



STAFF REPORT  
KETCHUM PLANNING AND ZONING COMMISSION  
MEETING OF APRIL 23, 2024

**PROJECT:** Warm Springs Townhomes

**FILE NUMBER:** P23-103

**APPLICATION:** Pre-Application Design Review

**PROPERTY OWNER:** 108-110 Ritchie LLC (Presidio Vista Properties – Erik DeBrujin)

**ARCHITECT:** Will Hentschel – 359 Design, LLC

**LOCATION:** 108 Ritchie Dr  
(Warm Springs Village Subdivision 2<sup>nd</sup> Revision Lot 3A Blk 4)

**ZONING:** Tourist 3000 - (T-3000)

**OVERLAY:** None

**REVIEWER:** Morgan Landers, AICP – Director of Planning and Building

**NOTICE:** As a courtesy, a public meeting notice for the project was mailed to all property owners within 300 feet of the project site and all political subdivisions on April 3, 2024. The notice was published in the Idaho Mountain Express on April 3, 2024. A notice was posted on the project site on April 16, 2024 and the city’s website on April 8, 2024.

**EXECUTIVE SUMMARY**

The applicant has submitted a Pre-Application Design Review for the development of 12-, three- and four-bedroom, townhouse units at 108 Ritchie Dr (the “subject property”). The subject property is zoned Tourist 3000 (T-3000) and is vacant (See Figure 1). The development proposes to utilize the city’s density bonus program for increased FAR and is therefore subject to the minimum residential density requirements of the Ketchum Municipal Code. 11 of the townhouse units range in size from approximately 2,300 SF to 2,900 SF with the twelfth unit being approximately 1,600 SF. See page 11 of Attachment 1 for the full list of units and sizes. The units within the development would be accessed by

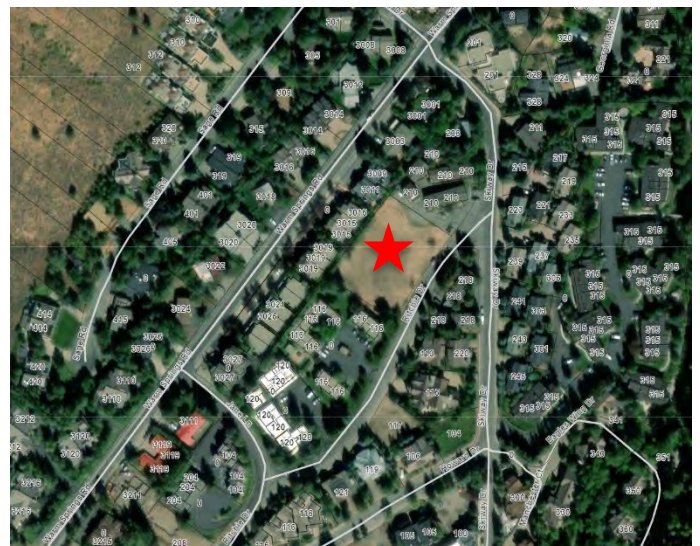


Figure 1: Subject Property

a private road entering from Ritchie Dr. Each townhouse has dedicated garage parking within each unit. The full project plans are included as Attachment 1.

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

## **BACKGROUND**

The subject property was previously two vacant lots. Prior to the adoption of Interim Ordinance 1234, an application was filed with the city to consolidate the lots (P22-027). The consolidation of the lots was approved on July 18, 2022 by the Ketchum City Council.

The Planning and Building Department received the Pre-Application Design Review application on November 17, 2023. The application was reviewed by all city department and comments were provided to the applicant for review. Although revisions in response to staff comments are not required for the pre-application process, the applicant chose to respond to staff's comments and conducted a redesign of the project based on staff's feedback. Staff provided comments to the applicant on the redesign and have included many of those comments in the analysis section below.

## **Analysis**

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

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

## **Criteria 1 & 2**

The 2014 Comprehensive Plan designates the subject property's future land use as "Medium Density Residential". Appropriate uses in this designation include single-family, duplexes, and other attached-unit types such as townhouses. The plan also states that multi-family housing is appropriate in many locations. The proposed development includes two multi-family buildings (Buildings 1 and 3) and two duplex units (Buildings 2 and 4). Staff believes the proposed development meets the intent of the future land use designation as proposed.

Chapter 4 of the comprehensive plan, Community Design and Neighborhoods, states that "Infill and development projects should be contextually appropriate to the neighborhood and development in which they will occur" (Policy CD-1.3). The plan also states that "Each new project should be well-designed and attractive and should complement surrounding land uses and existing neighborhood character" (Policy CD-1.4). The surrounding Warm Springs neighborhood is characterized by a variety

of two- and three-story multi-family and duplex developments. Figure 2 shows the subject property highlighted in yellow and surrounding properties. The surrounding properties have an outline of the buildings as well as how many units are in each building. As shown in the image, most of the surrounding properties have a similar development pattern as the proposed development.

Staff believes that the type of development proposed is appropriate for the neighborhood, however, does believe that the design of the development should be further considered. The development features pitched roofs, which are consistent with the surrounding neighborhood. However, the architectural style of the buildings, the location of outdoor patio space, and the proposed materials are not as compatible with the surrounding neighborhood. Please see the design review analysis below for further discussion on this topic.



Figure 2: Surrounding Neighborhood Development

### Criteria 3: Zoning and Design Review Standards

#### *Zoning and Dimensional Standards*

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

- Snowmelt Shed – the initial plan set did not include a standalone mechanical shed for the snowmelt system. The design of this shed will need to be included in the Final Design Review submittal and the footprint of the shed will have to be deducted from the Open Site Area calculation.
- Parking – Page 11 provides an overview of each unit, gross and net SF, and parking provided. The table incorrectly notates the parking allocated to Units 3C and 3D by transposing the unit and parking number. Unit 3D has one parking space and Unit 3C has two. Additionally, the total parking spaces provided is incorrect at 21. The total number of spaces is 23. The floorplans are correct and meet parking requirements, but the Final Design Review application should be corrected.

As noted above, the applicant is utilizing the FAR density bonus program. The base FAR permitted in the T-3000 zone district is 0.5, but can be increased to 1.6 with community housing mitigation. The proposed development has an FAR of 1.36 as shown on Page 14 of the application materials. The applicant has elected to pay a fee in-lieu of community housing for their mitigation and will be required to pay approximately \$2.3 million in housing in-lieu fees. The detailed calculation of the fee can be found in Attachment 2.

Finally, the Ketchum Municipal Code requires that sidewalks along Ritchie Dr. be a minimum of 7 feet in width (KMC 12.04.030.6-7). The initial application showed a 5-foot width sidewalk, which was corrected with the resubmitted drawings. The Applicant has requested the City Engineer consider allowing a 5-foot sidewalk as that would provide for additional landscape buffer, albeit in the public right-of-way. The sidewalk width is not at the discretion of the Planning and Zoning Commission; however, staff will provide any comments the Commission has to the City Engineer for consideration. Planning staff is not supportive of a reduction of sidewalk width in this location. The city consistently receives feedback from the Warm Springs community that pedestrian infrastructure is not adequate. A 5-foot sidewalk is only a comfortable width for two people to pass going opposite directions or two people to walk side-by-side. Any additional people with a desire to pass are required to use the road rather than a protected sidewalk which creates an unsafe environment.

#### *Design Review Criteria*

Bulk/Mass/Flatness (KMC 17.96.060.E.1 and F.3 and 5) – As noted above, the applicant conducted a redesign of the project following a first round of comments from staff. The redesign included changes to the roof forms, glazing, and materials. Although staff is very appreciative of the effort, the current design still has elements that should be considered further.

- Third floor overhang of patios – Buildings 1 and 2 both provide second floor outdoor decks that have the full third floor cantilevered over. The Warm Springs neighborhood has many properties with second and third level outdoor spaces provided with cantilevered decks. Most are uncovered and some are covered with modest roof overhangs. Full floor overhangs are uncharacteristic for the neighborhood and staff believes the proposed design accentuates the building's size at the third level, particularly at the corners.
- Glazing – The amount of glazing at the corner units could use continued refinement to be more characteristic of the surrounding neighborhood. During the first round of comments, staff encouraged the applicant to reduce the amount of glazing as the amount of glazing and lack of separation between windows was uncharacteristic of the surrounding neighborhood and increase the developments appearance of flatness. The applicant made changes to being more habitable space to the front of the façade, however, staff believes the corner units still appear somewhat flat with the amount of glazing.
- Materials and Color Palette - The light color palette of the buildings coupled with the vertical siding, wood slat treatments, and glazing makes the top two floors seem much larger in size than the lowest level which results in the bulk of the buildings being toward the top of the structures and a lack of grounding in the building design. Additionally, the overall color palette and vertical orientation of the materials lacks contrast and artificially elongates the height of the buildings. More prominent horizontal elements through materials or architectural features would assist in reducing the perceived mass of the building. Staff believes this is a challenge on all facades of the building, including the rear facades that face adjacent properties (page 25 of Attachment 1).

Landscaping (KMC 17.96.060.I.4) – Staff have concerns related to the use of small tree species vs. species that will grow in a more robust manner and would recommend finding opportunities to include larger species at appropriate places (such as party wall locations). Staff understands the desire of the applicant to preserve iconic views of Warm Springs ski runs, however, a better balance is recommended. Additionally, staff have concerns related to the reduction in tree species along the other property boundaries. The initial landscape plan included a variety of tree species along the side and rear property boundaries, which provided a substantial buffer between this development and

surrounding properties. The revised landscape plan eliminates most of the trees to be replaced by shrubs, which does not achieve the same buffering effect.

**Staff Recommendation**

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

**Attachments:**

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



City of Ketchum

## **ATTACHMENT A:**

# **Application and Project Plans**



**City of Ketchum  
Planning & Building**

**Pre-Application Design Review**

OFFICIAL USE ONLY	
File Number:	<b>P23-103</b>
Date Received:	<b>11/17/23</b>
By:	<b>HLN</b>
Pre-Application Fee	<b>\$3300</b>
Design Review Fee Paid:	
By:	

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

APPLICANT INFORMATION			
Project Name: Warm Springs Townhomes		Phone: (720-)339-6798	
Owner: Presidio Vista Properties		Mailing Address:	
Email: erik@presidiovistaproperties.com		PO Box 14001-174, Ketchum, ID 83340	
Architect/Representative: 359 Design, LLC		Phone: (303) 884-9131	
Email: whentschel@359design.co		Mailing Address:	
Architect License Number: 2465		3459 Ringsby Court, Denver CO 80211	
Engineer of Record: Benchmark Associates		Phone: (208) 726-9512	
Email: phoebe@galena-benchmark.com		Mailing Address:	
Engineer License Number:		100 Bell Dr, Ketchum, ID 83340	
Primary Contact Name and Phone Number: Erik de Bruijn, +1 720-339-6798			
PROJECT INFORMATION			
Legal Land Description: Lot 3&4 Blk 4 Warm Springs Subdivision		Street Address: 108-110 Ritchie Drive	
Lot Area (Square Feet): 35,799	Zoning District: T-3000	RPK #:	
Overlay District:	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Avalanche	<input type="checkbox"/> Mountain <input checked="" type="checkbox"/> None
Type of Construction:	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Addition	<input type="checkbox"/> Remodel <input type="checkbox"/> Other
Anticipated Use: Residential	Number of Residential Units: 14		
GROSS FLOOR AREA			
	<b>Proposed</b>	<b>Existing</b>	
Basements	Sq. Ft.	15,987	Sq. Ft.
1 <sup>st</sup> Floor	Sq. Ft.	14,725	Sq. Ft.
2 <sup>nd</sup> Floor	Sq. Ft.	14,568	Sq. Ft.
3 <sup>rd</sup> Floor	Sq. Ft.		Sq. Ft.
Mezzanine	Sq. Ft.		Sq. Ft.
Total	Sq. Ft.	45,280	Sq. Ft.
FLOOR AREA RATIO			
Community Core:	Tourist:	General Residential-High: 1.26	
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage: 35%			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 15'	Side: 10'-11'8"	Side: 10'-11'8"	Rear: 10'-11'8"
Building Height: 33' 11" - 34' 4"			
OFF STREET PARKING			
Parking Spaces Provided: 22	Curb Cut: 52' 5" LF	Sq. Ft.	% 23.9%

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.

11-13-2023

Signature of Owner/Representative

Date



# WARM SPRINGS TOWNHOMES

**359**  
DESIGN

**WARM SPRINGS TOWNHOMES**

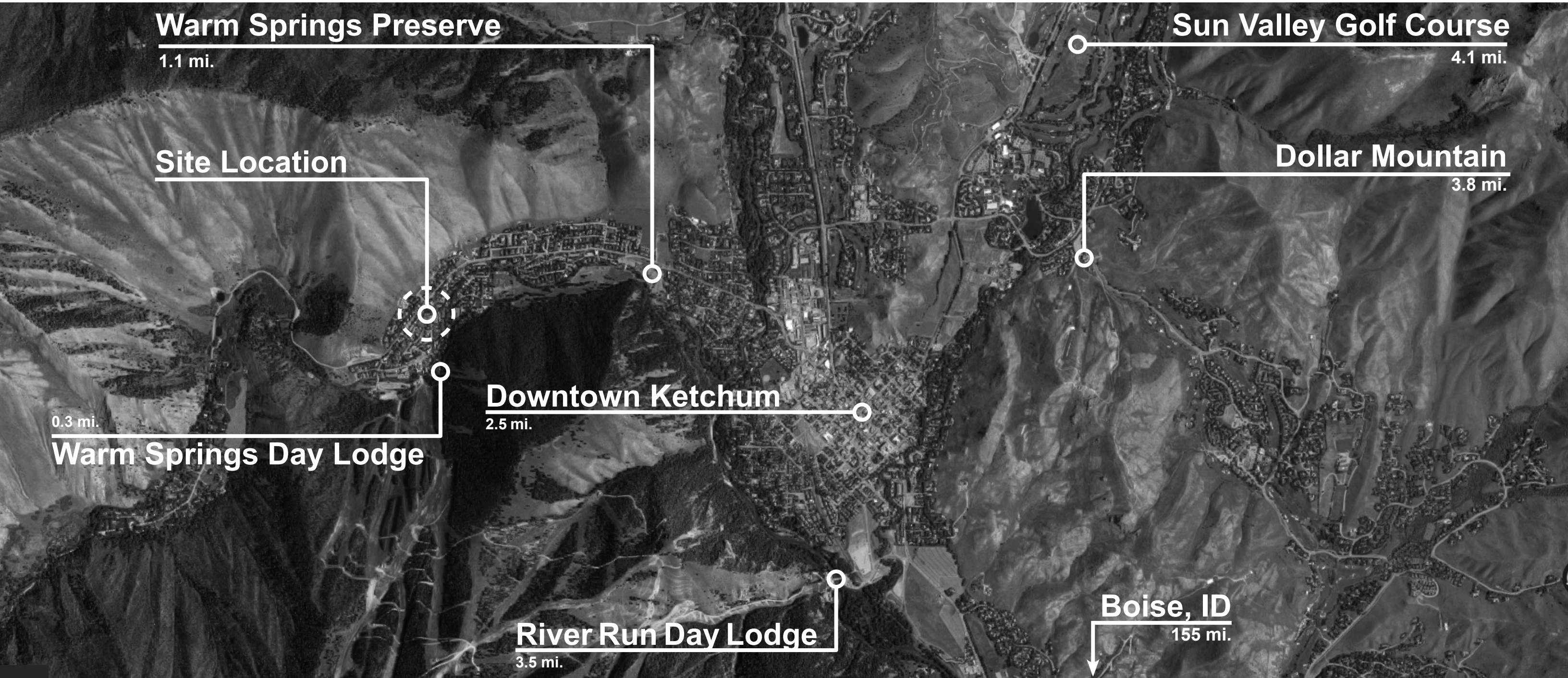
Pre-Design Review Application 2 \ \ March 14, 2024

CONCEPT DOCUMENT  
NOT FOR PUBLIC USE



# PROJECT INFORMATION

01.0 \ PROJECT INFORMATION: Location



01.0 \ PROJECT INFORMATION: Vicinity Map



01.0 \ PROJECT INFORMATION: Site Plan



# PROJECT NARRATIVE

# 02.0 \ PROJECT NARRATIVE: Overview

Project Name:	Warm Springs Townhomes
Project Address:	108 Ritchie Drive, Ketchum ID 83340
Lot Area:	35,799 sqft
Zoning District:	T-3000
Type of Construction:	New
Number of Residential Units:	12
Anticipated Use:	Residential
Owner:	108-110 Richie LLC
Owners Contact:	Erik de Bruijn, 720-339-6798, erik@presidiovistaproperties.com PO Box 14001-174, Ketchum ID 83340
Architect:	359 Design, LLC
Architects Contact:	Will Hentschel, whentshel@359design.co 3459 Ringsby Court, Denver CO, 80211
Engineer:	Benchmark Associates
Engineers Contact:	Phoebe Johannessen, Phoebe@galena-benchmark.com 100, Bell Dr, Ketchum, ID 83340
<b>Project Approach and Concept:</b>	
<p><i>Thank you for this opportunity to present the pre-application concept drawings for Warm Springs Townhomes. Warm Springs Townhomes is a new development concept for 108 Ritchie Drive, Ketchum, consisting of 12 new townhomes. These townhomes will be three level, 3-4-bedroom residences that comply with Ketchum's T-3000 Zoning District, all applicable design review requirements, and building code requirements.</i></p> <p><i>The purpose of this development project is to deliver high-quality residences that are contextual to the surrounding neighborhood. The Warm Springs townhome community will bring multifamily-living appropriate to the varied Warm Springs permanent and seasonal demographic. Given the proximity of the site to the Warm Springs ski base area, we can expect an array of owners and users as such, the project will be suitable to many different tastes and experiences. The design of each unit and development promotes an uplifting design for the neighborhood. The facade embraces natural materials, while promoting a fresh design perspective that bridges original palettes with new architectural design.</i></p> <p><i>The exterior design thoughtfully addresses all aspects of the neighborhood and its guests through materiality, structure and site association. The proposed exterior materials are meant to embrace the context of the valley while bridging the established exterior palettes of the neighborhood. The intent of the exterior is to be quiet, simple, and naturally evolving, like the natural landscape of the Warm Springs area. The exterior materials will evolve slowly and show "weathering" over time. Unlike unprotected materials, they will be stable during this weathering and the patina will be embraced and celebrated. The building's exterior designs use glazing to identify and activate public areas. Utilizing wood slats layered in with the glazing establish layers of privacy for residents, while softening the exterior facade for neighbors.</i></p> <p><i>While the proximity and location of the site has been studied thoroughly; each unit's floor plan creates undulation and addresses optimal placement and views on the site. The setbacks for decks in the axiomatic views and the differing exterior materials address circulation vs public spaces throughout. Given the proximity of the adjacent structures within the neighborhood, Warm Springs Townhomes do their best not to "tun their backs to their neighbors", but instead address, or intentionally be quiet and non-distracting from the beautiful views from the adjacent properties.</i></p> <p><i>On the technical side of designing this development - This project complies with the recently revised T-3000 zoning density requirements, which sets the quantity of units at 12. The site's depth and minimal gain in height from front to back, provides a challenge. The two rowed approach allows different building types from front to back. On the front, units will be oriented to address the street, and in the back, units will be oriented to capture the views.</i></p> <p><i>We look forward to showing you the project in more detail in the subsequent pages of this application.</i></p>	

<b>Design Review Evaluation Standards</b> 17.96.060: Improvements and Standards	<b>Project Narrative Responses</b>
<p><b>A. Streets:</b></p> <ol style="list-style-type: none"> <li>The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.</li> <li>All street designs shall be approved by the City Engineer.</li> </ol>	<p>A1. <i>Project will comply.</i></p> <p>A2. <i>Project will comply.</i></p>
<p><b>B. Sidewalks:</b></p> <ol style="list-style-type: none"> <li>All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks as required by the Public Works Department.</li> <li>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.</li> <li>Sidewalks may be waived if one of the following criteria is met:               <ol style="list-style-type: none"> <li>The project comprises an addition of less than two hundred fifty (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> </li> <li>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.</li> <li>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.</li> <li>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.</li> </ol>	<p>B1. <i>Project will comply.</i></p> <p>B2. <i>Project will comply.</i></p> <p>B3. <i>Project does not ask for sidewalk requirement to be waived.</i></p> <p>B4. <i>Project complies, sidewalk is provided.</i></p> <p>B5. <i>Project complies, sidewalk is provided.</i></p> <p>B6. <i>Project complies, sidewalk is provided.</i></p>
<p><b>C. Drainage:</b></p> <ol style="list-style-type: none"> <li>All storm water shall be retained on site.</li> <li>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</li> <li>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</li> <li>Drainage facilities shall be constructed per city standards.</li> </ol>	<p>C1. <i>Project will comply.</i></p> <p>C2. <i>Project will comply.</i></p> <p>C3. <i>Project will comply.</i></p> <p>C4. <i>Project will comply.</i></p>
<p><b>D. Utilities:</b></p> <ol style="list-style-type: none"> <li>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</li> <li>Utilities shall be located underground and above grade utility, power and communication equipment within the development site shall be concealed from public view.</li> <li>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.</li> </ol>	<p>D1. <i>Project will comply.</i></p> <p>D2. <i>Project will comply.</i></p> <p>D3. <i>Project will comply.</i></p>
<p><b>E. Compatibility of Design:</b></p> <ol style="list-style-type: none"> <li>The project's materials, colors and signing shall be complementary to the townscape, surrounding neighborhoods and adjoining structures.</li> <li>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.</li> <li>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.</li> </ol>	<p>E1. <i>Project will comply.</i></p> <p>E2. <i>Not applicable</i></p> <p>E3. <i>Not applicable</i></p>

# 02.0 \ PROJECT NARRATIVE: Overview

<b>Design Review Evaluation Standards</b> 17.96.060: Improvements and Standards	<b>Design Review Evaluation Standards</b> 17.96.060: Improvements and Standards	<b>Project Narrative Responses</b>
<p><b>F. Architectural:</b></p> <p>1. Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.  <i>F1. The project and all units will have immediate sidewalk access. Buildings 1&amp;2 will have individual connectors. Buildings 3&amp;4 will have walk-up sidewalks via internal private street.</i></p> <p>2. The building character shall be clearly defined by use of architectural features.  <i>F2. The units within the townhome development have an easily identifiable front door. The social spaces are clearly identified and deliberate. Given the clear forms of each unit, this allows simplicity and continuation in materiality from unit to unit.</i></p> <p>3. There shall be continuity of materials, colors and signing within the project.  <i>F3. The materials are clearly continual from unit to unit. Spaces identified by material and entries and individual units via architectural form. The varied unit types give the project texture from building to building.</i></p> <p>4. Accessory structures, fences, walls, and landscape features within the project shall match or complement the principal building.  <i>F4. Any walls will be made of natural stone or concrete, connected to nature and grounded.</i></p> <p>5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.  <i>F5. The front facades of the buildings undulate from level to level and in many instances within each level. The setbacks in façade are for spaces of the deck while often a roof or additional floor is over the setback exterior space. This is deliberate and identifiable. It gives the project incredible texture from building to building.</i></p> <p>6. Building(s) shall orient towards their primary street frontage.  <i>F6. All buildings address the public way. Building 1 is a pedestrian walk-up building with vehicular access via a center drive lane. The deck and social space of the unit is on the second level, viably addressable from Ritchie drive and the sidewalk. A ground level patio allows for screened social interaction. Building 2 follows suit with building 1 but is further interactive with the street via drivelines and garage access. This is the only building of the four that has garage access form the street. The units on the building address the corner condition with social spaces and entry. Building 3 flips the script by having the decks on the upper level, though separate from the adjacent development to the north. The stagger in buildings and the rise or downward crescendo from north to south allow for each building to have a filtered view on the mid-levels and direct view on the upper levels. Building 4 addresses the integral pedestrian that comes from Ritchie and addresses the adjacent parcel and filtered views it allows.</i></p> <p>7. Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.  <i>F7. The project will utilize individual trash pickup and cans for each unit. They will be stored within the garage except on trash pickup days. The project will use one trash service.</i></p> <p>8. Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.  <i>F8. Snow control is of utmost importance. The project will be heavily studied, and snow/water dangers mitigated with the assistance of third-party experts.</i></p>	<p><b>G. Circulation Design:</b></p> <p>1. Pedestrian, equestrian, and bicycle access shall be located to connect with existing and anticipated easements and pathways.</p> <p>2. Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.</p> <p>3. Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian, and equestrian use. Consideration shall be given to adequate sight distances and proper signage.</p> <p>4. Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.</p> <p>5. Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.</p> <p><b>H. Snow Storage:</b></p> <p>1. Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.</p> <p>2. Snow storage areas shall be provided on-site.</p> <p>3. A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.</p> <p>4. In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.</p> <p><b>I. Landscaping:</b></p> <p>1. Landscaping is required for all projects.</p> <p>2. Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.</p> <p>3. All plant species shall be drought tolerant. Native species are recommended but not required.</p> <p>4. Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.</p> <p><b>J. Public Amenities:</b></p> <p>1. Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall be approved by the Public Works Director prior to design review approval from the Commission.</p>	<p>G1. <i>Project will comply.</i></p> <p>G2. <i>Project will comply.</i></p> <p>G3. <i>Project will comply.</i></p> <p>G4. <i>Projects private street &amp; driveway design is more than 20' from nearest intersection.</i></p> <p>G5. <i>Project will comply.</i></p> <p>H1. <i>Project will comply.</i></p> <p>H2. <i>Project will comply.</i></p> <p>H3. <i>Project will comply.</i></p> <p>H4. <i>Project design includes snow melt.</i></p> <p>I1. <i>Project will comply.</i></p> <p>I2. <i>Project will comply.</i></p> <p>I3. <i>Project will comply.</i></p> <p>I4. <i>Project will comply.</i></p> <p>J1. <i>Project will comply.</i></p>

02.0 \ PROJECT NARRATIVE: Location





## 02.0 \ PROJECT NARRATIVE: Zoning

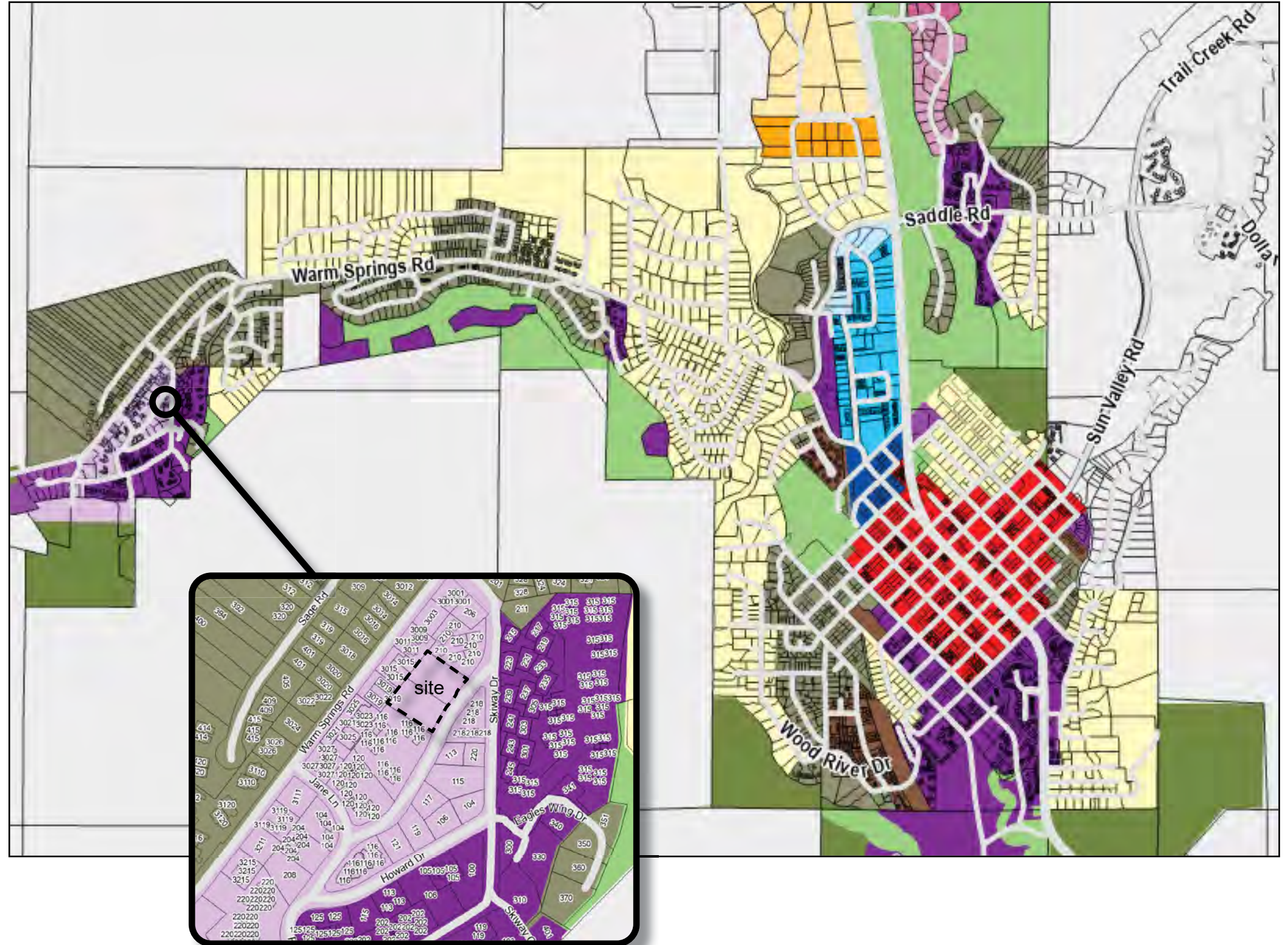
### ZONING:

T-3000 Zoning District

2 Parking Spots required per unit if > 2,001 SF

FAR of 1.6 MAX, w/ inclusionary housing incentive

Zoning requirements are designed to complement and enhance neighborhood, & encourage articulation & quality design



# 02.0 \ PROJECT NARRATIVE: Off-Street Parking & Sidewalks

## Code Requirement: Parking requirements.

Code Excerpt:

17.125.040 – Off street parking and loading calculations.

“A. Computational rules. The following rules apply when computing off street parking and loading requirements.

3. Area Measurements.

a. Residential. Unless otherwise specifically noted, residential parking requirements for all square footage-based parking and loading standards shall be computed on the interior square footage of each residential unit, as measured between the interior walls of the unit.

B. Off-street parking matrix.

2. Residential multiple-family dwelling within the Community Core (CC) District and the Tourist (T), Tourist 3000 (T-3000), and Tourist 4000 (T-4000):

- b. Units 751 square feet to 2,000 square feet      1 parking space
- c. Units 2,001 square feet and above                      2 parking spaces”

Design Compliance:

In the proposed development, units with a net area of 2,000 square feet or less are provided a private single-car garage, and units with a net area over 2,000 square feet are provided a private two-car garage.



## Code Requirement: Sidewalks

Code Excerpt:

12.04.030 Design Criteria. M. Sidewalk, Curb and Gutter.

“6. Sidewalks shall be five feet wide, except specifically as follows, in order to accommodate heavy pedestrian circulation: Sun Valley Road and Main Street within the community core zoning district (CC), as defined in title 17 of this Code, shall be eight feet in width; and Skiway Drive, Lloyd Drive, Gates Road, Jane Lane, Ritchie Drive and Howard Drive shall be seven feet in width, unless otherwise required or approved by the City Council.”

Design Compliance:

The proposed development includes a 7’ wide sidewalk along the lot line that is adjacent to Ritchie Drive within the R.O.W. of Ritchie Drive.

Project Matrix					
	Quantity	Building HT.	Gross SQFT.	Net SQFT.	Parking Spaces
1A	1	35'	3,699	2,865	2
1B	1	35'	3,662	2,796	2
1B-alt	1	35'	3,684	2,820	2
1C	1	35'	2,981	2,234	2
2A	1	35'	3,638	2,856	2
2B	1	35'	3,588	2,808	2
3A	1	35'	3,624	2,827	2
3B	1	35'	3,361	2,575	2
3C	1	35'	3,128	2,351	1
3D	1	35'	2,030	1,562	2
4A	1	35'	3,166	2,376	2
4B	1	35'	3,163	2,376	2
<b>TOTAL:</b>	<b>12</b>		<b>39,725</b>	<b>30,446</b>	<b>21</b>

# 02.0 \ PROJECT NARRATIVE: Maximum Building Height

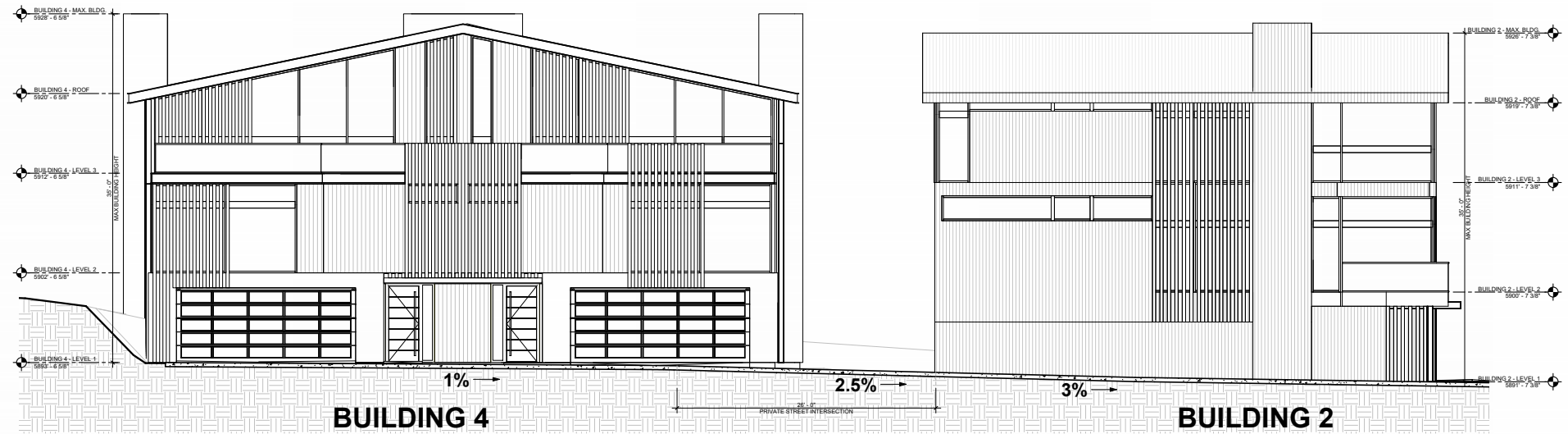
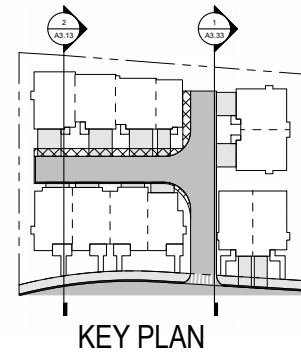
## Code Requirement: Maximum Building Height

Code Excerpt:

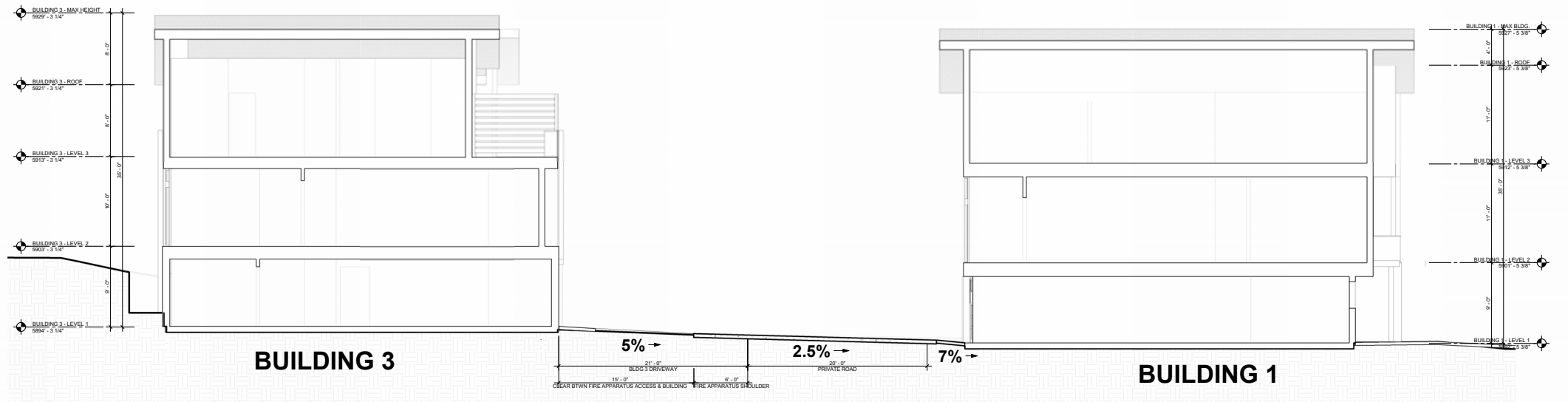
“For buildings with a roof pitch greater than 5:12 the maximum height to the mean point of the ridge or ridges measured from eaves line to the ridge top shall be 35 feet. Roof ridges above the mean point may extend up to a height of 44 feet.”

### Design Compliance:

The proposed development meets the maximum building height for the T-3000 district; all buildings are under the maximum building height of 35'-0.



SITE SECTION 1



SITE SECTION 2

# 02.0 \ PROJECT NARRATIVE: Lot Setbacks

## Code Requirement: Lot Setbacks

Code Excerpt:

Front Setback- 15'

Side Setback - The greater of 1' for every 3' of building height, or 5'

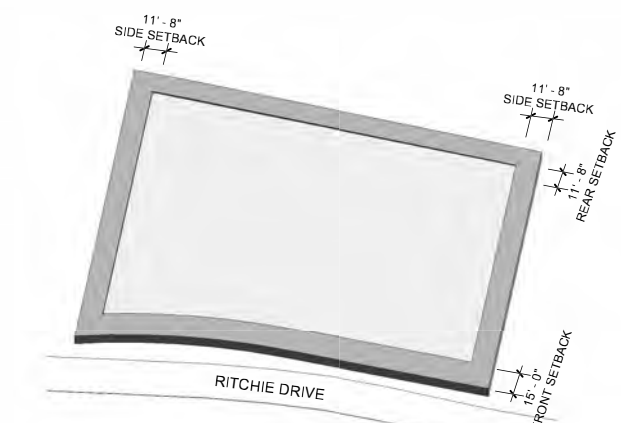
Rear Setback- The greater of 1' for every 3' of building height, or 10'

## Design Compliance:

The proposed development has a 15' front setback along Ritchie Drive, and an 11'-8" side and rear setback for maximum 35' building heights.



**1** PROPERTY AREA 2



**2** SETBACKS - 35' BUILDING HEIGHT  
\*MAX BUILDING HEIGHT WITH LESS THAN 5/12 ROOF PITCH

# 02.0 \ PROJECT NARRATIVE: FAR

## Code Requirement: FAR

Code Excerpt:

17.124.040 – Floor Area Ratios and Community Housing

A. General Requirements. All new buildings and alterations to existing buildings in the GR-H, T, T-3000, T-4000, and CC zoning districts, unless otherwise specified in this title, shall be subject to the maximum floor area ratio (FAR) described below.

T-3000 (Tourist Zone)

Permitted Gross FAR 0.5

Inclusionary Housing Incentive 1.6

17.08.020 - Terms defined.

Floor Area Ratio or FAR: The product of the floor area divided by the lot area (example 2,750 sqft. floor area/5,500 sqft lot area = 0.5 FAR).

EX: (Gross) floor area / Lot area = FAR

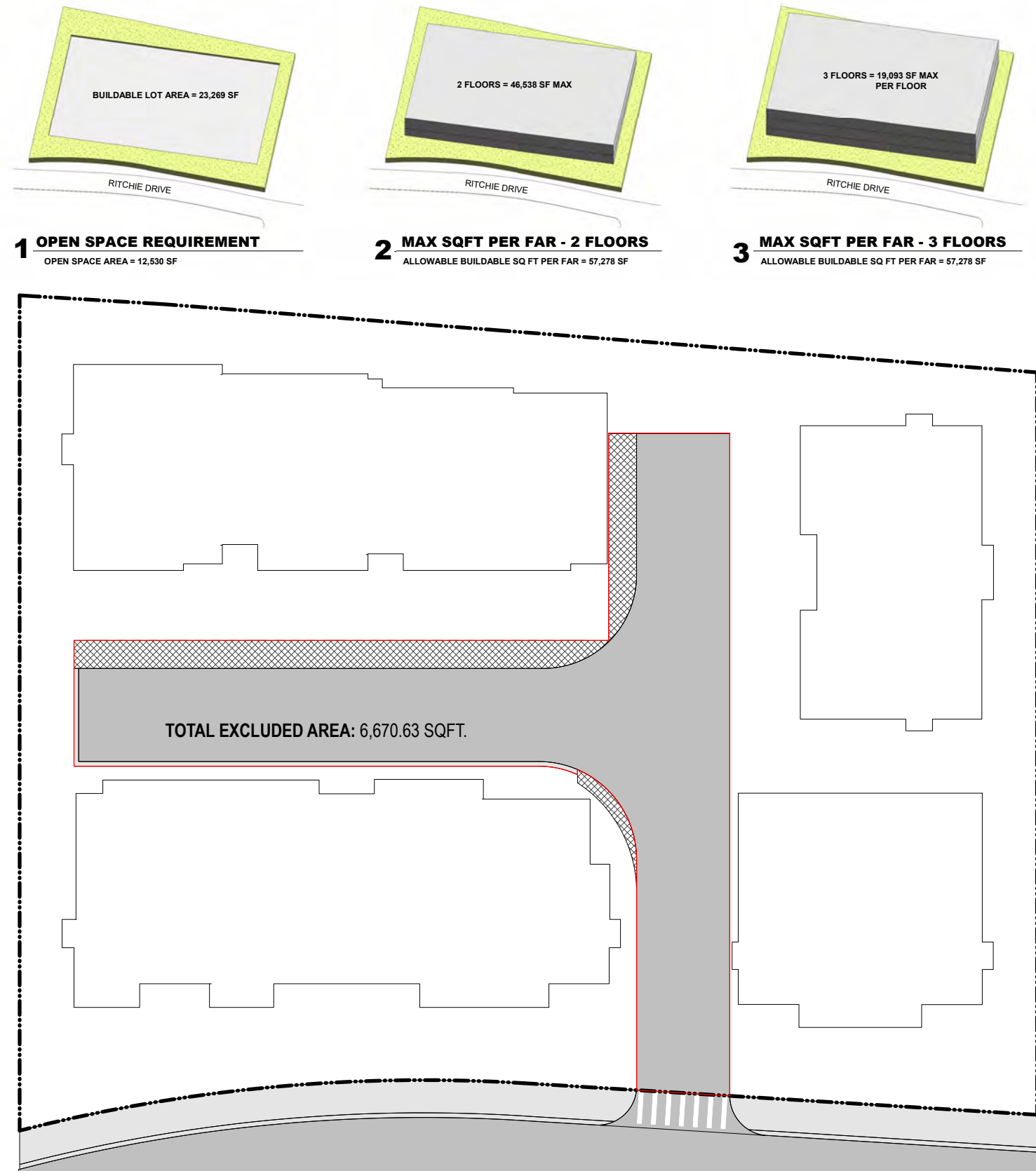
Lot area: The area within the boundaries of a lot, exclusive of any of the area contained within a public or private street, alley, fire lane or private driveway easement.

### Design Compliance:

The proposed development has a lot area of 35,799 sqft., an exclusionary area of 6,670 sqft, and a total gross building area of 39,725 sqft.

This results in a FAR of 1.36 which falls under the maximum for the T-3000 zone, Inclusionary Housing Incentive.

Total Property Area:	35,799 SQFT.
<b>Total Excluded:</b>	<b>6,671 SQFT.</b>
<b>Revised Lot Area:</b>	<b>29,128 SQFT.</b>
Gross Floor Area:	39,725 SQFT.
<b>FAR:</b>	<b>1.36</b>



# 02.0 \ PROJECT NARRATIVE: Unit Density

## Code Requirement: Density

Code Excerpt:

17.124.180 - Minimum Residential Densities and Commercial Requirements  
 A. General Requirements. New development projects or expansions of existing buildings that exceed a total floor area ratio (FAR) of...0.5 FAR in the T, T-3000, T-4000, and GR-H zoning districts must provide a minimum number of residential units as follows:

T-3000                      4 Units/10,000 sqft. of lot area

## Design Compliance:

With a lot area of 39,128 sqft the site is required to have 12 units to comply. The proposed development is comprised of 12 units.

### Unit Requirement Calc:

Total Property Area:            35,799 SQFT.  
 Total Excluded:                    6,671 SQFT.

Revised Lot Area:                 29,128 SQFT.

29,128 / 10,000 = 2.9128  
 2.9128 x 4 Units = **12 Units (11.65)**

excerpt from ordinance 1249:

Zone District	Minimum Residential Density Required			
CC Subdistricts 1 and 2	100% Residential Development 5 units per Ketchum Townsite lot as originally platted			
	Mixed Use Development			
	≤ 30% Commercial  4 units per Ketchum Townsite lot as originally platted	31-60% Commercial  3 units per Ketchum Townsite lot as originally platted	61-80% Commercial  2 units per Ketchum Townsite lot as originally platted	≥ 80% Commercial  No Minimum except when residential units are provided, there shall be a minimum of 2 units
T	100% Residential Development 7 / 10,000 SF of lot area			
	Mixed Use Development			
	≤ 30% Commercial  4 / 10,000 SF of lot area	31-60% Commercial  3 / 10,000 SF of lot area	61-80% Commercial  2 / 10,000 SF of lot area	≥ 80% Commercial  No Minimum except when residential units are provided, there shall be a minimum of 2 units
T-3000	4 / 10,000 SF of lot area			
T-4000	6 / 10,000 SF of lot area			
GR-H	6 / 10,000 SF of lot area			

B. Commercial calculation. For purposes of calculating commercial area for minimum residential densities, commercial square footage shall include all permitted and conditionally permitted uses identified in KMC Section 17.12.020 – District Use Matrix under the categories of “Commercial” or “Public and Institutional”.

1. Commercial area shall be calculated by dividing the net floor area of commercial square footage by the total net floor area for the project.

C. Minimum commercial. Mixed-use developments in the CC-1 Zone and for properties located from the alley west of Main Street to N 2<sup>nd</sup> Avenue between 2<sup>nd</sup> and 5<sup>th</sup> Streets within the CC-2 Zone shall have a minimum of 35% of the gross floor area, as defined in KMC 17.08.020, of the ground floor be commercial use(s).

D. Restaurant incentive. The minimum residential density requirements shall be reduced by one dwelling unit for new developments proposing restaurants that include necessary utility infrastructure for commercial kitchens, such as but not limited to commercial hood and grease traps.



# 02.0 \ PROJECT NARRATIVE: Open Space Requirement





### **Code Requirement: Open Space**

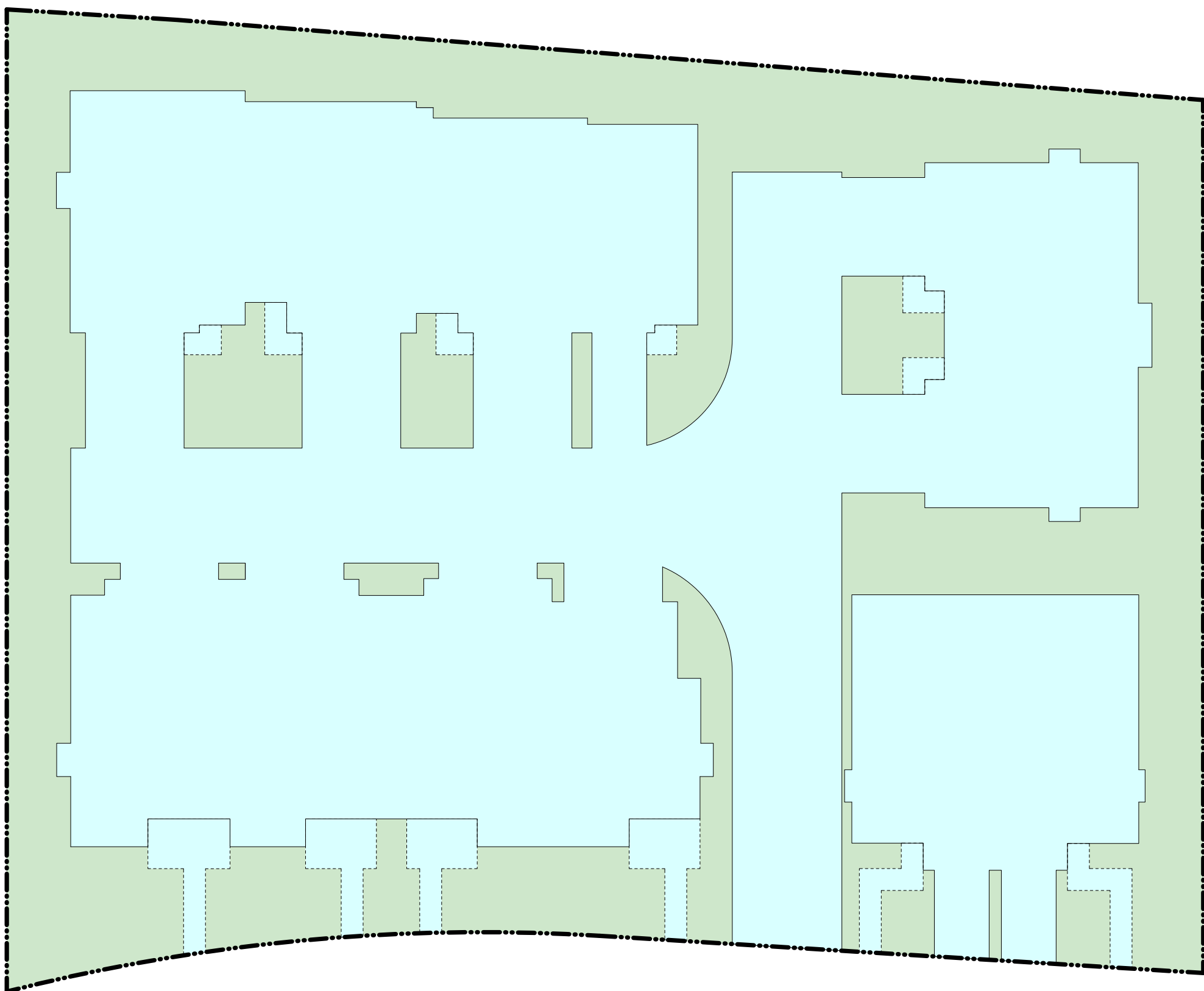
*Code Excerpt:  
Minimum Open Space: 35% (A maximum of 5% open site area may be used for private decks or patios and walkways subject to design review).*

### **Design Compliance:**

35,799 sqft = Total lot area  
11,850 sqft = Open space  
22,785 sqft = Buildings, driveways & private street.  
1,165 sqft = Walkways and patios.

636 sq (5% of open space sqft for sidewalks)  
+ 11,850 sqft (open space) = 35% adjusted open space

	OPEN SPACE
	NON-OPEN SPACE
	PATIO/DECKS/WALKWAYS
	PROPERTY LINE



# 02.0 \ PROJECT NARRATIVE: Fire Access

## Code Requirement: Fire Access

### Code Excerpt:

Appendix D of the 2018 IFC, Section D105 – Aerial Fire Apparatus Access Roads

D105.1 – Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9,144 mm), approved fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to exterior wall, or the top of parapet walls, whichever is greater.

D105.2 – Aerial fire apparatus access roads shall have a minimum unobstructed width of 26' (7,925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 – One or more of the required access routes meeting this condition shall be located not less than 15' (4572 mm) and not greater than 30' (9144 mm) from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the Fire Code Official.

### Design Compliance:

The proposed development has a 20' wide private road that would provide access to the interior of the site and designate 26' wide portions of the road for aerial fire truck access to buildings 3 and 4. Additionally, buildings 3 & 4 are setback 15' from edge of fire truck access road.





# PROJECT EXHIBITS

# 03.0 \ PROJECT EXHIBITS: Conceptual Landscape Site Plan



Colorado Blue Spruce



Subalpine Fir



Mugo Tannenbaum Pine



Aspen Trees



Warm Springs

EGGERS ASSOCIATES, P.A.  
landscape architecture  
P.O. Box 859  
Ketchum, ID 83340  
T: (208) 725-0988  
F: (208) 725-0972

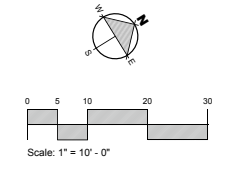
108 & 110 Richie Drive  
Lots 3 & 4  
Warm Springs Village Subd.  
Ketchum, Idaho

Job No: 23-31  
Scale: 1/8" = 1'-0"  
Issue/Revision Date  
Design Review 11/15/23  
D.R. Update 01/24/24  
D.R. Update 03/14/24

Stamp

Sheet Title:  
Landscape  
Concept

Sheet No:  
L1



CONCEPT PLAN - NOT FOR CONSTRUCTION

03.0 \ PROJECT EXHIBITS: Conceptual Floor Plans



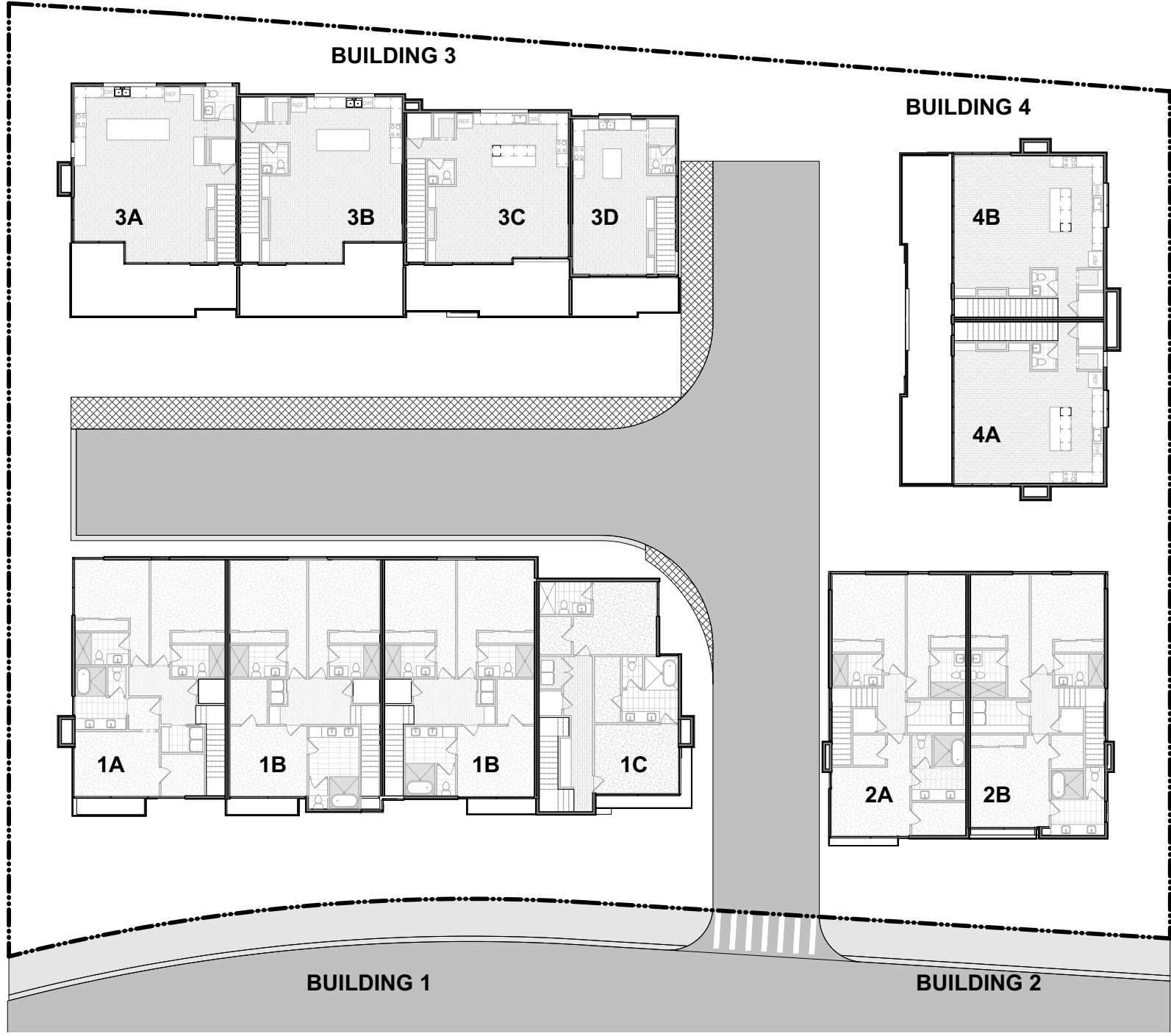
LEVEL 1

# 03.0 \ PROJECT EXHIBITS: Conceptual Floor Plans



LEVEL 2

03.0 \ PROJECT EXHIBITS: Conceptual Floor Plans



LEVEL 3

# 03.0 \ PROJECT EXHIBITS: Conceptual Floor Plans

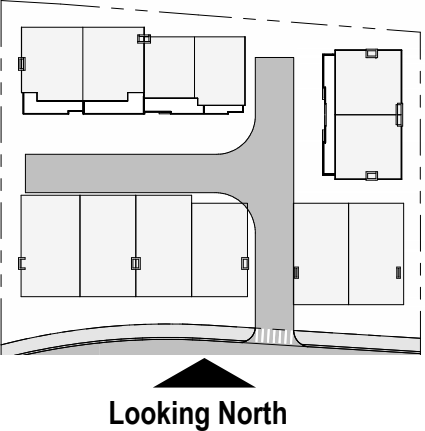


ROOF PLAN

03.0 \ PROJECT EXHIBITS: Conceptual Building Elevations and Materials



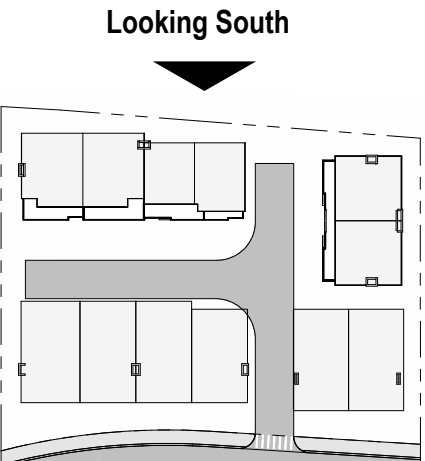
North Elevation



03.0 \ PROJECT EXHIBITS: Conceptual Building Elevations and Materials



South Elevation

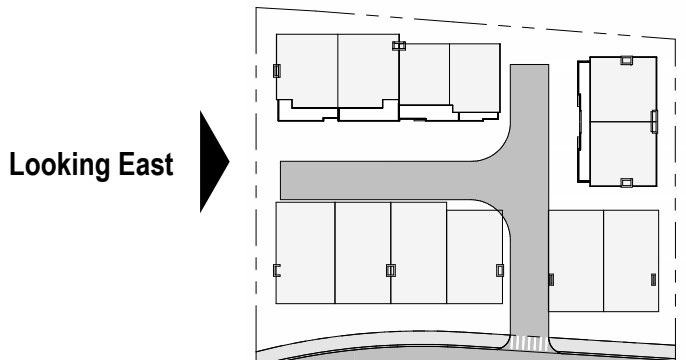




03.0 \ PROJECT EXHIBITS: Conceptual Building Elevations and Materials



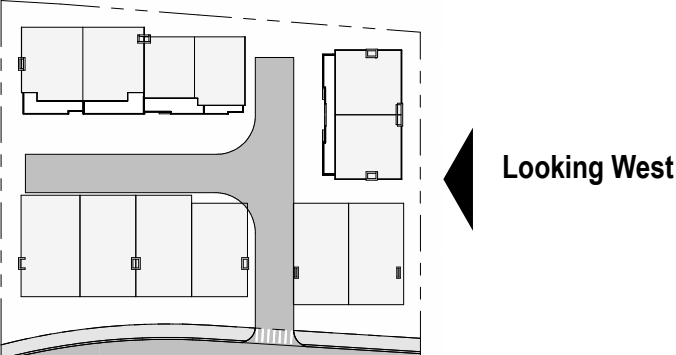
East Elevation



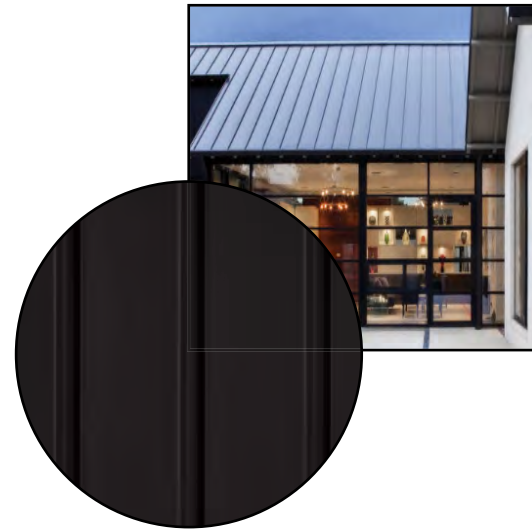
03.0 \ PROJECT EXHIBITS: Conceptual Building Elevations and Materials



West Elevation



# 03.0 \ PROJECT EXHIBITS: Conceptual Building Elevations and Materials

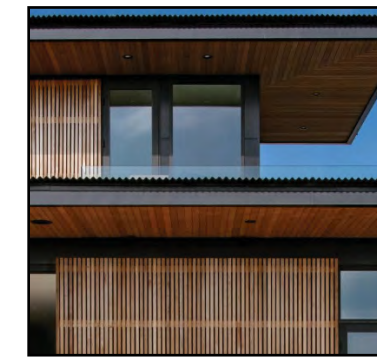


① **ROOF MATERIAL**  
Standing Seam Black Roof

**WOOD SCREEN DESCRIPTION**  
The wood screen details play on privacy and transparency. The modern facade includes an abundance of glazing, while the wood screen provides privacy with a natural element in the facade design. The screen is a natural play on the woods of the Wood River Valley.



**ROOF DESCRIPTION**  
Graphite standing seam roof and graphite metal trim details create contrast to the light exterior materials. By creating outlines of contrast on the facade, we are cultivating a minimalistic and modern facade design.



② **WOOD SCREEN**  
Clear Stain Oak Wood Slat Screen



## CONCEPTUAL ELEVATION

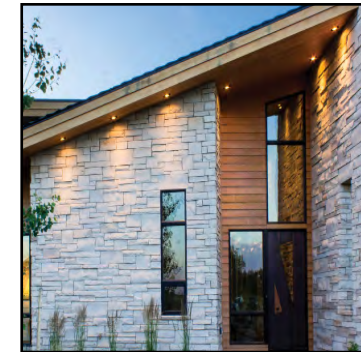
# 03.0 \ PROJECT EXHIBITS: Conceptual Building Elevations and Materials



**WOOD DESCRIPTION**  
Acoya Wood Cladding in light barnwood is a soft, modern material. The light barnwood is a nod to the rustic, farming origination of the Ketchum Valley. The lighter tones lend to the modernism and clean lines of the facade.



② **WOOD MATERIAL**  
Acoya Wood - Light Barnwood



**STONE DESCRIPTION**  
Casa Blanca rough cut stone replicates a limestone appearance. The stone provides a light, roughly cleaved, pronounced face. The limestone inspiration comes from the composition from the Ketchum Mountain range adjacent to our site.

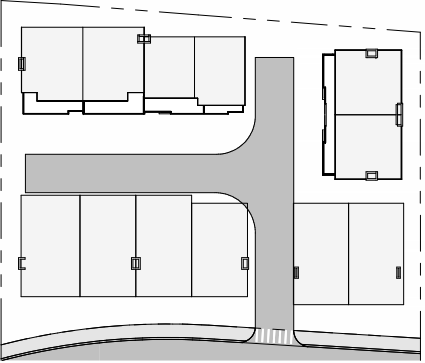
③ **STONE MATERIAL**  
Casa Blanca Rough Cut Exterior Stone

## CONCEPTUAL ELEVATION

03.0 \ PROJECT EXHIBITS: Conceptual Building Perspectives



Ritchie Drive Perspective



Looking NorthWest

03.0 \ PROJECT EXHIBITS: Conceptual Building Perspectives





City of Ketchum

## **ATTACHMENT B:**

# **Zoning and Dimensional Standards Analysis**

**PROJECT NAME:** Warm Springs Townhomes  
**DESIGN REVIEW FILE NUMBER:** P23-103  
**ADDRESS:** 108 Ritchie Dr.  
**ZONE DISTRICT:** T-3000

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"/>	<b>17.12.030</b>	<b>Minimum Lot Area and Width</b>
			<b>Staff Comments</b>	<p><b>Permitted:</b> 8,000 square feet with minimum of 80-foot width</p> <p><b>Existing:</b> 35,799 SF lot area – 6,671 SF of private road and fire lane area = 29,128 SF</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.12.030</b>	<b>FAR or Lot Coverage</b>
			<b>Staff Comments</b>	<p><b>Permitted FAR:</b> 0.5</p> <p><b>Permitted FAR with Community Housing:</b> 1.6</p> <p><b>Floor Area, Gross:</b> The sum of the horizontal area of the building measured along the outside walls of each floor of a building or portion of a building, including stair towers and elevators on the ground floor only, and 50 percent of atriums over 18 feet plate height, but not including basements, underground parking areas or open unenclosed decks. Parking areas covered by a roof or portion of the building and enclosed on three or more sides by building walls are included. Four parking stalls for developments on single Ketchum Town Site lots of 5,600 square feet in size or less are not included in the gross floor area calculation.</p> <p><b>Proposed:</b>            Gross Square Footage – 39,725 SF (Per page 14)            Total Lot Area – 29,128 SF            FAR – 1.36 FAR</p> <p>Community Housing Mitigation Calculation:            Permitted Gross Square Feet (0.5 FAR): 14,564 SF            Proposed Gross Square Feet: 39,725 SF</p>



				<p>Increase Above Permitted FAR: 25,161 SF  20% of Increase: 5,032 SF  Net Livable (15% Reduction): 4,277 SF</p> <p>Fee In-Lieu Proposed: 4,277 SF x \$550/SF = \$2,352,554</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.12.030</b>	<p><b>Minimum Building Setbacks</b></p> <p><b>Staff Comments</b></p> <p><b>Permitted:</b>  Front (Ritchie/south): 15 feet  Side (west): The greater of 1 foot per 3 feet in building height, or 5 feet.  Side (east): The greater of 1 foot per 3 feet in building height, or 5 feet.  Rear (north): The greater of 1 foot per 3 feet of building height, or 10 feet.</p> <p>Height of building: The greatest vertical distance measured at any point from the roof to natural, existing, or finished grade, whichever is lowest. The maximum vertical distance from the lowest exposed finished floor to the highest point of the roof (regardless of vertical alignment) shall be no more than five feet greater than the maximum height permitted in the zoning district (see illustration B on file in the office of the City Clerk). No facade shall be greater than the maximum height permitted in the zoning district. (See definition of "facade" in this section and illustration B on file in the office of the City Clerk.) Facades which step up or down hillsides shall be set back from the lower facade a minimum of 50 percent of the height of the lower facade; except, that roof overhangs may extend up to three feet into this area (see illustration B on file in the office of the City Clerk). This building height provision shall apply to parapets, Boston roofs and any other portion of a building roof, but shall not apply to flagpoles, lightning rods, weather vanes, antennas or chimneys.</p> <p>Per Page 12 of the plans, all buildings do not exceed 35 feet in height.</p> <p><b>Proposed:</b> Per Page 13 of the plans  Front (Ritchie, south): 15 feet  Side (west): 11 feet 8 inches  Side (east): 11 feet 8 inches  Rear (Alley/east): 11 feet 8 inches</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>Permitted:</b> 35 feet</p> <p><b>Proposed:</b> 35 feet (see page 12 of the plans)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.125.030H</b>	<b>Driveway</b>
			<b>Staff Comments</b>	<p><b>Permitted:</b> Not less than 12 feet and not more than 35% of street frontage or 30 feet (whichever is less) unless otherwise approved by the City Engineer.</p> <p><b>Proposed:</b> Private roads curb cuts are not subject to driveway width requirements. Building 2 has driveways directly onto Ritchie Dr which are 12 feet in width.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.125.040</b>	<b>Parking Spaces</b>
			<b>Staff Comments</b>	<p><b>Required:</b>  1 space for units between 751 and 2,000 SF  2 spaces for units 2,001 SF and greater</p> <p><b>Proposed: (per Page 11)</b>  12 units total  11 units over 2,001 SF = 22 parking spaces required  1 unit between 751 and 2,000 SF = 1 parking space required  Total spaces required: 23  Total Spaces provided: 23  *Note: There are errors in the Project Matrix chart about the assignment of parking spaces. However, the drawings are correct and meet the requirements.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.12.030</b>	<b>Open Site Area</b>
			<b>Staff Comments</b>	<p><b>Required:</b> 35% - A maximum of five percent open site area may be used for private decks or patios and walkways subject to design review approval.</p> <p><b>Proposed: Per Page 16</b></p>

				<p>Total Lot area: 35,799 SF</p> <p>Total area of Buildings, driveways, and private street: 22,785 SF</p> <p>35,799 SF – 22,785 SF = 13,041 SF</p> <p>13,041 SF + 636 SF (private patios and walkways) = 13,677 SF</p> <p>13,677 SF/35,799 SF = 38% open space area</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.124.180</b>	<b>Minimum Residential Density</b>
			<b>Staff Comments</b>	<p><b>Required:</b> 4 residential units per 10,000 SF of lot area</p> <p>Total Lot Area: 29, 128 SF / 10,000 SF = 2.9</p> <p>2.9 x 4 units = 12 units</p> <p><b>Proposed:</b> 12 Units</p>



City of Ketchum

# **ATTACHMENT C:**

# **Public Comment**

Monday, April 15, 2024

### **108-110 Ritche Pre-Application Design Review**

The original planning of the Ritchie Street had two lots at this location to encourage development of smaller sized more affordable properties that are complimentary to the homes already in the area. Two years ago, the lots were merged and now the developer is proposing a **giant monolithic development** that does not fit in the existing neighborhood.

1. **The mass and scale of the proposed development is too large for this area.** The zoning of the existing T-3000 community is based upon a FAR of .5, while this development is requesting 1.36, which is 2 ½ times the size of the condominiums in this neighborhood. **Zoning is not just for new builds but also to protect those who already live in a neighborhood.** The 12 townhomes should comply with the zoning of .5 FAR. A smaller scale development would fit better with the existing condominiums in the neighborhood and most likely add to the rental pool in the community. People who buy \$3-5 Million dollar townhouses typically do not rent them out.

2.17.100.070 Parking – The development is so dense many of the units do not even have a driveway. **One guest space is required per 4 units.** The development of 12 condominium's **needs at least 3 surface guest parking spaces.** There is no on street parking overnight in the winter months. Where will overnight guests park?

3. The **Snow Melt Shed should be moved between buildings 4 and 2 at the top of the "T" in the driveway.** (The hot water would have less distance to travel to melt snow and be more efficient) The neighbors would be less affected by the sounds of pumps and boiler burning gas as well as the pollution exhausted by the process. Moving the shed away from the property line and positioning in more central in the property would be fair to the neighbors.

4. **Open space calculation – does not account for the retaining walled area as non-open space.** There needs to be 12,529 of open space the proposed plan does not appear to be compliant. The plans lack dimensional details to fully verify the open space calculation.

5. **Set back zone has retaining walls being built in a zone that does not allow construction.** The developer claims 11'8" setback then builds out from the units several retaining walls. The set back zone must be free of structures. The retaining walls are over 30" high. The set back should be increased to whatever the depth of the retaining wall encroaches into the setback zone – moving the building 4 feet south to put the edge of the retaining wall at 11' 8" from the property line and the building 15'8 from the property line.

6. **Garbage-** the plan of allowing the potential of 36 garbage bins at the end of one driveway seem very unneighborly. (One wheeled tote + two recycling plastic totes (metal + plastic) = 3 bins X 12 units). The developer should plan for garbage shed with a dumpster.

7. **Discrepancies** noted on the city of Ketchum planning and zoning document concerning parking spaces, (21 vs 22) building height (33' vs 35") and setback. (10' vs 11'8")

8. **Elevation**- if the townhouses were built out at the 5891 elevation (lowest elevation of the sloped lot) the town homes on the top of the sloped lot would have a lower impact on the immediate neighbors. Grading the lot flat would also fix the drainage issue of the driveway snowmelt system flowing towards building 1 garage.

Thank you for your consideration,

Jeff Oak

3015 Warm Springs #C

**From:** [Planning and Building](#)  
**To:** [Morgan Landers](#)  
**Subject:** FW: Regarding 108 Ritchie  
**Date:** Wednesday, April 10, 2024 11:35:39 AM

---

**PAIGE NIED, MID | CITY OF KETCHUM**

ASSOCIATE PLANNER

P.O. Box 2315 | 191 5<sup>th</sup> St. West | Ketchum, ID 83340

o: 208.806.7013

[pnied@ketchumidaho.org](mailto:pnied@ketchumidaho.org) | [www.ketchumidaho.org](http://www.ketchumidaho.org)

**\*\*Please sign up for the NEW Planning and Building quarterly newsletter. Click [HERE](#) and select “Planning and Development”**

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**From:** Participate <[participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)>  
**Sent:** Tuesday, April 9, 2024 9:51 AM  
**To:** Planning and Building <[planningandbuilding@ketchumidaho.org](mailto:planningandbuilding@ketchumidaho.org)>  
**Subject:** FW: Regarding 108 Ritchie

For you?

**CYNDY KING | CITY OF KETCHUM**

Community Engagement Specialist

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**From:** Patrick Gowan <[pat.gowan02@gmail.com](mailto:pat.gowan02@gmail.com)>  
**Sent:** Monday, April 8, 2024 3:47 PM  
**To:** Participate <[participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)>  
**Subject:** Regarding 108 Ritchie

Regarding the off street parking: I might be mistaken but the “Project Matrix” indicates 3C has only one parking spot. Probably meant 3D?

It looks like Building 3 has window well retaining walls. Is there a need for a retaining wall along the property line behind Building 3?

Pat Gowan

(206)730-4644

Sent from my iPad