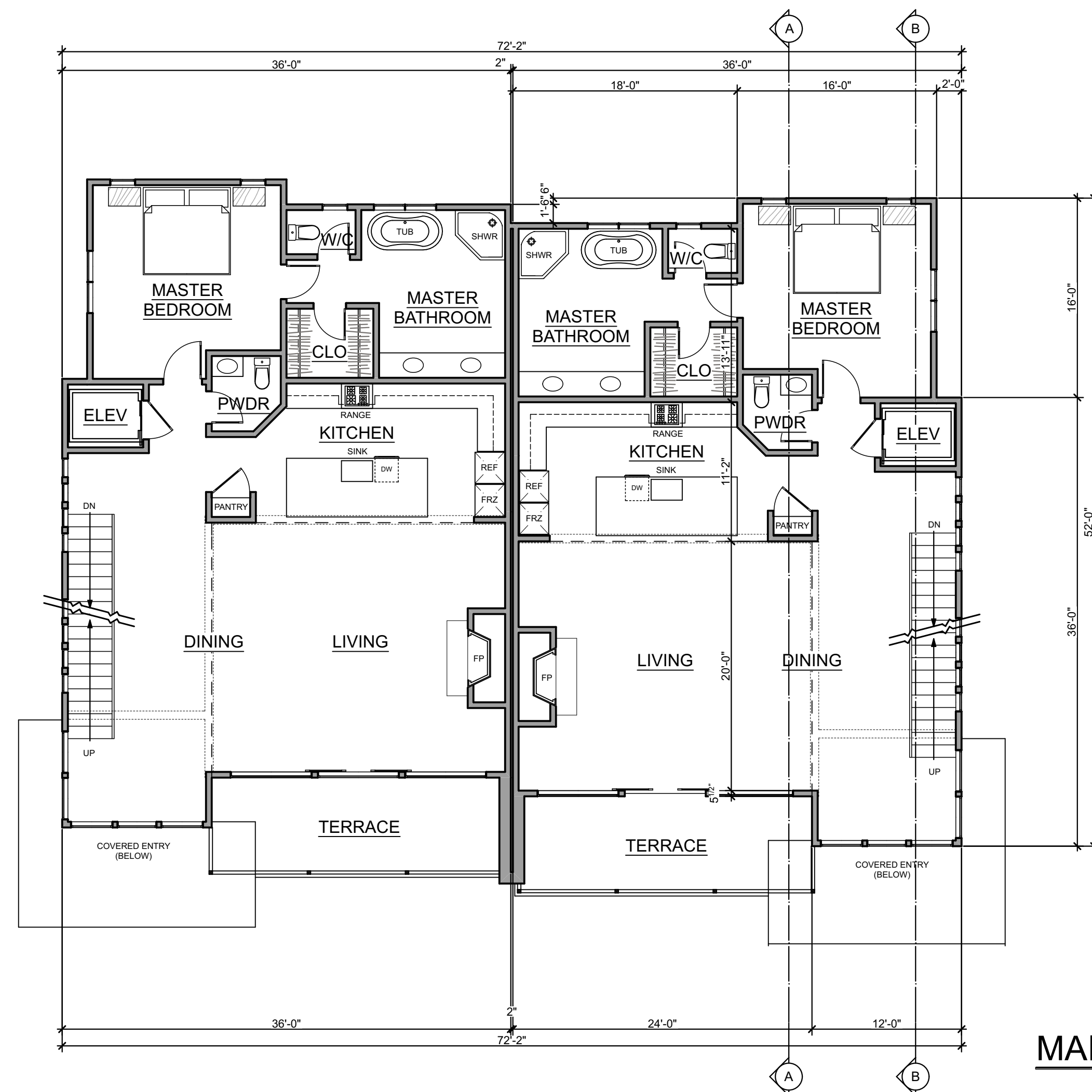
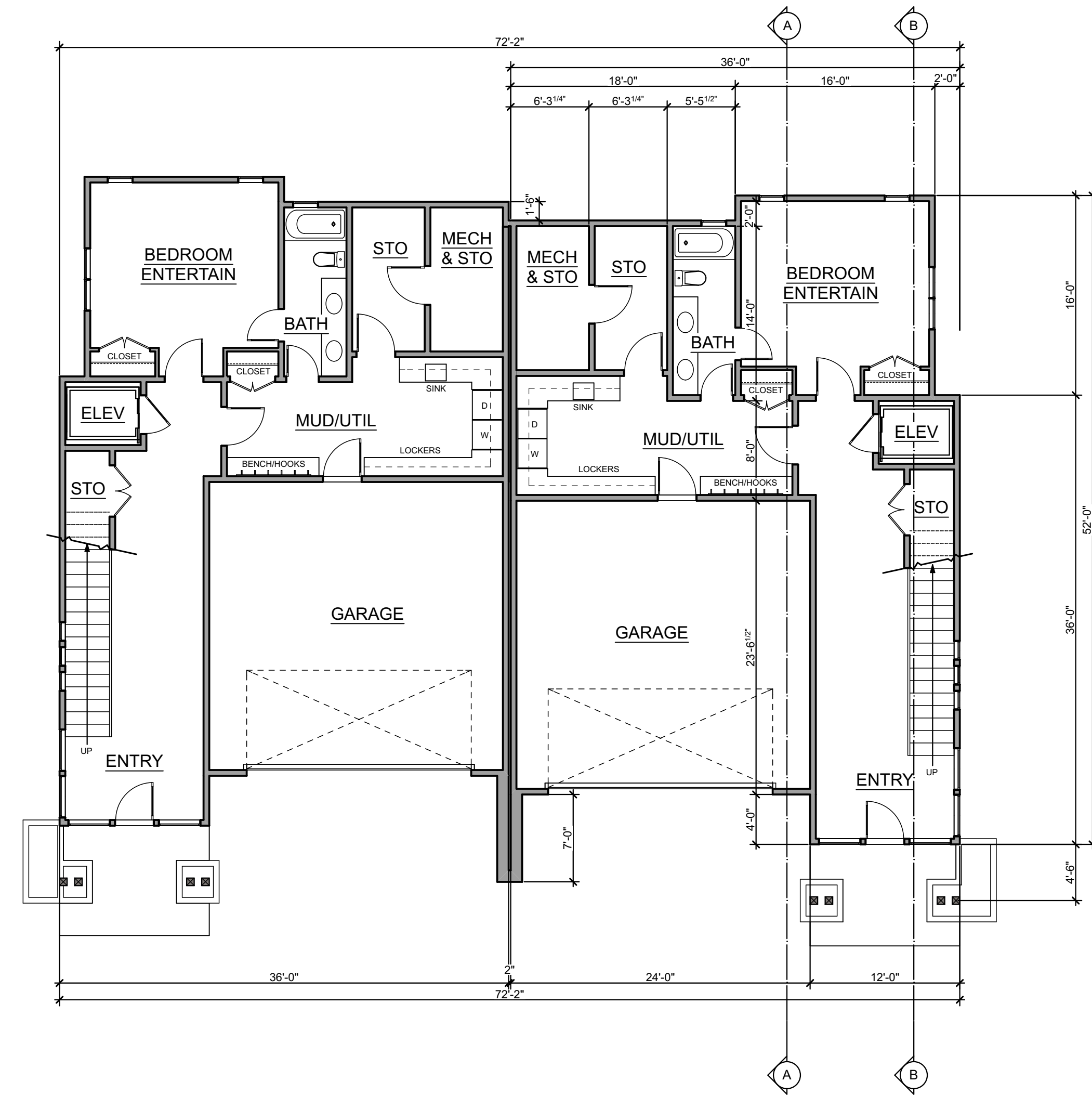
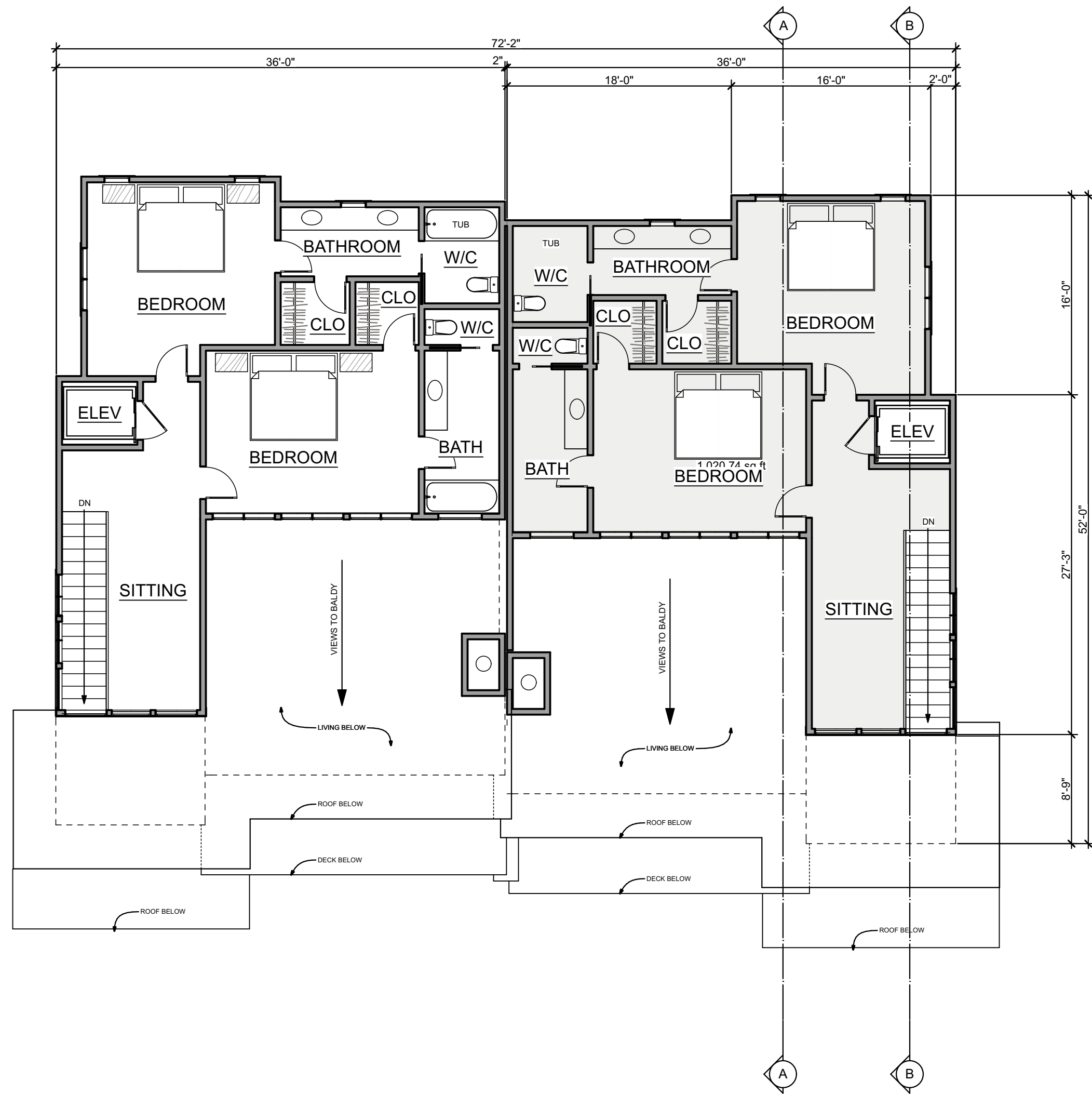
WADDELL/ROUSH DUPLEX
3020 WARM SPRINGS ROAD, KETCHUM, ID. 83340

Craig Lawrence AIA
ARCHITECTURE
Planning - Design

208.770.5777 • cblawrenceaia@gmail.com
P.O. Box 2642 • Ketchum, ID 83340

SHEET NUMBER
A-01

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DRAWING DATE
4/30/20

DATE	

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3020 WARM SPRINGS ROAD, KETCHUM, ID. 83340
PRELIMINARY DESIGN REVIEW
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SHEET NUMBER

A-02

WADDELL/ROUSH DUPLEX

3020 WARM SPRINGS ROAD, KETCHUM, ID, ID 83340

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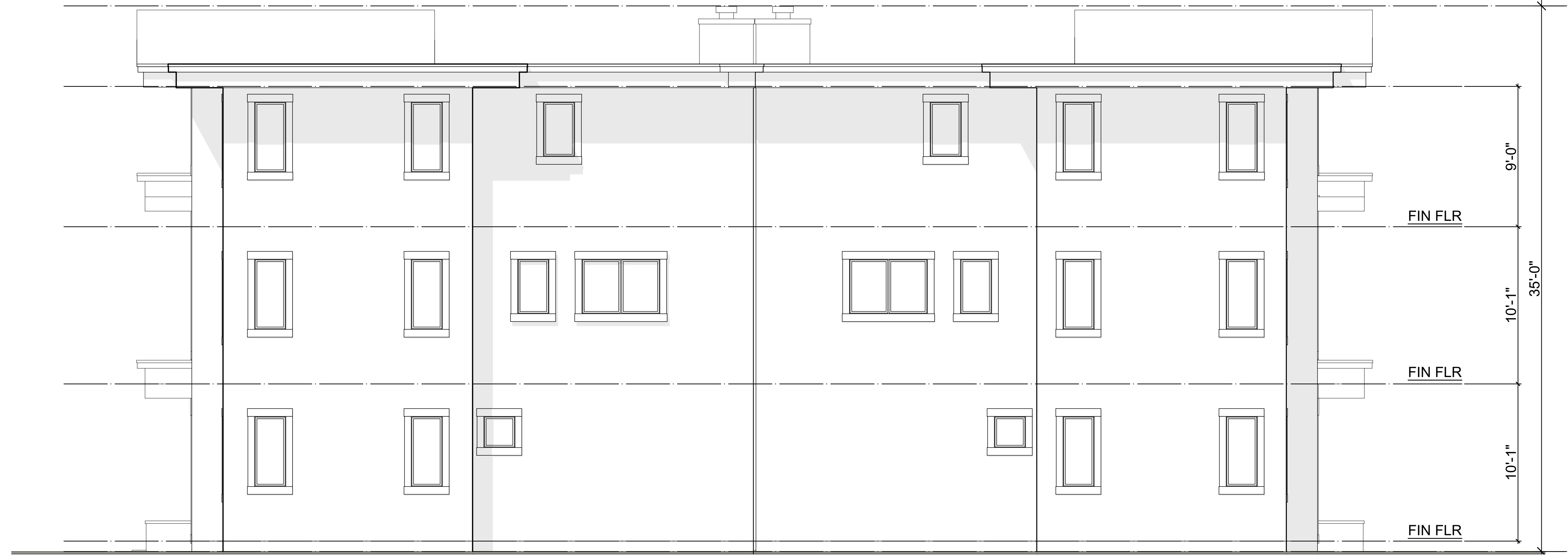
SOUTH EXTERIOR ELEVATION

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
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WADDELL/ROUSH DUPLEX

3020 WARM SPRINGS ROAD, KETCHUM, ID. 83340

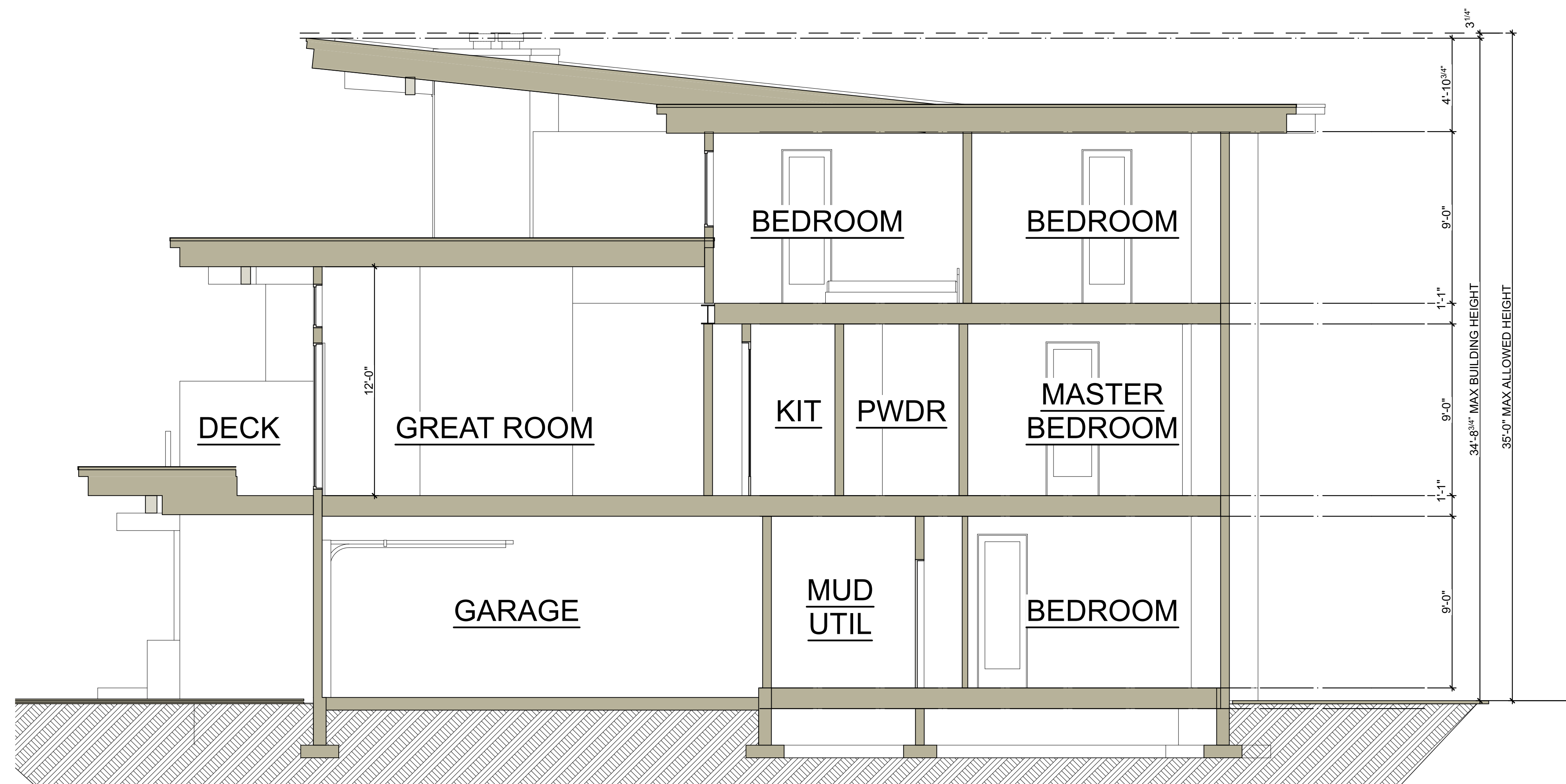
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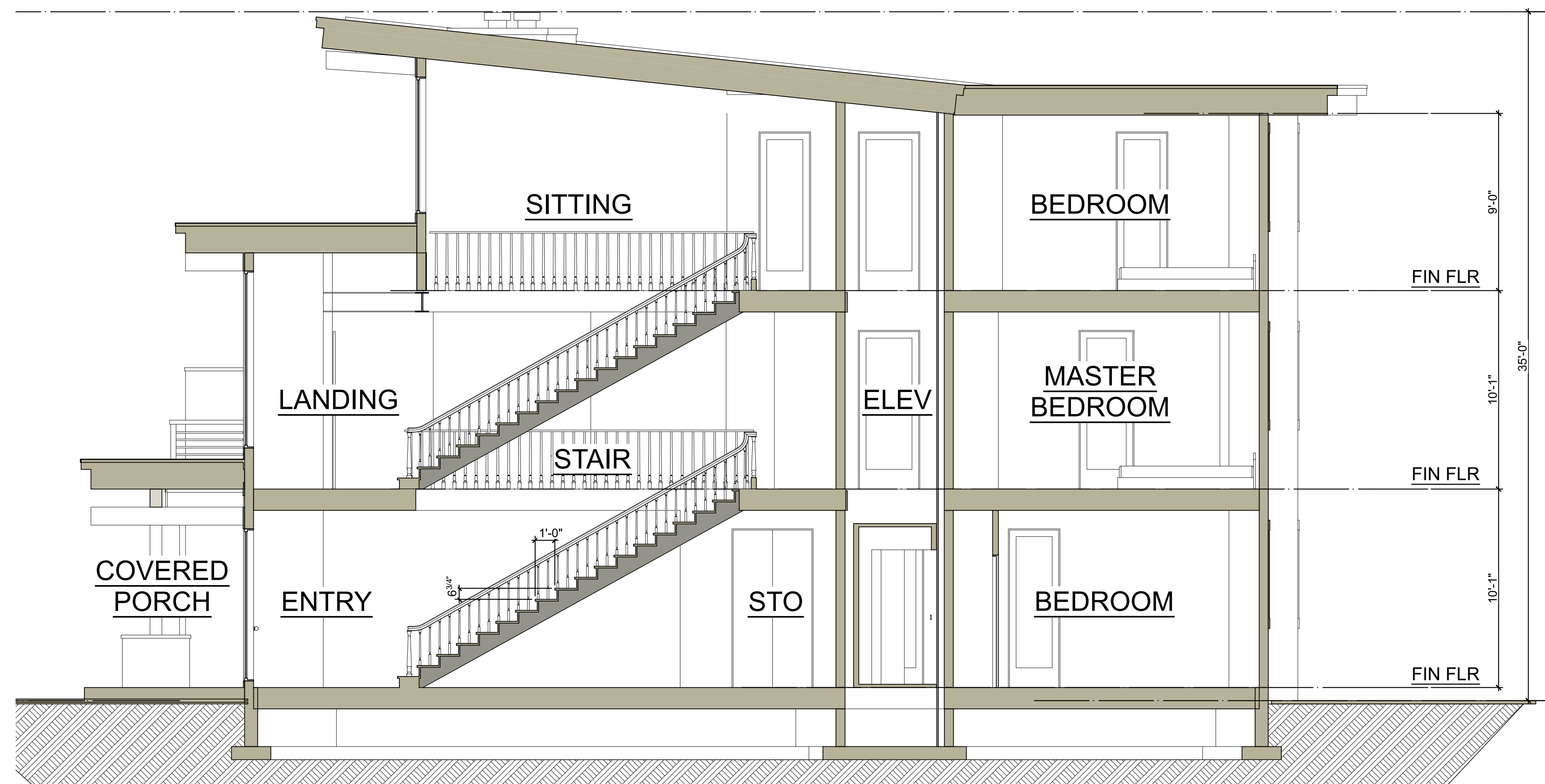
SHEET NUMBER

A-04



BUILDING SECTION - "A"

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



BUILDING SECTION - "B"

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

DRAWING DATE
4/30/20

DATE	
PRELIMINARY DESIGN REVIEW	

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

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SHEET NUMBER

A-05

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NOTES

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 MAY AFFECT ITEMS SHOWN ON THIS MAP.
4. ELECTRONIC DATA, BENCHMARK ASSOCIATES ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT.
5. THIS MAP IS THE PROPERTY OF BENCHMARK ASSOCIATES AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.
6. EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:
THE ORIGINAL PLAT DOES NOT SHOW BUILDING ENVELOPES, SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY OF KETCHUM ORDINANCES MAY VARY FROM PLAT. IT IS RECOMMENDED THAT SAID ORDINANCES BE CONSULTED.
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; WETLANDS; AVIATION; ANY OTHER LAND-USE REGULATIONS OR REGULATIONS.
8. WETLANDS AND RIPARIAN - CERTAIN AREAS WITHIN THIS MAP MAY CONTAIN RIPARIAN, RIVERINE OR WETLANDS CONDITIONS. SAID AREAS AND THE LOCATION OF ORDINARY HIGH WATER (OHW), IF SHOWN HEREON, ARE SUBJECT TO INTERPRETATION. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF AN ENVIRONMENTAL SPECIALIST IN ORDER TO OBTAIN A DETAILED ASSESSMENT OF SAID AREAS AND THE LOCATION OF OHW. SAID AREAS IF IDENTIFIED EXISTENCE WAS DETERMINED FROM LOCAL STATE OR FEDERAL AGENCIES PRIOR TO CONSTRUCTION, EXCAVATION OR FILL ACTIVITIES.
9. STORM WATER PLAN - IF SOIL DISTURBANCE, CLEARING, GRADING AND/OR EXCAVATION OF ONE (1) ACRE OR MORE IS TO TAKE PLACE A FEDERAL GENERAL CONSTRUCTION PERMIT INCLUDING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE OBTAINED FROM THE U.S. ENVIRONMENTAL PROTECTION AGENCY PRIOR TO ANY SITE DISTURBANCE.
10. 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 FROM FLOODING. THE FLOOD INSURANCE STUDY FOR BLAINE COUNTY, IDAHO, UNINCORPORATED AREAS) COMMUNITY NUMBER 165167 - PANEL NO. 0442 E - NOVEMBER 26, 2010.
11. 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.

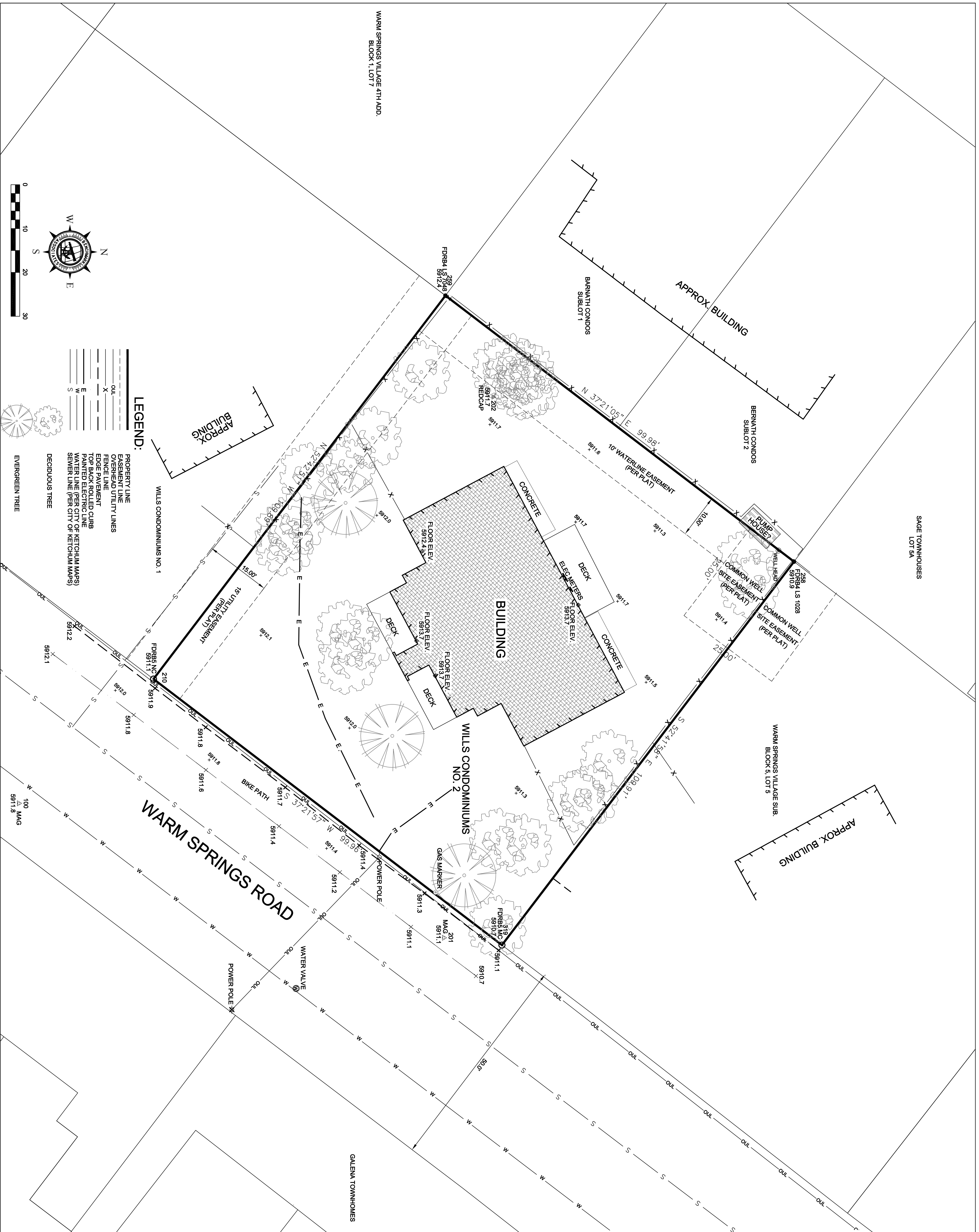
SURVEY AND SITE FEATURES:
 12. BASIS OF BEARINGS IS 2011 STATE PLANE COORDINATE SYSTEM, NAD83.
 13. CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT REFER TO PLAT & COARS FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET.
 14. ELEVATIONS BASED ON NAVD 88 (GEOID09) DATUM.
 15. UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE AND/OR PHOTOGRAPHY. UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
 16. BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 17. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
 18. TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE. 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 IS NOT GUARANTEED.
 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 E. 733 - 700 BELLEVUE, KETCHUM, IDAHO 83340
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 FAX: 208-755-9214
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PRELIMINARY WORKSHEET

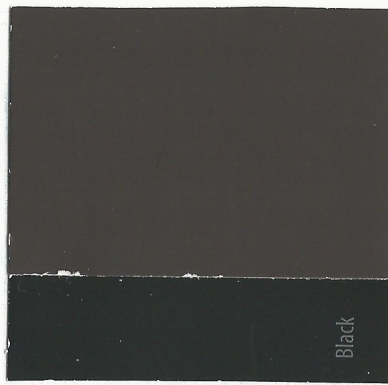
WILLS CONDOMINIUMS NO. 2

LOCATED WITHIN SECTIONS 11 & 14, TOWNSHIP NORTH RANGE 17 EAST, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR: DOUG WADDELL
 PROJECT NO. 20003 DWG BY: DWS | CRD 20003.CHD 20003.DWG
 A TOROGRAPHIC MAP DATE OF SURVEY: 1/30/2020 SHEET 1 OF 1





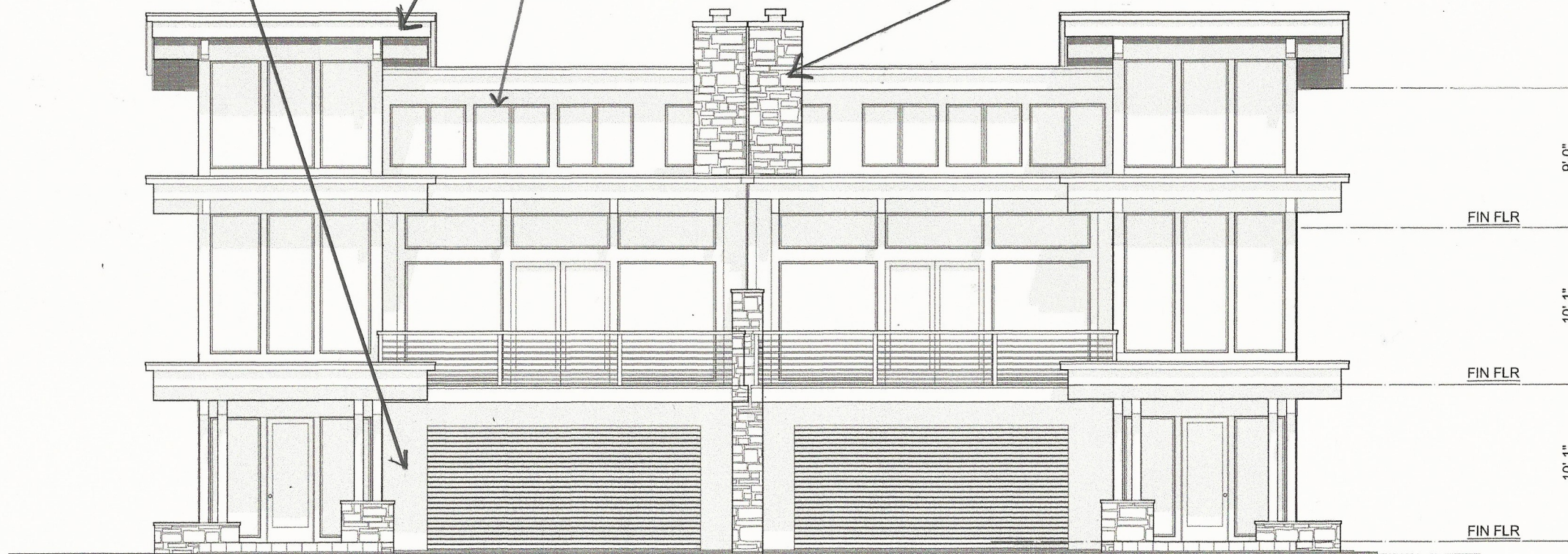
STUCCO
 MATCH BENJAMIN
 MOORE 1543
 PLYMOUTH ROCK



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"

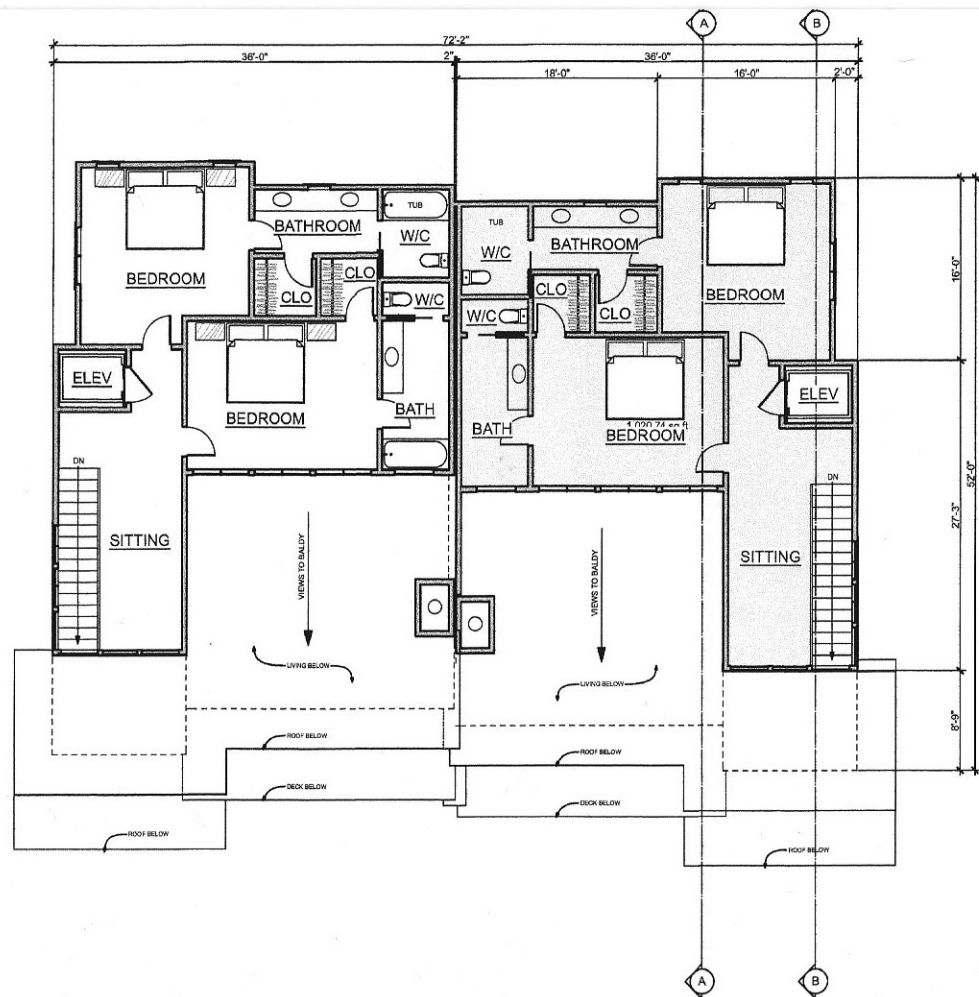
WADDELL/ROUSH DUPLEX

3020 WARM SPRINGS ROAD

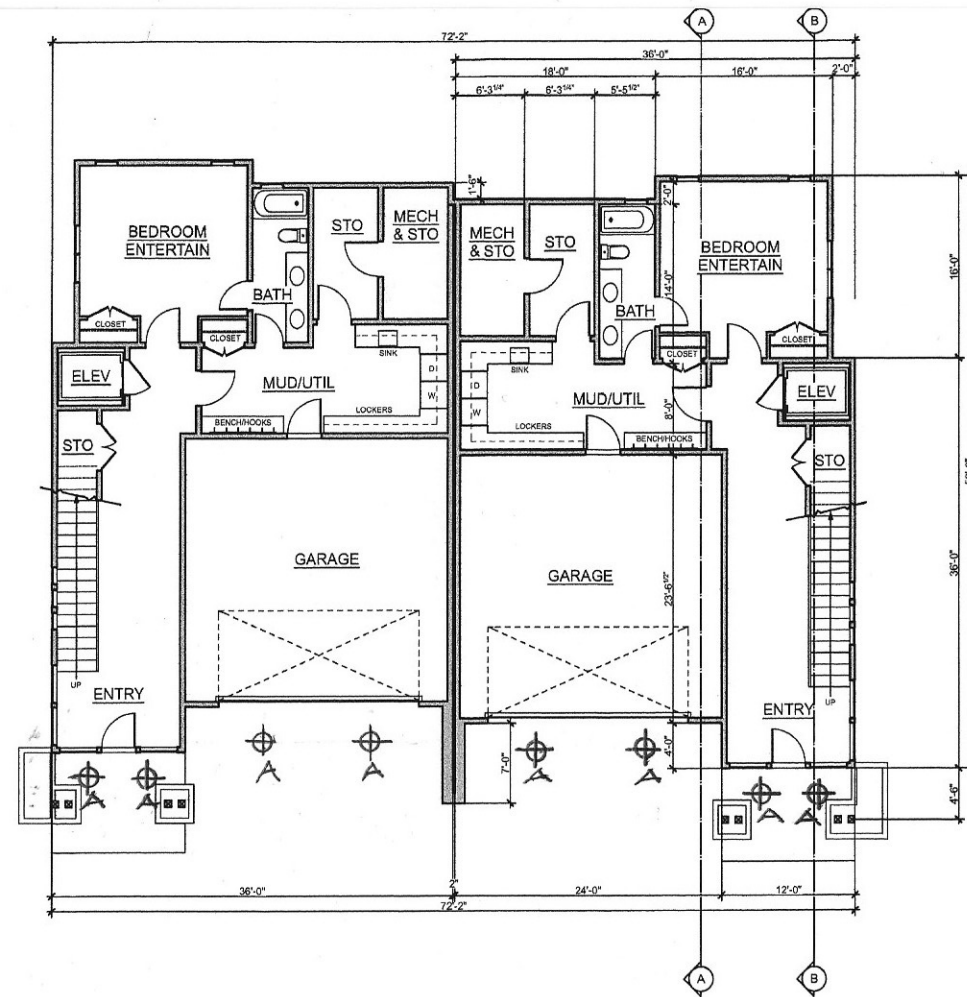
KETCHUM, IDAHO

**CRAIG LAWRENCE AIA
 ARCHITECTURE**

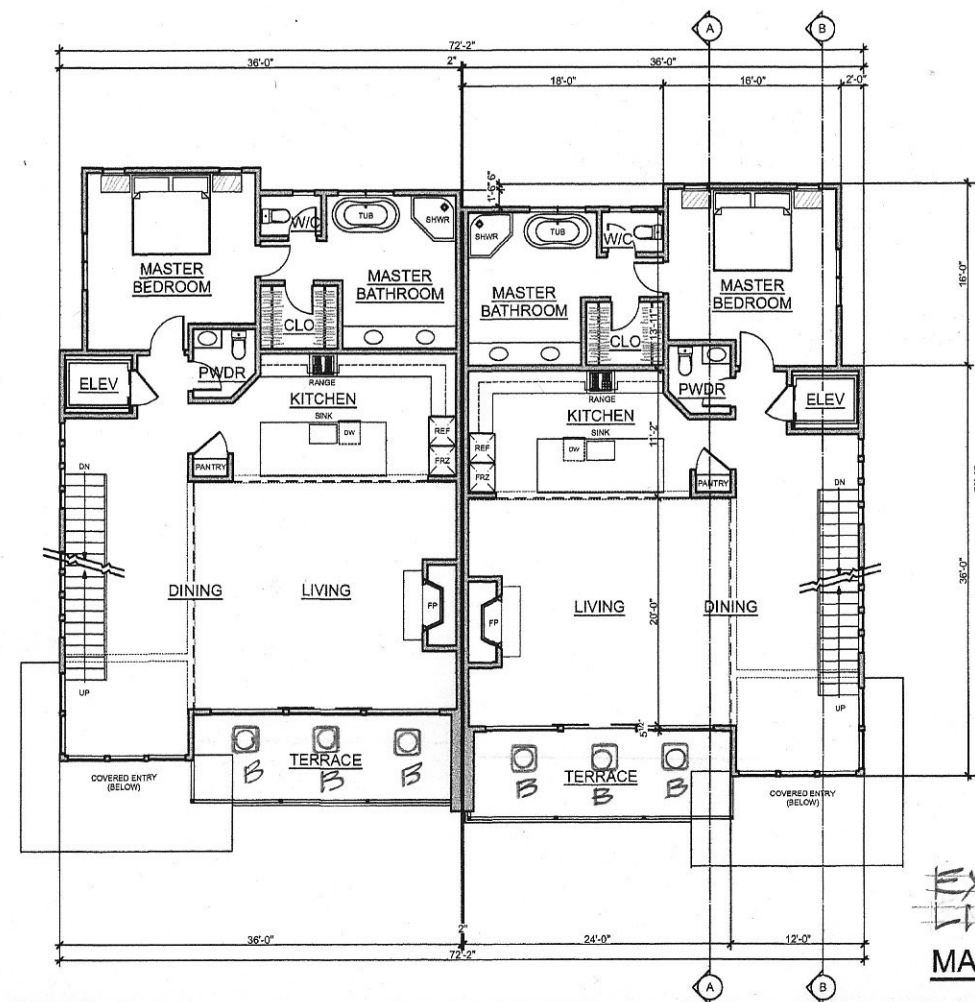
BOX 2662
 KETCHUM, ID 83340
 208-720-5372
 clawrenceaia@msn.com



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



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



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

EXTERIOR LIGHTING

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

DRAWING DATE
DATE
PRELIMINARY DESIGN REVIEW

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

Craig Lawrence AIA
ARCHITECTURE
Planning - Design

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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

FINISH

Coastal Black - 10
Coastal Natural Iron - 20
Coastal Gold - 70
Coastal Mahogany - 73
Coastal Bronze - 75
Coastal Dark Smoke - 77
Coastal Burnished Steel - 78

LAMPING

Incandescent
LED

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 16in³ 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



E550ICAT

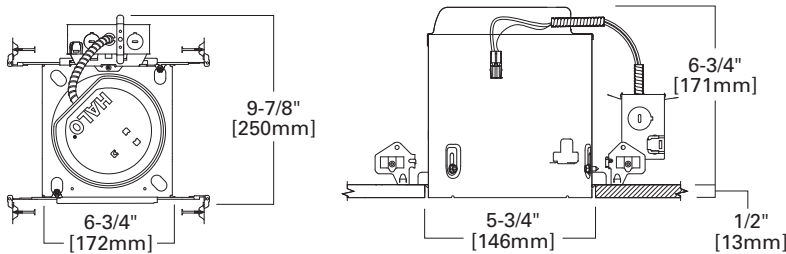
5" Recessed New Construction Housing

For Integrated LED Trims and Modules

20W Maximum

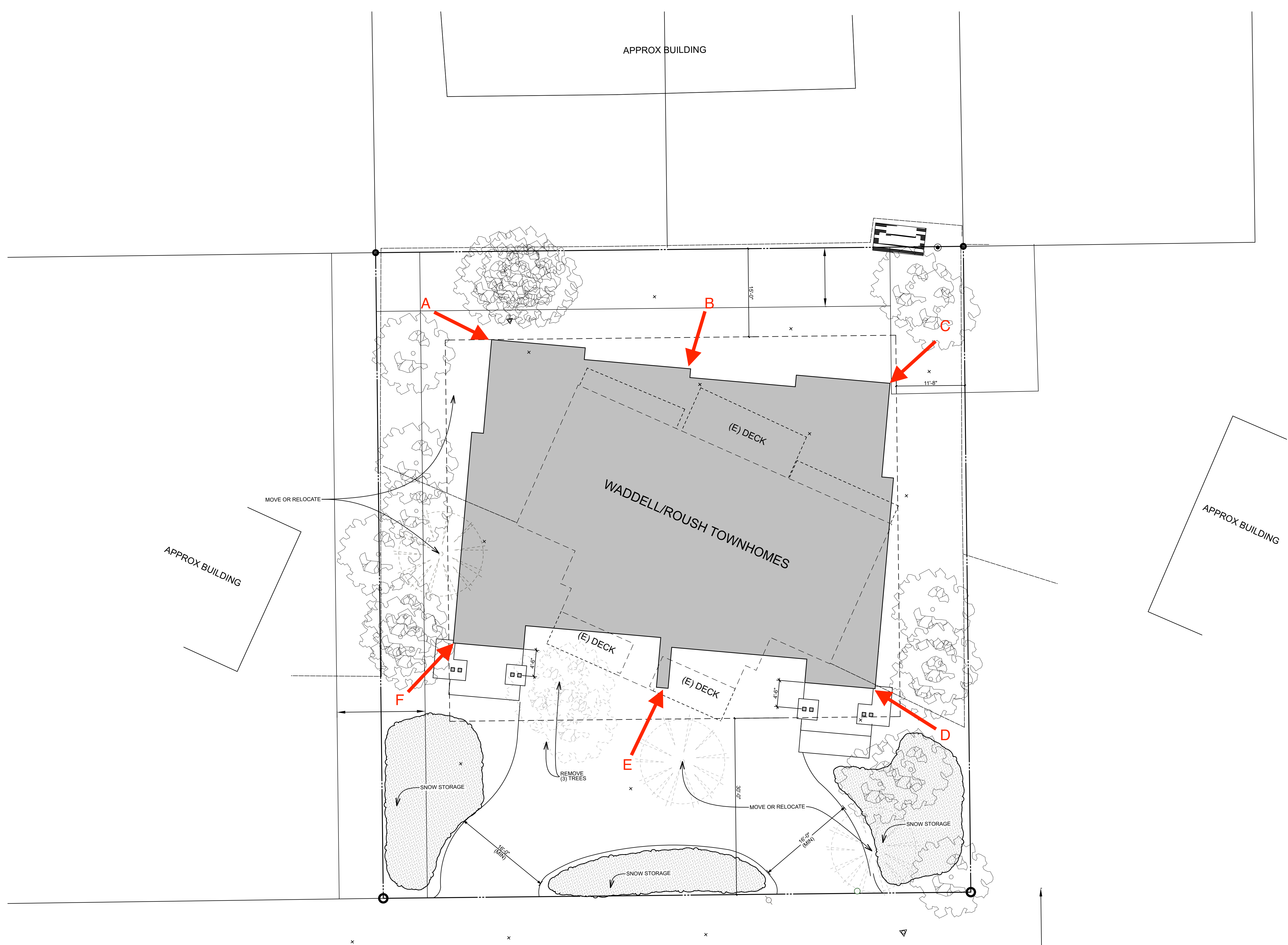
FOR USE IN INSULATED CEILINGS

FOR DIRECT CONTACT WITH INSULATION



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

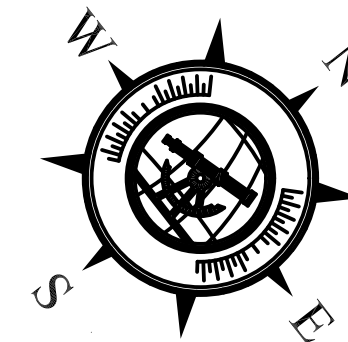
* Not to be used in direct contact with spray foam insulation.



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 • clawrenceaia@msra.com
P.O. Box 2642 • Ketchum, ID 83340

PRELIMINARY DESIGN REVIEW

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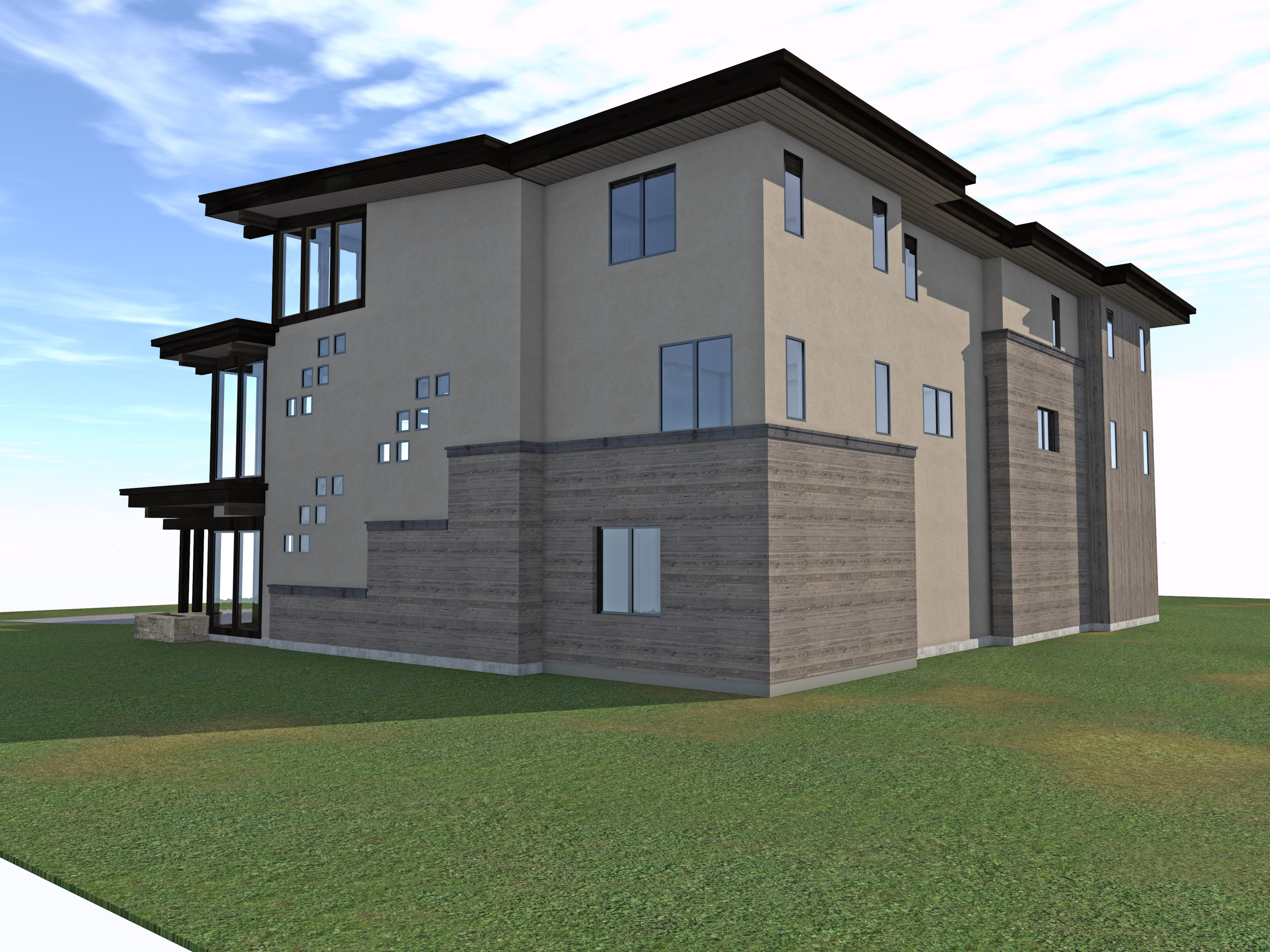
SHEET NUMBER

A-01





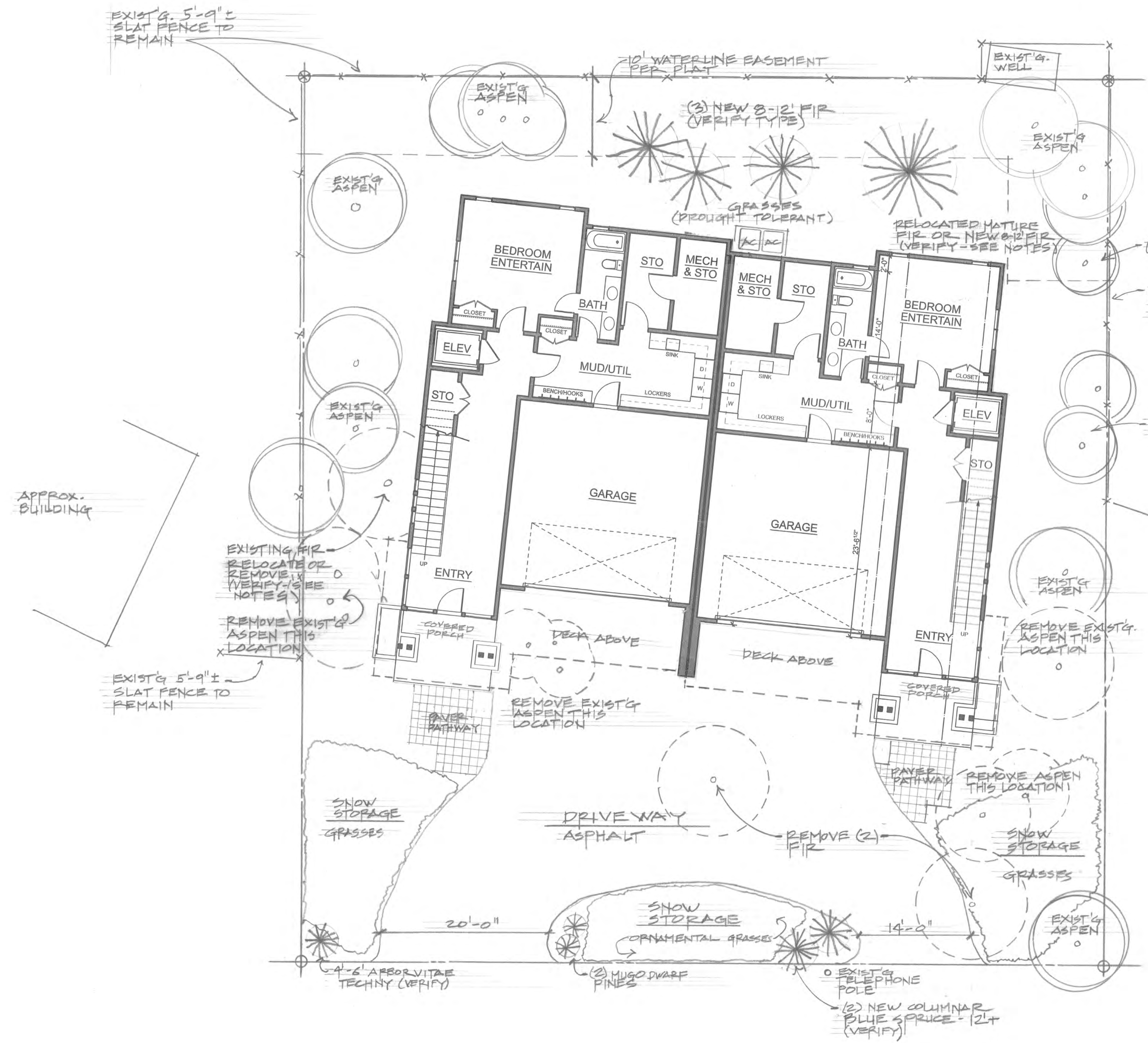




APPROX. BLDG.

SNOW STORAGE CALCULATION:

- PROPOSED UNCOVERED DRIVEWAY & HARDSCAPE: 1837 SQ. FT.
- REQ'D. SNOW STO. 30% = 1837 x 30% = 551 SQ. FT.
- PROPOSED SNOW STO. AREA = 6365 SQ. FT., 35%



LANDSCAPE PLAN

1/8" = 1'-0"

NOTES:

- CERTIFIED ARBORIST TO VERIFY CONDITION & SUITABILITY OF EXISTING FIR FOR RELOCATION OR REMOVAL.
- CERTIFIED ARBORIST TO VERIFY CONDITION OF EXISTING ASPEN FOR POSSIBLE REMOVAL & REPLACEMENT (VERIFY TYPE FOR REPLACE).
- EXISTING SITE DRAINAGE TO REMAIN WITH 5% POSITIVE SLOPE AWAY FROM BUILDING AS PER CODE.
- SPRINKLER SYSTEM LAYOUT & ZONES T.B.D.
- A.C. CONDENSERS TO BE SCREENED AS REQ'D.
- REPAIR OR REPLACE EXISTING FENCES. ALL FENCES TO MEET KETCHUM CODES.

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	Minimum Lot Area
			Staff Comments	<p>Required: 8,000 square feet minimum</p> <p>Existing (Wills Condominiums No. 2): 11,000 square feet The applicant will submit a Townhouse Subdivision Preliminary Plat application to subdivide the lot into two townhouse sublots.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Coverage
			Staff Comments	<p>BUILDING COVERAGE: The total square footage of the building foundation and all horizontal projections which constitute a "building" as defined in this section, but not including roof overhangs that are 3 feet or less or uncovered decks less than 30 inches above grade. Garages and guest homes shall be included in building coverage (KMC §17.08.020).</p> <p>Permitted: 35%</p> <p>Proposed: 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	Minimum Building Setbacks
			Staff Comments	<p>Minimum: Warm Spring Road: 30 feet Front: 15 feet Side: 1 foot for every 3 feet in building height, but no less than 5 feet Rear: 15 feet</p> <p>KMC §17.128.020: Supplementary Yard Regulations A. Cornices, canopies, eaves, chimney chases or similar architectural features may extend into a required yard not more than 3 feet. H. Decks less than 30 inches in height from existing grade may be constructed to the property line.</p> <p>Proposed: Front (Warm Springs Rd): 30' Side (E/Interior): 11'-8" Side (W/Interior): 12' Rear (N/Interior): 15'</p> <p>As shown on Sheet A-01 of the project plans, the covered entry extends into the required setback from Warm Springs Road. The support posts are located within the required setbacks. The portion of the porch that extends within the setback area must be less than 30 inches in height. The roof covering may extend no more than 3 feet within the setback area. These encroachments must be dimensioned and shown in elevation on the project plans submitted with the Building Permit application.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Height
			Staff Comments	<p>Maximum Permitted: 35 feet</p> <p>Proposed: 34'-8"</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030H	Curb Cut
			Staff Comments	<p>Required: A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking.</p> <p>Proposed: The circular driveway has one 20-foot access to meet Fire Department requirements and one 14-foot access along Warm Spring Road. 34% (34-feet of curb cut/100 linear feet along Warm Springs Road) of the property's street frontage along Warm Springs Road is used for the two driveway accesses to the duplex development.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.040	Parking Spaces
			Staff Comments	<p>Off-street parking standards apply to any new development and to any new established uses.</p> <p>Required: Multiple-Family Residential Dwelling Units in the GR-L Zone</p>

				<p>Units 2,001 square feet and above: 2 parking spaces</p> <p>Proposed: Each townhome unit has its own attached garage. 2 parking spaces are provided for each townhome unit that may be accommodated within the enclosed garages or on the circular driveway.</p>
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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> <p><i>Staff Comments</i> N/A. Staff does not recommend a voluntary cash contribution in-lieu of improvements for this project.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.96.060.C1 Drainage</p> <p><i>Staff Comments</i> The drainage system must keep all storm water within the project site. The developer must install drainage improvements that meet City standards.</p> <p>Prior to issuance of a Building Permit for the project, the applicant shall submit a final drainage plan indicating grading, catch basins, piping, and drywells (KMC §17.96.040.C.2b & KMC §17.96.060.C.1-4) prepared by a civil engineer licensed in the state to be submitted for review and approval by the City Engineer and Streets Department. See Exhibit C3 for City Department comments including City Engineer and Streets Department conditions.</p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.96.060.C2 Drainage</p> <p><i>Staff Comments</i> See above analysis for Ketchum Municipal Code §17.96.060C1. All drainage improvements are required to meet City standards.</p> <p>All drainage improvements shall be indicated on civil plans prepared by an Idaho licensed engineer and require review and approval from the City Engineer & Streets Department prior to issuance of a Building Permit for the project.</p> <p>See Exhibit C3 for review comments and conditions from the City Engineer & Streets Department.</p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.96.060.C3 Drainage</p> <p><i>Staff Comments</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.</p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.96.060.C.4 Drainage</p> <p><i>Staff Comments</i> All drainage facilities within the project site and the public right-of-way shall meet City standards. Final drainage specifications must be included with the civil drawings submitted with the Building Permit application to be reviewed and approved by the City Engineer & Streets Department.</p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.96.060.D1 Utilities</p> <p><i>Staff Comments</i> All utilities necessary for the duplex project must be improved and installed at the sole expense of the applicant.</p> <p>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.</p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.96.060.D2 Utilities</p> <p><i>Staff Comments</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.</p>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17.96.060.D3 Utilities</p> <p><i>Staff Comments</i> Services for high-speed internet are available to serve the duplex project.</p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.96.060.E1 Compatibility of Design</p> <p>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</p>	

			Staff Comments	<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> <p>Staff Comments N/A. No significant landmarks of historical or cultural importance have been identified on the property.</p>
<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> <p>Staff Comments 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.</p>
<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> <p>Staff Comments 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</p>
<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> <p>Staff Comments 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.</p>
<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> <p>Staff Comments Each façade incorporates gray stucco and black fascia and trim. The applicant has enhanced material differentiation through the addition of cedar siding to the project's exterior material palette. The cedar siding contrasts with the stucco to form horizontal and vertical elements that add visual interest to the rear and side elevations. The window and door openings provide each façade with different rectangular rhythm. The duplex design appears cohesive through the same materials and colors across all facades. Stone veneer provides ornamentation and relief to the front elevation.</p>
<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> <p>Staff Comments 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>The updated landscape plan is indicated on Sheet L-01 of the project plans. Three new fir trees have been added to the backyard. These coniferous trees will help soften the rectangular building mass and provide visual relief at the rear elevation. Aspen trees have been added to the side yards. The island separating the two circular driveway entrances has been enhanced with new landscape plantings. The introduction of new trees and shrubs enhances screening between neighboring properties and Warm Springs Road.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F5 Architectural	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
			<i>Staff Comments</i>	<i>The front façade is defined by rectangular windows and doors. The three floors are separated by thick borders of black fascia. The garage doors and second-floor balcony provide relief from the significant glazing. Projecting between the townhome units, the stone veneer chimneys separate the townhome units. The side and rear façade are comprised primarily of gray stucco with windows. The roof covering at the entryway as well canopy elements decrease the stacked appearance of first and second floors. The third floor is setback from the bottom floors at the front elevation. The inverted pitch of the butterfly roof reduces the bulk of the box-shaped building form.</i> <i>The applicant has enhanced material differentiation through the addition of cedar siding to the project's exterior material palette. The cedar siding contrasts with the stucco to form horizontal and vertical elements that add visual interest to the rear and side elevations. The applicant has also adjusted the pattern of windows to visually distinguish each floor level. The new renderings highlight undulations of building mass that were less apparent in the project plan elevations.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F6 Architectural	Building(s) shall orient towards their primary street frontage.
			<i>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	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
			<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 & Building Department.</i> <i>The project plans do not indicate the installation of any satellite receivers. Any future installations of satellite receivers must be screened from public view.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F8 Architectural	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.
			<i>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	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
			<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	Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.
			Circulation Design	<i>N/A. No awnings are proposed to extend across of a public sidewalk.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G3 Circulation Design	Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
			<i>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	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.
			<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>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>The snow storage areas and associated calculation is included on Sheet L-01 of the Design Review submittal. The applicant has proposed three snow storage areas totaling 636 square feet, which is 35% of the total improved driveway and hardscape areas (1,837 square feet) proposed on the site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H2 Snow Storage	Snow storage areas shall be provided on-site.
			<i>Staff Comments</i>	<i>As indicated on Sheets A-01 and L-01, three snow storage areas surround the circular driveway on-site. See Staff analysis for KMC §17.96.060.H1.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H3 Snow Storage	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.
			<i>Staff Comments</i>	<i>The proposed snow storage areas comply with these dimensional requirements. See Staff analysis for KMC §17.96.060.H1.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H4 Snow Storage	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			<i>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>The updated landscape plan is indicated on Sheet L-01 of the project plans. Three new fir trees have been added to the backyard. These coniferous trees will help soften the rectangular building mass and provide visual relief at the rear elevation. Aspen trees have been added to the side yards. The island separating the two circular driveway entrances has been enhanced with new landscape plantings. The introduction of new trees and shrubs enhances screening between neighboring properties and Warm Springs Road.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I2 Landscaping	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
			<i>Staff Comments</i>	<i>The landscape materials and vegetation types are indicated on Sheet L-01 of the project plans. See above analysis for KMC § 17.96.060.I1. All landscape materials and vegetation types shall be readily adaptable to the site's microclimate, soil conditions, orientation, and aspect.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I3 Landscaping	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
			<i>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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I4 Landscaping	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
			<i>Staff Comments</i>	<i>The updated landscape plan is indicated on Sheet L-01 of the project plans. Three new fir trees have been added to the backyard. These coniferous trees will help soften the rectangular building mass and provide visual relief at the rear elevation. Aspen trees have been added to the side yards. The island separating the two circular driveway entrances has been enhanced with new landscape plantings. The introduction of new trees and shrubs enhances screening between neighboring properties and Warm Springs Road.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.J1 Public Amenities	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.
			<i>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>Fire Department:</p> <ul style="list-style-type: none"> • It is the General Contractor’s responsibility to understand and adhere to all Fire Protection Ordinance #1125 requirements in addition to any and all other City of Ketchum requirements in effect at the time of Building Permit issuance. Failure to comply with all local ordinances and codes may result in project work stoppage as well as criminal penalties. • The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances. • Approved address numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers and letters shall be a minimum of four (4) inches tall, contrast with their background and be positioned a minimum of forty-eight (48) inches above final grade. • Vehicle parking and material storage during construction shall not restrict or obstruct public streets or access to any building. A minimum twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. All required Fire Lanes, including within 15 feet of fire hydrants, shall be maintained clear and unobstructed at all times. • An approved automatic fire sprinkler system shall be installed throughout the building per City of Ketchum Ordinance #1125 (www.ketchumfire.org) and the National Fire Protection Association Standard 13. An approved fire sprinkler flow bell, Knox box and Fire Department Connection shall be installed in an approved location visible to approaching firefighters. Water service lines to structures shall be hydraulically calculated for size to meet fire sprinkler flow requirements. Fire sprinkler systems shall be annually tested and maintained per NFPA 25. An approved fire department connection and flow bell shall be installed in a location approved by the fire department and the system shall be supervised by an approved alarm system. • NOTE: One electronic set of fire sprinkler system plans must be submitted to the Ketchum Fire Department as well as the State Fire Marshal’s office and a Ketchum Fire Department Permit must be obtained prior to installation of fire sprinkler systems. Inspections of fire sprinkler systems by the Fire Chief or an appointee are required. Inspections must be scheduled at least 48 hours in advance. • An approved monitored fire sprinkler alarm system shall be installed per City of Ketchum Ordinance #1125 (www.ketchumfire.org) and the requirements of NFPA 72. Two (2) sets of alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm systems. Inspections of fire detection systems by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. • An approved access roadway per 2012 International Fire Code Appendix D (www.ketchumfire.org) shall be installed prior to any combustible construction on the site. The road shall be a minimum of twenty (20) feet in width and capable of supporting an imposed load of at least 75,000 pounds. The road must be an all-weather driving surface maintained free, clear, and unobstructed at all times. Grades shall not exceed 7%. Dead end access roadways exceeding 150 feet in length shall be provided with an approved turnaround. Gates, if installed, are required to be siren activated for emergency vehicle access. • Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building. • Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers. • An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department. The key box shall be a Knox box brand and sized to accommodate keys to every door of the project. • Inspections of Fire Department permit required installations shall be scheduled at least 48 hours in advance. • An 8 ½ by 11 color coded site map of this project shall be provided on paper and electronically to the fire department. This site map shall show the locations of gas shut-offs, power shut-offs, fire sprinkler riser rooms, fire department connections, alarm panels, Knox boxes, access doors, egress windows, stairways and any additional Fire Department requirements. Exact details for color coded “On-Sites” can be found at www.ketchumfire.org. • Final inspections of all Fire Department permit required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org. • Fire Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.
<p>City Engineer & Streets Department:</p> <ul style="list-style-type: none"> • Pursuant to KMC §17.96.060.C.1, all storm water drainage shall be retained on site. • All construction for the project must comply with the standards set forth in Ketchum Municipal Code, Chapter 15.06 Construction Activity Standards. The applicant shall submit a Construction Activity Plan addressing all applicable activities including excavation, material storage and deliveries, screening, and site clean-up (KMC §15.06.030) to be reviewed and approved by the Building Department prior to issuance of a Building Permit for the project. Pursuant to KMC §15.06.030.A.2, the applicant shall provide notice of the project, construction schedule, and general contractor’s contact information to all neighbors with properties adjacent to the project site. • The design shall meet all applicable sections of Chapter 12 of Ketchum Municipal Code including design criteria for private driveways (KMC §12.04.030.L).

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

Exhibit D:
Applicant Letter

**CRAIG LAWRENCE AIA
ARCHITECTURE**

Box 2662
Ketchum, ID 83340
208-720-5372
clawrenceaia@msn.com

May 31, 2020

Suzanne Frick, City Administrator, City of Ketchum
Brittany Shelton, Senior Planner, City of Ketchum
Abby Rivin, Associate Planner, City of Ketchum

Re: Waddell/Roush Duplex Design Review

Dear Suzanne, Brittany, and Abby,

I feel that it is important that I reach out to you regarding the Waddell/Roush Duplex Design Review. There are (2) issues that will be helpful to make sure the project doesn't get delayed any longer:

1. I think it is important that that I be allowed to stay in the meeting chamber through the entire portion of the meeting during which Waddell/Roush is being deliberated. During the Zoom meeting on May 11, I was muted after I spoke. If I am present through the whole deliberation, I can address any concerns the Commission may come up with during their deliberations. Although I don't believe this extra time of my being in the chamber will compromise anyone's health, I am happy to wear a mask and exercise Social Distancing precautions.
2. I also feel that we are meeting all of the issues that have been expressed by Staff and the Commission and that the Staff Report for this meeting should recommend approval of this project.
 - It should be noted that during the initial meeting 4 of the 5 Commissioners felt the height, mass, and undulation of the design were approvable. The Commission recommended that additional materials and color be introduced in the back and side elevations. As you can see in the Rendering of the back of the duplex, there is quite a bit of undulation. The owners have agreed to the addition of cedar siding in multiple configurations (at additional cost to them), which not only warms the feeling and adds additional color, but also provides more variation in the vertical planes.
 - The owners have also agreed to the removal of some windows and the reorganization of others to help reduce the "stacked" look of the elevation.

I think on review of my request and the submitted materials, you will be able to facilitate the forward progress of this project.

Sincerely,

Craig Lawrence AIA

Exhibit E:

Staff Report

May 19th, 2020 Planning &
Zoning Commission Meeting



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 29th, 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 8th."

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 F:
Public Comment

From: Alex Hughes <alexsunvalley@gmail.com>
Sent: Tuesday, May 19, 2020 4:22 PM
To: Participate <participate@ketchumidaho.org>
Subject: 3020 Warm Springs Duplex Construction plans

So sorry this is late getting to you.

To: Ketchum Planning & Zoning Meeting – 5/19/2020 5:30

Virtual Meeting

Regarding: 3020 Warm Springs Duplex construction.

My name is Alex Hughes and I own the property located at 319 Sage Road, Unit A. My property abuts the subject property at the NW corner of the subject property and the SW corner of my property.

Thank you for the opportunity to share comments and thoughts.

I have a couple of comments to discuss here including firsthand information on new technology as it relates to noise pollution.

In Warm Springs where lot size can be of higher density than some areas of Ketchum, the new 'high efficiency' technology has turned quiet neighborhoods into mini commercial districts butting up against neighbors and overloading the atmosphere with noxious noise decibels, electromagnetic fields and toxins.

Engines, motors and exhausts from these high efficiency heating and cooling conditioners, and some hot tubs are way over allowable decibel readings. The purveyors of the products do not share this information with clients who are installing these products. The people inside of these hermetically sealed homes do not hear their own noise pollution due to ALL the windows being shuttered up. The neighbors who enjoy the quiet outdoors and evening air are left to deal with night-time noise pollution.

There is a hot tub, an air conditioner, and two 'snow melt' large boilers to heat the driveway, outside of my bedroom window and deck, which belong to my neighbors. All of this equipment individually make noise and disrupt the once quiet of my life and sleep.

My concerns now are, 4 additional air conditioners, two more hot tubs (circulating and heating) and possibly snow-melt boilers with very loud exhaust pipes? All of these engines/machines/equipment and exhausts amplify the noise pollution in direct vicinity to my home.

Some ideas regarding solutions to noise:

Hot tubs - should have timers to shut down the noise at 10:00 PM so they are not running, on and off, all night disturbing the peace of the neighbors and not to mention when not in use for months at a time.

Air Conditioners - it is 50 to 65 degrees in the evenings/nights on average here in the beautiful mountains at 6000 feet above sea level and one of the reasons we have all come here to enjoy life and these cool, beautiful, summer evenings. Sure

some nights have been warmer in late July/early August - open your windows OR put **interior air conditioners into your homes** so we, your neighbors, do not have to listen to the engines spewing out noise, EMFs, (electro magnetic frequencies) which are polluting our beautiful evenings here in the mountains.

For the record: Fences and screening do not stop noise pollution from exterior air conditioners, noxious loud noise and exhaust from snow melt boilers or high efficiency water heaters and boiler exhausts which have very loud over acceptable decibel noise. Dark Sky Ordinance means turn off exterior lights at night.

I am not happy at all with the box like, commercial look of the architectural plans from my side of the fence. The building from the north of this property is very unappealing with its commercial box like construction with no thought to the owners on the NW of the property. The architectural look of this box-like structure is not within the style of neighboring homes here in Warm Springs on these 'typically small lots'. I hope there is going to be more discussion on softening the façade.

I am sorry I did not have more time to read the codes and review the information supplied by the architect. I thank you for sharing the information and I look forward to spending more time reviewing.

Mayor Neil, I look forward to talking to you about this ongoing problem regarding these very real disruptive noises from 'new building operational systems' ie HVAC and located in our higher density living areas. I am happy to discuss these notes with anyone regarding this subject. I have recently experienced my own installation of 'high efficiency hot air heating system and I, voluntarily, am working with another HVAC company to mitigate (move the location of the

exhaust) the sound from the furnace which is currently being exhausted toward the street since D&S heating installed the furnace without my understanding of the loud noxious noise from a high efficiency furnace. This leads me to believe that HVAC installers do not share that there is a VERY loud noise from these new 'high efficiency' boilers/furnaces being used by all for new buildings.

Again, thank you for allowing us to discuss our concerns,

Thank you,

Alex Hughes

208 720 7444

alexsunvalley@gmail.com

Sun Valley, A Great Place to Wake UP!

Alexandria 'Alex' Hughes
Sun Valley Real Estate,LLC
CHRISTIE'S
INTERNATIONAL REAL ESTATE
Ketchum, Idaho
Located next to the
Pioneer Saloon!

(208) 720 7444 cell

Hey Abby,

I just wanted to let you know that we logged on to the Zoom call tonight regarding the discussion of the new build we corresponded about earlier. We had hoped that Mark Kern would make mention, in his public remarks, that he was also speaking on our behalf. Since he didn't, we felt the need to call ourselves and did so. We called the number, access the meeting ID and were told we were the second in queue. Unfortunately, it appeared that no one was aware we were waiting as we were never acknowledged. Of course, the conversation regarding approval continued without us and we understand the limited approval the builders were given assuming they address the back wall concerns.

We appreciate the effort made tonight and just wanted to make sure it was known that we attempted to make our own concerns known regarding the back wall issue during the public comment period but were not successful. If you could let us know what the next step is so that we can better coordinate, I'd sure appreciate it.

Thank you!

Steven Hart
401B Sage Road

From: Baird Gourlay <bairdg7@gmail.com>

Sent: Wednesday, May 20, 2020 1:03 PM

To: Neil Morrow <nmorrow@ketchumidaho.org>; Matthew Mead <mmead@ketchumidaho.org>; Tim Carter <tcarter@ketchumidaho.org>; Jennifer Cosgrove <JCosgrove@ketchumidaho.org>; Kurt Eggers <keggers@ketchumidaho.org>

Cc: Suzanne Frick <sfrick@ketchumidaho.org>; Neil Bradshaw <NBradshaw@ketchumidaho.org>

Subject: 3020 WS rd

This is Public Comment for 3020 WS RD Duplex. Please forward to the commissioners, ASAP.

This is Baird Gourlay 405 Sage Rd. (Kitty corner to 3020) I've lived at this location for 35 years, and as a 3 year P&Z commissioner and 16 year Ketchum City Councilmen I learned more and forgotten as much about the codes as anyone. Thanks for serving!

From the Warm Springs side/south elevation this project looks great, from all other elevations it's a bit of a disaster. If this is the typed of building that is going to be allowed in this subdivision, we are going in a different direction than I perceived.

Specifically the code says:

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).

There isn't a building like this on the north side of WS Rd. Most of them are two stories with sloped roofs and way under the max height and bulk. The materials are nice on the South exposure, but all other exposures are bland. I totally understand they can go to 35' and three stories, but there absolutely needs to be more relief on the back and side walls not in inches, in FEET.

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

The South Elevation looks great. Unfortunately, the other Elevations are virtually flat walls. In particular the North elevation/ back wall is literally a 32' high wall that's 65-70' in length. There is little undulation and no wedding caking, like the south elevation. It appears as a giant flat surface, reminds me of a 'border wall'.

I and other neighbors tried to participate in the virtual meeting but, apparently the call in number was incorrect. The neighborhood wasn't really able to participate. We weren't able to convey these concerns. I/ We will come to the next meeting and I will reach out to both Brian Poster and Craig Lawrence.

Baird Gourlay
PO 1221
Ketchum, ID 83340
208 720 4769
Bairdg7@gmail.com

To Whom It may concern,

As a point of reference, I am a property owner, live and work, in Warm Spring and pass the subject property every day. First, I want to commend the Owners and Architect for not designing a monstrosity or asking for extra building height, lot line shifts and other zoning variances!!!

Second, I encourage the City of Ketchum to take into consideration the following, in the process of approving this project;

1. The new structure will be built under the most current fire/safety and structural codes. You can be assured the present structure, built in the early 70s, does not.
2. The design is in keeping with the neighborhood and is similar to homes currently being built in many Ketchum and Blaine County neighborhoods.
3. As a property owner, I assume when purchasing real estate, I will be able to build or make improvements, to the property, in the future, within the mandates of current zoning codes, plat restrictions and easements, without undue public scrutiny.

As public officials, you can rest assure, this project is welcomed by many of the Warm Spring neighbors.

Thank you for your consideration,

Jeff Smull

116 Ritchie Drive.

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

From: Mark Kern <markdkern@me.com>

Sent: Friday, May 15, 2020 6:05 AM

To: Abby Rivin <ARivin@ketchumidaho.org>; CRAIG LAWRENCE <clawrenceaia@msn.com>

Cc: Jamey Kern <jameykern@me.com>

Subject: Re: Duplex proposal - plans attached

Hi Abby and/or Craig,

We are very appreciative of applicant's willingness to install story poles at the maximum roof peaks. Additionally, we are hopeful they will also install story poles at north corners where elevations are nearly as high but also pushed to setbacks. The NW corner will have greatest impact of Bald Mt view from our view windows, a sense of sheer dimensions of generally a flat back wall will be better visualized as it is moved closer to property lines, direct sunlight/view impact for all neighbors, and project scale in neighborhood.

- Is applicant also willing to install project's north corner story poles as well?
- Will city representatives, applicants, and applicants' representatives be willing to schedule a site visit to our residence once story poles are installed prior to application approval? You are all welcome and invited.

Greatly appreciated,

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

Hi,

I wanted to take a minute to weigh in on the Waddell/Roush duplex plans for 3020 Warm Springs Road. I think they've done a wonderful job in their design and hope to see it constructed in the near future. Please insert my note into the public comment section of the P&Z process.

Thank you for your consideration.

Sincerely,

Kristen Jarvis
111 Huffman Drive
Ketchum, ID 83340

#206-954-2122

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



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
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>
Sent: Thursday, May 14, 2020 2:04 PM
To: Abby Rivin <ARivin@ketchumidaho.org>
Cc: Jamey Kern <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