



**City of Ketchum  
Planning & Building**

**STAFF REPORT  
KETCHUM PLANNING AND ZONING COMMISSION  
MEETING OF SEPTEMBER 15, 2020**

**PROJECT:** Delong Townhome Design Review

**FILE NUMBER:** P20-051

**ASSOCIATED PERMITS:** Preliminary Plat 19-013, Final Plat 19-043, Building Permit 17-111, Building Permit 08-005

**APPLICATION TYPE:** Design Review

**REPRESENTATIVE:** Michael Mattias, AIA

**PROPERTY OWNER:** Roland Delong

**LOCATION:** 660 N 4<sup>th</sup> Avenue (West Ketchum Fadeaway Townhomes Subdivision: Block 1: Sublot 1)

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

**NOTICE:** A public hearing notice for the project was mailed to all owners of property adjacent to the project site on August 26<sup>th</sup>, 2020. The public hearing notice for the Design Review application was published in the Idaho Mountain Express on August 26<sup>th</sup>, 2020. As of the publication of this Staff Report, the Planning & Building Department has received no public comment regarding this project.

**REVIEWER:** Abby Rivin, Associate Planner

**NEW DETACHED TOWNHOME**

The applicant, architect Mike Mattias representing property owner Roland Delong, has proposed a new townhome unit and detached garage located at 660 N 4<sup>th</sup> Avenue within the City's General Residential Low Density (GR-L) Zoning District in West Ketchum. The proposed detached townhome unit is 21-feet tall with a total floor area of 1,500 square feet.



*Figure 1. Colored West Elevation, Design Review Project Plans*

## WEST KETCHUM FADEAWAY TOWNHOMES

The West Ketchum Fadeaway Townhomes Subdivision is comprised of two townhouse sublots on Lot 6 of Block 73 within Ketchum's Townsite. Sublot 2 is developed with an A-frame house, which was constructed in 1943. The property owner submitted a Demolition Permit Application to demolish the historic A-frame on April 27<sup>th</sup>, 2020. The required 60-day waiting period (KMC §15.16.040) following the publication of the notice of intent to demolish the historic building concluded on July 7<sup>th</sup>, 2020. Sublot 2 is developed with a detached townhome accessed from the Block 73 alleyway, which was constructed in 2017 (Building Permit #17-111).

In 2019, City Council approved a Final Plat to subdivide Lot 6 of Block 73 within Ketchum's Townsite into two townhouse sublots. The historic A-frame and the new home constructed in 2017 became two detached townhomes through the subdivision process. In the GR-L Zone, permitted uses include two one-family dwellings and a multi-family development containing up to two dwelling units (Footnotes 1 and 2 of KMC §17.12.020) provided that the property conforms to the 8,000-square-foot minimum lot area (KMC §17.12.030). Townhome developments in the City of Ketchum may be constructed as a single building with units separated by a party wall or may be constructed as single buildings containing single townhouse units (KMC §16.04.020).

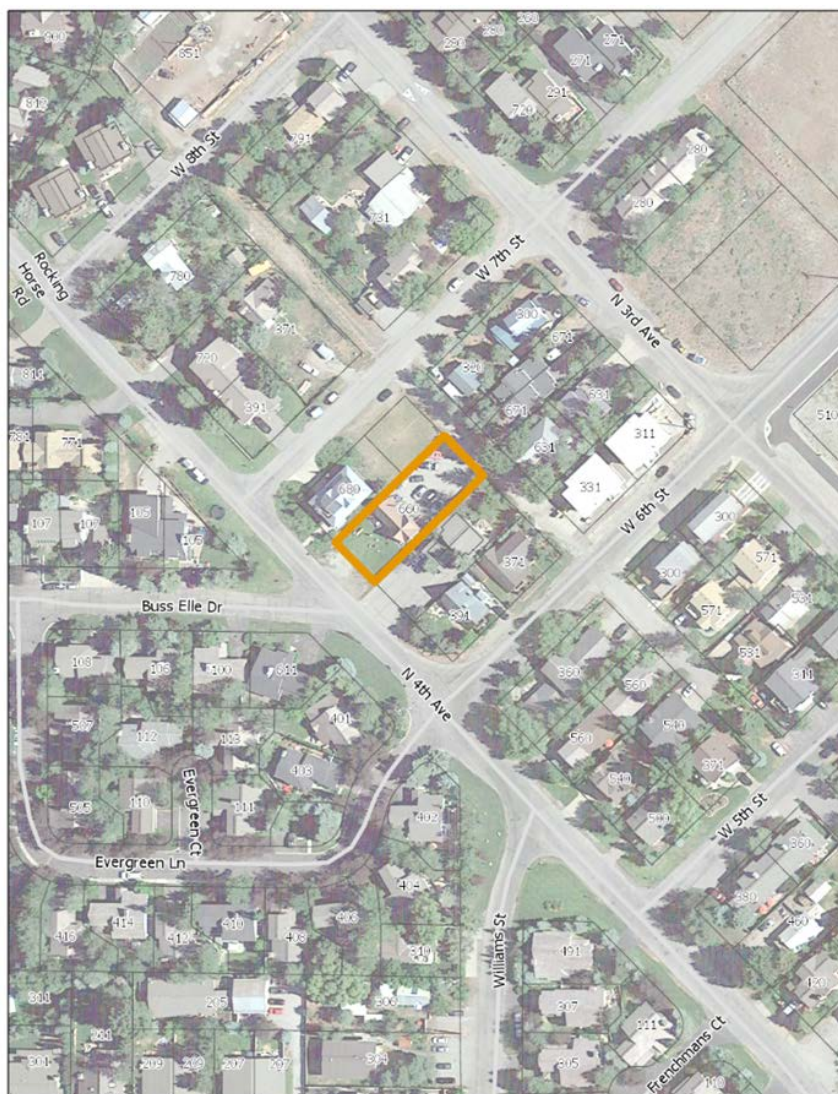


Figure 2. Location Context: 660 N 4th Avenue

## NEIGHBORHOOD CONTEXT

All eight lots within Block 73 of Ketchum's Townsite have been subdivided to accommodate two multi-family dwelling units. These townhome developments include both detached unit configurations as well as attached units in a single duplex building separated by a party wall. The Turner Condominiums duplex, developed in 1981, neighbors the subject property to the south along 4<sup>th</sup> Avenue. The property located at the corner of 4<sup>th</sup> Avenue & 6<sup>th</sup> Street was developed with two detached dwelling units in 1964 and the lot was split prior to the City's adoption of its first subdivision ordinance in 1979

(Ordinance No. 316). The Lantern Townhomes Phased Development neighbors the subject property to the north and is developed with one detached townhome unit. Multi-family developments across the alley include the Winter Wren Townhouses subdivided in 2002, the Amkay Townhomes duplex built in 1975, the Sparto Townhomes developed in 2005, and the Foxhole Townhomes developed in 2017.

Like many areas of West Ketchum, Block 73 has an assortment of old and new homes with a range of architectural styles. Some of these developments have two identical townhomes that match in size, architectural design, and exterior materials. Other detached configurations, like the Winter Wren development, have two unique homes with different sizes and design styles.

## **DESIGN REVIEW**

Ketchum Municipal Code §17.96.010.A3 requires Design Review for the construction of new multi-family dwellings, including detached townhomes. The following analysis highlights certain Design Review standards for the Planning & Zoning Commission's consideration. Staff's comprehensive analysis of the project is attached 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.

### **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, West Ketchum is a distinct and recognizable area of town.

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. The proposed townhome is similar in size and scale to older homes within the neighborhood.

### West Ketchum History

The 2005 Ketchum Reconnaissance Survey of historic properties identified West Ketchum as an early settlement area and historic neighborhood:

West Ketchum, which was originally part of the McCoy homestead during 1880's, was initially settled by families who tried to raise stock animals and sustenance gardens. When homesteaders moved out because of lack of sunlight, the area later became a summer home area. Much of West Ketchum that developed during the early 1930's to 1940's was owned by Ned Foster and referred to as "Fosterville." Soon after the advent of Sun Valley Resort by Averill Harriman, summer homes and tourists cabins such as the Wood River Motel were built in places such as the Pines, which is now a Planned Unit Development. Although most of the cabins and houses from that era have been torn down or remodeled beyond recognition, a hand full remain that retain some qualities and historic landscape features from the era of summer home development. (Walsworth and Associates, 2005 Reconnaissance Survey, Archeological and Historic Survey Report, page 21)

## Exterior Materials & Colors

The elevations on Sheet 5 of the project plans note the exterior materials. The applicant has provided one colored elevation illustrating the front façade. Pictures and specifications of the proposed exterior materials have also been included in the project plans. The design utilizes natural materials and colors, like cedar siding and stone veneer, which complement the home's mountainous surroundings. The neighboring townhome on subplot 2 is also characterized by natural materials and colors. The proposed townhome on subplot 1 has a darker color palette with predominately reddish-brown stained cedar and black trim. The existing townhome on subplot 2 has a lighter color palette with gray-tinted beige stone veneer and khaki-tan stucco with dark brown vertical siding and trim. The project's materials and colors complement the surrounding neighborhood's design style. Homes in West Ketchum use natural materials and simple geometric designs characteristic of an alpine setting.

## **Architectural**

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

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

Two-story and one-story vertical elements of stone veneer provide relief from the horizontal cedar siding. The two-floors of the townhome unit are visually distinguished by the second-level balcony at the front elevation and a cedar trim band wrapping across all facades. Black aluminum-clad window and door openings, metal fascia, and the balcony's railing detail provide further relief from the horizontal cedar siding. The slight slope of the mono-pitched roof decreases the bulk of the box-shaped building. The back wall is stark compared to the front and side elevations with only the cedar trim band, two windows, and one door opening. The existing townhome on subplot 2 is 23'-8" tall and will block this flat façade from public view.

## **STAFF RECOMMENDATION**

After considering the project plans attached as Exhibit B, Staff's analysis attached as Exhibit C, the applicant's presentation, and any public comment received, Staff recommends the Commission move to approve the Design Review application for the Delong Townhome.

## **RECOMMENDED MOTION**

"I move to approve the Design Review application for the new Delong Townhome 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.
  10. The applicant shall submit a Lot Line Shift application for review and approval by the Ketchum City Council to amend the building footprint recorded to subplot 1 of the West Ketchum Fadeaway Townhomes Subdivision Plat to reflect the new townhome unit and detached garage. The plat map amending the building footprint shall be recorded prior to issuance of a Certificate of Occupancy for the townhome development.

**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

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



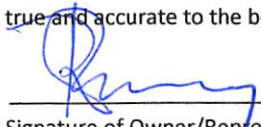
City of Ketchum  
Planning & Building

| OFFICIAL USE ONLY  |          |
|--|----------|
| File No:   | P20-0511 |
| Date Received:   | 7-1-20   |
| By:  | A. Ryan  |
| Pre-Application Fee Paid:                                      | 1400.00  |
| Design Review Fee Paid:  |          |
| Approved Date:   |          |
| Denied Date:   |          |
| By:  |          |
| ADRE: Yes <input type="checkbox"/> No <input type="checkbox"/> |          |

### Design Review Application

| APPLICANT INFORMATION   |   |              |                              |  |      |       |       |
|---|---|--------------|------------------------------|--|------|-------|-------|
| Project Name:   | DELONG RESIDENCE  |              | Phone:                       | 310-418-7710                                       |      |       |       |
| Owner:  | ROLAND DELONG   |              | Mailing Address:             | 813 S. CATALINA AVE, #D<br>REDONDO BEACH, CA 90277 |      |       |       |
| Email:  |   |              | Phone:                       | 208-720-3568                                       |      |       |       |
| Architect/Representative:   | MICHAEL MATTIAS   |              | Mailing Address:             | PO BOX 1733 HAILEY ID 83333                        |      |       |       |
| Email:  | mikeahdesign@gmail.com  |              | Phone:                       | 208-788-1705                                       |      |       |       |
| Architect License Number:   |   |              | Mailing Address:             | 317 N. River St, Hailey ID 83333                   |      |       |       |
| Engineer of Record:   | Galena Engineering Mark Phillips  |              | Phone:                       |  |      |       |       |
| Email:  | mark@galena-engineering.com   |              | Mailing Address:             |  |      |       |       |
| Engineer License Number:  |   |              | Phone:                       |  |      |       |       |
| 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:   | Sublot 1, Block 1 of West Ketchum Fadeaway Townhomes Blaine County Idaho  |              |                              |  |      |       |       |
| Street Address:   | 660 N 4th Avenue N, Ketchum, Idaho  |              |                              |  |      |       |       |
| Lot Area (Square Feet):   | 4356 Sqft   |              |                              |  |      |       |       |
| Zoning District:  | GRL RPK02580010010  |              |                              |  |      |       |       |
| Overlay District:   | N/A <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:  | Residence   |              | Number of Residential Units: | 1  |      |       |       |
| TOTAL FLOOR AREA  |   |              |                              |  |      |       |       |
|   | Proposed  | Existing     |                              |  |      |       |       |
| Basements   | None  |              | Sq. Ft.                      | Sq. Ft.  |      |       |       |
| 1 <sup>st</sup> Floor   | 769 Sqft  |              | Sq. Ft.                      | Sq. Ft.  |      |       |       |
| 2 <sup>nd</sup> Floor   | 731 Sqft  |              | Sq. Ft.                      | Sq. Ft.  |      |       |       |
| 3 <sup>rd</sup> Floor   |   |              | Sq. Ft.                      | Sq. Ft.  |      |       |       |
| Mezzanine   |   |              | Sq. Ft.                      | Sq. Ft.  |      |       |       |
| Total   | 1500 Sqft   |              | Sq. Ft.                      | Sq. Ft.  |      |       |       |
| FLOOR AREA RATIO  |   |              |                              |  |      |       |       |
| Community Core:   | <del>23%</del>  | Tourist:     | General Residential-High:    |  |      |       |       |
| BUILDING COVERAGE/OPEN SPACE  |   |              |                              |  |      |       |       |
| Percent of Building Coverage:   | 23%   |              |                              |  |      |       |       |
| DIMENSIONAL STANDARDS/PROPOSED SETBACKS   |   |              |                              |  |      |       |       |
| Front:  | 15 ft   | Side: Main - | 7 ft                         | Side:  | 7 ft | Rear: | 10 ft |
| Building Height:  | 21 ft / Garage = 10 ft  |              | Garage -                     | 5 ft   |      |       |       |
| OFF STREET PARKING  |   |              |                              |  |      |       |       |
| Parking Spaces Provided:  | 3   |              |                              |  |      |       |       |
| Curb Cut:   | Sq. Ft.   | %            |                              |  |      |       |       |
| WATER SYSTEM  |   |              |                              |  |      |       |       |
| <input checked="" type="checkbox"/> Municipal Service   | <input type="checkbox"/> Ketchum Spring Water   |              |                              |  |      |       |       |

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

  
Signature of Owner/Representative

7/1/2020  
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:**

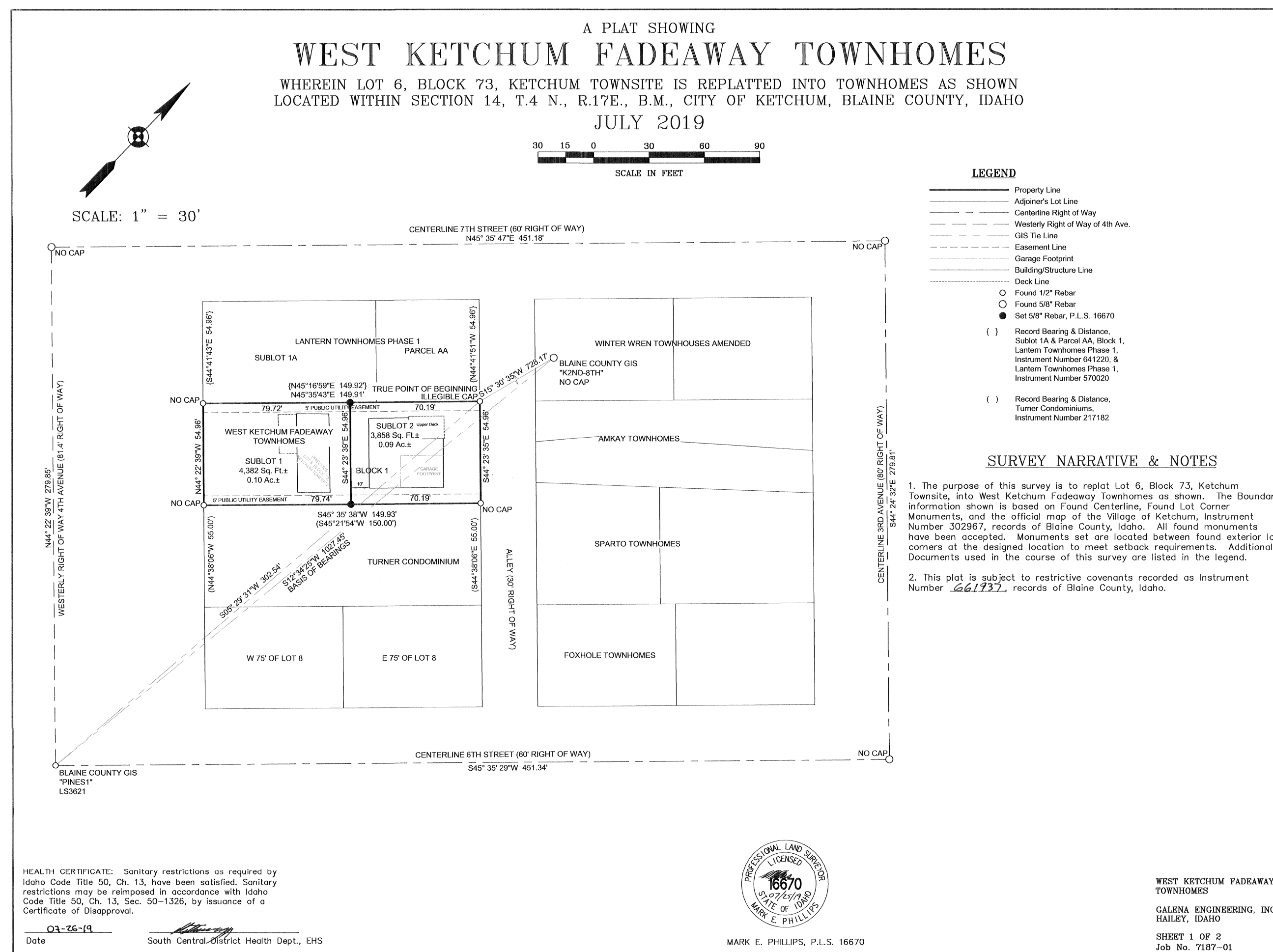
1. All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks in conformance with the right-of-way standards. Sidewalk improvements may be waived for projects that qualify as a "Substantial Improvement" which comprise additions of less than 250 square feet of 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.



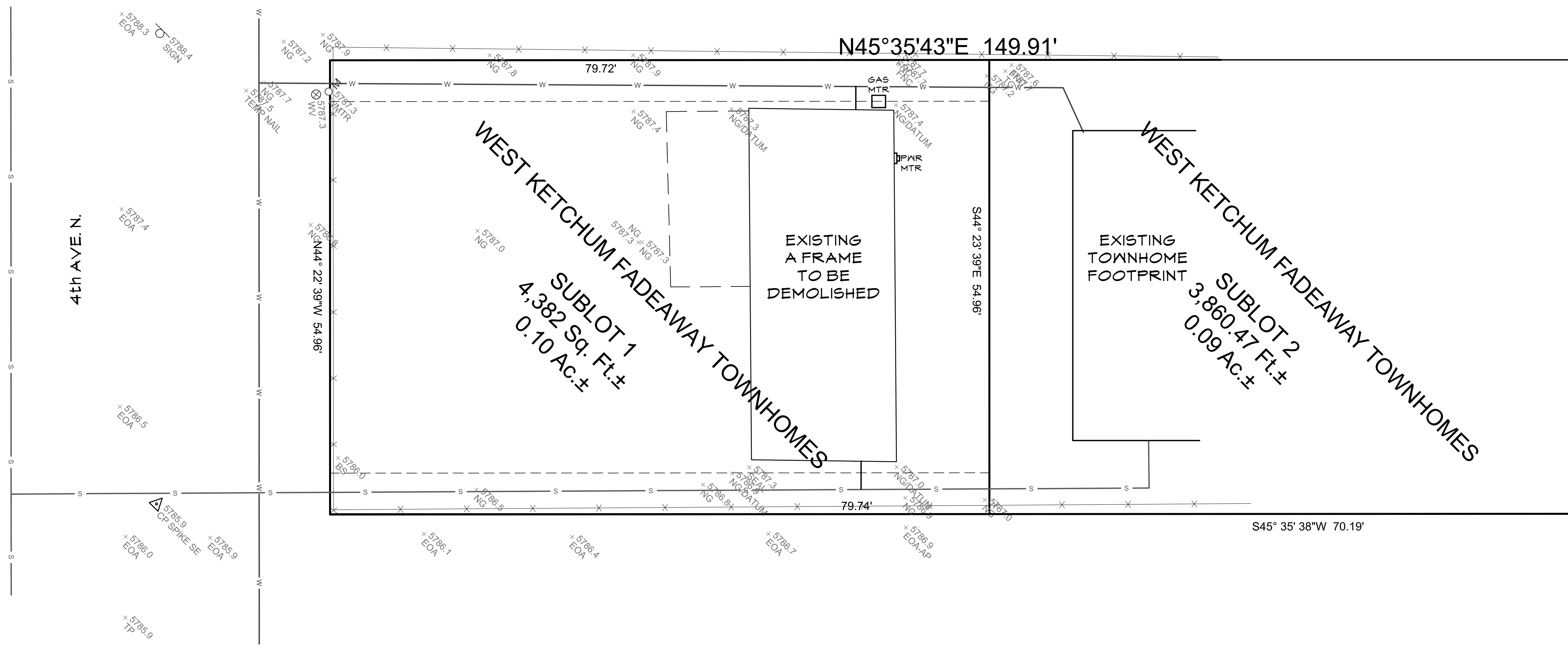
# Exhibit B: Project Plans



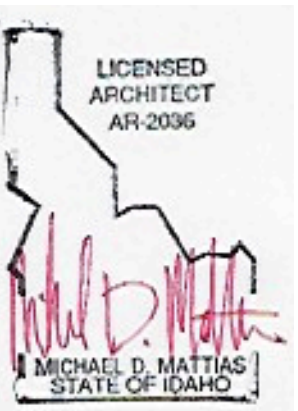
**DELONG RESIDENCE**  
660 N. 4th Ave, Ketchum, Idaho

7/31/20

VICINITY MAP



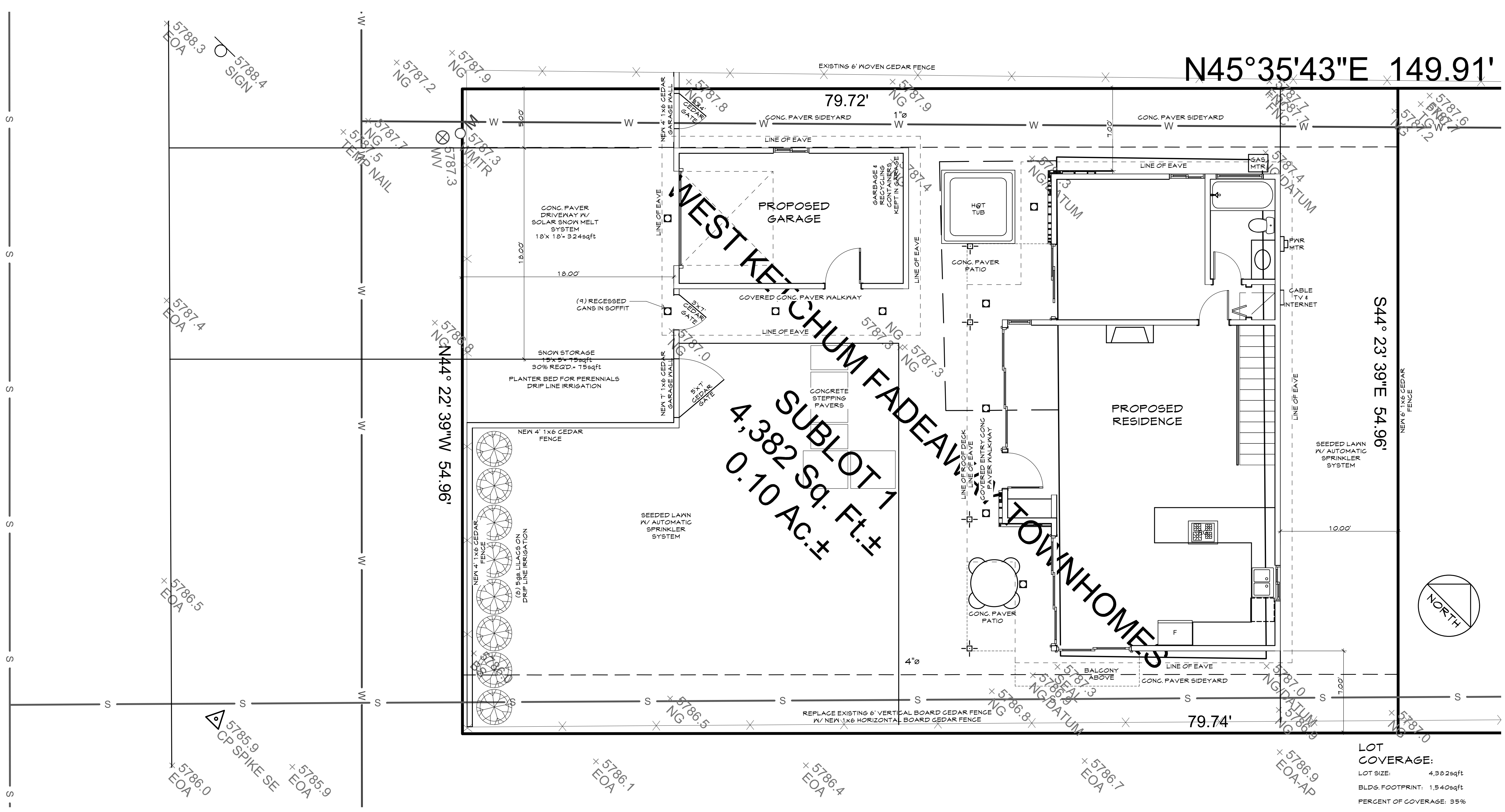
**1 FADEAWAY TOWNHOMES UTILITIES**  
SCALE: 1/8" = 1'-0"



**Afterhours Design**  
720-3568  
p.o. box 1733 halley, idaho  
mikeahdesign@gmail.com

ALLEY

1A



1 SITE & LANDSCAPE PLAN  
SCALE: 1/4" = 1'-0"

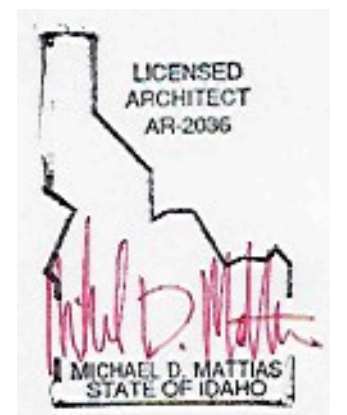
LOT COVERAGE:  
LOT SIZE: 4,382sqft  
BLDG. FOOTPRINT: 1,540sqft  
PERCENT OF COVERAGE: 35%

N45°35'43"E 149.91'

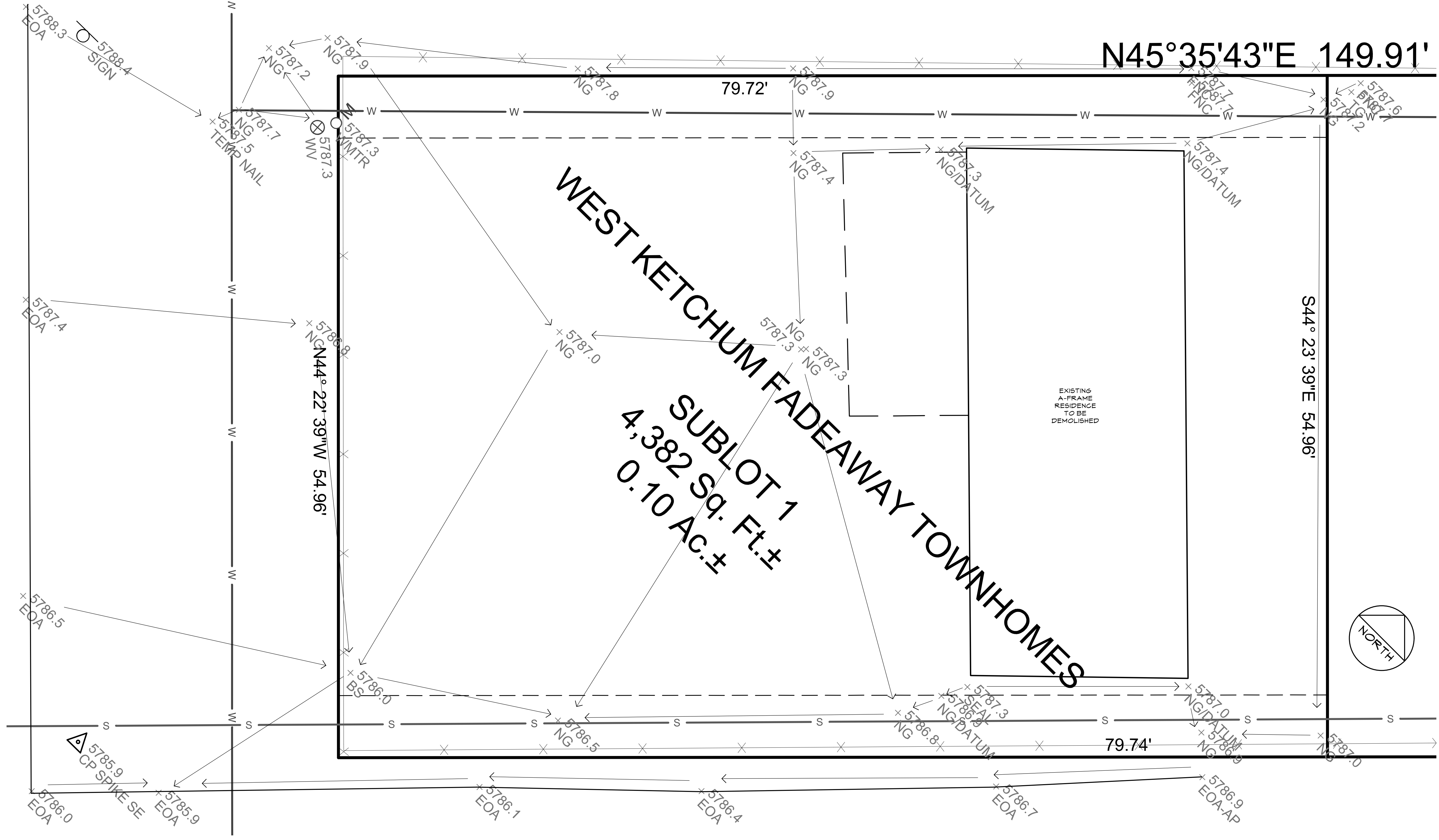
S44°23'39"E 54.96'

WEST KETCHUM FADEAW TOWNHOMES  
SUBLOT 1  
4,382 Sq. Ft.±  
0.10 AC.±

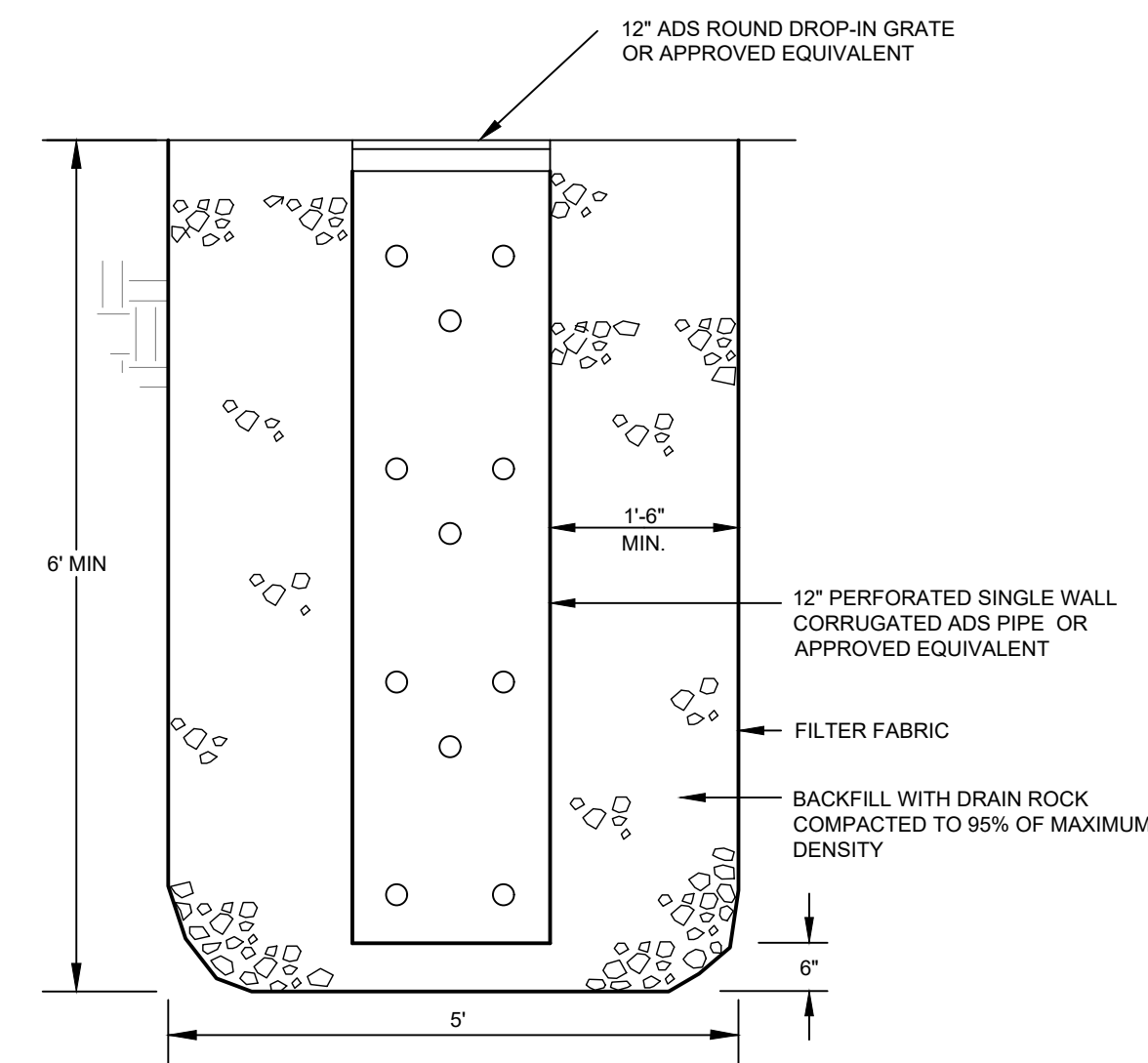
DELONG RESIDENCE  
660 N. 4th Ave, Ketchum, Idaho



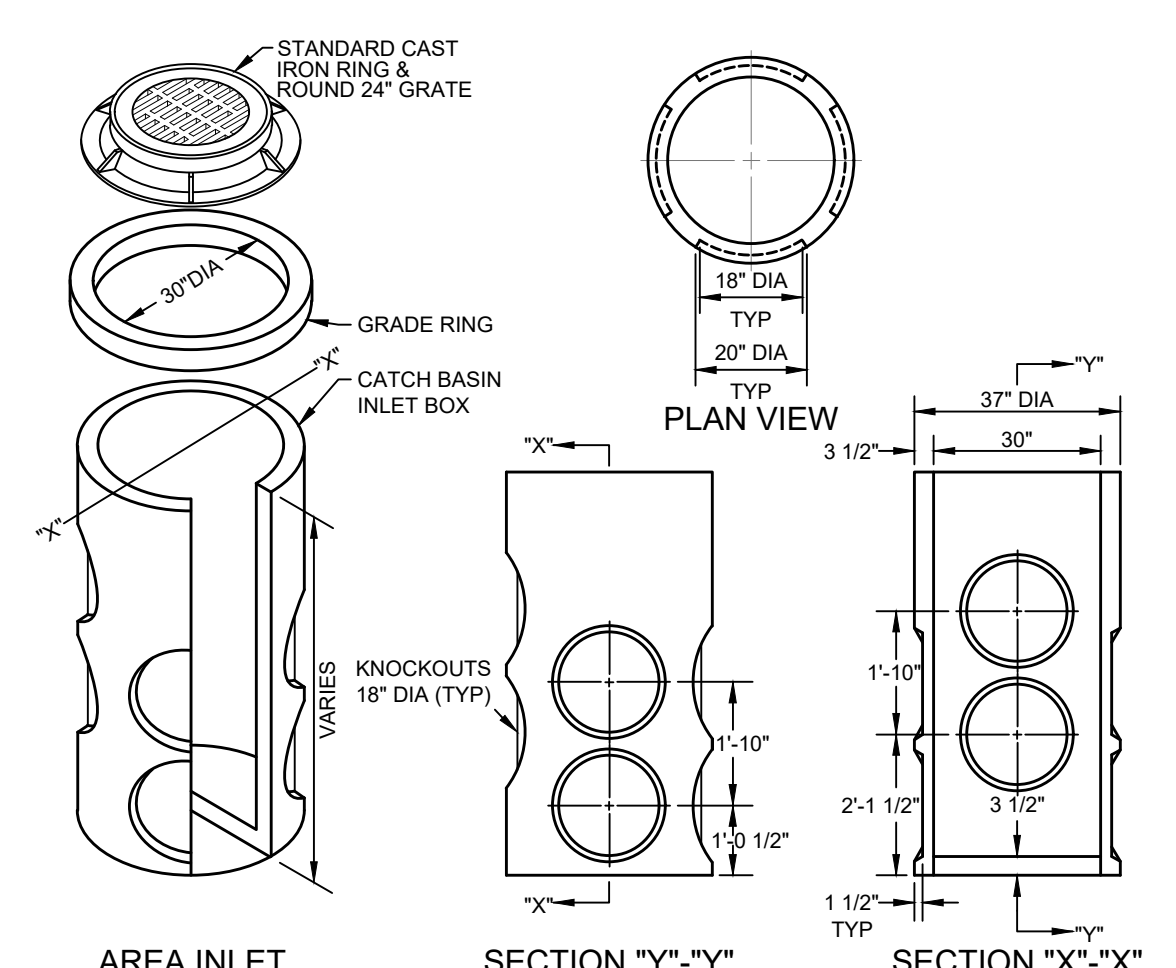
**Afterhours Design**  
720-3568  
mikeanddesign@gmail.com  
p.o. box 1733 hailey, idaho



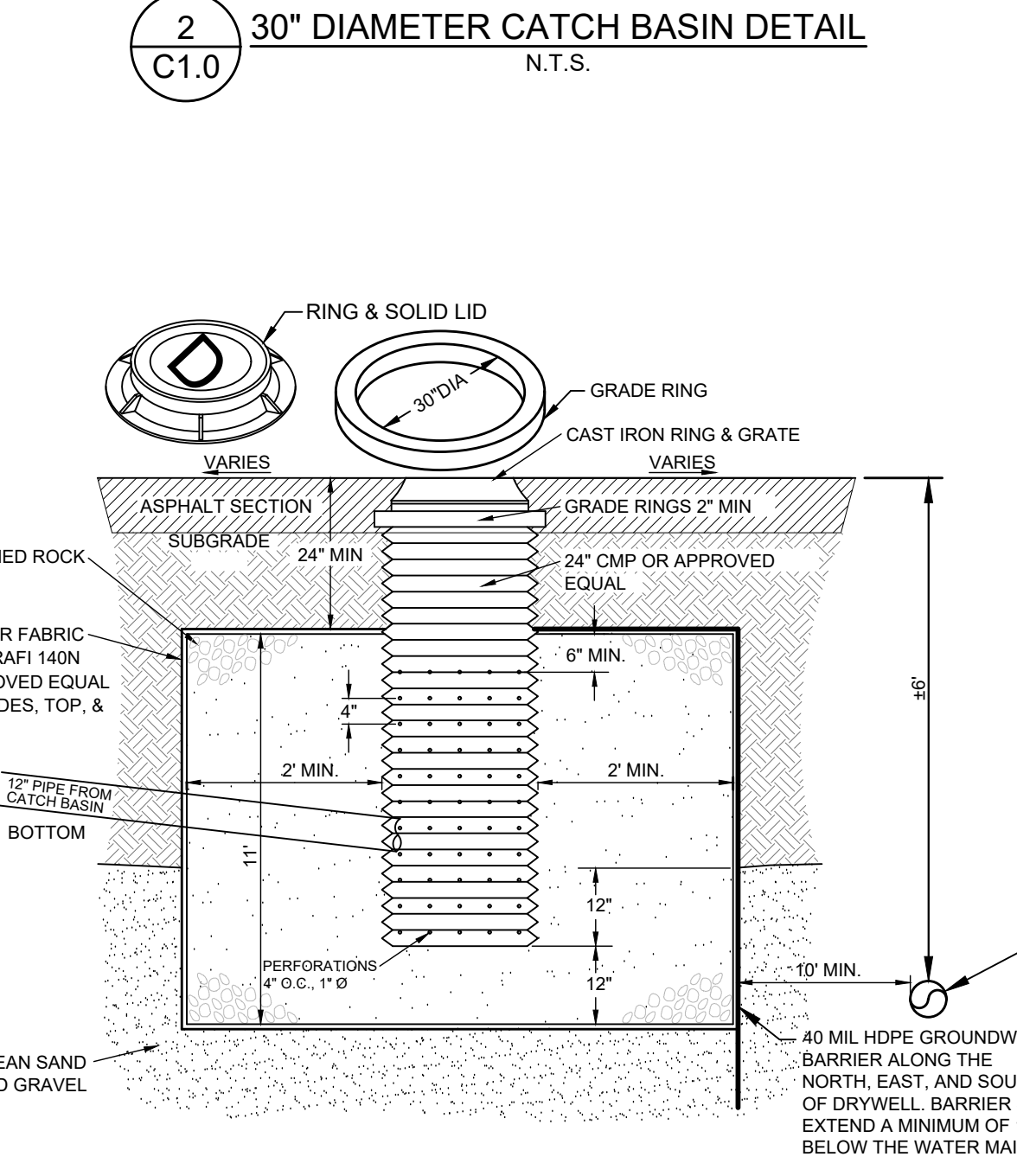
**EXISTING SITE DRAINAGE**  
 scale: 1/4" = 1'-0"



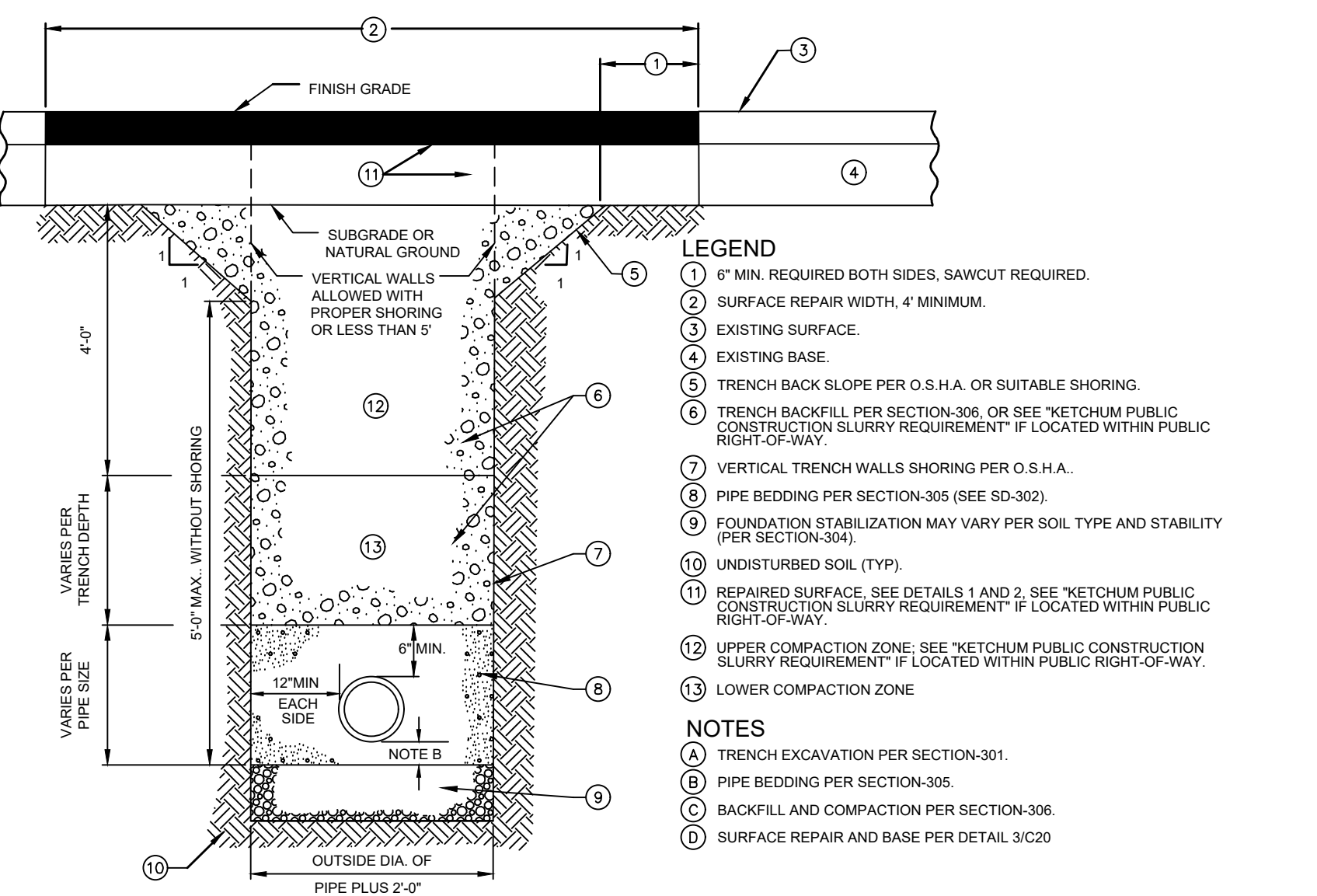
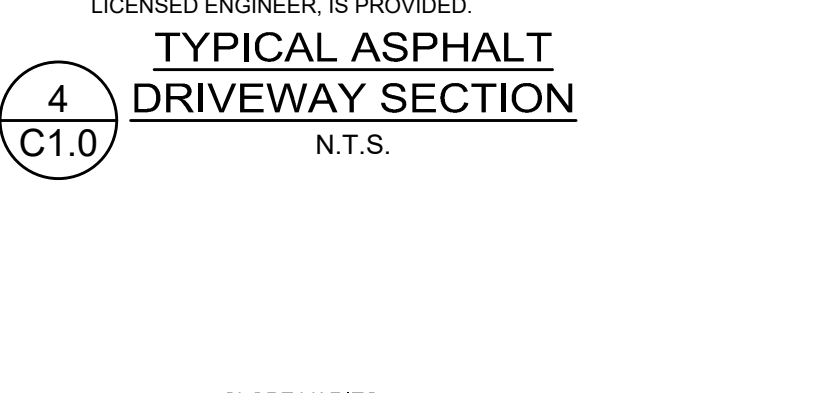
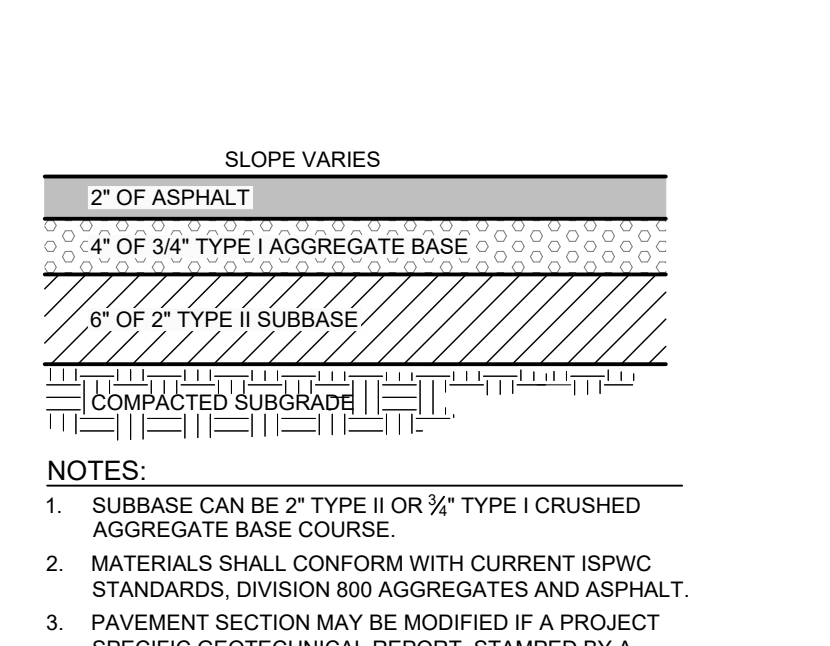
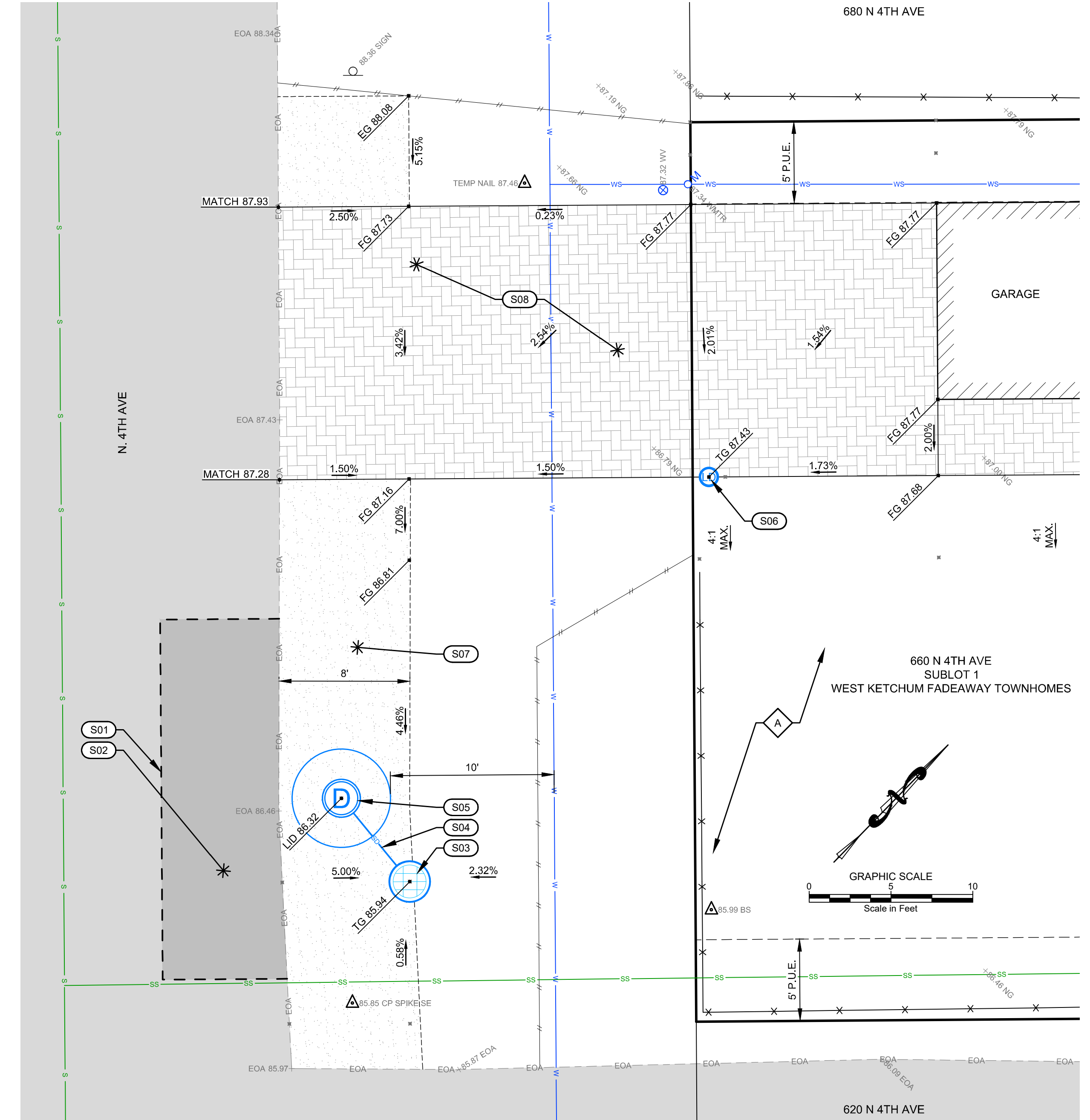
**1**  
C1.0 **LANDSCAPE DRYWELL DETAIL**  
N.T.S.



**2**  
C1.0 **30" DIAMETER CATCH BASIN DETAIL**  
N.T.S.



**3**  
C1.0 **DRYWELL DETAIL (6")**  
N.T.S.



**KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT**  
IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIS A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF MATERIALS:

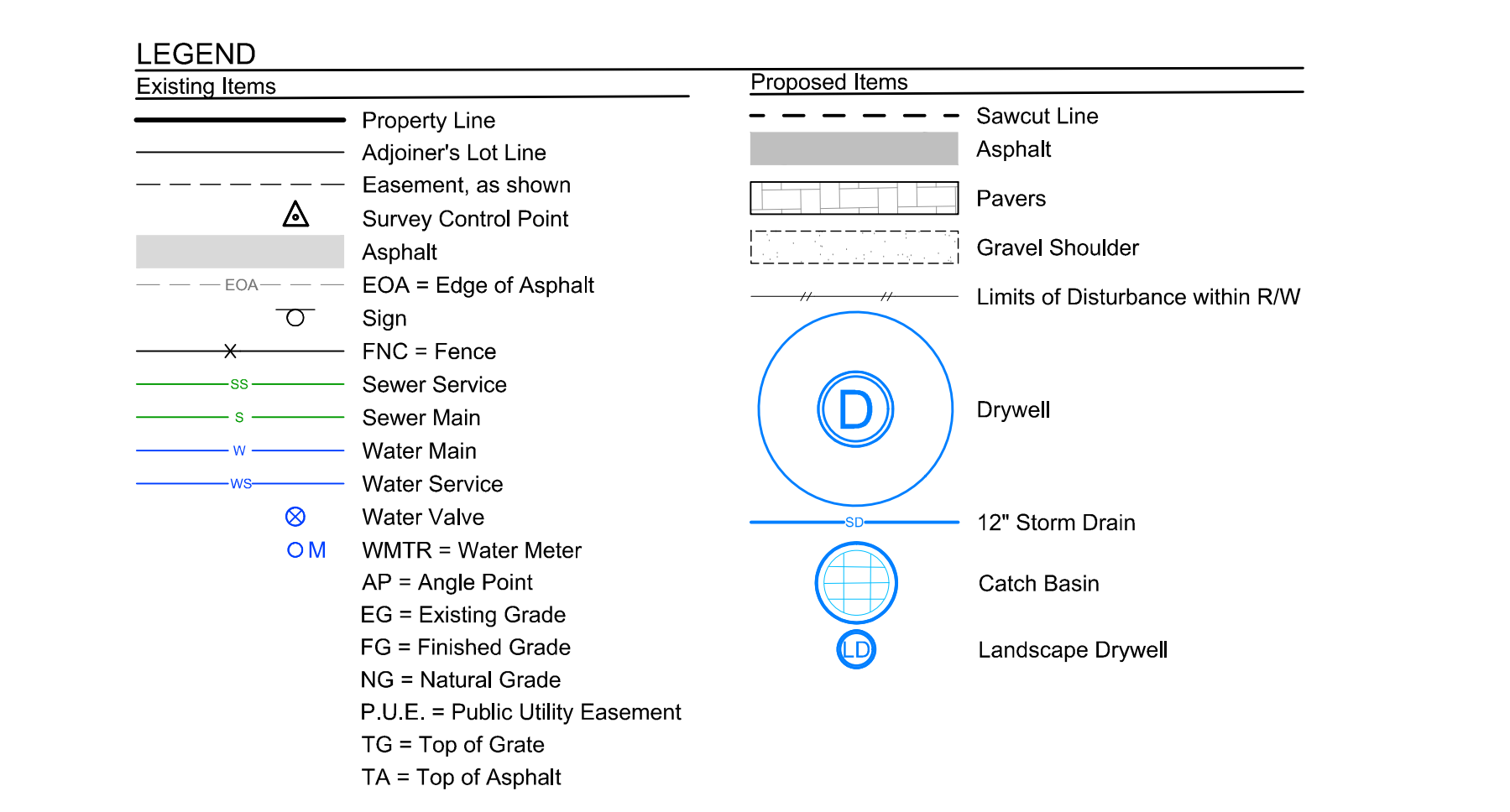
|                               |               |
|-------------------------------|---------------|
| COARSE AGGREGATE (1/2" MINUS) | 2,600 LBS     |
| SAND                          | 800 LBS       |
| PORTLAND CEMENT               | 94 LBS        |
| WATER                         | 11 GAL (MAX.) |

WATER CONTENT IS MAXIMUM AND MAY BE REDUCING DOWNWARD. CARES SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANT MIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANT MIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COLD MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANENT REPAIR.

- CONSTRUCTION NOTES**
- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPCW) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPCW AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.
  - THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGILINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
  - CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
  - THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
  - ALL CLEARING & GRUBBING SHALL CONFORM TO ISPCW SECTION 201.
  - ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPCW SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
    - PROOF-ROLLING:** AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
    - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
  - ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPCW 802, TYPE II (ITD STANDARD 703.04, 2"). SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
  - ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPCW 802, TYPE I (ITD STANDARD 703.04, 3/4" B). SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
  - ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPCW SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPCW SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPCW SECTION 805.
  - ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
  - TRAFFIC CONTROL SHALL BE PER THE TRAFFIC CONTROL PLAN. CONTRACTOR WILL NEED TO MAINTAIN ACCESS TO ALL PRIVATE PROPERTIES, UNLESS OTHERWISE COORDINATE WITH THE PROPERTY OWNER THROUGH THE CITY ENGINEER.
  - ALL TRENCHING SHALL CONFORM TO ISPCW STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
  - PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
  - EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING. TOPOGRAPHIC INFORMATION IS AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED (05/22/19).
  - ALL ELEVATIONS ARE TRUNCATED (i.e. 86.46 = 5786.46).

- CONSTRUCTION KEY NOTES**
- S01 SAWCUT ASPHALT AS SHOWN TO PROVIDE CLEAN VERTICAL EDGE. REMOVE AND DISPOSE OF ASPHALT.
  - S02 CONSTRUCT ASPHALT ROADWAY REPAIR. SEE DETAIL 4, THIS SHEET.
  - S03 INSTALL CATCH BASIN. SEE DETAIL 2, THIS SHEET. RIM = 5785.94 INV. OUT = 5782.94
  - S04 INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. SEE DETAIL 6, THIS SHEET FOR TRENCHING.
  - S05 CONSTRUCT DRYWELL. NOTE GROUNDWATER BARRIER SHOWN ON DETAIL. SEE DETAIL 3, THIS SHEET. RIM = 5786.32 INV. IN = 5882.74
  - S06 CONSTRUCT LANDSCAPE DRYWELL. SEE DETAIL 1, THIS SHEET. RIM = 5787.43
  - S07 CONSTRUCT 8" WIDE GRAVEL SHOULDER. SEE DETAIL 5, THIS SHEET.
  - S08 INSTALL HEATED PAVER DRIVEWAY. SEE ARCHITECTURAL PLANS FOR DETAILS.
  - A GRADE LANDSCAPE AREA PER ARCHITECTURAL PLANS.



**SUBLOT 1, WEST KETCHUM FADEAWAY TOWNHOMES**  
**660 N 4TH AVE**  
**GRADING AND DRAINAGE PLAN**  
LOCATED WITHIN SECTION 14, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
PREPARED FOR ROLAND DELONG

PROJECT INFORMATION  
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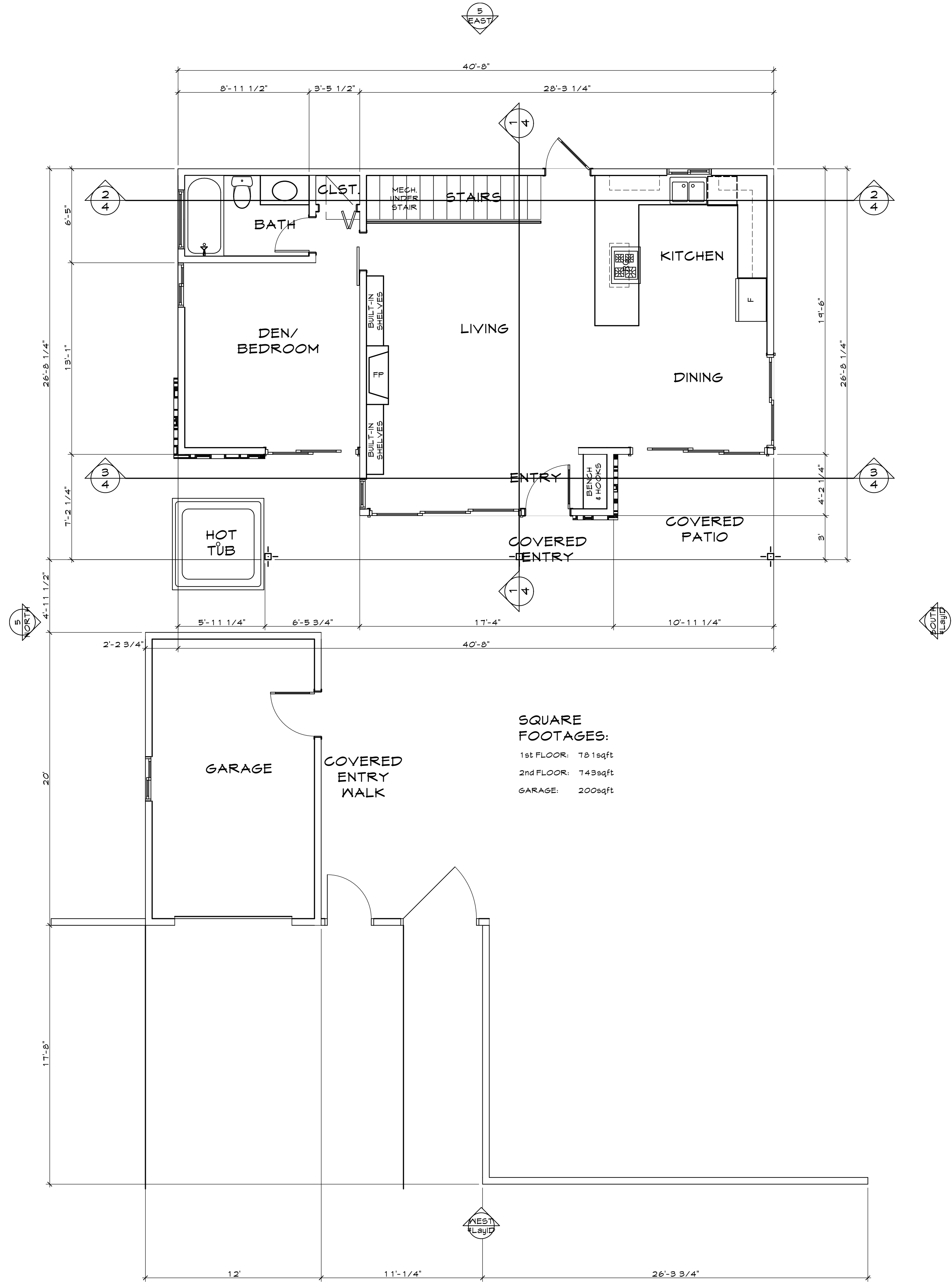
**GALENA ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
317 N. River Street  
Halley, Idaho 83333  
(208) 768-1705  
email: galena@galena-engineering.com

REGISTERED PROFESSIONAL ENGINEER  
12497  
0007/31/2010  
STATE OF IDAHO  
SEAN M. FLANN

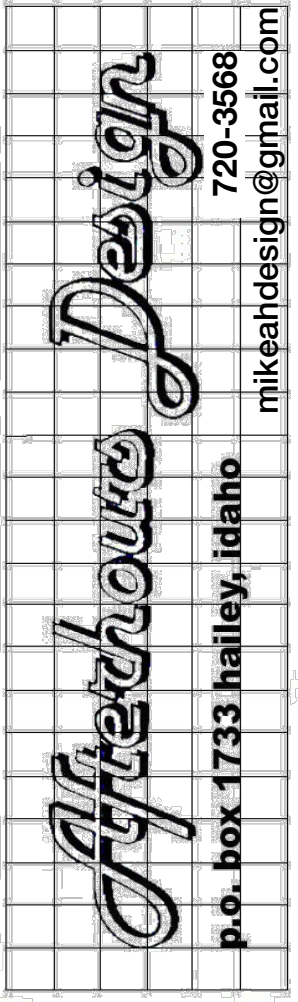
CT DESIGNED BY  
CT DRAWN BY  
SMF CHECKED BY

PURPOSE: ISSUE FOR REVIEW (07/31/2020)  
NO. DATE BY REVISIONS

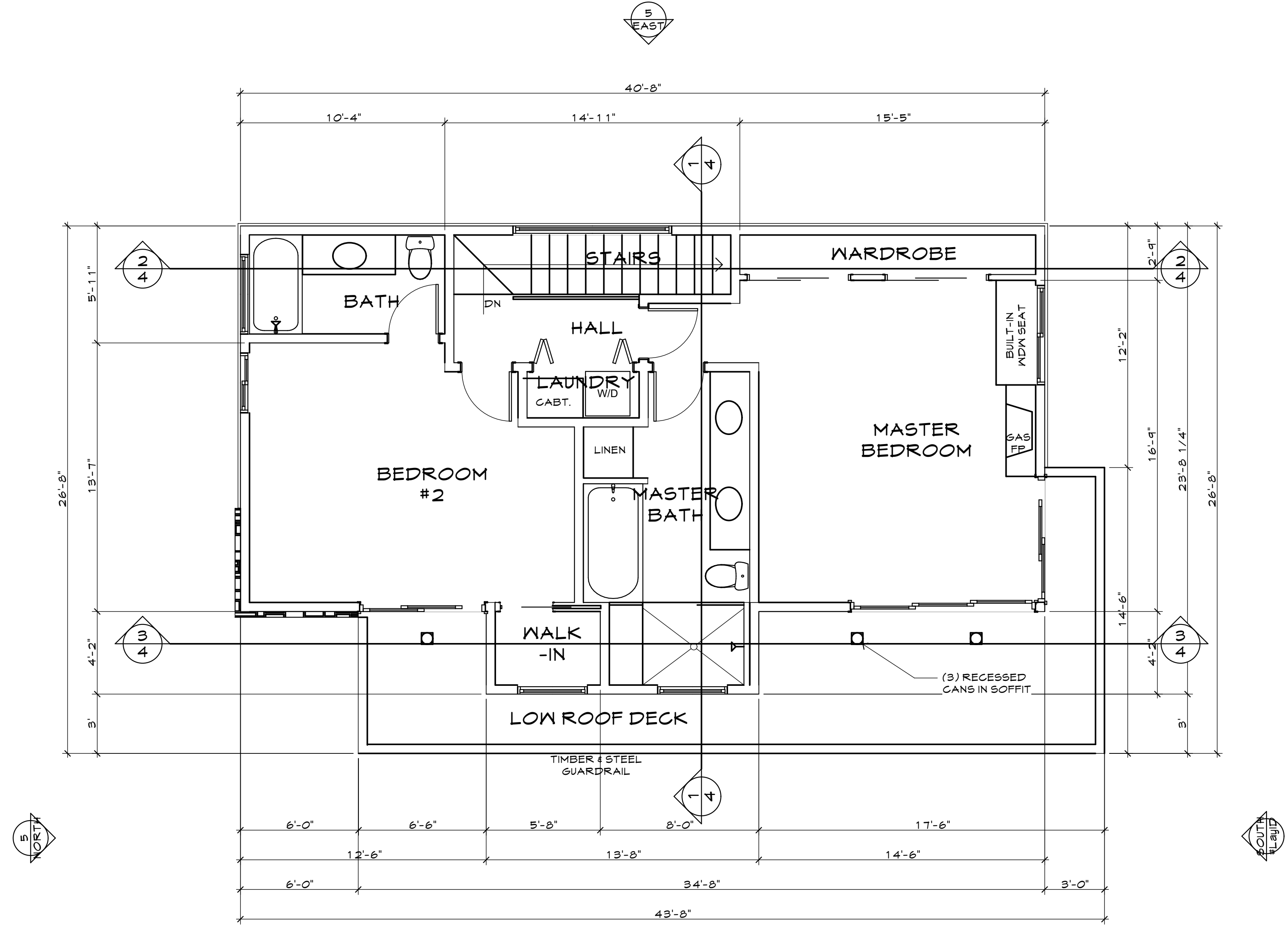
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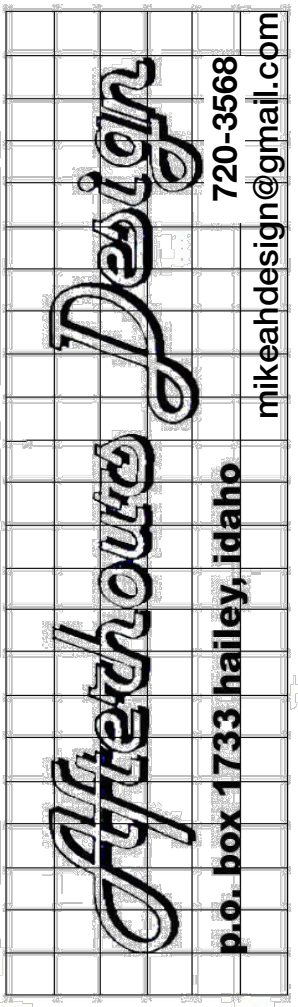
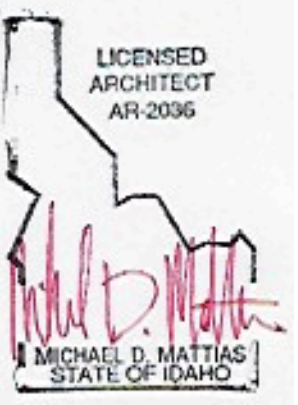
1 1st FLOOR PLAN  
SCALE: 1/4" = 1'-0"



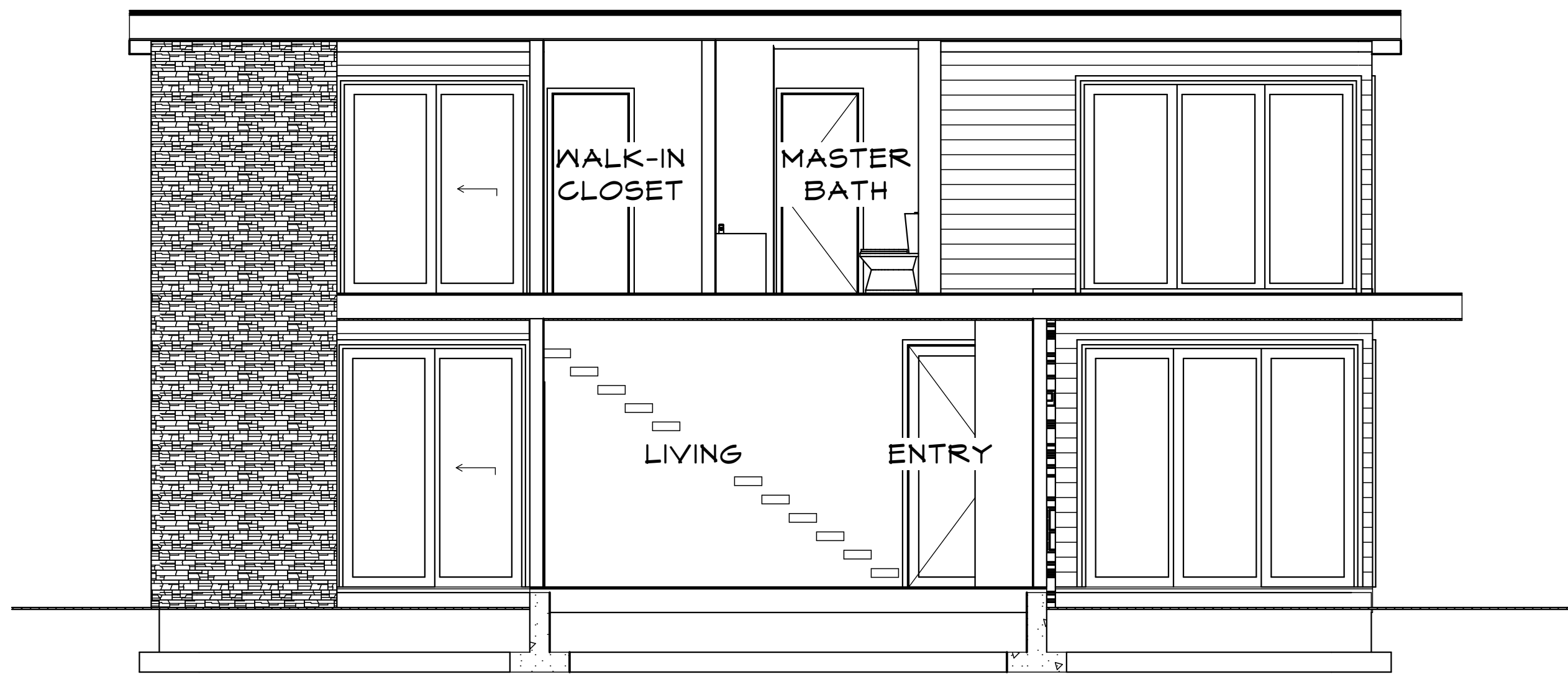
**DELONG RESIDENCE**  
 660 N. 4th Ave, Ketchum, Idaho



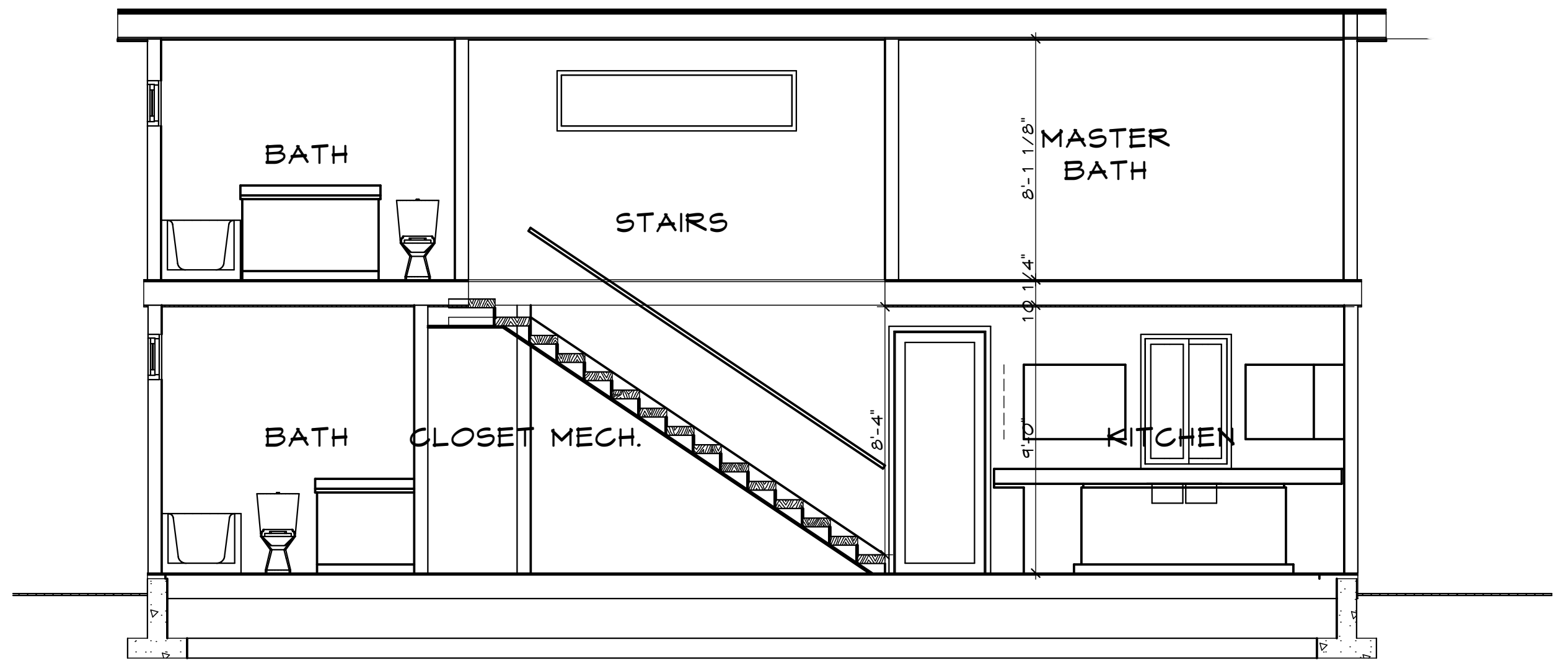
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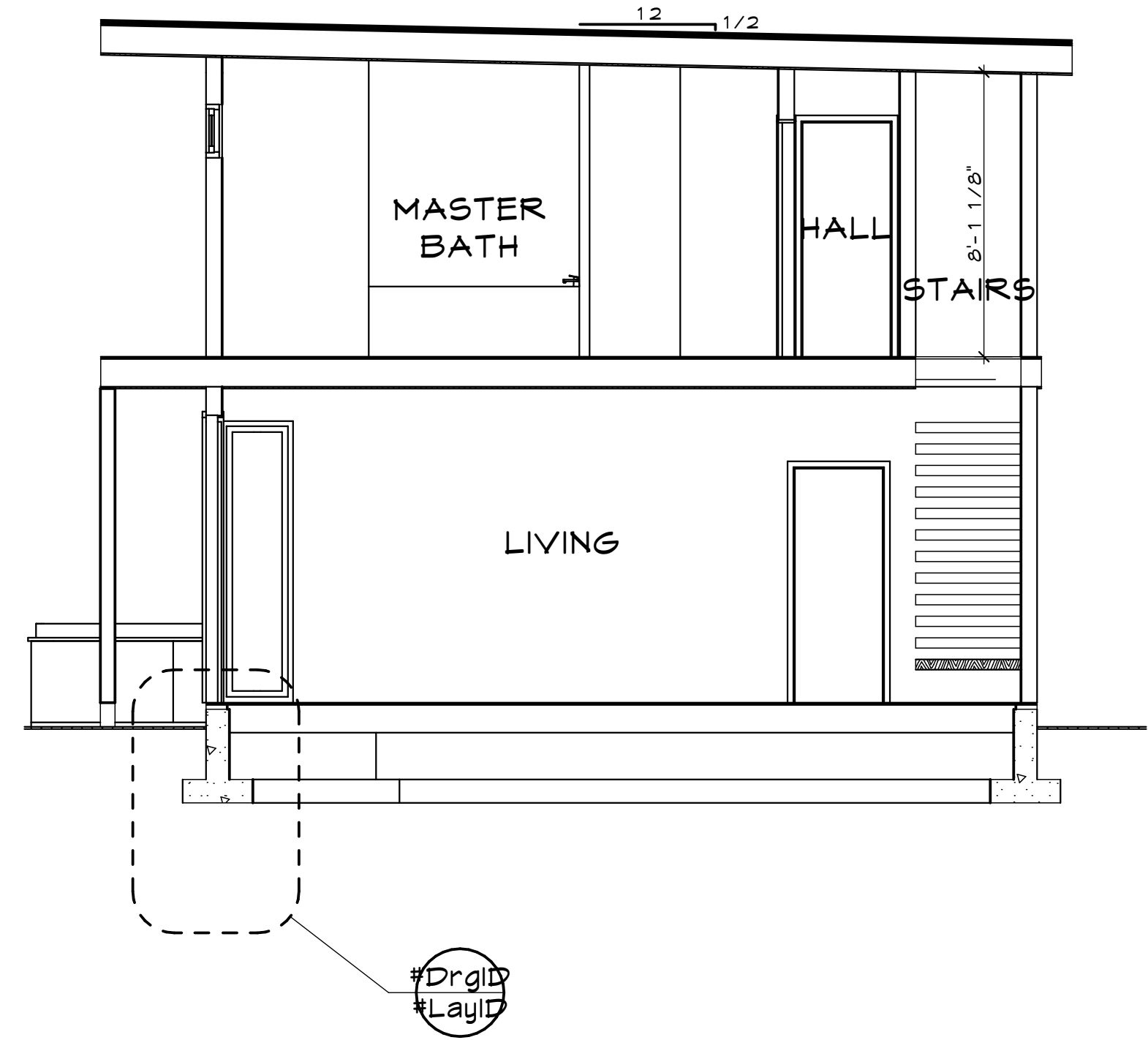
DELONG RESIDENCE  
660 N. 4th Ave, Ketchum, Idaho



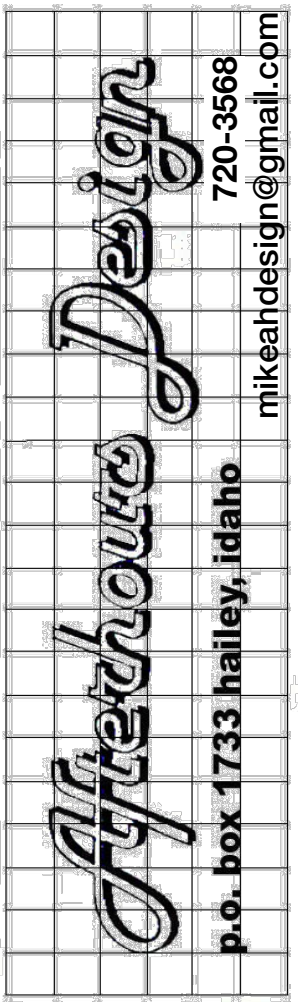
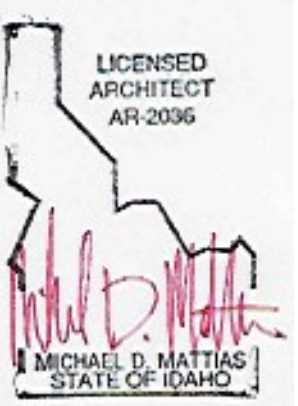
3 SECTION  
SCALE: 1/4" = 1'-0"



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



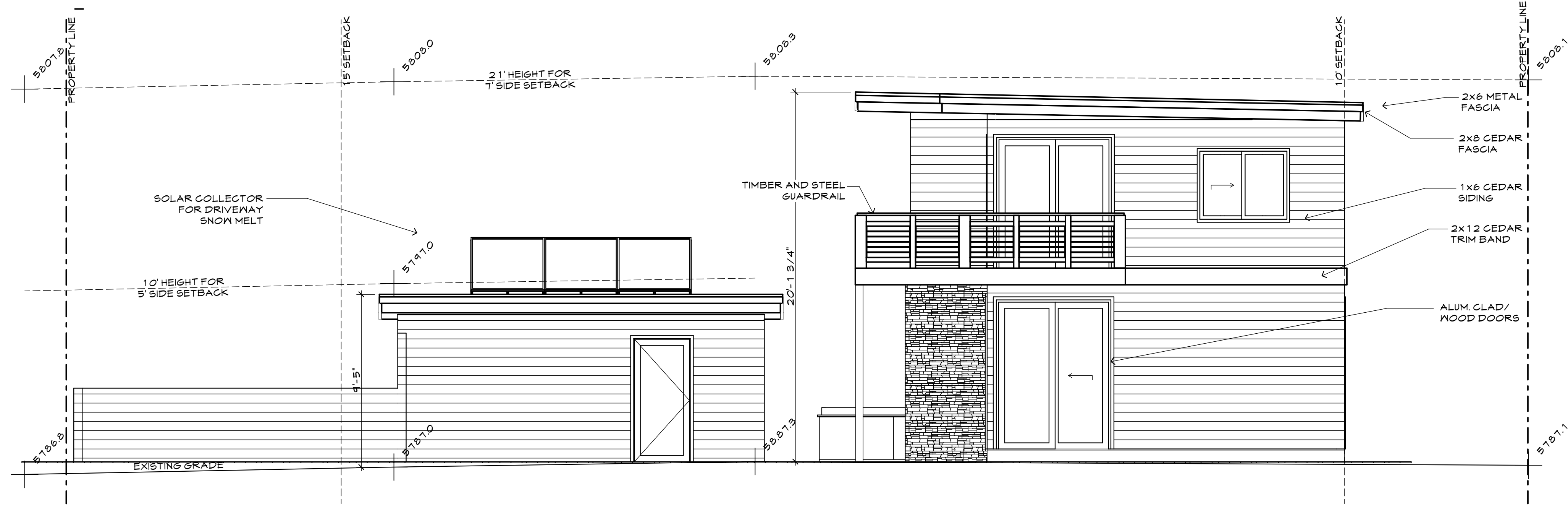
1 SECTION  
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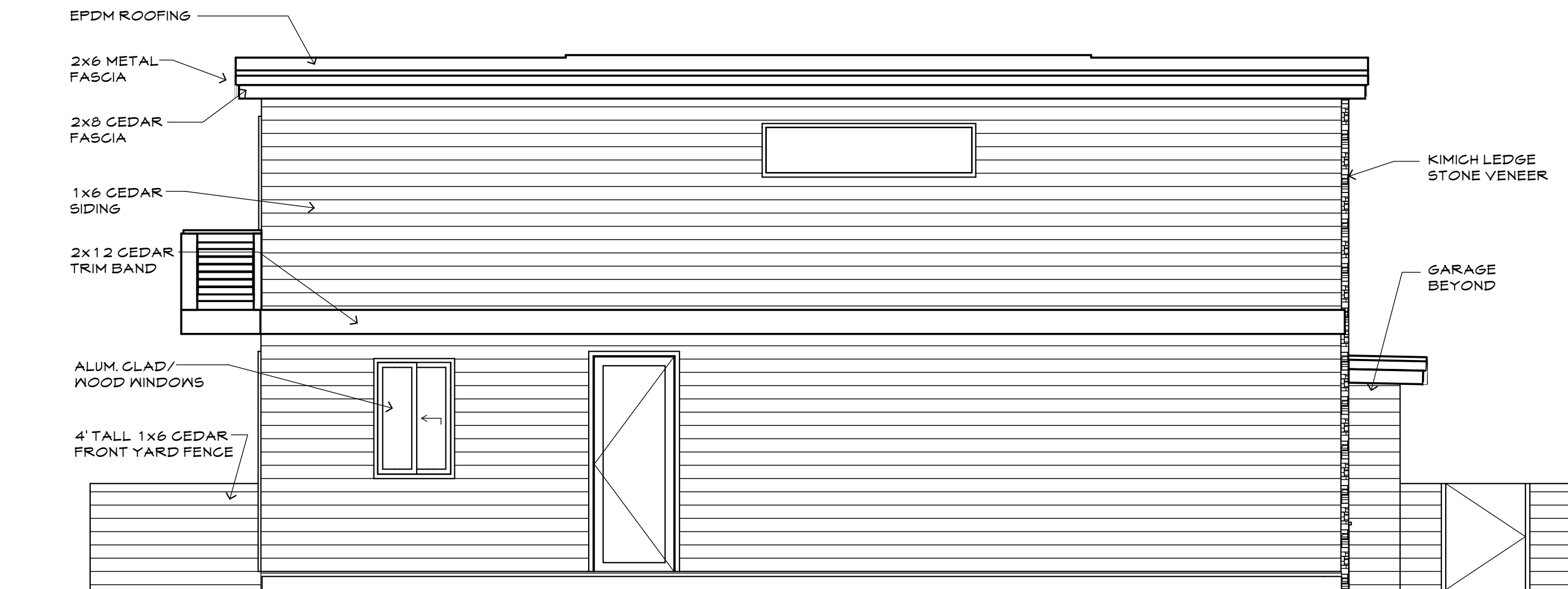




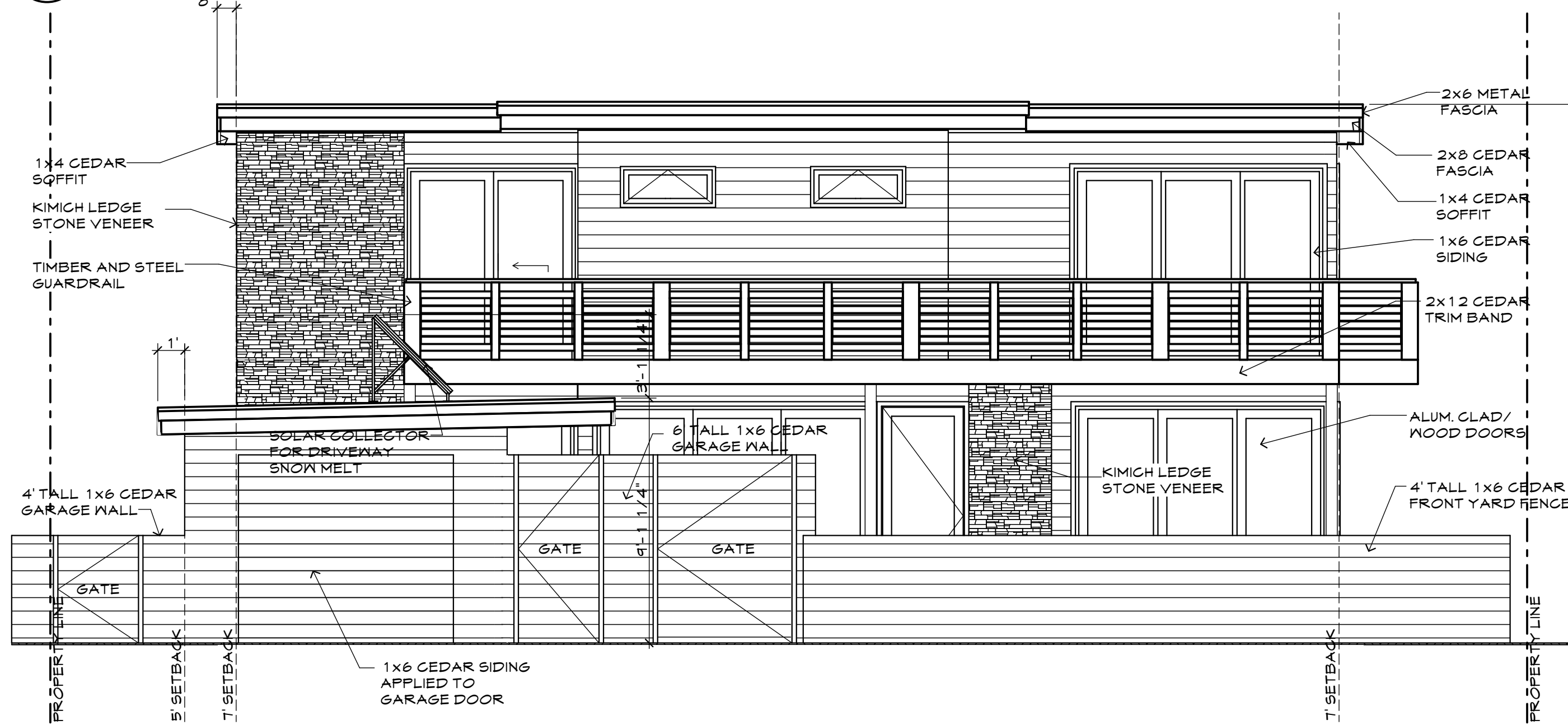
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SCALE: 1:1.64



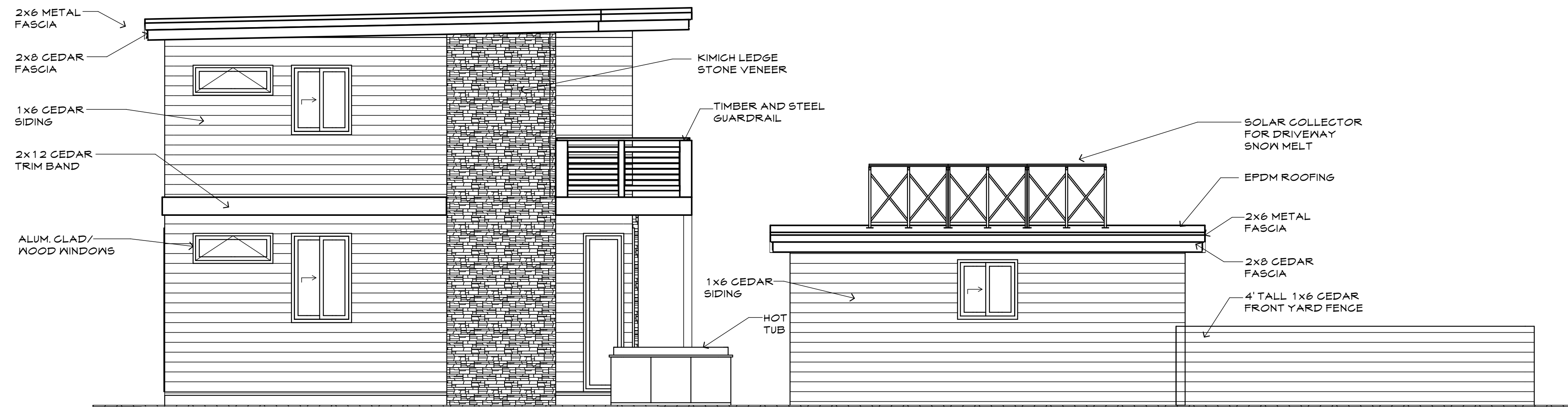
4 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

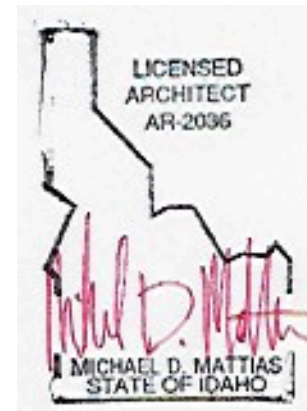


3 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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

DELONG RESIDENCE  
660 N. 4th Ave, Ketchum, Idaho

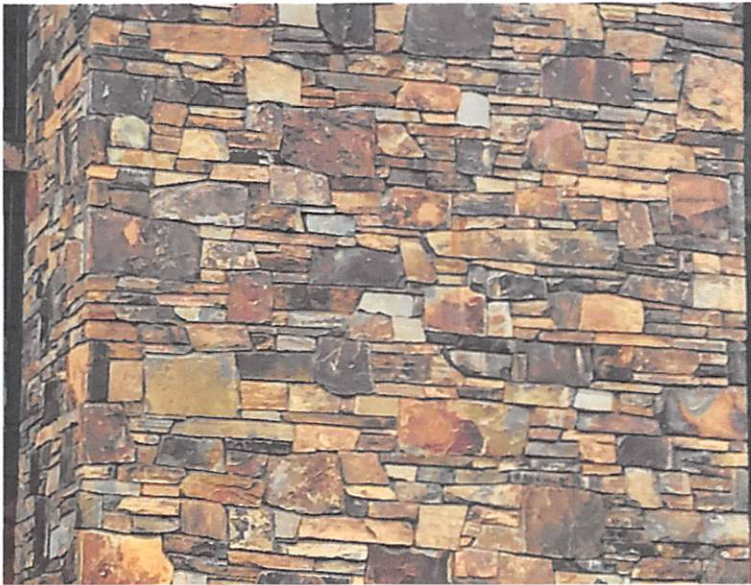


*Afterhours Design*  
 P.O. Box 1733 Hailey, Idaho 720-3568  
 mikeahdesign@gmail.com

660 4<sup>th</sup> Ave - Exterior Materials



Siding = 1 x 4 Cedar Shiplap Stained in Neutral Tone



Natural Stone – Kimichi Ledge. Natural Warm Color Matching Wood Tones



Fascia – Metal and Wood Fascia



Soffit- 1x4 Cedar Shiplap To Match Siding



Metal and Wood 2<sup>nd</sup> floor patio railing



Black Aluminum Sliding Patio Doors and Windows



WOOD

SSS-SSSS

**PELLA® ARCHITECT SERIES® -  
CONTEMPORARY**

Featuring clean lines and expansive glass, Pella Architect Series - Contemporary wood multi-slide patio doors with aluminum cladding expand your living space beyond your walls. Available with up to 10 glass panels to create wide openings.

[EXPLORE PRODUCT](#)



Dark Grey or Black Metal Roof



4 ft Cedar Fence Stained Natural Cedar Tone



6 ft Cedar Fence Stained Natural Cedar Tone Side and Back Of Property



**CERTIFICATIONS**

- cULus/ETL
- RoHS
- IECC
- New York state
- Made in USA
- UL/cUL Listed for Wet
- UL/cUL Listed for Damp Location
- California Title 24
- Washington state
- LM79/LM80

- CRI** 90+
- COLOR QUALITY** 3-Step MacAdam Ellipse
- LUMEN OUTPUT** 950 Lumens
- LUMEN PER WATT** Up to 64
- CCT** 27K/30K/35K/40K/50K
- OPTIC** 45° Cut-Off
- WARRANTY** 5 Years

LED  
6"  
5"

6 INCH ECONOMY LED RETROFIT MODULE

**UNIQUELY ENGINEERED FOR NEW AND EXISTING CONSTRUCTION**

The REL637 is the newest, most efficient, and advanced LED retrofit modules from ELITE Lighting. It's unique design delivers color quality above a 90 CRI rating. The color matching has never been so close, with a binning as low as 3-step MacAdams Ellipse. The REL637 LED retrofits meet all new mandatory California Title 24 requirements.

The Elite REL637 LED Module has been engineered for new constructions to meet Title-24's "No Edison Socket" mandate. The Elite REL637 LED system works in our dedicated (LD6IC-AT, LD6RIC-AT, LD5IC-AT, and LD5RIC-AT) housings and our existing 6" Incandescent housings (B6IC-AT, EZ6IC-AT, B26IC-AT, B26RIC-AT, B6RIC-AT) but is also suitable for using in most 6" & 5" Incandescent recessed downlight housings in the market.

| INPUT VOLT. | INPUT FREQ. | THD  | POWER FACTOR | INPUT POWER | LUMENS |
|-------------|-------------|------|--------------|-------------|--------|
| 120         | 50/60Hz     | <20% | >0.9         | 15W(+/-5%)  | 950    |

**DURABILITY**

Our die-cast system pulls the heat from the LED chip, allowing the continued cool operation for years. Our LED driver is rated for 50 to 60 Hz at 120V input, and produces less than 20% THD, has a power factor between 0.90 and 1.00 and is thermal protected for additional safety.

**DIMMABLE**

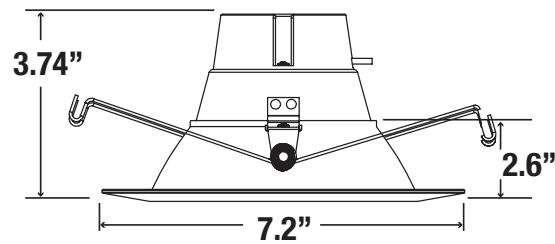
The Elite LED Module is dimmable down to 15% of initial light output with compatible dimmers. Consult factory for complete list of compatible dimming systems.

**OUR WORD**

The Elite LED lighting system carries a five-year carefree warranty for parts and components. (Labor not included.)

**FEATURES**

- Over 950 usable lumens are directed from the luminaire to the work surface
- Greater light output than a 26W CFL or a 65W BR30
- Rated at 90+ CRI to meet California Title-24 strict compliance standards
- Life tested to ensure light output up to 50,000 hours of operation to L70
- Glare reducing cut-off angle of 55 degrees
- High performance optic hides LED chip image but still delivers an even beam of light
- Elite's highly selective LED chips produce zero ultraviolet and virtually no infrared light
- Tested to LM-79 and LM-80 standards
- UL listed for safety



**INSTALLATION**

EZ connector to use with special High efficacy housing or Edison base adapter for retrofitting into existing 6" Incandescent Housings.

- Utilizes industry standard V springs, installs in most 6" incandescent down lights.
- Insert V springs into can and press trim to ceiling. Friction blades included as well.



Elite's innovative LED retrofit downlight modules deliver the brightest, most beautiful and most energy efficient ambient lighting to replace any lamp type on your existing fixture.

Example: **REL637-950L-DIMTR-120-27K/30K/35K/40K/50K-90-W-WH**

| TYPE            | LUMEN SERIES                            | CCT  | CRI                          | FINISH                        | OPTION  | TRIM OPTIONS   |
|-----------------|---|--|------------------------------|-------------------------------|---|--|
| REL637 (Baffle) | <input type="checkbox"/> 950L-DIMTR-120 | <input type="checkbox"/> 27K/30K/35K/40K/50K | <input type="checkbox"/> 90+ | <input type="checkbox"/> W-WH | <input type="checkbox"/> GU24SA<br>GU24 SOCKET<br>ADAPTER | <input type="checkbox"/> BT (Baffle Trim)<br><input type="checkbox"/> REL637-BT-SN-SN<br><input type="checkbox"/> RT (Reflector Trim)<br><input type="checkbox"/> REL637-RT-CL-WH<br><input type="checkbox"/> REL637-RT-SHZ-WH |

**AVAILABLE COLOR INSERTS FOR REL637 - 6" RETROFIT**

**BAFFLE**



REL637-BT-SN-SN

**REFLECTORS**



REL637-RT-CL-WH



REL637-RT-SHZ-WH

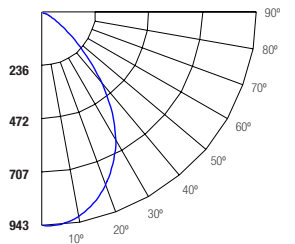
**\*RECOMMENDED DIMMERS FOR ELITE REL637 LED SYSTEM**

| LUTRON DIMMERS   |   | LUTRON CONTROL SYSTEM   |   | LUTRON CONTROL SYSTEM |  |
|--|---|---|---|-----------------------|--|
| <b>INCANDESCENT</b>  |   | <b>MAGNETIC LOW VOLTAGE</b>   |   | <b>DIMTR</b>          |  |
| Diva DVCL-153P<br>Skylark CTCL-153P<br>Nova N-600<br>NovaT NT-600<br>Skylark S-600<br>Ariadni AY-600P<br>Nova NTLV-600<br>Nova NLV-600 | Maestro MRF2-6ND<br>NovaT NTELV-600<br>Diva DVELV-300P<br>Skylark SELV-300P<br>Nova NELV-450<br>Skylark S-1000<br>Decora 06633-766<br>Decorra 6674<br>Toggle Dimmer TGI06-1LW | NovaNLV-600<br>NovaT NTLV-600<br>Diva DVLV-600P<br>Leviton Dimmer 6613-PL | Homeworks HW/LP-RPM-4A-120<br>PHPM-PA<br>Graphic Eye QS<br>Radio RA2 RRD-10ND<br>PHPM-PA<br>ELV1-1000 |                       |  |

**REL637-950L-DIMTR-120-30K/35K/40K/50K-90-W-WH** TEST NO.: **EL07031913**

INPUT WATTS: **15** LUMENS: **1269** CRI: **90** EFFICACY: **84** CCT: **5000K** SPACING CRITERIA: **1.06**

**Candle Power Distribution (Candelas)**



**Zonal Lumens Summary**

| Zone | Lumens  | %Lamp | %Fixt |
|------|---------|-------|-------|
| 0-20 | 327.36  | 25.80 | 25.80 |
| 0-30 | 651.72  | 51.30 | 51.30 |
| 0-40 | 956.05  | 75.30 | 75.30 |
| 0-60 | 1228.04 | 96.80 | 96.80 |
| 0-80 | 1268.2  | 99.90 | 99.90 |
| 0-90 | 1268.22 | 99.90 | 99.90 |

**Luminance (Average candela/M<sup>2</sup>)**

| Angle in Degrees | Average 0° | Average 45° | Average 90° |
|------------------|------------|-------------|-------------|
| 45               | 1852       | 1672        | 1479        |
| 55               | 858        | 746         | 640         |
| 65               | 405        | 362         | 316         |
| 75               | 202        | 144         | 87          |
| 85               | 1          | 2           | 1           |

**Lumens Per Zone**

| Zone  | Lumens |
|-------|--------|
| 0-10  | 88.01  |
| 10-20 | 239.35 |
| 20-30 | 324.36 |
| 30-40 | 304.33 |
| 40-50 | 189.96 |
| 50-60 | 82.03  |
| 60-70 | 32.13  |
| 70-80 | 8.03   |
| 80-90 | 0.02   |

**Candela Tabulation**

| Zone | 0      | 5 | 15 | 25 | 35 | 45 | 55 | 65 | 75 | 85 | 90 |
|------|--------|---|----|----|----|----|----|----|----|----|----|
| 0    | 941.53 |   |    |    |    |    |    |    |    |    |    |
| 5    | 937.38 |   |    |    |    |    |    |    |    |    |    |
| 15   | 869.49 |   |    |    |    |    |    |    |    |    |    |
| 25   | 735.08 |   |    |    |    |    |    |    |    |    |    |
| 35   | 533.13 |   |    |    |    |    |    |    |    |    |    |
| 45   | 283.59 |   |    |    |    |    |    |    |    |    |    |
| 55   | 106.54 |   |    |    |    |    |    |    |    |    |    |
| 65   | 37.03  |   |    |    |    |    |    |    |    |    |    |
| 75   | 11.30  |   |    |    |    |    |    |    |    |    |    |
| 85   | 0.02   |   |    |    |    |    |    |    |    |    |    |
| 90   | 0.03   |   |    |    |    |    |    |    |    |    |    |

**Coefficients of Utilization - Zonal Cavity Method**  
Effective Floor Cavity Reflectance 0.20

| ROOM CAVITY RATIO | RC |     | 80% |     |     |     | 70% |     |     |     | 50% |     |     |     | 30% |     |     |     | 10% |     |     |     | 0% |  |  |  |
|-------------------|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|--|--|--|
|                   | RW | 70% | 50% | 30% | 10% | 70% | 50% | 30% | 10% | 50% | 30% | 10% | 50% | 30% | 10% | 50% | 30% | 10% | 50% | 30% | 10% | 0%  |    |  |  |  |
| 0                 |    | 119 | 119 | 119 | 119 | 116 | 116 | 116 | 116 | 111 | 111 | 111 | 106 | 106 | 106 | 102 | 102 | 102 | 100 | 100 | 100 | 100 |    |  |  |  |
| 1                 |    | 112 | 109 | 106 | 104 | 110 | 107 | 104 | 102 | 103 | 101 | 99  | 99  | 97  | 96  | 96  | 96  | 94  | 93  | 91  | 91  | 91  |    |  |  |  |
| 2                 |    | 105 | 100 | 95  | 91  | 103 | 98  | 93  | 90  | 95  | 91  | 88  | 91  | 88  | 86  | 89  | 86  | 84  | 82  | 82  | 84  | 82  |    |  |  |  |
| 3                 |    | 99  | 91  | 85  | 80  | 97  | 90  | 84  | 80  | 87  | 82  | 78  | 84  | 80  | 77  | 82  | 79  | 76  | 74  | 74  | 76  | 74  |    |  |  |  |
| 4                 |    | 93  | 84  | 77  | 72  | 91  | 82  | 76  | 71  | 80  | 75  | 71  | 78  | 73  | 70  | 76  | 72  | 69  | 67  | 67  | 69  | 67  |    |  |  |  |
| 5                 |    | 87  | 77  | 70  | 65  | 85  | 76  | 69  | 65  | 74  | 68  | 64  | 72  | 67  | 63  | 70  | 66  | 63  | 61  | 61  | 63  | 61  |    |  |  |  |
| 6                 |    | 81  | 71  | 64  | 59  | 80  | 70  | 63  | 59  | 68  | 63  | 58  | 67  | 62  | 58  | 65  | 61  | 57  | 56  | 56  | 57  | 56  |    |  |  |  |
| 7                 |    | 77  | 66  | 59  | 54  | 75  | 65  | 58  | 54  | 64  | 58  | 53  | 62  | 57  | 53  | 61  | 56  | 53  | 51  | 51  | 53  | 51  |    |  |  |  |
| 8                 |    | 72  | 61  | 54  | 49  | 71  | 60  | 54  | 49  | 59  | 53  | 49  | 58  | 53  | 49  | 57  | 52  | 48  | 47  | 47  | 48  | 47  |    |  |  |  |
| 9                 |    | 68  | 57  | 50  | 45  | 67  | 56  | 50  | 45  | 55  | 49  | 45  | 54  | 49  | 45  | 53  | 48  | 45  | 43  | 43  | 45  | 43  |    |  |  |  |
| 10                |    | 64  | 53  | 46  | 42  | 63  | 53  | 46  | 42  | 52  | 46  | 42  | 51  | 46  | 42  | 50  | 45  | 42  | 40  | 40  | 42  | 40  |    |  |  |  |

RC - Ceiling Cavity Reflectance

RW - Wall Reflectance



Existing Utilities for 660 4<sup>th</sup> Ave



Existing Gas Meter



Existing Electric Subpanel



Main Electrical Panel



Main Electrical Panel



Gas Valve



Existing Drainage

# Exhibit C: Staff Analysis

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



Delong Townhome Design Review  
EXHIBIT C1: ZONING & DIMENSIONAL STANDARDS ANALYSIS

| Zoning and Dimensional Standards Analysis |                          |                          |   |  |
|---|--------------------------|--------------------------|---|--|
| Compliant                                 |                          |                          | Ketchum Municipal Code Standards and Staff Comments |  |
| Yes                                       | No                       | N/A                      | KMC §   | Standards and Staff Comments   |
| <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | 17.12.030   | <b>Minimum Lot Area</b>  |
|   |                          |                          | Staff Comments                                      | <p><b>Required:</b> 8,000 square feet minimum</p> <p><b>Existing (Ketchum Townsite: Block 73: Lot 6):</b> 8,250 square feet<br/>Sublot 1 of West Ketchum Fadeaway Townhomes is 4,382 square feet.</p>  |
| <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | 17.12.030   | <b>Building Coverage</b>   |
|   |                          |                          | Staff Comments                                      | <p><b>BUILDING COVERAGE:</b> The total square footage of the building foundation and all horizontal projections which constitute a "building" as defined in this section, but not including roof overhangs that are 3 feet or less or uncovered decks less than 30 inches above grade. Garages and guest homes shall be included in building coverage (KMC §17.08.020).</p> <p><b>Permitted:</b> 35%</p> <p><b>Proposed:</b><br/>Sublot 1: The total building coverage proposed with the new townhome unit and detached garage is 1,540 square feet.<br/>Sublot 2: Existing building coverage on Sublot 2 is 1,281 square feet.</p> <p>Total: 35% (2,821 square feet building coverage/8,250 square feet lot area)</p> <p>The applicant has indicated the total building footprint is 1,009 square feet with 531 square feet of building coverage contributed from the roof overhangs, cantilevered balcony, and covered porch areas. The project plans submitted with the Building Permit application shall dimension all roof overhangs, the cantilevered balcony, and covered porch areas to confirm the project's total building coverage.</p> |
| <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | 17.12.030   | <b>Minimum Building Setbacks</b>   |
|   |                          |                          | Staff Comments                                      | <p><b>Minimum:</b><br/>Front: 15 feet<br/>Side: 1 foot for every 3 feet in building height, but no less than 5 feet<br/>Rear: 15 feet</p>  |

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|                                     |                          |                          |                       | <p>KMC §17.128.020: Supplementary Yard Regulations</p> <p>A. Cornices, canopies, eaves, chimney chases or similar architectural features may extend into a required yard not more than 3 feet.</p> <p>H. Decks less than 30 inches in height from existing grade may be constructed to the property line.</p> <p><b>Proposed:</b><br/> Front (4<sup>th</sup> Avenue): 15'<br/> Side (N/Interior): 7'<br/> Side (S/Interior): 7'<br/> Rear (E/Block 73 Alleyway): The townhome unit on subplot 2 is setback 20' from the property line adjacent to the Block 73 alleyway.</p> <p>The roof eave extends 2'-8" into the required setback from the side property lines, 4" less than the maximum 3-foot overhang permitted by KMC §17.128.020.</p>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>17.12.030</b>      | <b>Building Height</b>   |
|                                     |                          |                          | <b>Staff Comments</b> | <p><b>Maximum Permitted:</b> 35 feet</p> <p><b>Proposed:</b><br/> Townhome Unit: 21 feet<br/> Detached Garage: 10 feet</p>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>17.125.030H</b>    | <b>Curb Cut</b>  |
|                                     |                          |                          | <b>Staff Comments</b> | <p><b>Required:</b><br/> A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking.</p> <p><b>Proposed:</b> The applicant has proposed 18-foot wide driveway access off 4<sup>th</sup> Avenue. 33% (18-foot curb cut/55 linear feet along 4<sup>th</sup> Avenue) of the property's street frontage along 4<sup>th</sup> Avenue is used to access the detached garage.</p> <p>As noted in Exhibit C3, the Fire Department requires that the driveway width to access the townhome development shall have a minimum width of 20 feet. The remaining 2 feet of driveway width required pursuant to International Fire Code shall be an all-weather driving surface capable of supporting an imposed load of at least 75,000 pounds. The final driveway configuration shall be reviewed and approved by the Streets, Fire, and Planning departments prior to issuance of a Building Permit for the project.</p> |

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|                                     |                          |                          |                       | The project plans indicate that the driveway will include concrete pavers and a snowmelt system. All right-of-way improvements, including the proposed driveway access, shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project. The applicant shall secure a ROW Encroachment Permit for the proposed driveway pavers and snowmelt system prior to issuance of a Certificate of Occupancy for the project. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>17.125.040</b>     | <b>Parking Spaces</b>   |
|                                     |                          |                          | <b>Staff Comments</b> | <p>Off-street parking standards apply to any new development and to any new established uses.</p> <p><b>Required:</b><br/>Multiple-Family Residential Dwelling Units in the GR-L Zone<br/>Units 0 to 2,000 square feet and above: 1 parking space</p> <p><b>Proposed:</b><br/>2 parking spaces are provided on-site—one within the detached garage and one may be accommodated on the paver driveway.</p>   |



Delong Townhome 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<br>Streets   | The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.<br><br><i>Staff Comments</i><br>The proposed detached garage will be accessed from a new 18-foot wide driveway off 4 <sup>th</sup> Avenue.  |
| <input type="checkbox"/>                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.96.060.A2<br>Streets   | All street designs shall be approved by the City Engineer.<br><br><i>Staff Comments</i><br>No changes are proposed to the street design or lanes of travel within the 4 <sup>th</sup> Avenue right-of-way.   |
| <input type="checkbox"/>                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.96.060.B1<br>Sidewalks | All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department.<br><br><i>Staff Comments</i><br>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 for residential streets.<br><br>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.<br><br>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<br>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.<br><br><i>Staff Comments</i><br>The City does not require developers to install sidewalks along residential roads.<br><br>The developer must improve the right-of-way next to the front property line to meet City standards for residential streets.<br><br>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   |



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|                                     |                          |                                     |                               | <i>issuance of a Building Permit for the project. See Exhibit C3 for review comments and conditions from the City Engineer &amp; Streets Department.</i>   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>17.96.060.B3 Sidewalks</b> | <p>Sidewalks may be waived if one of the following criteria is met:</p> <ol style="list-style-type: none"> <li>The project comprises an addition of less than 250 square feet of conditioned space.</li> <li>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.</li> </ol>   |
|                                     |                          |                                     | <i>Staff Comments</i>         | <i>The applicant is not required to install sidewalks for the new townhome unit.</i>   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>17.96.060.B4 Sidewalks</b> | <p>The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</p>   |
|                                     |                          |                                     | <i>Staff Comments</i>         | <p><i>This standard does not apply because sidewalks are not included in the City right-of-way standards for residential roads.</i></p> <p><i>The applicant must improve the right-of-way next to the front property line along 4<sup>th</sup> Avenue to meet City standards for residential streets.</i></p>  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>17.96.060.B5 Sidewalks</b> | <p>New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.</p>  |
|                                     |                          |                                     | <i>Staff Comments</i>         | <i>N/A. The City does not require developers to install sidewalks in residential neighborhoods.</i>  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>17.96.060.B6 Sidewalks</b> | <p>The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.</p> |
|                                     |                          |                                     | <i>Staff Comments</i>         | <i>N/A. Staff does not recommend a voluntary cash contribution in-lieu of improvements for this project.</i>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <b>17.96.060.C1 Drainage</b>  | <p>All storm water shall be retained on site.</p>  |
|                                     |                          |                                     | <i>Staff Comments</i>         | <i>The drainage system must keep all storm water on the project site. The developer must install drainage improvements that meet City standards. The applicant has submitted the preliminary drainage plan</i>   |

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|                                     |                          |                          |                               | <p>on Sheet C1.0 of the project plans. The drainage plan proposes a system of drywells and catch basins.</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 &amp; KMC §17.96.060.C.1-4) prepared by a civil engineer licensed in the state to be submitted for review and approval by the City Engineer and Streets Department. See Exhibit C3 for City Department comments including City Engineer and Streets Department conditions.</p>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>17.96.060.C2 Drainage</b>  | <p><b>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</b></p> <p><i>Staff Comments</i></p> <p>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 &amp; 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 &amp; Streets Department.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>17.96.060.C3 Drainage</b>  | <p><b>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</b></p> <p><i>Staff Comments</i></p> <p>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"/> | <b>17.96.060.C.4 Drainage</b> | <p><b>Drainage facilities shall be constructed per City standards.</b></p> <p><i>Staff Comments</i></p> <p>All drainage facilities within the project site and the public right-of-way shall meet City standards. Final drainage specifications must be included with the civil drawings submitted with the Building Permit application to be reviewed and approved by the City Engineer &amp; Streets Department.</p>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>17.96.060.D1 Utilities</b> | <p><b>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</b></p> <p><i>Staff Comments</i></p> <p>All utilities necessary for the townhome project must be improved and installed at the sole expense of the applicant. The applicant has submitted the preliminary utilities plan on Sheet C1.0 of the project plans.</p>   |

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|                                     |                          |                                     |   | <i>Final plans will be reviewed and approved by the Utilities Department prior to issuance of a Building Permit for the project. See Exhibit C3 for review comments and conditions from the Utilities Department.</i>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <b>17.96.060.D2<br/>Utilities</b>                   | <b>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</b>  |
|                                     |                          |                                     | <i>Staff<br/>Comments</i>                           | <i>All utilities within the development site shall be underground and concealed from public view. See above analysis for Ketchum Municipal Code §17.96.060D1.</i>   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>17.96.060.D3<br/>Utilities</b>                   | <b>When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.</b>  |
|                                     |                          |                                     | <i>Staff<br/>Comments</i>                           | <i>Service for high-speed internet is available to serve the new townhome unit.</i>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <b>17.96.060.E1<br/>Compatibility<br/>of Design</b> | <b>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</b>   |
|                                     |                          |                                     | <i>Staff<br/>Comments</i>                           | <i>The elevations on Sheet 5 of the project plans note the exterior materials. The applicant has provided one colored elevation illustrating the front façade. Pictures and specifications of the proposed exterior materials have also been included in the project plans. The design utilizes natural materials and colors. The main material used across all facades of the townhome and garage is horizontal cedar siding stained with a natural tone. Two-story and one-story elements of stone veneer provide relief from the horizontally placed siding. The two-floors of the townhome unit are visually distinguished by the second-level balcony at the front elevation and a cedar trim band that wraps across all facades. Black aluminum-clad window and door openings, metal fascia, and the balcony's railing detail provide further relief from the horizontal cedar siding.</i><br><br><i>The neighboring townhome on subplot 2 is also characterized by natural materials and colors. The new townhome has a darker color palette with predominately reddish-brown stained cedar and black trim. The existing townhome has a lighter color palette with gray-tinted beige stone veneer and khaki-tan stucco with dark brown vertical siding and trim.</i><br><br><i>The project's materials and colors complement the adjacent homes and surrounding neighborhood. Homes in the surrounding</i> |

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|                                     |                          |                                     |   | <i>neighborhood are designed with natural wood siding, colored stucco, metal standing seam roofs, stone veneer, barn wood, corrugated metal, and board and batten siding.</i>  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>17.96.060.E2<br/>Compatibility<br/>of Design</b> | <b>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.</b>  |
|                                     |                          |                                     | <i>Staff<br/>Comments</i>                           | <i>N/A. No significant landmarks of historical or cultural importance have been identified on the property.</i>  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>17.96.060.E3<br/>Compatibility<br/>of Design</b> | <b>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.</b>  |
|                                     |                          |                                     | <i>Staff<br/>Comments</i>                           | <i>N/A This standard does not apply because this project is new construction. The existing A-frame on the property, which was constructed in 1943, will be demolished to accommodate the new townhome unit.</i>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <b>17.96.060.F1<br/>Architectural</b>               | <b>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</b>   |
|                                     |                          |                                     | <i>Staff<br/>Comments</i>                           | <i>The applicant has proposed a paver walkway leading to the home's front door. The entrance to the home is covered by the second-level balcony. The one-story stone veneer element by the front door further distinguishes the entrance to the townhome.</i>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <b>17.96.060.F2<br/>Architectural</b>               | <b>The building character shall be clearly defined by use of architectural features.</b>   |
|                                     |                          |                                     | <i>Staff<br/>Comments</i>                           | <i>Building elevations are included on Sheet 5 of the project plans. Two-story and one-story elements of stone veneer provide relief from the horizontal cedar siding. The two-floors of the townhome unit are visually distinguished by the second-level balcony at the front elevation and a cedar trim band wrapping across all facades. Black aluminum-clad window and door openings, metal fascia, and the balcony's railing detail provide further relief from the horizontal cedar siding. The slight slope of the mono-pitched roof decreases the bulk of the box-shaped building.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <b>17.96.060.F3<br/>Architectural</b>               | <b>There shall be continuity of materials, colors and signing within the project.</b>  |
|                                     |                          |                                     | <i>Staff<br/>Comments</i>                           | <i>The detached garage and fence match the townhome's materials and colors. The detached garage utilizes the horizontal cedar siding, metal fascia, and black aluminum-clad windows and doors. The townhome unit and detached garage have a consistent design theme with matching materials and colors.</i>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <b>17.96.060.F4<br/>Architectural</b>               | <b>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</b>   |

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|                                     |                          |                          | <b>Staff Comments</b>             | <p>The detached garage utilizes the same cedar siding to match the townhome unit. The elevations indicate a 6-foot tall gate extending from the detached garage. The attached gate is noted as part of the garage wall. The project proposes a 4-foot fence that connects to this gate across the front elevation. The gate and fence are also comprised of cedar siding to match the townhome unit and detached garage.</p> <p><i>In the GR-L Zone, fences, hedges, and walls shall not exceed 4 ft when located less than 30 ft from the front property line and shall not exceed 6 ft in height when located more than 30 ft from the front lot line (KMC §17.124.130). This regulation applies to the freestanding fence. Ketchum Municipal Code 17.08.020 specifies that appendages to structures, such as decks, roof overhangs, and port-cocheres, are part of the building for the purposes of determining building coverage, setbacks, and other dimensional standards and regulations. Prior to issuance of a Building Permit, the applicant shall provide further detail regarding the extended garage wall to determine whether the gate may be qualified as an appendage to the building. If the gate is not considered an appendage to the detached garage, then the height must be lowered to 4 feet.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>17.96.060.F5 Architectural</b> | <b>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</b>  |
|                                     |                          |                          | <b>Staff Comments</b>             | <p>The front and side façades incorporate material differentiation and visual relief from the bulk of the rectangular-shaped building. Two-story and one-story elements of stone veneer provide relief from the horizontal cedar siding. The two-floors of the townhome unit are visually distinguished by the second-level balcony at the front elevation and a cedar trim band wrapping across all facades. Black aluminum-clad window and door openings, metal fascia, and the balcony's railing detail provide further relief from the horizontal cedar siding. The slight slope of the mono-pitched roof decreases the bulk of the box-shaped building.</p> <p>The back wall is stark compared to the front and side elevations with only the cedar trim band, two windows, and one door opening. The existing townhome on subplot 2 is 23'-8" tall and will block this flat façade from public view.</p>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>17.96.060.F6 Architectural</b> | <b>Building(s) shall orient towards their primary street frontage.</b>   |
|                                     |                          |                          | <b>Staff Comments</b>             | <p>The townhome orients towards the primary street frontage along 4<sup>th</sup> Avenue. This front elevation provides the most visual interest with architectural features, like the one-story stone veneer element, that frame the front door.</p>   |

|   |   |   |                                    |   |
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| ☒ | ☐ | ☐ | 17.96.060.F7<br>Architectural      | Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.  |
|   |   |   | <i>Staff Comments</i>              | <p><i>This project is a townhome development in a residential neighborhood accessed off 4<sup>th</sup> Avenue. As noted on Sheet 1 of the project plans, the garbage and recycling containers will be stored within the detached garage.</i></p> <p><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></p>        |
| ☒ | ☐ | ☐ | 17.96.060.F8<br>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>              | <p><i>The second-level balcony extends beyond the front wall to cover the paver pathway leading to the front door. The flat roof form will prevent water from dripping or snow from sliding from the building. As noted on the east elevation (Sheet 5), the flat roof will be an EPDM system.</i></p>  |
| ☒ | ☐ | ☐ | 17.96.060.G1<br>Circulation Design | Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.   |
|   |   |   | <i>Staff Comments</i>              | <p><i>The site plan (Sheet 1) indicates the project's proposed circulation system, which includes paver walkways and concrete stepping pavers. The project site is located within a residential neighborhood. The site is not contiguous to an existing pedestrian, equestrian, or bicycle access.</i></p>  |
| ☐ | ☐ | ☒ | 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>  |
| ☒ | ☐ | ☐ | 17.96.060.G3<br>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>              | <p><i>The detached garage will be accessed from 4<sup>th</sup> Avenue, which is a low-traffic, residential street. Traffic is anticipated to flow safely within the project and onto 4<sup>th</sup> Avenue.</i></p> <p><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 driveway access.</i></p> |

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| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 17.96.060.G4<br>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 approximately 100 feet from 4<sup>th</sup> Avenue's intersection with 7<sup>th</sup> Street to the north and approximately 150 feet from 4<sup>th</sup> Avenue's intersection with 6<sup>th</sup> Street to the south.</i><br><br><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 driveway access.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 17.96.060.G5<br>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 proposed townhome on subplot 1 will be accessed from 4<sup>th</sup> Avenue. The existing townhome unit on subplot 2 is accessed from the Block 73 alleyway. The proposed circulation design will provide unobstructed access for emergency vehicles, snowplows, and garbage trucks.</i>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 17.96.060.H1<br>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>In lieu of providing snow storage areas, the applicant has proposed a snowmelt system, which is permitted pursuant to KMC §17.96.060.H4. The applicant has proposed a snowmelt system for the driveway. The cantilevered deck and roof overhangs cover the pedestrian pathways. The project plans indicate a solar collector system will be installed on the roof of the detached garage to serve the snowmelt system.</i>   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 17.96.060.H2<br>Snow Storage       | Snow storage areas shall be provided on-site.   |
|                                     |                                     |                                     | <i>Staff Comments</i>              | <i>See Staff analysis for KMC §17.96.060.H1. In lieu of providing snow storage areas, the applicant has proposed a snowmelt system, which is permitted pursuant to KMC §17.96.060.H4. The applicant has proposed a snowmelt system for the driveway. The cantilevered deck and roof overhangs cover the pedestrian pathways.</i>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 17.96.060.H3<br>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>In lieu of providing snow storage areas, the applicant has proposed a snowmelt system, which is permitted pursuant to KMC §17.96.060.H4. The applicant has proposed a snowmelt system for the driveway. The cantilevered deck and roof overhangs cover the pedestrian pathways.</i>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 17.96.060.H4<br>Snow Storage       | In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.  |

|                                     |                          |                          |                                 |   |
|-------------------------------------|--------------------------|--------------------------|---------------------------------|---|
|                                     |                          |                          | <b>Staff Comments</b>           | <i>In lieu of providing snow storage areas, the applicant has proposed a snowmelt system, which is permitted pursuant to KMC §17.96.060.H4. The applicant has proposed a snowmelt system for the driveway. The cantilevered deck and roof overhangs cover the pedestrian pathways. The project plans indicate a solar collector system will be installed on the roof of the detached garage to serve the snowmelt system.</i>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>17.96.060.I1 Landscaping</b> | <b>Landscaping is required for all projects.</b>  |
|                                     |                          |                          | <b>Staff Comments</b>           | <i>The landscape plan is indicated on Sheet 1 of the project plans. The proposed landscaping plan includes a row of lilacs that border the front property line, perennials, and lawn areas. All landscape materials and vegetation types shall be specified on the project plans submitted with the Building Permit application. All trees, shrubs, grasses, and perennials shall be drought tolerant.</i>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>17.96.060.I2 Landscaping</b> | <b>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.</b>   |
|                                     |                          |                          | <b>Staff Comments</b>           | <i>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. The landscape plan is indicated on Sheet 1 of the project plans. The proposed landscaping plan includes a row of lilacs that border the front property line, perennials, and lawn areas. All landscape materials and vegetation types shall be specified on the project plans submitted with the Building Permit application. All trees, shrubs, grasses, and perennials shall be drought tolerant.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>17.96.060.I3 Landscaping</b> | <b>All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.</b>  |
|                                     |                          |                          | <b>Staff Comments</b>           | <i>The landscape plan is indicated on Sheet 1 of the project plans. The proposed landscaping plan includes a row of lilacs that border the front property line, perennials, and lawn areas. All landscape materials and vegetation types shall be specified on the project plans submitted with the Building Permit application. All trees, shrubs, grasses, and perennials shall be drought tolerant. The applicant is encouraged to select native species.</i>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>17.96.060.I4 Landscaping</b> | <b>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.</b>   |
|                                     |                          |                          | <b>Staff Comments</b>           | <i>A row of lilacs will border the front property line along 4<sup>th</sup> Avenue to buffer the townhome from the street. The only landscaping proposed in the backyard is a seeded lawn area. Pursuant to KMC §</i>   |



|                          |                          |                                     |   |  |
|--------------------------|--------------------------|-------------------------------------|---|--|
|                          |                          |                                     |   | <p><i>17.96.060.13, all grasses proposed in the lawn area shall be drought tolerant. Staff recommends the applicant enhance the landscaping in the backyard. More landscaping would: (1) enhance privacy between neighboring homes, (2) soften the visual impact of the flat wall at the rear elevation, and (3) enhance the appearance of the townhome development. Staff recommends additional landscaping to soften the duplex's rectangular mass, provide relief from building walls, and screen the townhome development from the street and neighboring homes.</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p><b>17.96.060.J1<br/>Public<br/>Amenities</b></p> | <p>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.</p>   |
|                          |                          |                                     | <p><i>Staff<br/>Comments</i></p>                    | <p><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></p>   |



Delong Townhome Design Review  
EXHIBIT C3: CITY DEPARTMENT COMMENTS

**City Department Comments**

*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.*

**Fire Department:**

- 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.
- If a monitored fire detection system is installed, it meet all standards required per City of Ketchum Ordinance #1125 ([www.ketchumfire.org](http://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 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.
- An approved access roadway per 2012 International Fire Code Appendix D ([www.ketchumfire.org](http://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.
- Inspections of Fire Department permit required installations shall be scheduled at least 48 hours in advance.
- 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](http://www.ketchumfire.org).
- Fire Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.

**City Engineer & Streets Department:**

- Pursuant to KMC §17.96.060.C.1, all storm water drainage shall be retained on site.
- All construction for the project must comply with the standards set forth in Ketchum Municipal Code, Chapter 15.06 Construction Activity Standards. The applicant shall submit a Construction Activity Plan addressing all applicable activities including excavation, material storage and deliveries, screening, and site clean-up (KMC §15.06.030) to be reviewed and approved by the Building Department prior to issuance of a Building Permit for the project. Pursuant to KMC §15.06.030.A.2, the applicant shall provide notice of the project, construction schedule, and general contractor's contact information to all neighbors with properties adjacent to the project site.
- The design shall meet all applicable sections of Chapter 12 of Ketchum Municipal Code including design criteria for private driveways (KMC §12.04.030.L).
- 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.
- 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.
- The project plans indicate that the driveway will include concrete pavers and a snowmelt system. All right-of-way improvements, including the proposed driveway access, shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project. The applicant shall secure a ROW Encroachment Permit for the proposed driveway pavers and snowmelt system prior to issuance of a Certificate of Occupancy for the project.
- 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.

**Utilities:**

- The property is served by existing connections to the municipal sewer and water system off 4<sup>th</sup> Avenue.
- 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.

**Building:**

- 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.

**Planning and Zoning:**

Comments are denoted throughout the Staff Report and Exhibits C1 and C2.