



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

PROJECT: Warm Springs Preserve Building

FILE NUMBER: P23-104

APPLICATION: Design Review

PROPERTY OWNER: City of Ketchum

ARCHITECT: Michael Doty, Michael Doty Associates

LOCATION: 201-311 Bald Mountain Road
(Warm Springs Ranch Resort PUD Blk 6)

ZONING: Tourist (T)

OVERLAY: Avalanche

REVIEWER: Adam Crutcher, Associate Planner

NOTICE: A public hearing 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. The building corners were staked and story pole erected on 4/16/24.

EXECUTIVE SUMMARY

The applicant has submitted a Design Review application for the development of a new storage & restroom building on Block 6 of the Warm Springs Ranch Resort PUD (the "subject property"). The subject property is located within Warm Springs Preserve (includes Blocks 2-8 of Warm Springs Ranch Resort PUD), is zoned Tourist (T), and is vacant (See Figure 1 below). Development within the Warm Springs Preserve is guided by the adopted Warm Springs Master Plan and must meet the city's zoning requirements and provisions of a deed restriction which specify what can and cannot happen on the Warm Springs Preserve property. As proposed, the building includes a storage room of 928 square feet along with two restrooms and a janitors closet. The project is subject to Design Review pursuant to Ketchum Municipal Code §17.96.010.A1. Staff reviewed the design review application of the proposed building against both the deed restriction & master plan and found the standards to be met and the design of the building to closely match what was presented in previous meetings with the City Council.



Figure 1. Subject Property location

BACKGROUND

Warm Springs Preserve

The City of Ketchum acquired the subject property and surrounding land known as the Warm Springs Preserve in April of 2022. A deed restriction was placed upon the property, permitting the development of “a pump house, public restroom and a single story building up to one thousand square feet and not exceeding a height of twenty-seven feet from natural grade for storage of equipment and supplies needed for maintenance of the Property”. This development was discussed and shown in preliminary concepts in the [Warm Springs Preserve Master Plan](#) which was adopted by City Council in April of 2023. Pages 39-44 of the plan show renderings of the redesigned parking lot, a preliminary floor plan of the welcome building, and highlights aspects of the building including a donor recognition wall, preserve map, bike racks, and a leash hook board.

Process to Date

The Planning and Building Department received the Design Review application on November 20, 2023. While the subject property is greater than 11,000 square feet, KMC 17.96.010.D4 permits the Administrator to “waive the requirement for preapplication review if the project is found to have no significant impact.” Due to the size of the proposed building and it’s isolation from other structures, staff determine the pre-application requirement would be waived in this instance. The application was reviewed and scheduled for hearing after two rounds of review. As of the date of this staff report, all department comments have been resolved or will be addressed upon submittal of a design review application.

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 and 2: Health, Safety, and Welfare of the Public & General Conformance with the Comprehensive Plan

The 2014 Comprehensive Plan's future land use designation for the subject property is Low Density Residential. This category speaks to "single-family and duplex residences and accessory units" as appropriate primary uses. Secondary uses for this category include, "open space and recreation, agriculture/gardens, schools, places of worship, and other public uses". During the adoption of the 2014 Comprehensive Plan, the subject property was part of the development plans for the Warm Springs Ranch Resort project. As discussed previously, the City of Ketchum has since purchased the subject property and surrounding property to maintain open space for public use in perpetuity and implement a floodplain restoration project. The use of the property for open space aligns with the anticipated secondary uses of property within the Low-Density Residential land use designation. At the time of purchase and subsequent adoption of the Warm Springs Master Plan, no change was made to the Future Land Use Map to reflect the change in use. Staff plans to update the land use designation of the property as part of the update to the comprehensive plan that is currently underway. Through the purchase period and formulation of the master plan, many rounds of public engagement were open for feedback on the use of the property. As the proposed development is consistent with the secondary uses listed in the 2014 Comprehensive Plan and aligned with the Warm Springs Master Plan adopted by the city council, staff finds the project meets criteria #1 & #2.

Conformance with Zoning Regulations and Design Review Standards

During city department review, planning staff reviewed the project for conformance with all applicable zoning code requirements, including permitted uses, dimensional standards, parking, and dark skies. Staff found the project to meet all applicable criteria. The comprehensive analysis of zoning requirements is provided in Attachment C.

Staff also reviewed the project for conformance with all design review standards and required improvements specified in KMC 17.96.060. Please see Attachment D for staff's comprehensive analysis of all design review standards. Staff believes that these requirements have either been met or are not applicable. While the proposed structure is not sited within a neighborhood and there are no nearby adjoining structures, staff finds the proposed use of wood materials to fit well within the future open space/park and uses materials that are consistently found throughout the Warm Springs Ranch Subdivision and Bald Mountain Rd neighborhoods. Staff found the walkway splitting the two segments of the building and the offsetting of those segments to assist in providing relief to the bulk and mass of the building and minimized the perceived flatness of the structures.

STAFF RECOMMENDATION

Staff finds the project, as conditioned, meets all zoning code requirements and design review standards. Staff recommends approval of the application with the following recommended conditions of approval.

1. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon

appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090). Any extension shall comply with KMC §17.96.090.

2. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Recommended Motion:

“I move to approve the Warm Springs Preserve Building design review application subject to conditions 1-2 and direct staff to return with findings of fact.”

Attachments:

- A. Application
- B. Project Plans
- C. Zoning and Dimensional Standards Evaluation
- D. Design Review Standards Evaluation

Attachment A:
Design Review Application
Materials



City of Ketchum
Planning & Building

Design Review Application

| OFFICIAL USE ONLY | |
|---------------------------|----------|
| File Number: | P23-104 |
| Date Received: | 11/20/23 |
| By: | HLN |
| Pre-Application Fee Paid: | |
| Design Review Fee Paid: | |
| By: | |

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

| APPLICANT INFORMATION | | | |
|---|--|--|---|
| Project Name: Warm Springs Preserve | | Phone: (208) 726-3841 | |
| Owner: City of Ketchum - Ben Whipple (Owner's Contact + PM) | | Mailing Address: P.O. Box 2315 - 191 5th St., West Ketchum, ID 83340 | |
| Email: bwhipple@ketchumidaho.org | | | |
| Architect/Representative: Michael Doty Architects | | Phone: (208)726.4228 | |
| Email: Michael Doty - mike@mda-arc.com | | Mailing Address: PO Box 2792 Ketchum, Idaho 83340 | |
| Architect License Number: Idaho AR-1612 | | | |
| Engineer of Record: Benchmark Associates (Civil) | | Phone: (208) 726-9512 | |
| Email: Phoebe Johannessen - phoebe@galena-benchmark.com | | Mailing Address: PO Box 733 Ketchum, Idaho 83340 | |
| Engineer License Number: | | | |
| Primary Contact Name and Phone Number: Stacy Passmore, Superbloom (Landscape Architect + Project Lead) 214-288-1517 | | | |
| PROJECT INFORMATION WARM SPRINGS RANCH RESORT PUD BLK 2 IN CODE AREA 003002 | | | |
| Legal Land Description: | | Street Address: 201-311 Bald Mountain Rd, Ketchum, ID 83340 | |
| Lot Area (Square Feet): 23.46 acres | Zoning District: T, RU | RPK #: | |
| Overlay District: | <input checked="" type="checkbox"/> Floodplain | <input checked="" type="checkbox"/> Avalanche | <input type="checkbox"/> Mountain <input 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: Park & Open Space | Number of Residential Units: None (0) | | |
| GROSS FLOOR AREA | | | |
| | Proposed | Existing | |
| Basements | | Sq. Ft. | Sq. Ft. |
| 1 st Floor | 1,260 Sq. Ft. | | 0 Sq. Ft. |
| 2 nd Floor | Sq. Ft. | | Sq. Ft. |
| 3 rd Floor | Sq. Ft. | | Sq. Ft. |
| Mezzanine | Sq. Ft. | | Sq. Ft. |
| Total | 1,260 Sq. Ft. | | Sq. Ft. |
| FLOOR AREA RATIO | | | |
| Community Core: n/a | Tourist: n/a | General Residential-High: n/a | |
| BUILDING COVERAGE/OPEN SPACE | | | |
| Percent of Building Coverage: .09 % | | | |
| DIMENSIONAL STANDARDS/PROPOSED SETBACKS | | | |
| Front: | Side: | Side: | Rear: |
| Building Height: Highest portion of the roof is 18'-8" | | | |
| OFF STREET PARKING | | | |
| Parking Spaces Provided: 24 | Curb Cut: n/a | 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.



Stacy Passmore, Primary Contact

Signature of Owner/Representative

Superbloom on behalf of the Owner, The City of Ketchum

Date 11/17/23

DESIGN REVIEW APPLICATION CERTIFICATION OF COMPLETENESS

| | |
|-------------------------------------|--------------|
| Project Name: Warm Springs Preserve | Reviewed by: |
| Date: | Time: |

REQUIRED DOCUMENTS (CHECK ALL THAT APPLY):

- Design review application form including project name, location, applicant, owner, project representatives and contact information.
- One (1) PDF electronic set of the complete application containing all requirements as listed below, plans appropriately scaled, shall be submitted. Electronic record of the materials and color sample board may be satisfied with photos. One (1) hardcopy set of scalable plans showing at a minimum the following:
 - Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: a vicinity map must show location of adjacent buildings and structures.
 - Drainage plan (grading, catch basins, piping, and dry-wells).
 - Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).
 - Site plan, to scale, showing proposed parking (including parking stall dimensions), loading, general circulation and snow storage. List square footage of subject property including lot dimensions.
 - Landscape plan (existing landscaping on the site shown and adjacent right-of-way as retained, relocated or removed; proposed landscaping including species type, size and quantity).
 - Floor plan. List gross and net square footage for each floor. List occupancy classification and type of construction.
 - Detailed elevations of all sides of the proposed building and other exterior elements (colors, materials).
 - Exterior lighting plan, pursuant to chapter 17.132, showing location, height, type and lumen output; spec sheets for fixtures; illuminance levels/photometrics for exterior lighting.
 - Photometric analysis prepared by MH Companies (see city Right-of Way and Lighting Standards at https://www.ketchumidaho.org/sites/default/files/fileattachments/streets_amp_facilities/page/2851/row_standards_-_2022.pdf) showing placement of street light fixtures and average and maximum footcandle illumination along the sidewalk adjacent to the project. NOTE: The project does not propose lighting adjacent to any public streets or sidewalks. Photometrics for the proposed light fixtures are included, and a photometric analysis can be provided, if determined necessary.
 - Will-serve letters from Idaho Power Company and Clear Creek Disposal
- One (1) 11" x 17" materials and colors sample board showing all exterior materials used on the façade of the structure. A digital copy may be sufficient as approved by the Administrator.
- At least one week prior to the scheduled Commission meeting, on the site applicant shall stake the building corners for all proposed buildings and additions, all trees proposed to be removed shall be flagged and the applicant shall install story poles, or other height delineation method pre-approved by the Administrator, at the maximum roof peaks of the proposed buildings. Documentation of this work shall be provided to the project planner one week prior to the meeting. Failure by the applicant to perform this work one week prior to the Commission meeting shall result in a continuation of the project for consideration.

Attachment B:
Project Plans



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| Parking Spaces Provided: 24 | Curb Cut: n/a | Sq. Ft. | % |
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Signature of Owner/Representative

Stacy Passmore, Primary Contact

Superbloom on behalf of the Owner, The City of Ketchum

Date 11/17/23

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9/20/2023

To Whom it May Concern,

I am writing to acknowledge and recognize Idaho Power as the sole energy provider within our service area that includes Southwestern Idaho and Eastern Oregon. Idaho Power is a vertically integrated utility that provides generation, transmission and distribution service to over 620,000 customers in a 24,000- square-mile service area. As a regulated monopoly, we are governed by the Idaho State Public Utilities Commission and, as such, we proactively ensure that our company operates in the best interests of our customers, taking into account factors such as service reliability, affordability, and environmental stewardship. The regulatory framework we operate within ensures the appropriate checks and balances to prioritize the needs of consumers, while simultaneously enabling Idaho Power to fulfill its responsibility of delivering electrical service across a diverse service area that includes geographically remote communities.

We hope this information is helpful, but please let us know if you have any further questions or concerns.

Respectfully,

Amber Perkes

C L E A R C R E E K D I S P O S A L

PO Box 130 • Ketchum, ID 83340 • Phone 208.726.9600 • www.ccdisposal.com

January 23, 2024

Morgan Landers, Director of Planning and Building
City of Ketchum
P O Box 2315
Ketchum, ID 83340-2315

Via: mlanders@ketchumidaho.org
bwhipple@Ketchumidaho.org

Re: Warm Springs Park

Dear Ms. Landers,

Please allow this letter to serve that Ben Whipple, Ketchum Senior Project Manager has engaged in conversations with me, regarding a new enclosure at the mentioned park above. The conversations have been to the following:

This site will provide enough space for a dumpster to adequately handle garbage service as per the attached drawing. There is enough space and access to service the dumpster effectively on site; albeit proper snow removal shall be required through the winter months. Also, the enclosure shall be constructed with an opening to the front of 10.5' minimum inside dimension and 7.33' minimum depth.

This enclosure when finished as per the plans will satisfy any and all concerns for the safe and efficient removal of garbage. If I may be of further assistance during this process or in the future, please call.

Sincerely,



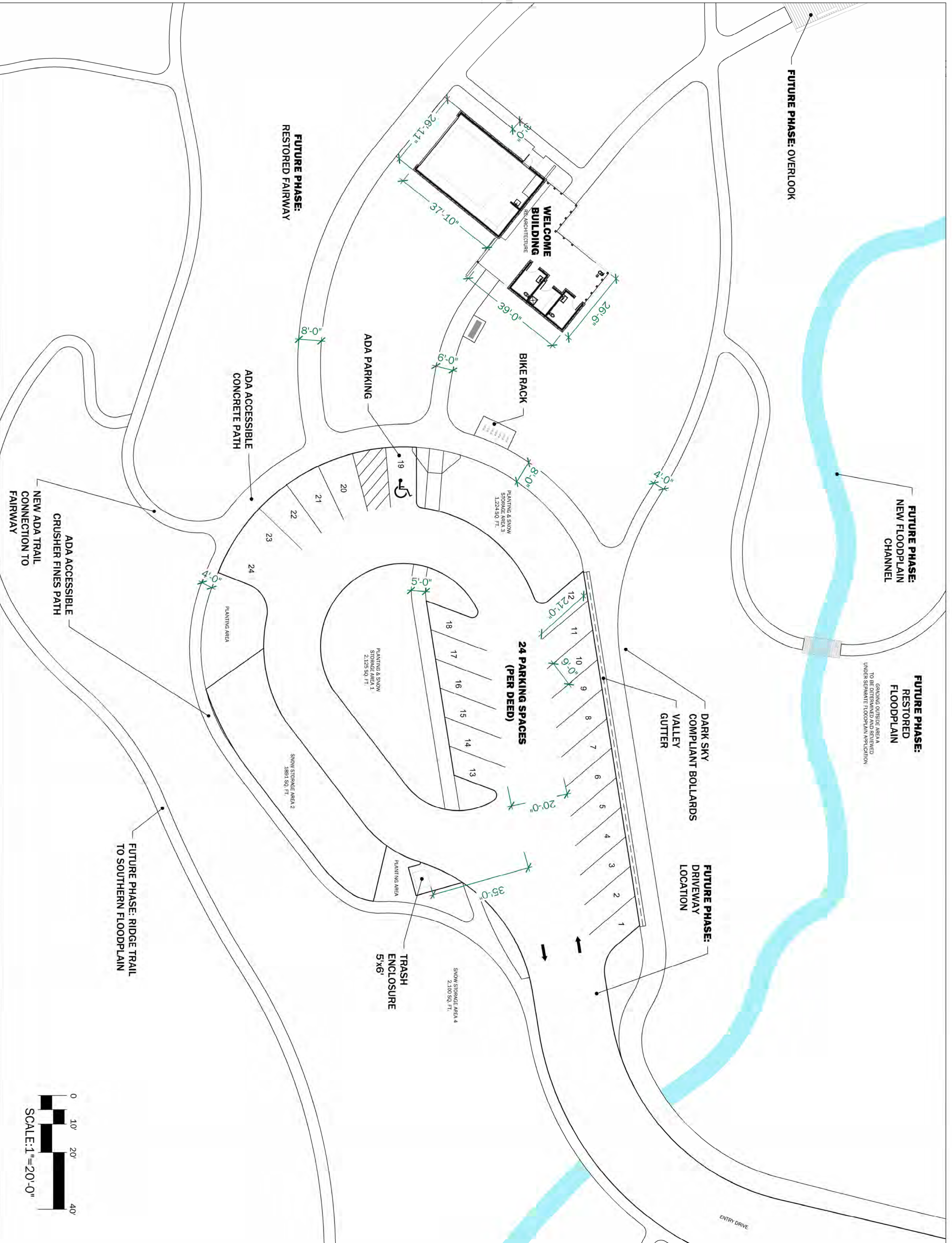
Mike Goitiandia
Clear Creek Disposal

Enclosures

CC. Ben Whipple

.CofKWarmSpringsPark - 1





FUTURE PHASE: OVERLOOK

FUTURE PHASE:
NEW FLOODPLAIN
CHANNEL

FUTURE PHASE:
RESTORED
FLOODPLAIN

GRADING OUTSIDE AREA
TO BE DETERMINED AND REVIEWED
UNDER SEPARATE FLOODPLAIN APPLICATION

DARK SKY
COMPLIANT BOLLARDS

FUTURE PHASE:
DRIVEWAY
LOCATION

24 PARKING SPACES
(PER DEED)

TRASH
ENCLOSURE
5'x6'

SNOW STORAGE AREA 4
2,100 SQ. FT.

PLANTING & SNOW
STORAGE AREA 1
2,125 SQ. FT.

SNOW STORAGE AREA 2
1,891 SQ. FT.

PLANTING & SNOW
STORAGE AREA 3
1,247 SQ. FT.

FUTURE PHASE:
RESTORED FAIRWAY

ADA ACCESSIBLE
CONCRETE PATH

ADA ACCESSIBLE
CRUSHER FINES PATH

FUTURE PHASE: RIDGE TRAIL
TO SOUTHERN FLOODPLAIN

ENTRY DRIVE



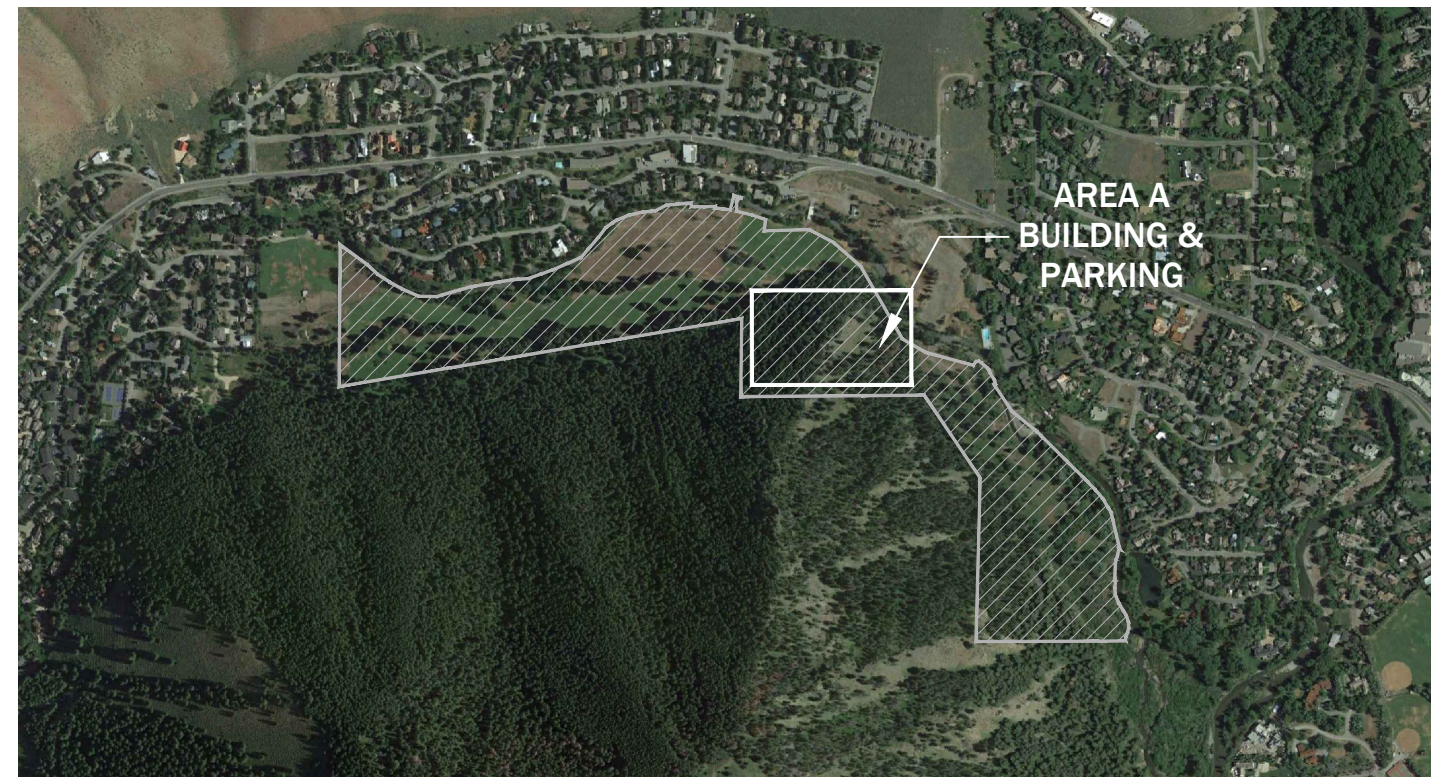
PROJECT NARRATIVE

A FORMER GOLF COURSE SAVED BY THE COMMUNITY, WARM SPRINGS PRESERVE IS AN EXTRAORDINARY OPPORTUNITY TO ENHANCE A WELL-LOVED LANDSCAPE AND IMPORTANT ECOSYSTEM IN THE KETCHUM COMMUNITY. IN 2022-2023 THE CITY OF KETCHUM CONDUCTED EXTENSIVE COMMUNITY OUTREACH TO DEVELOP A VISION PLAN FOR THE FUTURE OF THE PRESERVE, INCLUDING 10-ACRES OF CREEK AND FLOODPLAIN RESTORATION, UNUIVERSALLY ACCESSIBLE (ADA) TRAIL IMPROVEMENTS, NEW IRRIGATION AND IMPROVED ACCESS AND PARKING. THESE ITEMS WERE OUTLINED AND REQUIRED THROUGH THE DEED OF TRANSFER WHEN THE CITY ACQUIRED THE PROPERTY, AND THE VISION PLAN WAS APPROVED BY KETCHUM CITY COUNCIL IN APRIL 2023. DUE TO THE SCALE OF THE PROJECT, THE IMPROVEMENTS INCLUDED IN THE VISION PLAN THE PROJECT MAY BE DEVELOPED IN PHASES.

AREA A - ENTRY BUILDING AND PARKING: THIS DESIGN PACKAGE INCLUDES THE IMPROVEMENTS SUBJECT TO THE CITY OF KETCHUM DESIGN REVIEW PROCESS - THE SMALL MAINTENANCE BUILDING AND RESTROOM, PARKING LOT, LANDSCAPE AND TRAILS IN THE ADJACENT AREAS.

LEGAL DESCRIPTION

WARM SPRINGS RANCH RESORT PUD BLK 2 IN CODE AREA 003002
ADDRESS: 201-311 BALD MOUNTAIN ROAD, KETCHUM, ID 83340



VICINITY MAP

NOT TO SCALE



TEAM NAMES + CONTACTS

OWNER:
CITY OF KETCHUM, IDAHO

ADDRESS:
CITY OF KETCHUM
PO BOX 2315 191 5TH ST
KETCHUM, IDAHO 83340

CONTACT | JADE RILEY

LANDSCAPE ARCHITECTURE
SUPERBLOOM

ADDRESS:
750 PENNSYLVANIA AVE.
DENVER, COLORADO 80203
WWW.SUPERBLOOM.NET

CONTACT | STACY PASSMORE
PHONE | 720.725.9406

ARCHITECTURE
MICHAEL DOTY ASSOCIATES,
ARCHITECTS PC

ADDRESS:
371 WASHINGTON AVE NORTH
KETCHUM, ID 83340

CONTACT | MICHAEL DOTY, AIA
PHONE | 208.726.4228

IRRIGATION
BAER DEESIGN GROUP, LLC

ADDRESS:
10674 N SAGE HOLLOW WAY
BOISE, ID 83714

CONTACT | GRERG BAER
EMAIL | GREG@BAERD.G.COM
PHONE | 208.859.1980

APPLIED SCIENCE & ENGINEERING
RIO APPLIED SCIENCE & ENGINEERING

ADDRESS:
3380 WEST AMERICANA TERRACE, SUITE
390, BOISE, ID 83706

CONTACT | ROB RICHARDSON
PHONE | 208.559.4615

RESTORATION ENGINEER & GEOMORPHOLOGY
MORELL ENGINEERING

CONTACT | MOTT MORELL
PHONE | 208.726.2844

CIVIL ENGINEERING
BENCHMARK ASSOCIATES

ADDRESS:
3380 WEST AMERICANA TERRACE, SUITE
390, BOISE, ID 83706

CONTACT | PHOEBE JOHANNESSEN P.E.
EMAIL | PHOEBE@BMA5B.COM
PHONE | 208.726.9516 EXT.116

RESTORATION PLANTING
NORTH FORK NATIVE PLANTS

ADDRESS:
1499 S 600 W
REXBURG, ID 83401

EMAIL |
INFO@NORTHFORKNATIVEPLANTS.COM
PHONE | 208.354.3691

WARM SPRINGS PRESERVE

AREA A - BUILDING ARCHITECTURE & LANDSCAPE DESIGN REVIEW #2

Issued: 01/23/24



WELCOME BUILDING ENTRANCE

ILLUSTRATIVE RENDERING

| SHEET INDEX | |
|--------------|---|
| SHEET NUMBER | SHEET TITLE |
| L0.00 | COVER SHEET |
| L0.01 | ILLUSTRATIVE RENDERINGS |
| C1.0 | SITE GEOMETRY PLAN |
| C2.0 | ROAD PLAN AND PROFILE |
| C2.1 | PARKING LOT GRADING |
| C3.0 | UTILITY PLAN |
| | |
| L1.00 | OVERALL PLAN |
| L1.01 | WILDFIRE MITIGATION PLAN |
| L1.02 | SITE PLAN |
| L1.03 | LANDSCAPE GRADING |
| L2.00 | LANDSCAPE PLAN |
| | |
| A1.0 | PROPOSED FLOOR PLAN |
| A1.1 | PROPOSED REFLECTED CEILING PLAN / LIGHTING EXTERIOR |
| A1.2 | PROPOSED ROOF PLAN |
| A1.3 | EXTERIOR ELEVATIONS |
| A1.4 | EXTERIOR ELEVATIONS |
| A1.5 | PROPOSED EXTERIOR FINISHES |
| A1.6 | PROPOSED EXTERIOR LIGHT FIXTURES |

LANDSCAPE GENERAL NOTES

- ALL EXISTING GRADING, CURB LAYOUT, EASEMENTS AND UTILITIES ARE BASED ON SURVEY INFORMATION PREPARED BY MARK PHILLIPS (2023) AND RIO APPLIED SCIENCE & ENGINEERING (2023) AND ARE SHOWN FOR INFORMATION ONLY.
- ALL PROPOSED UTILITIES, STREET LAYOUT, AND STREET & ROAD GRADING INFORMATION WAS PREPARED BY BENCHMARK ASSOCIATES ENGINEERING AND ARE SHOWN FOR INFORMATION ONLY. REFER TO CIVIL CONSTRUCTION DRAWING PACKAGE FOR FURTHER INFORMATION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE PRIOR TO CONSTRUCTION.
- FINAL LIGHTING LOCATIONS TO BE STAKED AND CONFIRMED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. STREET LIGHTING WILL BE PROVIDED ON SITE PER CIVIL CONSTRUCTION DRAWINGS. CONTRACTOR TO VERIFY LOCATIONS IN FIELD PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES.
- ALL ARCHITECTURAL ELEMENTS ARE SHOWN ON LANDSCAPE PLANS FOR REFERENCE ONLY. DEMOLITION AND PROPOSED ARCHITECTURAL BUILDING DOCUMENTATION SHALL BE PROVIDED UNDER SEPARATE COVER BY ARCHITECT OR MICHAEL DOTY ARCHITECTS.
- THESE DRAWINGS USE A SYSTEM OF KEYNOTES FOR MATERIAL DESIGNATIONS AND SPECIFIC SITUATION NOTES. CONTRACTOR TO BE FAMILIAR WITH SYSTEM PRIOR TO COMMENCING WORK. CONTACT LANDSCAPE ARCHITECT IF CONFLICTS ARE FOUND OR SYSTEM IS NOT CLEAR.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL LAYOUT DIMENSIONS ARE FROM PLAN VIEW CALCULATIONS. FIELD DIMENSIONS MAY VARY FROM PLAN DUE TO ACTUAL LENGTHS ALONG SLOPED SURFACES.
- ALL LAYOUT DIMENSIONS ARE TO BACK OF CURB, FACE OF WALL, CENTERLINE OF ARCHITECTURAL COLUMN, AND/OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- DIMENSIONS MARKED "VERIFY" ARE TO BE FIELD MEASURED. ANY DISCREPANCIES FROM THE NOTED DIMENSIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONTINUING WORK.
- COORDINATE PROPOSED WALKS AND RAMPS WITH EXISTING CONDITIONS. LAYOUT OF ARCS TO BE SMOOTH AND CONTINUOUS. STAKE PROPOSED WALKS AND REVIEW IN FIELD WITH ARCHITECT PRIOR TO FORMING.
- UNLESS OTHERWISE NOTED, FOR ALL ATTACHED AND DETACHED CITY SIDEWALKS, ACCESSIBLE RAMPS AND CURB & GUTTER WITHIN RIGHT-OF-WAY, REFER TO CIVIL DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL WALK WIDTHS, GRADES AND ADJACENT CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY AND ALL DISCREPANCIES.
- ALL UTILITY EASEMENTS AS NOTED HEREIN SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- LIMIT OF WORK LINE FOR CONSTRUCTION IS SHOWN DIAGRAMMATICALLY AND OCCURS AT BACK OF CURB, FACE OF BUILDING OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- DRAWING AND PLAN NOTES REPRESENT FINISHED, BUILT CONDITIONS. ALL BRACING, TEMPORARY SUPPORTS AND SHORING NECESSARY FOR CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL SYMBOLS ARE SHOWN DIAGRAMMATICALLY ILLUSTRATING APPROXIMATE LOCATION OF EXISTING AND PROPOSED MATERIALS. ANY DISCREPANCIES OR CONFLICTS BETWEEN EXISTING AND PROPOSED CONDITIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.
- ALL FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AURORA FENCE, WALL, AND AWNING STANDARDS CHAPTER 146-4.7.9, EXCEPT WHERE OTHERWISE NOTED AND ACCEPTED BY THE CITY OF AURORA.
- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION PERTAINING TO THE PROJECT MATERIALS, PROCEDURES AND INSTALLATION.

SUPERBLOOM

750 PENNSYLVANIA ST,
DENVER, CO 80203
720.440.2668

DATE: January 23, 2024

PROJECT NO. WSP

| SUBMITTALS | DATE |
|--------------------|----------|
| 1 DESIGN REVIEW #1 | 11/17/23 |
| 2 DESIGN REVIEW #2 | 01/23/24 |
| 3 | |
| 4 | |
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NOTES:
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PROJECT
WARM SPRINGS PRESERVE

201-311 BALD MOUNTAIN RD.
KETCHUM, ID
CITY OF KETCHUM

NOT FOR CONSTRUCTION

COVER SHEET

SCALE: AS NOTED

L0.00

DRAWN BY: SP, DL, HC
CHECKED BY: DL, SP



ILLUSTRATIVE PLAN VIEW

SCALE: NTS



PARKING LOT ILLUSTRATIVE PLAN VIEW



PARKING BIRDS EYE VIEW

NOTES:

1. RENDERINGS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY TO CONVEY GENERAL DESIGN AESTHETIC. THESE ARE NOT FOR CONSTRUCTION PURPOSES. PLEASE REFER TO HARDLINED DRAWINGS AND DETAILS FOR THIS INFORMATION.

| SUBMITTALS | DATE |
|--------------------|----------|
| 1 DESIGN REVIEW #1 | 11/17/23 |
| 2 DESIGN REVIEW #2 | 01/23/24 |
| 3 | |
| 4 | |

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PROJECT
WARM SPRINGS PRESERVE
201-311 BALD MOUNTAIN RD.
KETCHUM, ID
CITY OF KETCHUM

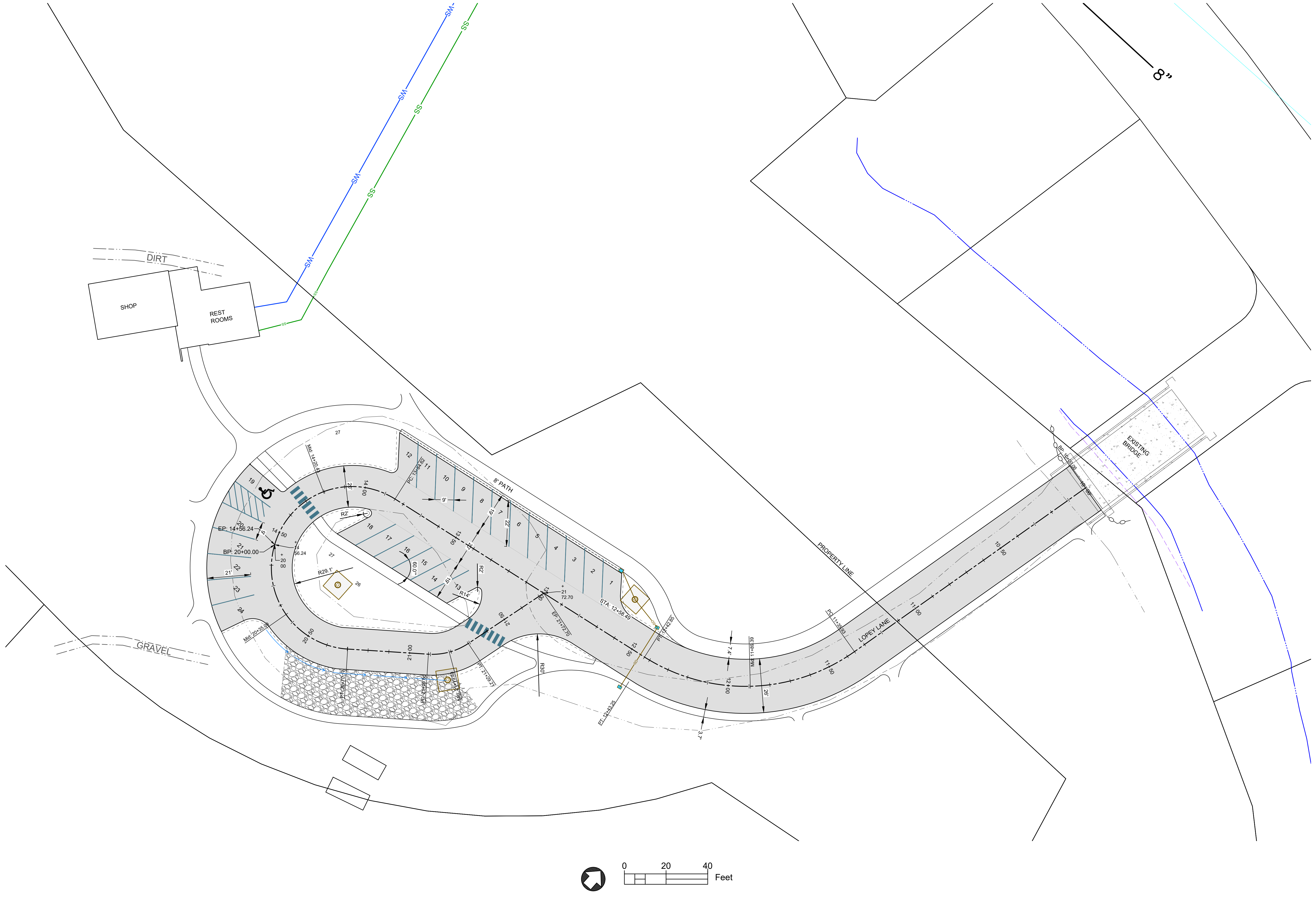
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ILLUSTRATIVE RENDERINGS

SCALE: AS NOTED

L0.01

DRAWN BY: SP, DL, HC
CHECKED BY: DL, SP



**WARM SPRINGS PRESERVE
SITE GEOMETRY PLAN**

LOCATED WITHIN SECTION 1&12, T4 N, R17 E, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: CITY OF KETCHUM

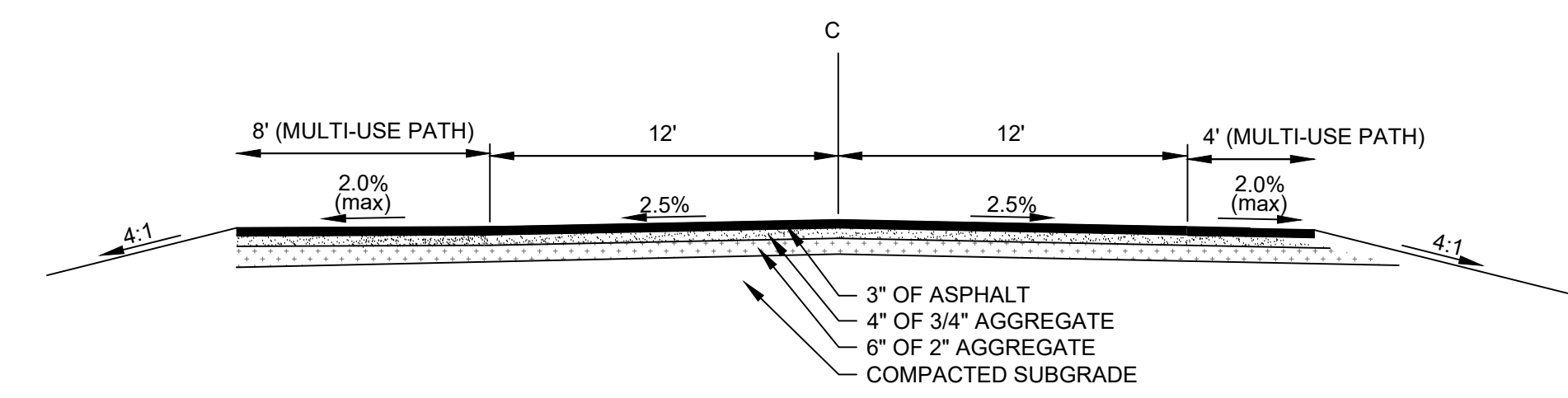
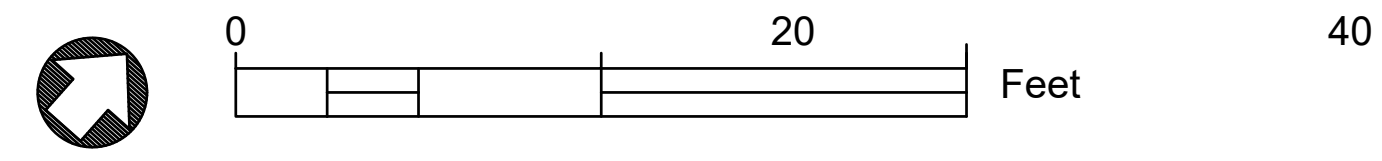
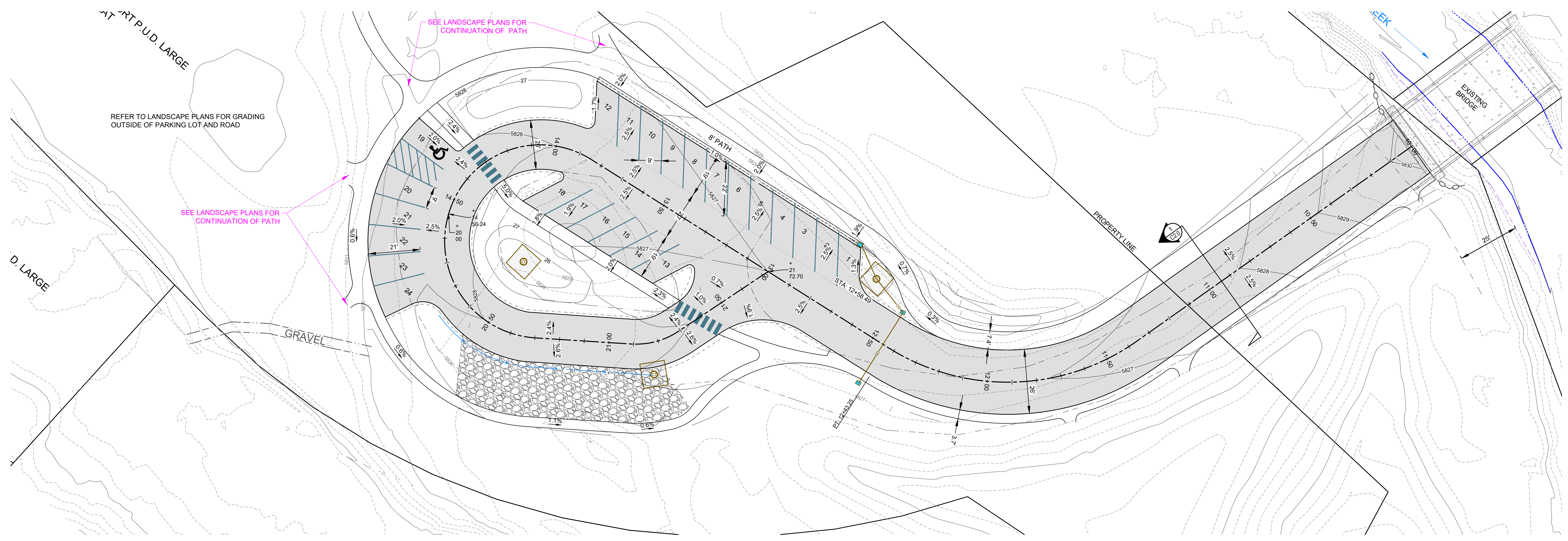
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DESIGNED BY:
DRAWN BY:
CHECKED BY:
SURVEY DATE:

**GALENA - BENCHMARK
ENGINEERING**
Civil Engineers & Land Surveyors
100 Bell Drive
Ketchum, ID 83340
(208) 726-9512
www.benchmark-associates.com

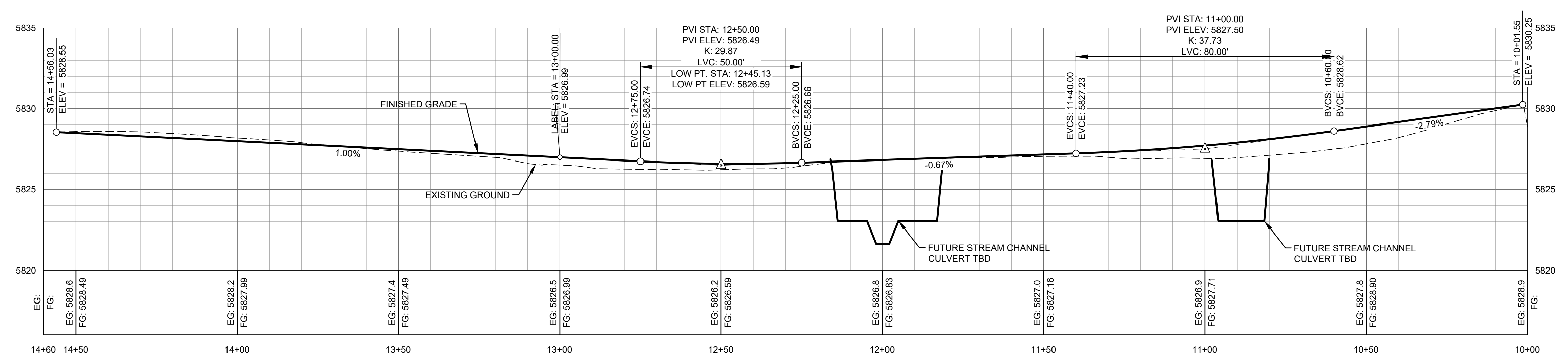
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REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this Project except by agreement in writing with Galena-Benchmark Engineering.



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

1 LOPEY LANE TYPICAL SECTION
N.T.S.
(STA: 10+00.00 to STA: 12+70.00)



LOPEY LANE PROFILE
SCALE: 1"=20' H; 1"=4' V

**WARM SPRINGS PRESERVE
ROAD PLAN AND PROFILE**
LOCATED WITHIN SECTION 11&12, T4 N, R17 E, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: CITY OF KETCHUM

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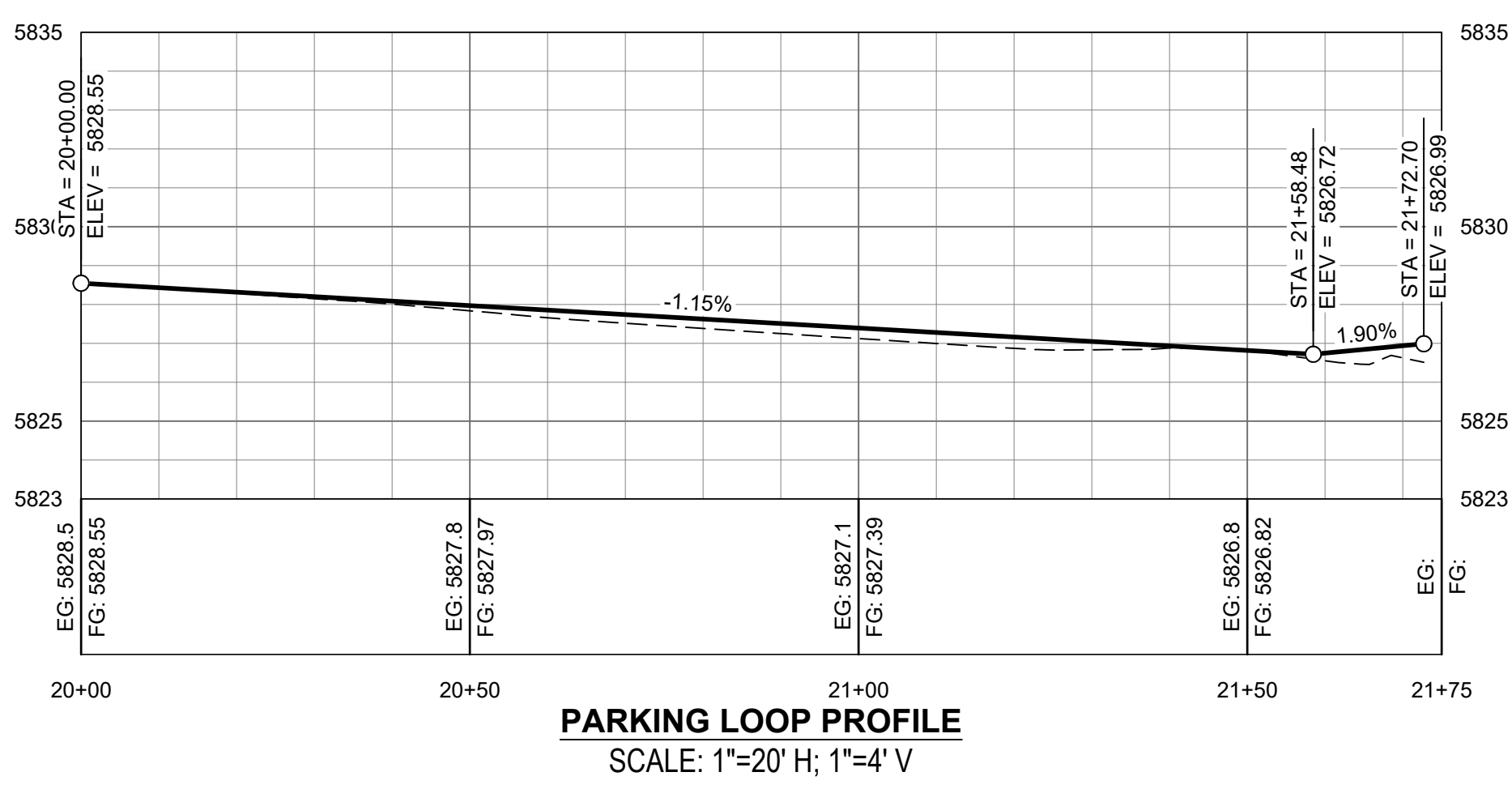
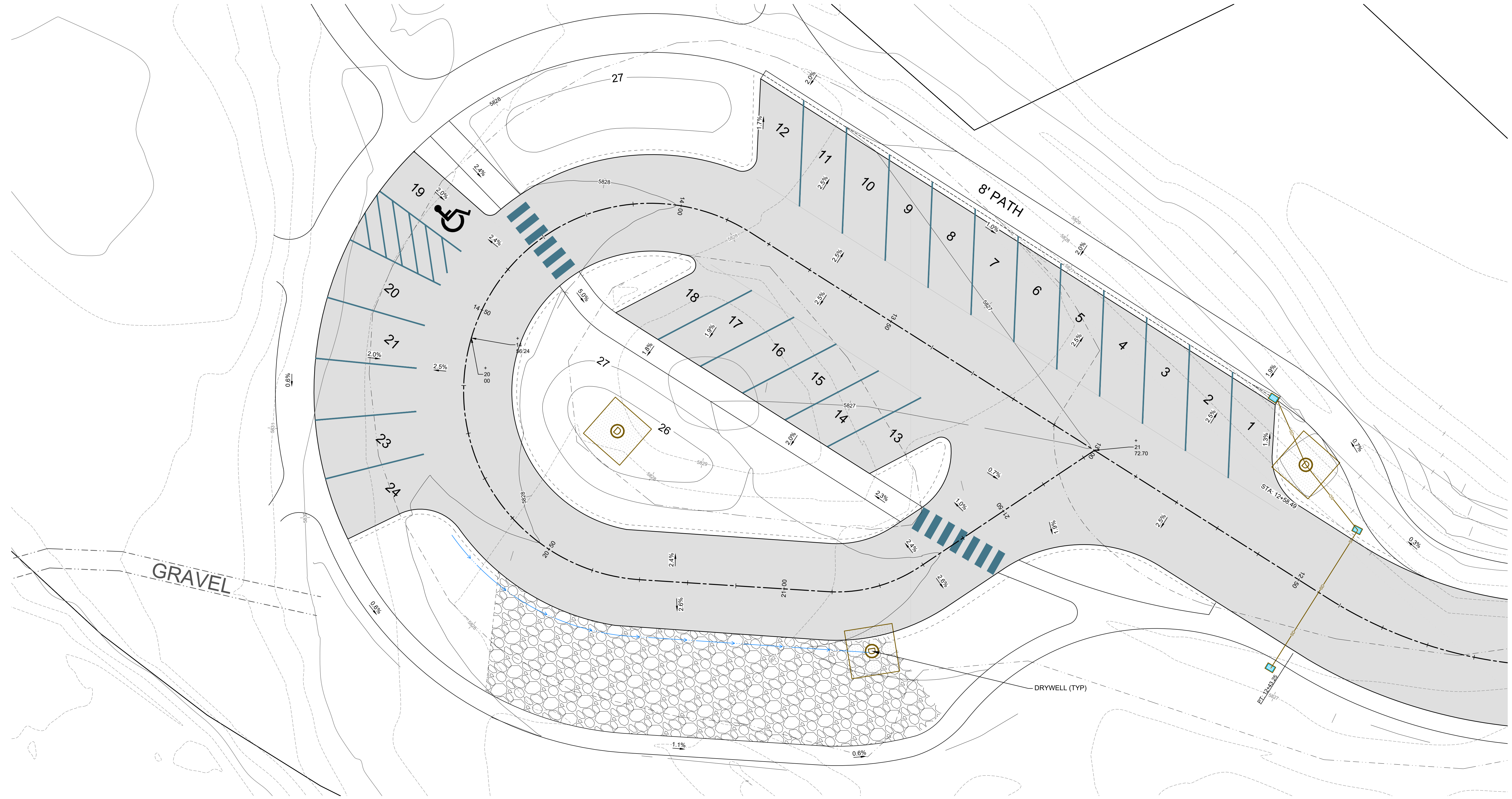
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PURPOSE: ISSUE FOR REVIEW

C2.0



**WARM SPRINGS PRESERVE
PARKING LOT GRADING**

LOCATED WITHIN SECTION 11&12, T4 N, R17 E, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: CITY OF KETCHUM

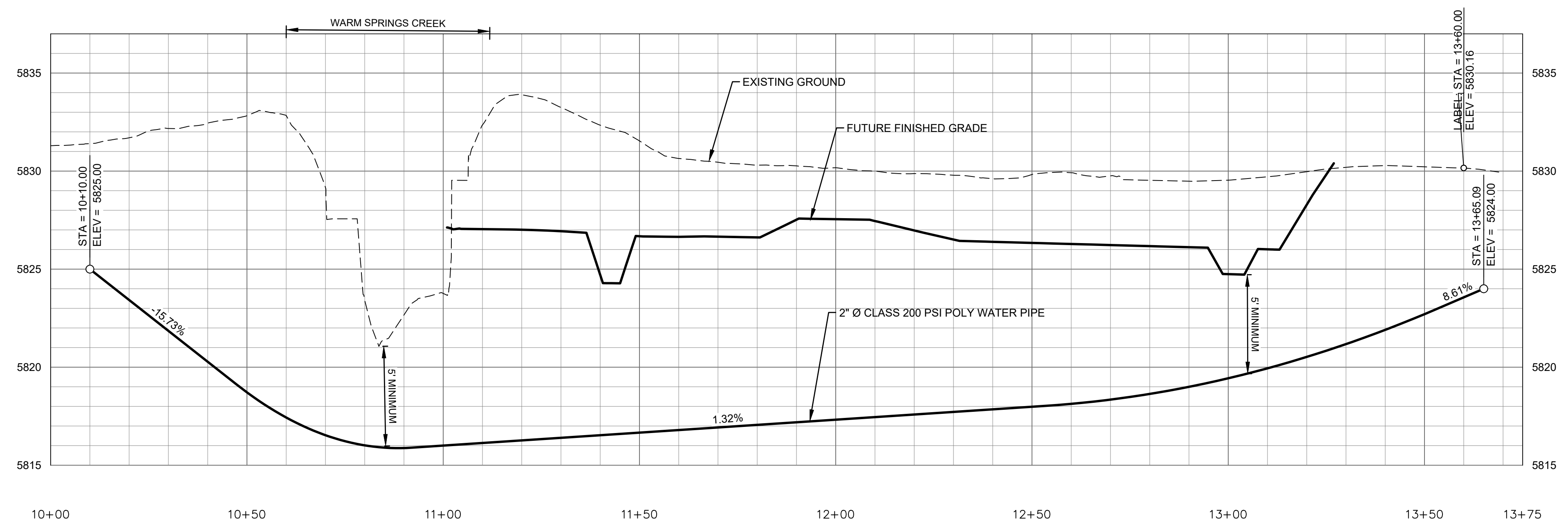
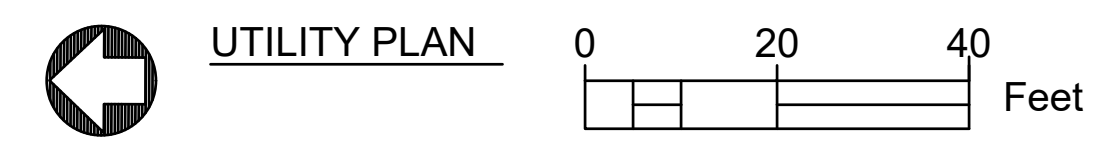
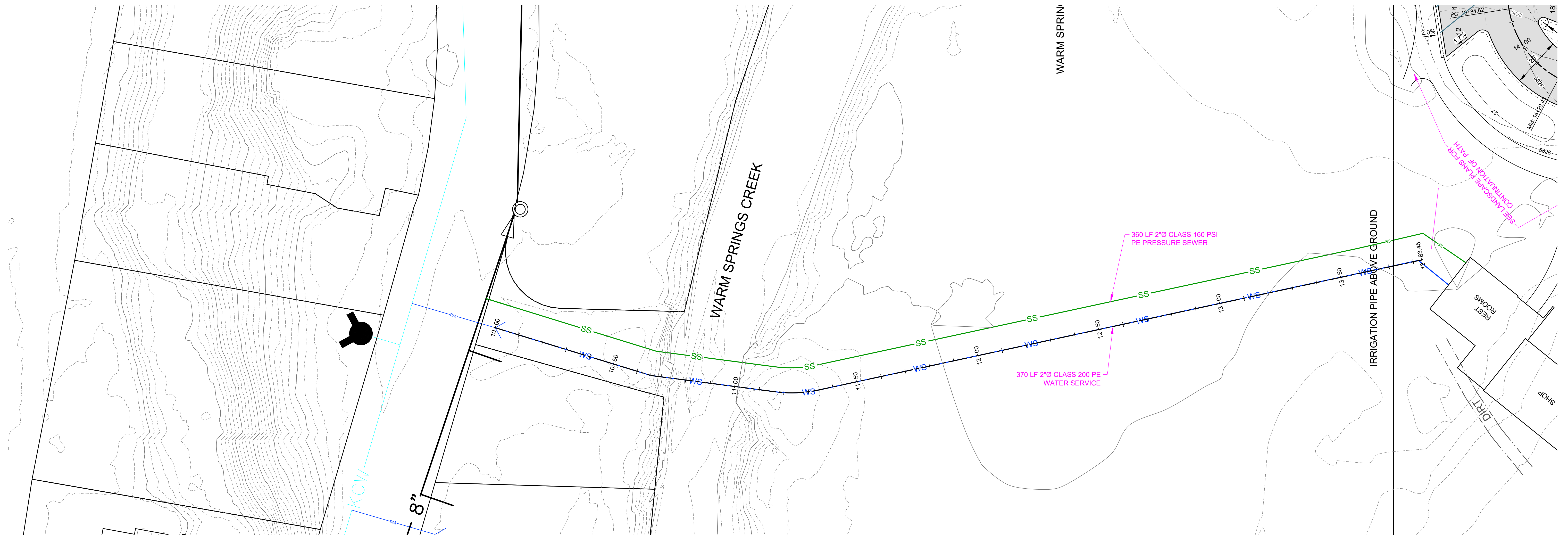
PROJECT INFORMATION
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WATER SERVICE PROFILE
SCALE: 1"=20' H; 1"=4' V

**WARM SPRINGS PRESERVE
UTILITY PLAN**

LOCATED WITHIN SECTION 11&12, T4 N, R17 E, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: CITY OF KETCHUM

PROJECT INFORMATION
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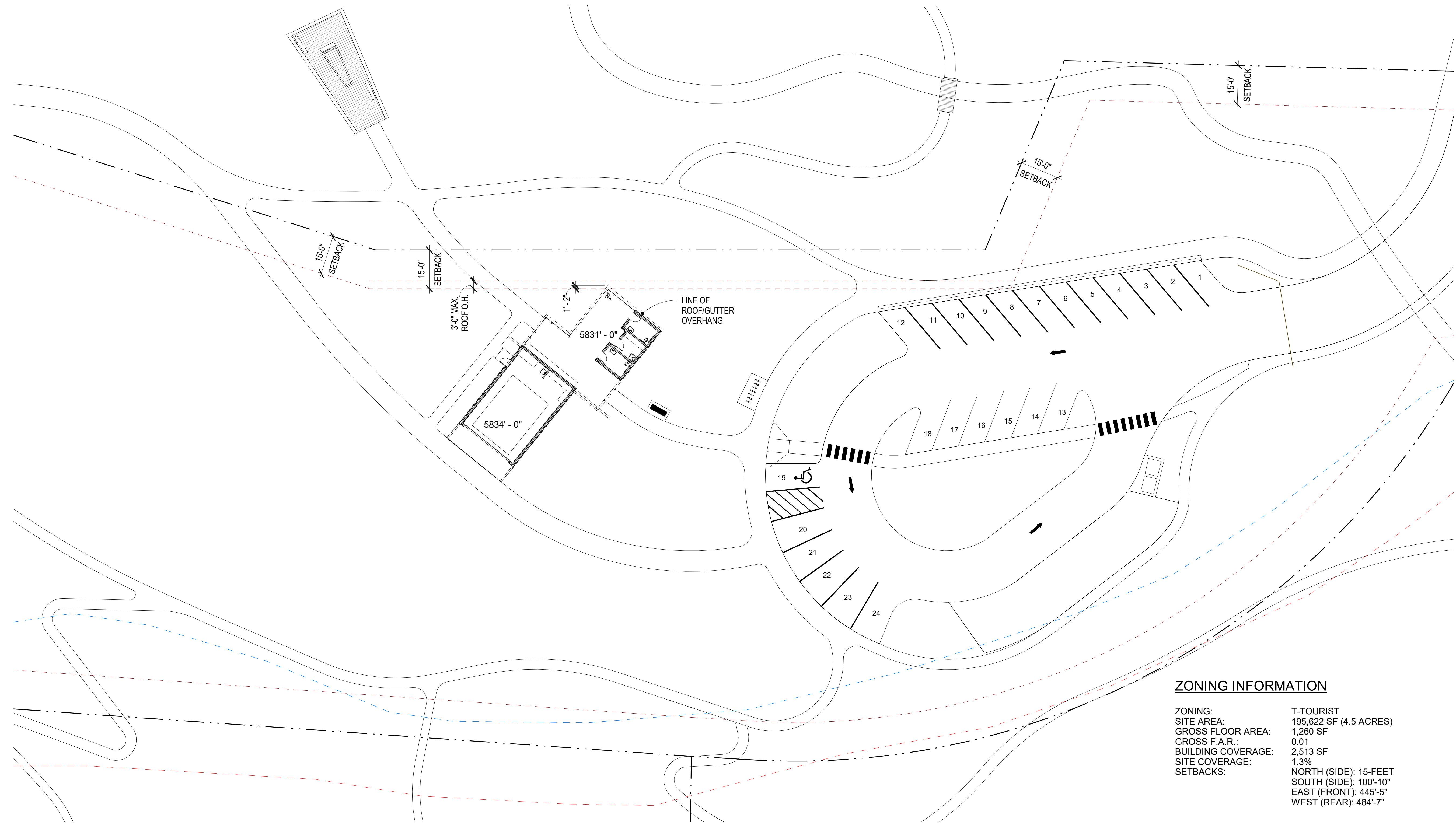
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PURPOSE: ISSUE FOR REVIEW

C3.0

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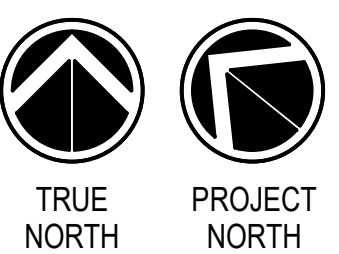


ZONING INFORMATION

| | |
|--------------------|------------------------|
| ZONING: | T-TOURIST |
| SITE AREA: | 195,622 SF (4.5 ACRES) |
| GROSS FLOOR AREA: | 1,260 SF |
| GROSS F.A.R.: | 0.01 |
| BUILDING COVERAGE: | 2,513 SF |
| SITE COVERAGE: | 1.3% |
| SETBACKS: | NORTH (SIDE): 15-FEET |
| | SOUTH (SIDE): 100'-10" |
| | EAST (FRONT): 445'-5" |
| | WEST (REAR): 484'-7" |

ARCHITECTURAL SITE PLAN

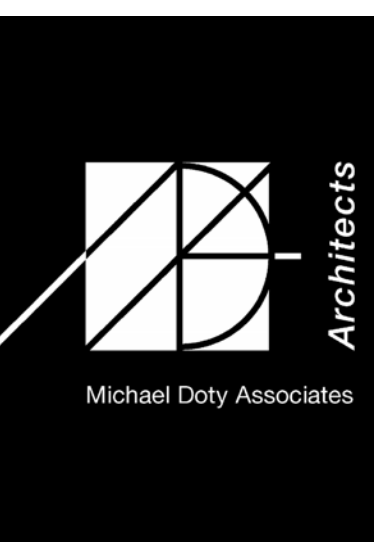
SCALE: 1" = 20'-0"
12 4 8



WARM SPRINGS PRESERVE WELCOME BUILDING

KETCHUM, IDAHO
83340

DESIGN REVIEW
1/22/2024



Michael Doty Associates, Architects PC

| SUBMITTALS | DATE |
|--------------------|----------|
| 1 DESIGN REVIEW #1 | 11/17/23 |
| 2 DESIGN REVIEW #2 | 01/23/24 |
| 3 | |
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PROJECT
WARM SPRINGS PRESERVE
 201-311 BALD MOUNTAIN RD.
 KETCHUM, ID
 CITY OF KETCHUM

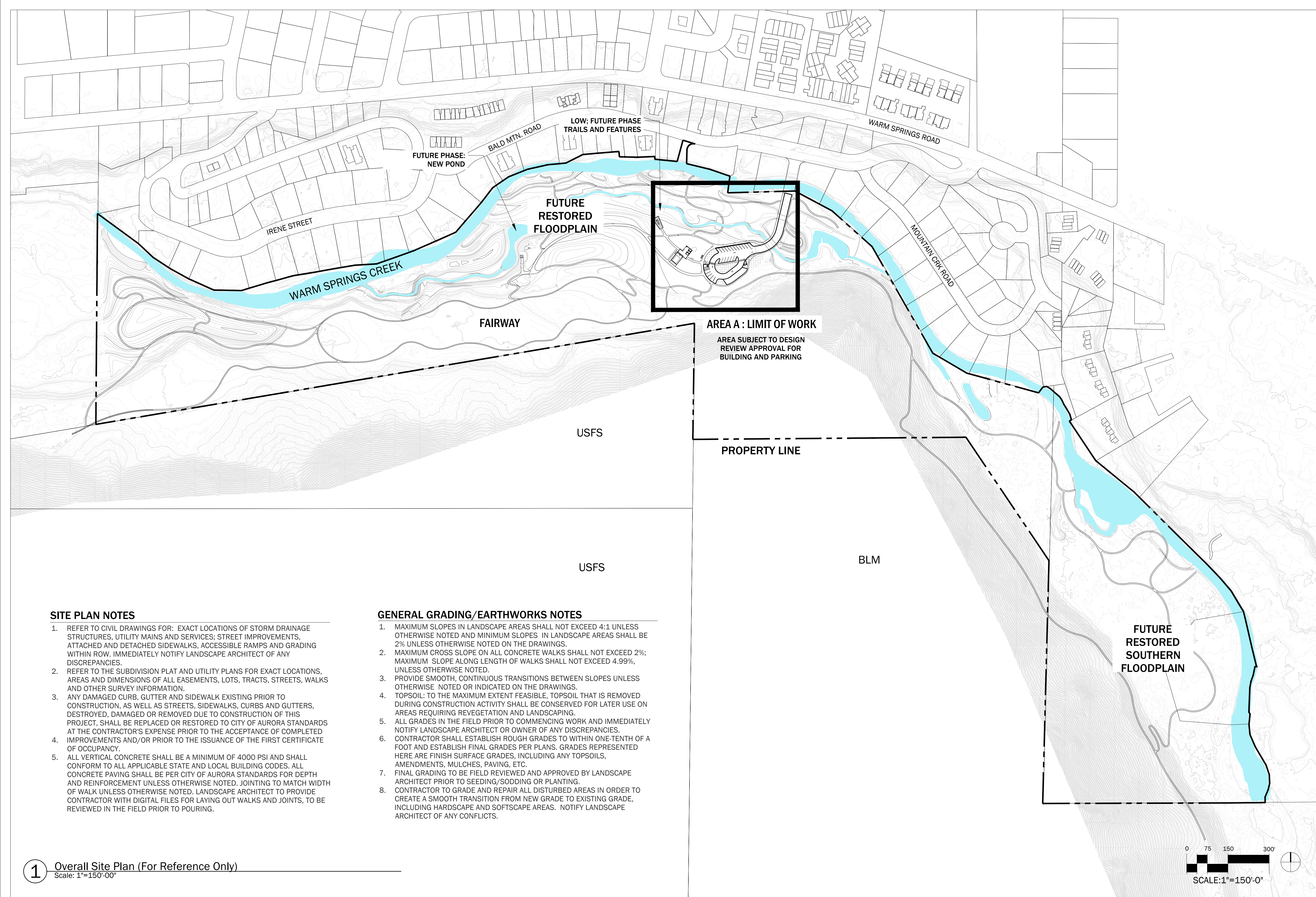
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OVERALL PLAN

SCALE: AS NOTED

L1.00

DRAWN BY: SP, DL, HC
CHECKED BY: DL, SP



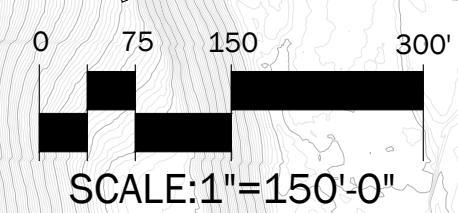
SITE PLAN NOTES

- REFER TO CIVIL DRAWINGS FOR: EXACT LOCATIONS OF STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES; STREET IMPROVEMENTS, ATTACHED AND DETACHED SIDEWALKS, ACCESSIBLE RAMPS AND GRADING WITHIN ROW. IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
- ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF AURORA STANDARDS AT THE CONTRACTOR'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- ALL VERTICAL CONCRETE SHALL BE A MINIMUM OF 4000 PSI AND SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL BUILDING CODES. ALL CONCRETE PAVING SHALL BE PER CITY OF AURORA STANDARDS FOR DEPTH AND REINFORCEMENT UNLESS OTHERWISE NOTED. JOINTING TO MATCH WIDTH OF WALK UNLESS OTHERWISE NOTED. LANDSCAPE ARCHITECT TO PROVIDE CONTRACTOR WITH DIGITAL FILES FOR LAYING OUT WALKS AND JOINTS, TO BE REVIEWED IN THE FIELD PRIOR TO POURING.

GENERAL GRADING/EARTHWORKS NOTES



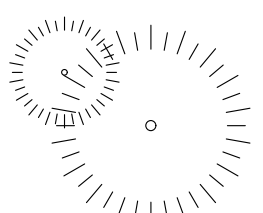
- MAXIMUM SLOPES IN LANDSCAPE AREAS SHALL NOT EXCEED 4:1 UNLESS OTHERWISE NOTED AND MINIMUM SLOPES IN LANDSCAPE AREAS SHALL BE 2% UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- MAXIMUM CROSS SLOPE ON ALL CONCRETE WALKS SHALL NOT EXCEED 2%; MAXIMUM SLOPE ALONG LENGTH OF WALKS SHALL NOT EXCEED 4.99%, UNLESS OTHERWISE NOTED.
- PROVIDE SMOOTH, CONTINUOUS TRANSITIONS BETWEEN SLOPES UNLESS OTHERWISE NOTED OR INDICATED ON THE DRAWINGS.
- TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- ALL GRADES IN THE FIELD PRIOR TO COMMENCING WORK AND IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT OR OWNER OF ANY DISCREPANCIES.
- CONTRACTOR SHALL ESTABLISH ROUGH GRADES TO WITHIN ONE-TENTH OF A FOOT AND ESTABLISH FINAL GRADES PER PLANS. GRADES REPRESENTED HERE ARE FINISH SURFACE GRADES, INCLUDING ANY TOPSOILS, AMENDMENTS, MULCHES, PAVING, ETC.
- FINAL GRADING TO BE FIELD REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO SEEDING/SODDING OR PLANTING.
- CONTRACTOR TO GRADE AND REPAIR ALL DISTURBED AREAS IN ORDER TO CREATE A SMOOTH TRANSITION FROM NEW GRADE TO EXISTING GRADE, INCLUDING HARDSCAPE AND SOFTSCAPE AREAS. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

1 Overall Site Plan (For Reference Only)
Scale: 1"=150'-0"

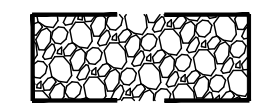




LEGEND

-  Existing Aspen Tree to Remain
-  Existing Aspen Tree to Remain
-  Existing Evergreen Tree to Remain

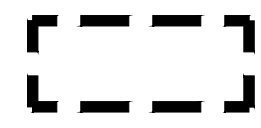
FIRE MITIGATION NOTES



ZONE A

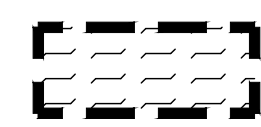
0-5' OFFSET

- Beginning from the edge of the foundation to 5' out, all combustible material should be eliminated and a method to prevent growth of vegetation utilized such as ground cloth under pea gravel.



BUILDING AND ASPEN GROVE

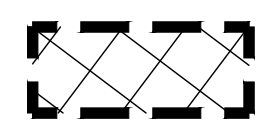
- This area includes the new building, existing aspen grove to be preserved, and new planting.



ZONE B

30' OFFSET

- All dead vegetation should be removed.
- Prune all trees to keep branches a minimum of 10' from neighboring trees.
- Create separation between trees, shrubs and other items that could catch fire such as garbage cans.
- Eliminate "ladder fuels" (i.e. shrubs below trees that could allow fire to spread into the tree branches).
- Prune all existing tree limbs to 6' clearance to ground.



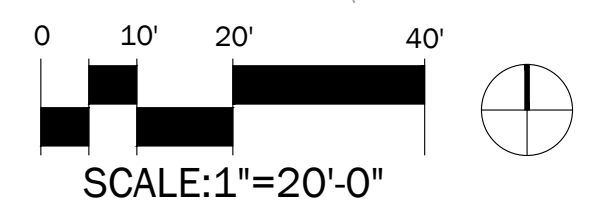
ZONE C

100' OFFSET

- Create horizontal space between shrubs and trees.
- Create vertical space between grass, shrubs, and trees.
- Eliminate "ladder fuels".
- Prune all tree limbs to 6' clearance to ground.

The Warm Springs Preserve site does not have a professional survey of existing trees. The locations indicated on this plan are estimations based on aerial imagery only. All tree locations should be field verified. Primary tree species located on site are Douglas Fir (*Pseudotsuga mesniesii*) and Aspen (*Populus tremuloides*).

KEY MAP



1 Area A - Building and Parking Site Layout and Materials Plan
Scale: 1"=20'-00"

| SUBMITTALS | DATE |
|---------------------|----------|
| 1. DESIGN REVIEW #1 | 11/17/23 |
| 2. DESIGN REVIEW #2 | 01/23/24 |
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PROJECT
WARM SPRINGS PRESERVE
201-311 BALD MOUNTAIN RD.
KETCHUM, ID
CITY OF KETCHUM

NOT FOR CONSTRUCTION

WILDFIRE MITIGATION PLAN
SCALE: AS NOTED

L1.01

DRAWN BY: SP, DL, HC
CHECKED BY: DL, SP

| SUBMITTALS | DATE |
|--------------------|----------|
| 1 DESIGN REVIEW #1 | 11/17/23 |
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PROJECT
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LEGEND

- Stabilized Crusher Fines Paving (ADA Accessible)
- Asphalt Paving - Vehicular (Recycled Asphalt - Add Alt. #1)
- Planting Area
- Concrete Walkways
- Gravel

- Donor Bench
- Bike Rack
- Pathlight Bollard



ADA Accessible Donor Bench
Manufacturer: Streetlife Drifter Bench (Or Approved Equal)



Bike Racks
Manufacturer: Streetlife - Solid Bike Parking (Or Approved Equal)
Finish: Corten Steel



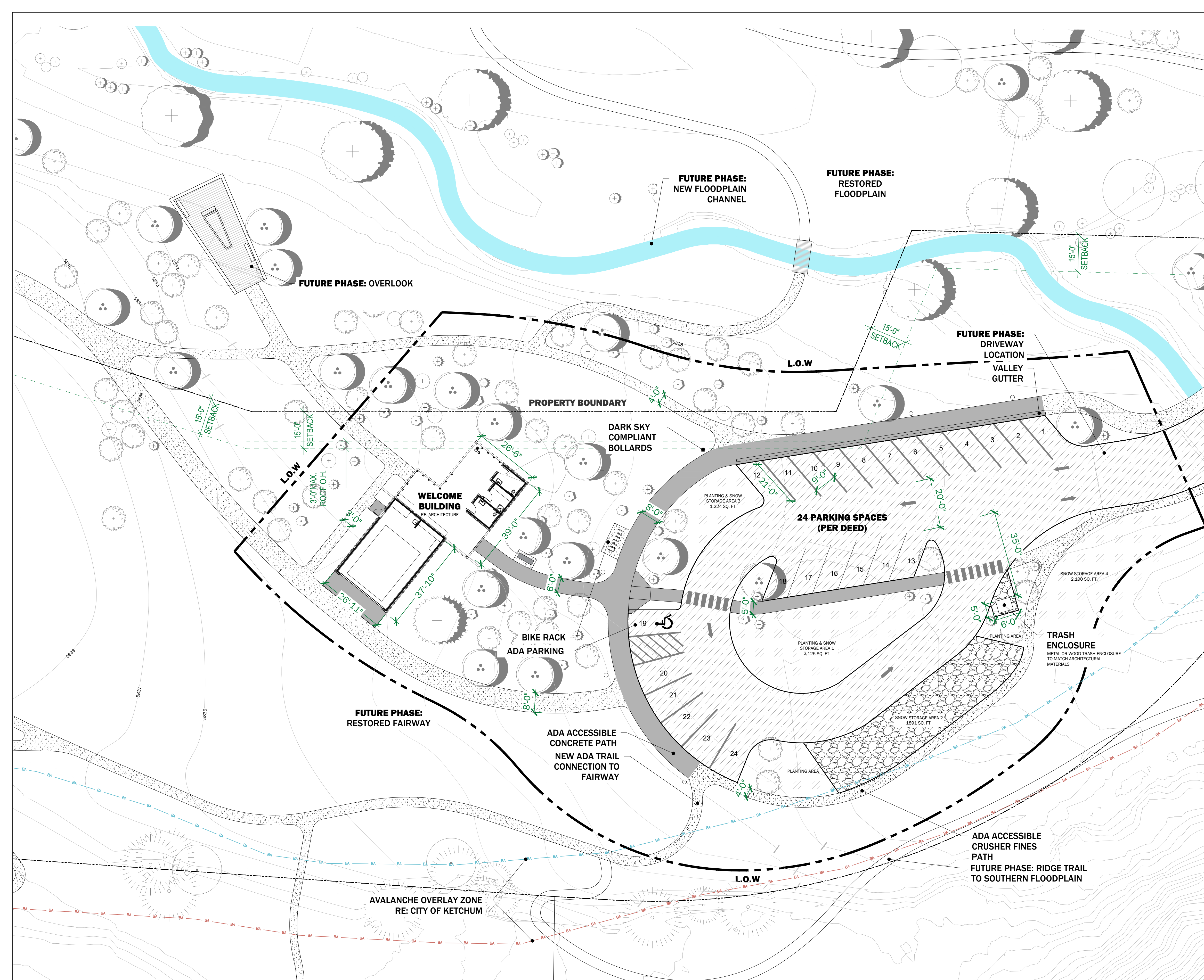
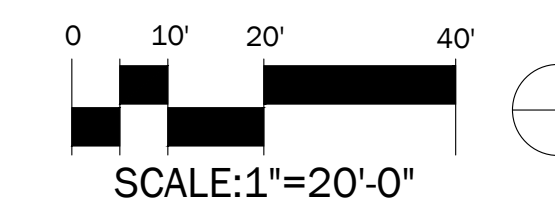
Dark Sky Approved Pathlight Bollard
Manufacturer: Ligman Lighting - Freetown 2
Finish: Corten Steel

PERCENTAGE OF SNOW STORAGE AREA: 32.3%

Total Snow Storage Area: 7,692 sq.ft.
 Snow Storage Area 1: 2,125 sq. ft.
 Snow Storage Area 2: 1,891 sq. ft.
 Snow Storage Area 3: 1,224 sq. ft.
 Snow Storage Area 4: 2,100 sq. ft.

Total Improved Parking - Pedestrian Area: 23,810 sq.ft.

KEY MAP



1 Area A - Building and Parking Site Layout and Materials Plan
Scale: 1"=20'-00"

| SUBMITTALS | DATE |
|--------------------|----------|
| 1 DESIGN REVIEW #1 | 11/17/23 |
| 2 DESIGN REVIEW #2 | 01/23/24 |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

NOTES:
 1. CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL FIGURED DIMENSIONS AND CONDITIONS AT THE JOBSITE, REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS, AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO ANY FABRICATION OF ANY WORK OR FIELD WORK BEING DONE, IN ACCORDANCE WITH AIA DOCUMENT A201. DO NOT SCALE THESE DRAWINGS.
 2. THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECTS FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. REPRODUCTION IS PROHIBITED. COPYRIGHT 2022, STUDIO SUPERBLOOM, LLC.

PROJECT
WARM SPRINGS PRESERVE
 201-311 BALD MOUNTAIN RD.
 KETCHUM, ID
 CITY OF KETCHUM

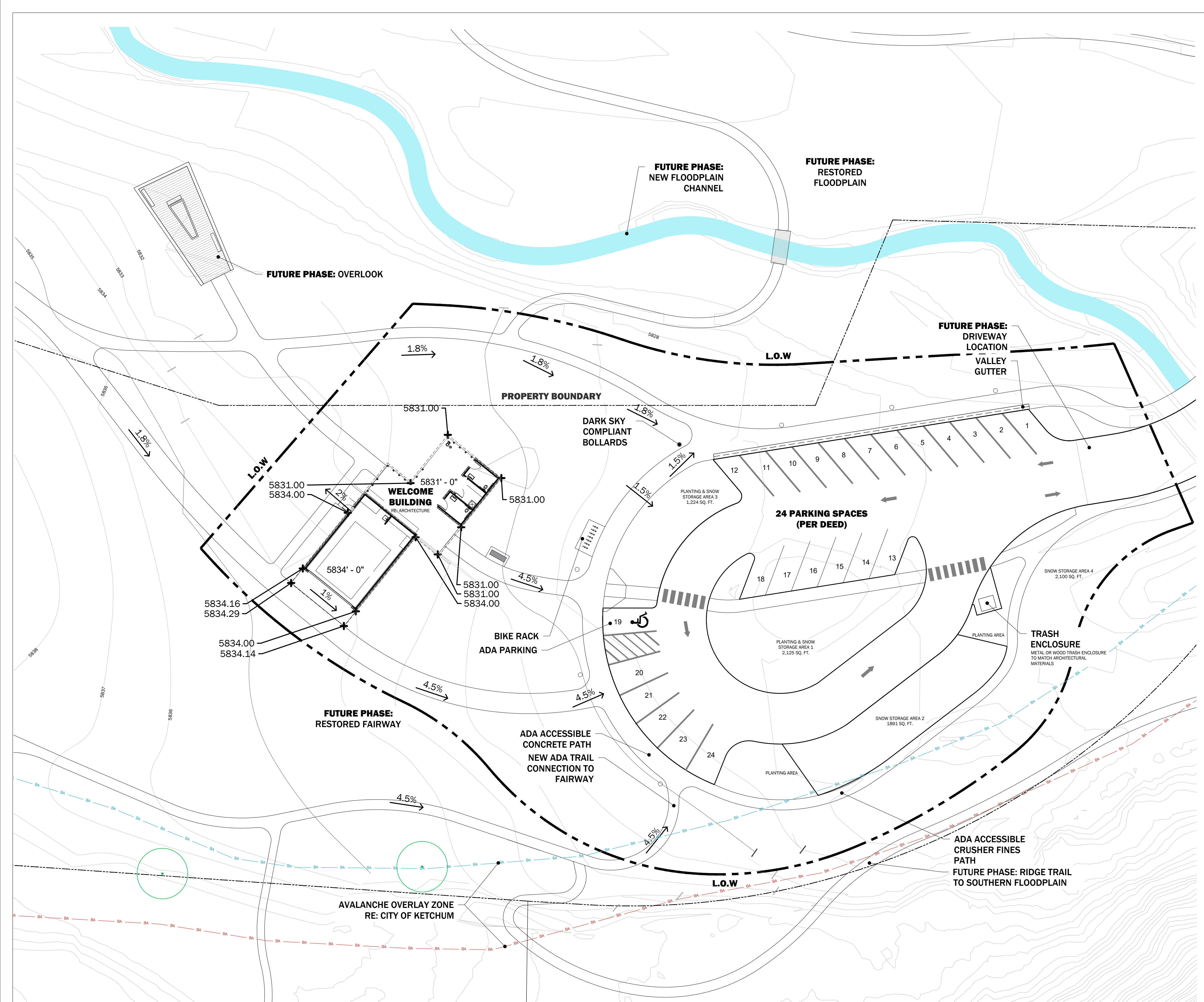
NOT FOR CONSTRUCTION

LANDSCAPE GRADING

SCALE: AS NOTED

L1.03

DRAWN BY: SP, DL, HC
CHECKED BY: DL, SP



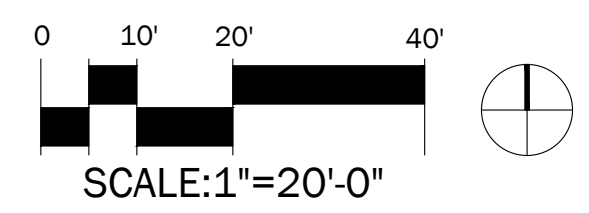
LINETYPE LEGEND

- MAJOR CONTOUR
- MINOR CONTOUR

KEY MAP



1 Area A - Building and Parking Site Grading
Scale: 1"=20'-00"



| SUBMITTALS | DATE |
|---------------------|----------|
| 1. DESIGN REVIEW #1 | 11/17/23 |
| 2. DESIGN REVIEW #2 | 01/23/24 |
| 3. | |
| 4. | |
| 5. | |
| 6. | |

NOTES:
1. CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL FIGURED DIMENSIONS AND CONDITIONS AT THE JOBSITE, REVIEW AND COMPARE ALL CHARTERS AND INTERDISCIPLINARY DRAWINGS, AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO ANY FABRICATION OF ANY WORK OR FIELD WORK BEING DONE. IN ACCORDANCE WITH AIA DOCUMENT A201, DO NOT SCALE THESE DRAWINGS.
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PROJECT
WARM SPRINGS PRESERVE
201-311 BALD MOUNTAIN RD.
KETCHUM, ID
CITY OF KETCHUM

PLANTING LEGEND

| TREES | | | | | |
|------------------|-----|----|-----------------------------------|--|-----------------------|
| | PD | 1 | Douglas Fir | <i>Pseudotsuga menziesii</i> | 2.5" Cal. B&B |
| DECIDUOUS TREES | | | | | |
| | PP2 | 15 | Quaking Aspen (Multi-Stemmed) | <i>Populus tremuloides</i> | 2.5" Cal. B&B |
| | PT3 | 39 | Quaking Aspen (Single-Stemmed) | <i>Populus tremuloides</i> | 2.5" Cal. B&B |
| SHRUBS | | | | | |
| | AS | 19 | Serviceberry | <i>Amelanchier alnifolia</i> | 5 gal. Container |
| DECIDUOUS SHRUBS | | | | | |
| | SPB | 9 | Blizzard Mockorange | <i>Philadelphus lewisii</i> 'Blizzard' | #5, 2' ht. Container |
| | SRM | 24 | Golden Currant | <i>Ribes aureum</i> | #3, 18" ht. Container |
| | | | Existing Aspen Tree to be Removed | | |
| | | | Existing Aspen Tree to be Remain | | |

SEEDED GRASSES, PERENNIALS + SODDED TURF

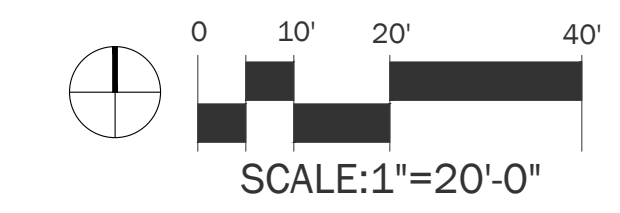
| | | |
|--|------------------------------------|---|
| | SEED MIX A Upland Meadow | Spoil piles, expected to be the driest plant community on site <i>Achillea millefolium</i> / Common Yarrow <i>Artemisia tridentata</i> vaseyana / Mountain Big Sagebrush plant in patches in favorable microsites <i>Bromus ciliatus</i> / Fringed Brome <i>Bromus marginatus</i> / Mountain Brome <i>Chrysothamnus viscidiflorus</i> / Yellow Rabbitbrush <i>Elymus elymoides</i> / Squirreltail Grass <i>Elymus glaucus</i> / Blue Wildrye <i>Elymus lanceolatus lanceolatus</i> / Thickspike Wheatgrass <i>Elymus trachycaulus</i> / Slender Wheatgrass <i>Ericameria nauseosa</i> / Rubber Rabbitbrush <i>Eriogonum umbellatum</i> / Sulfurflower Buckwheat <i>Festuca idahoensis</i> / Idaho Fescue <i>Festuca thurberi</i> / Thurber's Fescue <i>Hesperostipa comata</i> / Needle and Thread Bunchgrass <i>Koeleria macrantha</i> / Prairie Junegrass <i>Leymus cinereus</i> / Great Basin Wildrye <i>Linum lewisii</i> 'Blue Flax' / Blue Flax <i>Poa secunda sandbergii</i> / Sandberg Bluegrass <i>Pseudoroegneria spicata</i> / Bluebunch Wheatgrass <i>Sphaeralcea</i> sp. / Globemallow species dependent on availability |
| | SEED MIX H Aspen Grove | <i>Achillea millefolium</i> / Common Yarrow <i>Aquilegia coerulea</i> / Blue Columbine <i>Delphinium occidentale</i> / Duncecap Larkspur <i>Erigeron speciosus</i> / Showy Fleabane <i>Eriogonum umbellatum</i> / Sulfurflower Buckwheat <i>Gaillardia aristata</i> / Blanket Flower <i>Geranium viscosissimum</i> / Sticky Geranium <i>Heliomeris multiflora</i> / Showy Goldeneye <i>Hymenoxys hoopesii</i> / Meadow Fire <i>Linum perenne lewisii</i> / Blue Flax <i>Penstemon rydbergii</i> / Rydberg's Penstemon <i>Penstemon strictus</i> / Rocky Mountain Penstemon <i>Rudbeckia occidentalis</i> / Western Coneflower <i>Solidago missouriensis</i> / Missouri Goldenrod <i>Symphotrichum laeve</i> / Smooth Aster |
| | SOD Restored Lawn | <i>Festuca rubra</i> , <i>Cynodon Hybrida</i> Dog Tuff (or equivalent) |

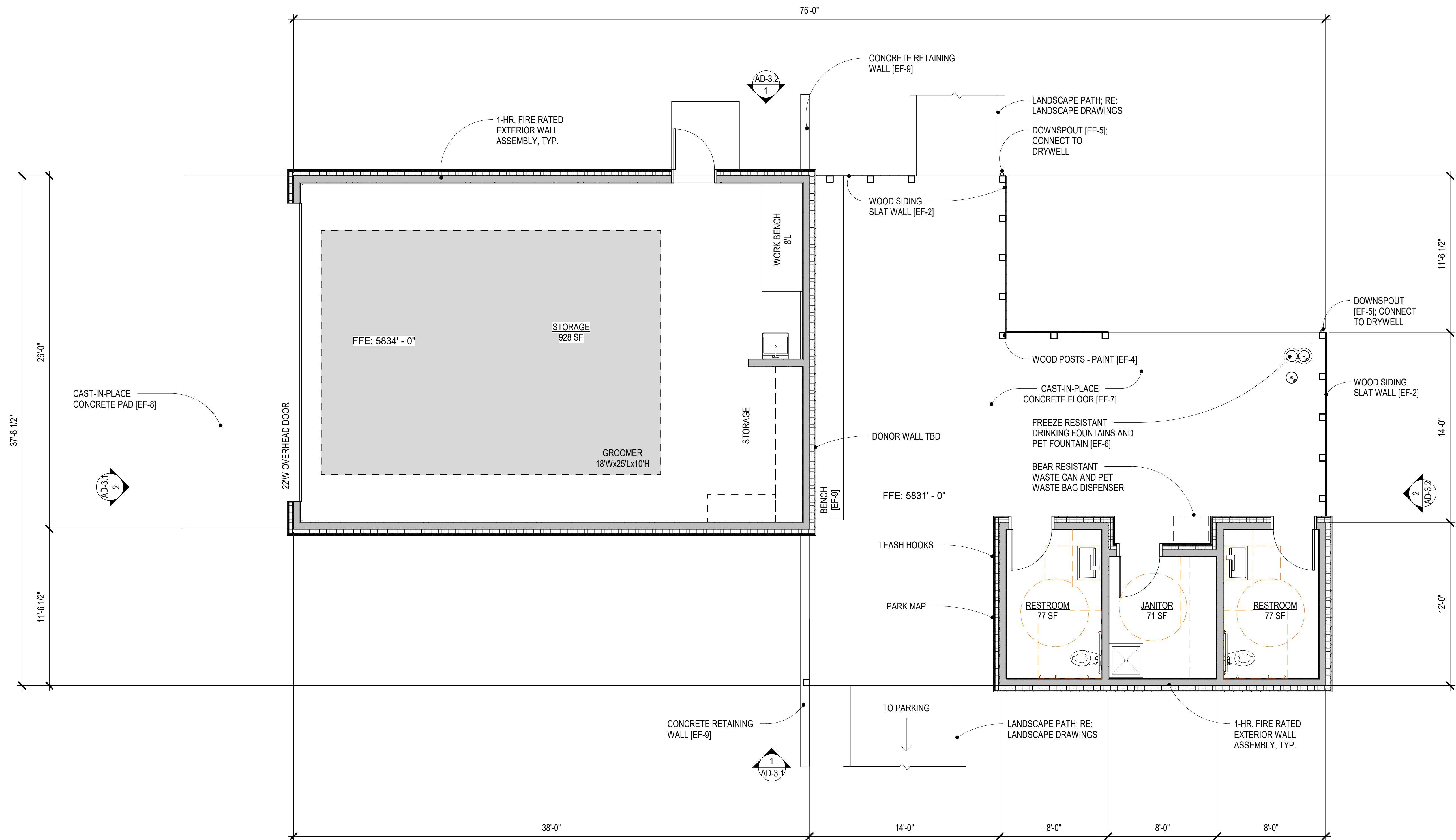
KEY MAP



NOTE:

1. THE LANDSCAPE PLAN BUILDS ON THE EXISTING ASPEN GROVE AND ENHANCES AND RESTORES IT. THE BUILDING WAS SITED TO BE NESTLED IN THE GROVE OF ASPENS AND MINIMIZE THE VISUAL IMPACT ON THE OVERALL PRESERVE





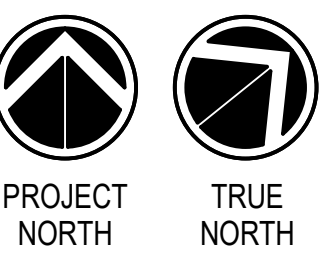
PROPOSED FLOOR PLAN

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

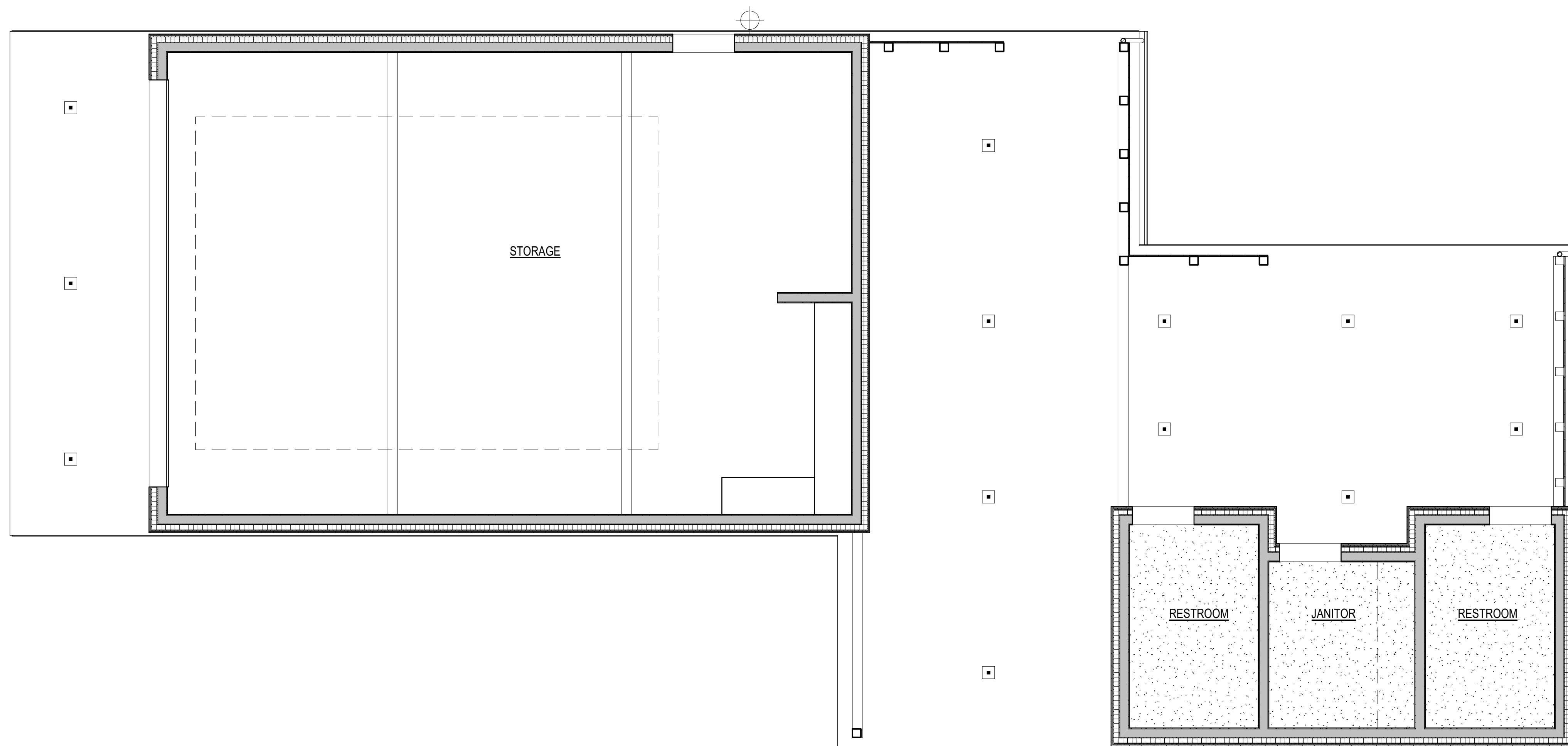
WARM SPRINGS PRESERVE WELCOME BUILDING

KETCHUM, IDAHO
83340

DESIGN REVIEW
1/22/2024



Michael Doty Associates, Architects PC



EXTERIOR LIGHTING KEY

LIGHTS TO BE ON TIMER TO TURN OFF 1 HOUR AFTER SUNSET

■ RECESSED DOWNLIGHT:
LUCIFER ATOMOS, 2" SQUARE
PROFILE, FLUSH MILLWORK,
BURNT BRONZE BAFFLE,
2700K

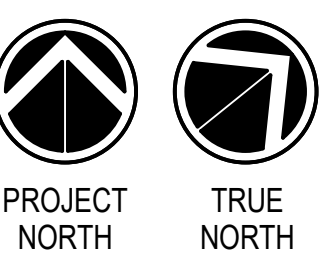


⊕ WALL SCONCE: LUCIFER
LUCIFER SQUILINDER, BURNT
BRONZE, 2700K



PROPOSED REFLECTED CEILING PLAN / EXTERIOR LIGHTING

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



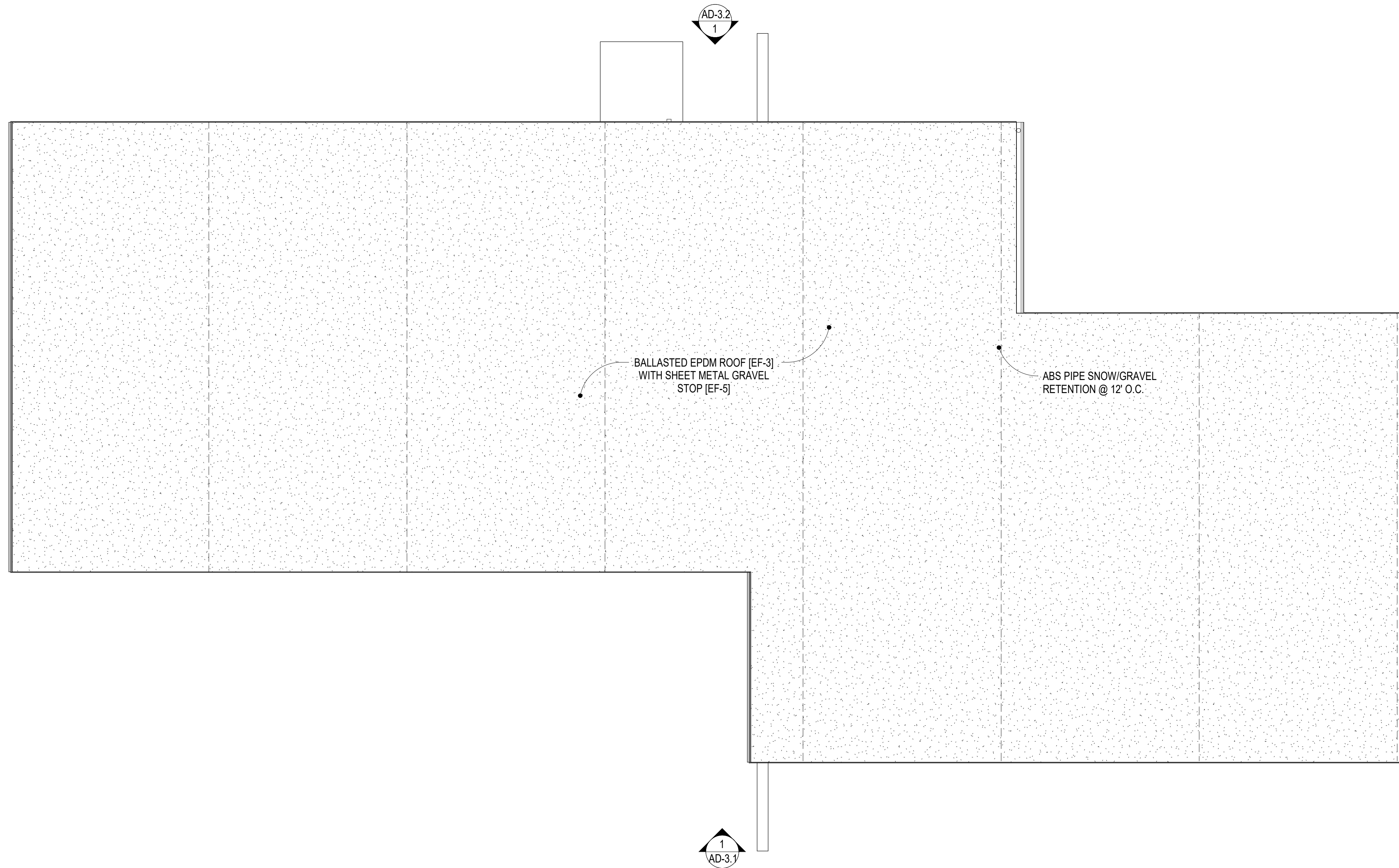
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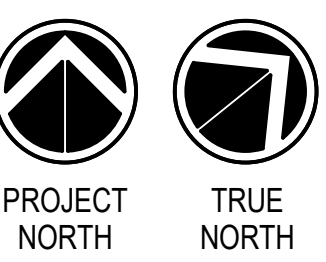
PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"
1 2 4 8

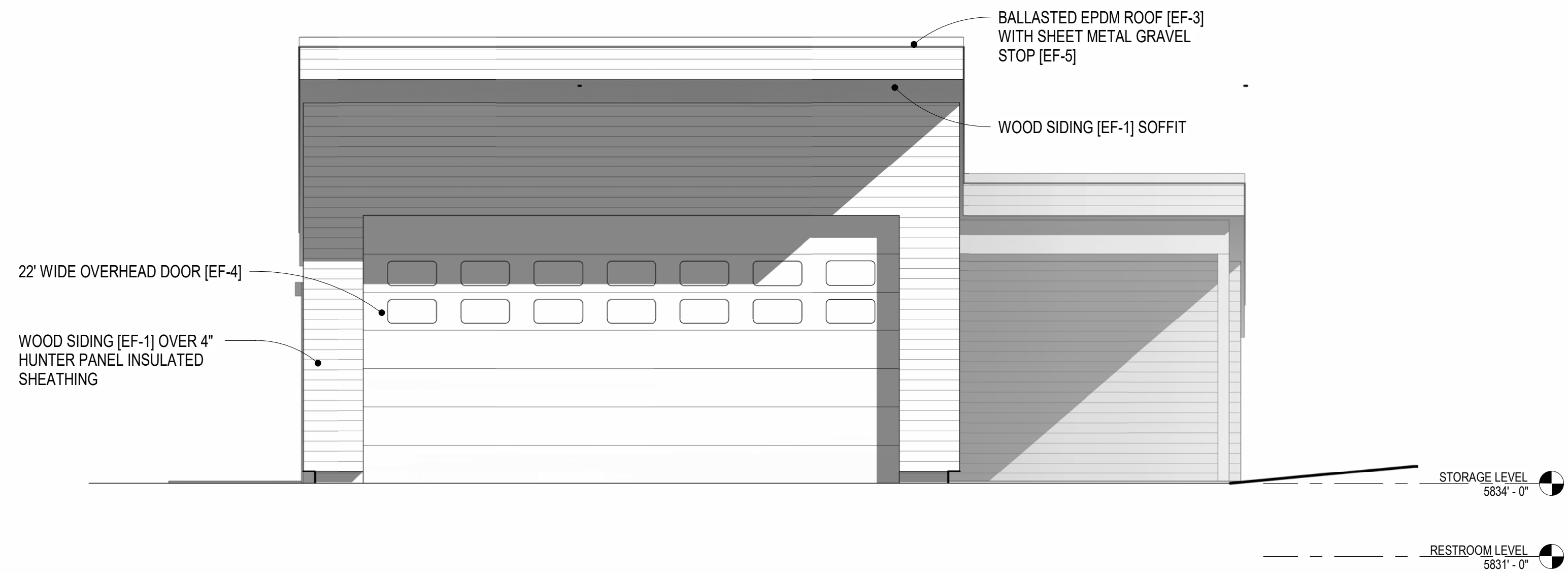
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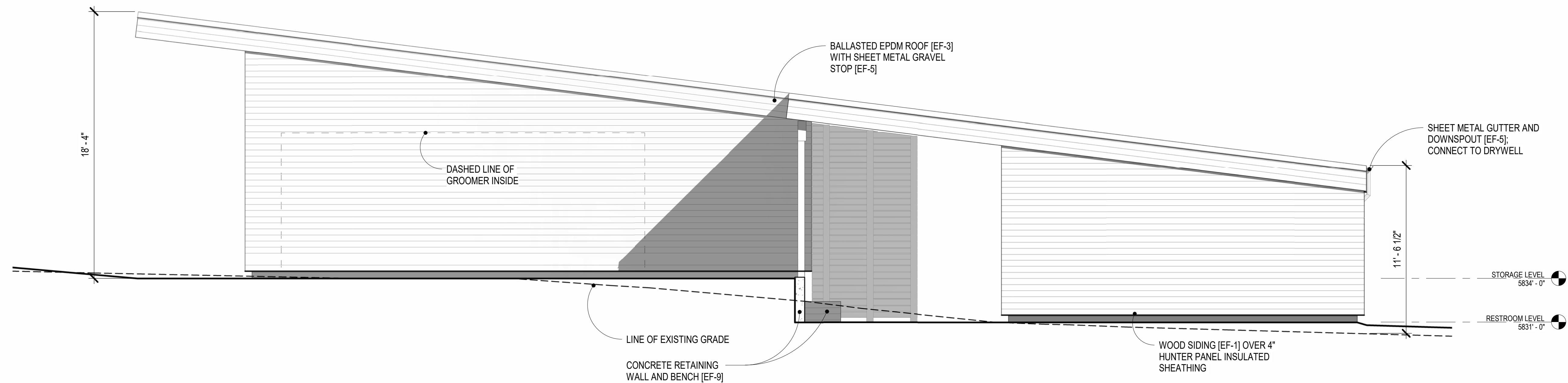
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1/22/2024



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WEST ELEVATION 2
1/4" = 1'-0"



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

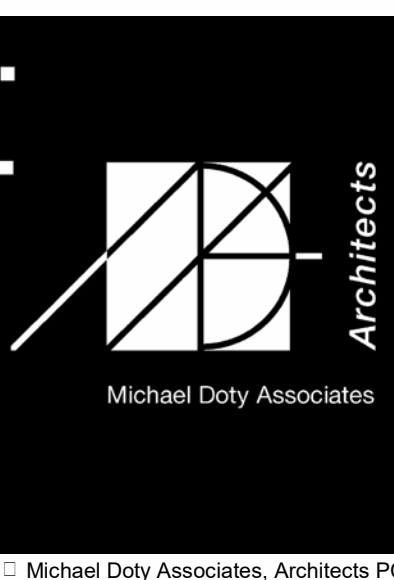
EXTERIOR ELEVATIONS

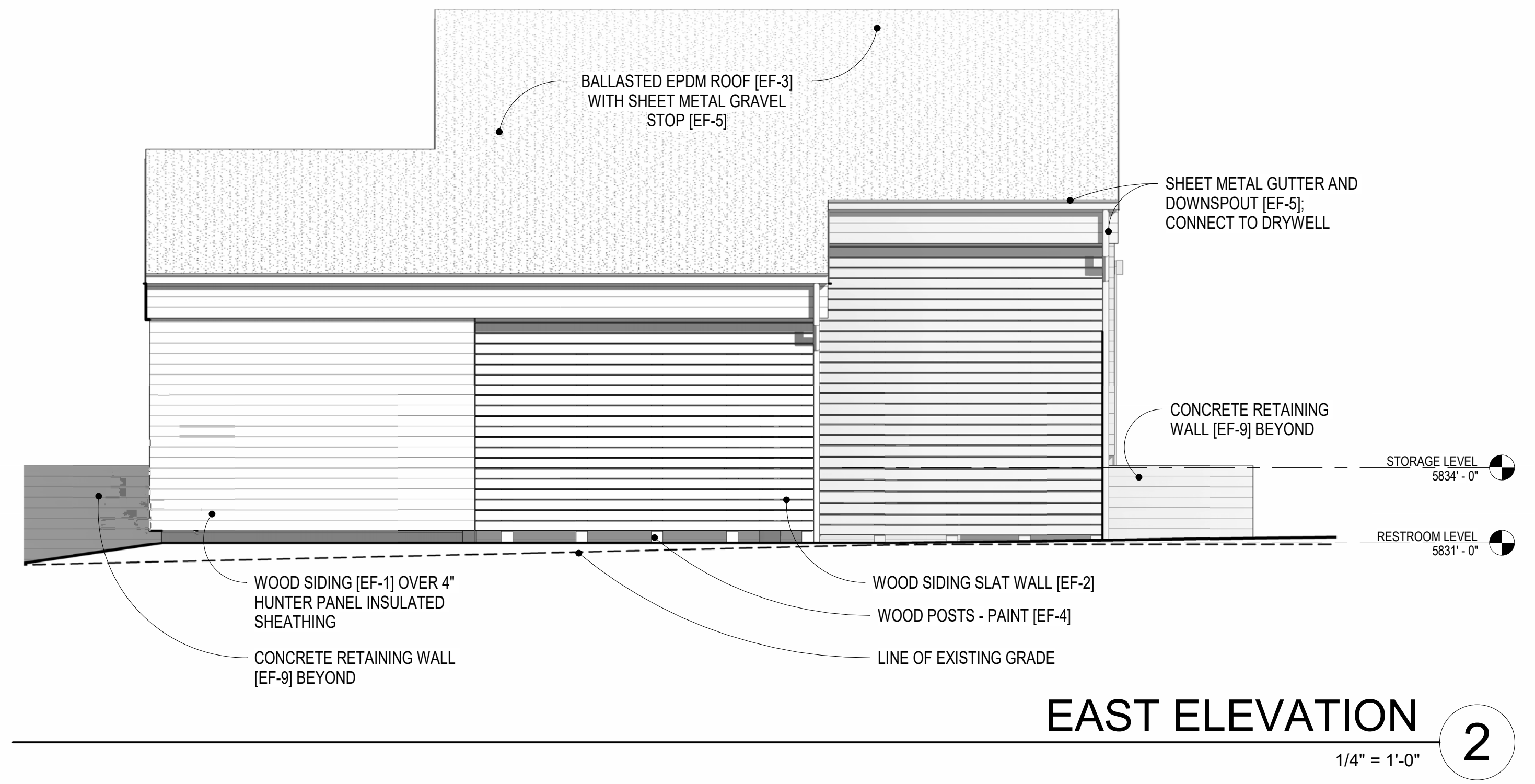


WARM SPRINGS PRESERVE WELCOME BUILDING

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DESIGN REVIEW
1/22/2024

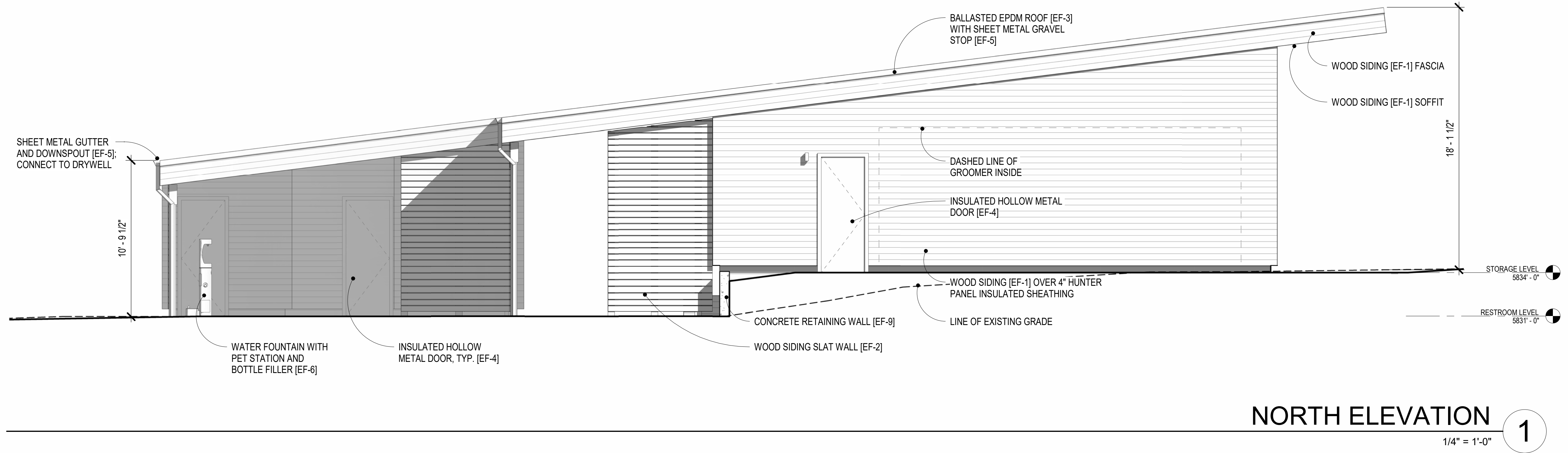




EAST ELEVATION

2

1/4" = 1'-0"



NORTH ELEVATION

1

1/4" = 1'-0"

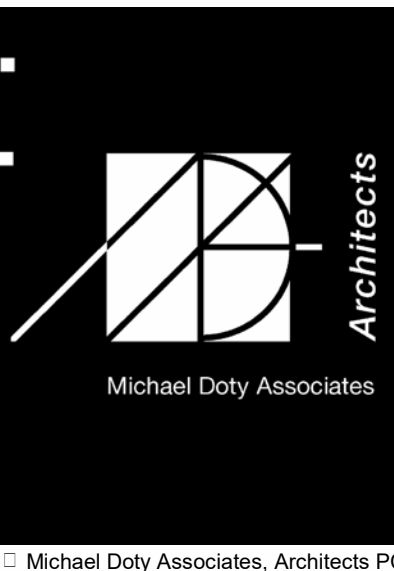
EXTERIOR ELEVATIONS



WARM SPRINGS PRESERVE WELCOME BUILDING

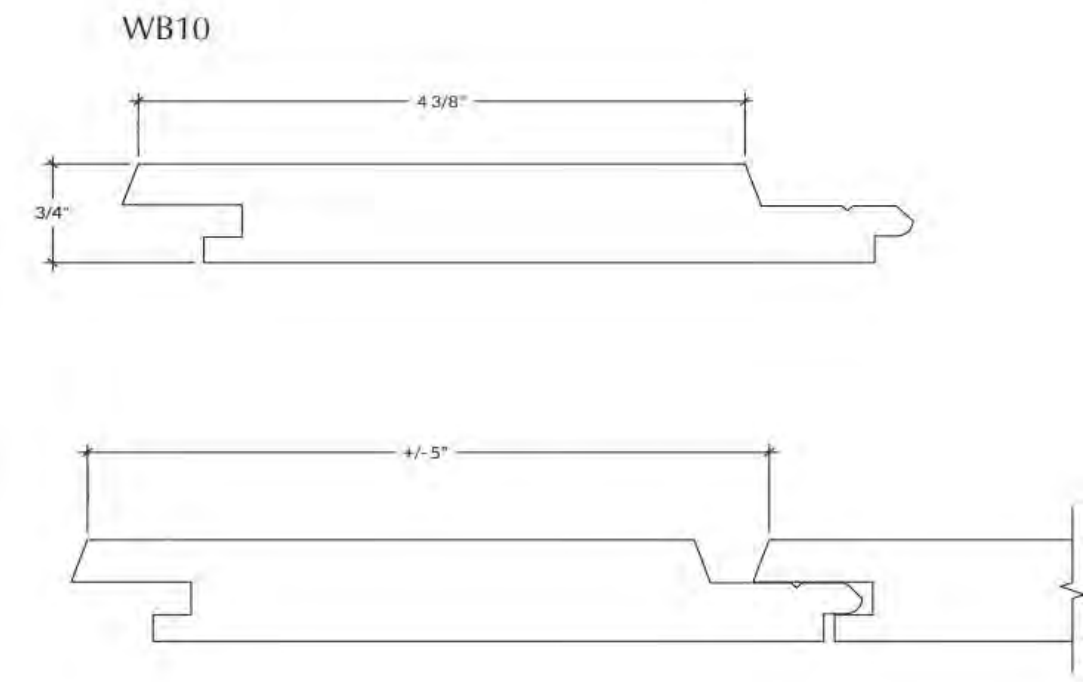
KETCHUM, IDAHO
83340

DESIGN REVIEW
1/22/2024





EXTERIOR FINISH 1 (EF-1):
THERMALLY MODIFIED RADIATA PINE
SIDING; ADOBO WARBLER; WB10 PROFILE



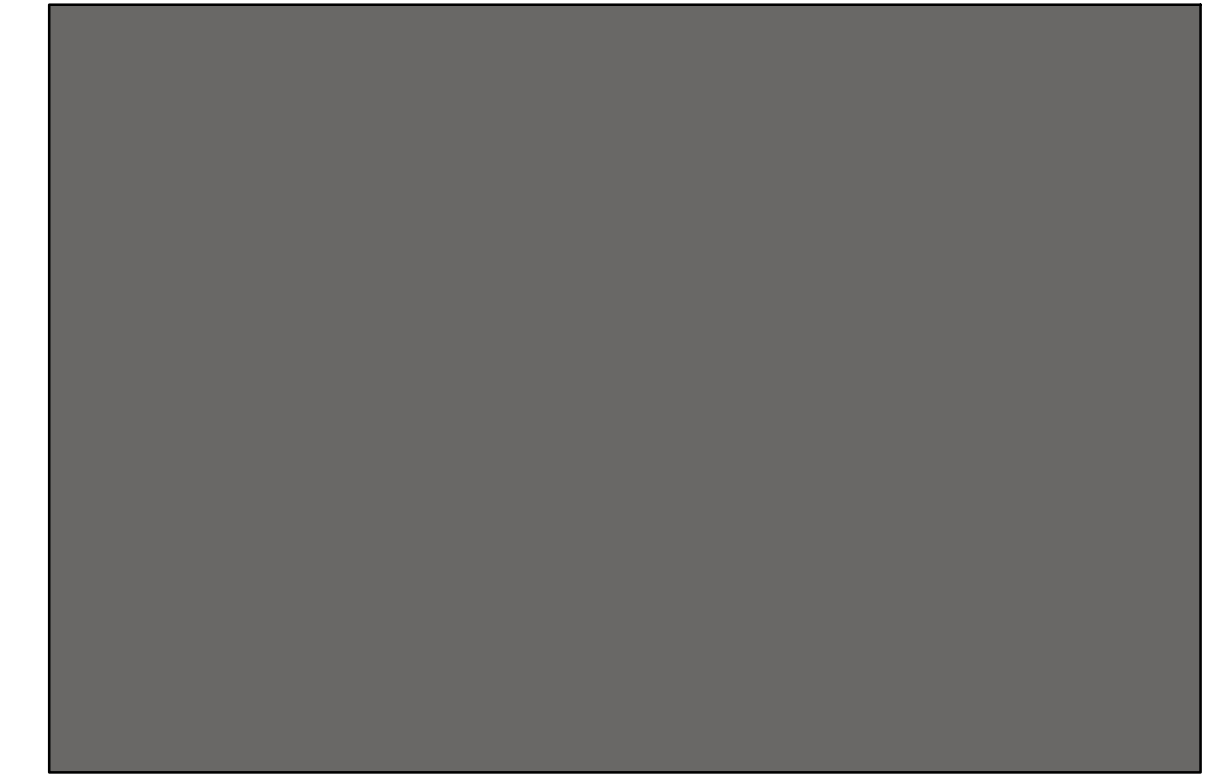
EXTERIOR FINISH 1 (EF-1) SIDING PROFILE



EXTERIOR FINISH 2 (EF-2):
THERMALLY MODIFIED RADIATA PINE SLAT
WALL; ADOBO WARBLER; S4S PROFILE, 1/2"
GAP SPACING



EXTERIOR FINISH 3 (EF-3):
RIVER BOTTOM STONE BALLAST; 10 PSF
MIN.



EXTERIOR FINISH 4 (EF-4):
PAINT FINISH AT OVERHEAD DOORS, MAN
DOORS, AND WOOD POSTS; BENJAMIN
MOORE CC-544, OVERCOAT



EXTERIOR FINISH 5 (EF-5):
SHEET METAL FLASHING AND TRIM;
WESTERN STATES METAL ROOFING, COOL
TECH 500 PVDF VINTAGE



EXTERIOR FINISH 6 (EF-6):
OUTDOOR DRINKING FOUNTAIN; ELAKY
ezH2O UPPER BOTTLE FILLING STATION BI-
LEVEL PEDESTAL WITH PET STATION.
COLOR: TBD PENDING OVERALL PARK
THEME



EXTERIOR FINISH 7 (EF-7):
EXTERIOR CAST-IN-PLACE CONCRETE SLAB;
ACID ETCHED CONCRETE WITH LIGHTLY
EXPOSED AGGREGATE



EXTERIOR FINISH 8 (EF-8):
EXTERIOR CAST-IN PLACE CONCRETE SLAB;
LIGHT BROOM FINISH



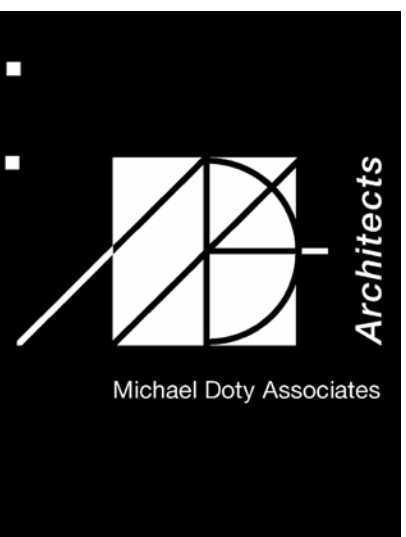
EXTERIOR FINISH 9 (EF-9):
EXTERIOR CAST-IN PLACE BOARD-FORMED
CONCRETE RETAINING WALL

PROPOSED EXTERIOR FINISHES

WARM SPRINGS PRESERVE WELCOME BUILDING

KETCHUM, IDAHO
83340

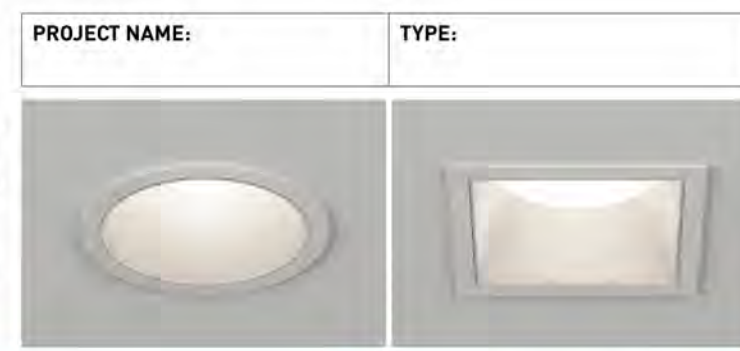
DESIGN REVIEW
1/22/2024



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ATOMOS™2 UNIVERSAL AND SLIM

A miniature downlight range offering impressive performance in an extremely small profile with a 2" aperture. Available as flange overlay and trimless for both drywall and millwork applications.



ORDERING INFORMATION - TRIM / HOUSING

| TRM | TRM TYPE | RATING | TRM FINISH | BAFFLE FINISH | FIXTURE TYPE | INSTALL TYPE | LUMEN PACKAGE | CCT | OPTIC | EFFECTS DEVICE | DRIVER |
|--------------------|---|----------------------|---|---|--|---|--|--------------------------------------|--|-------------------------------|--------|
| ADJUSTABLE & FIXED | F Flange Overlay T Trimless Drywall W Trimless Millwork | 1 Dry / Damp IP20 | WH White AG Satin Silver AU Cashmere Gold | WH White AG Satin Silver AU Cashmere Gold | 5.52" UNIVERSAL HOUSING (SEPARATE TRIM AND HOUSING) 1/2" - 2" MAX CEILING THICKNESS | INTEGRAL AD Adjustable, 30" Max Trim IC Non-IC A C, Airight S I.C. Remote K C, Airight, Remote R Remodel M Remodel | 27 2700K 30 3000K 35 3500K 40 4000K | 15 15° 25 25° 35 35° 50 50° | PH ELV / Triac, 12V SG eled.ED, ECOdrive 17.5-12V, LOG, 120-277V SN eled.ED, ECOdrive 17.5-12V, LN, 120-277V EN eled.ED, SOL Drive 0.1% 0-10V, LN, 120-277V ED eled.ED, SOL Drive 0.1% 0-10V, LN, 120-277V LP Lutron, Premier Ecosystem 0.1% 0-10V, LN, 120-277V LH Lutron, Hi-Lume Ecosystem 1% 0-10V, LN, 120-277V | STANDARD ALL INSTALL TYPES | |
| AZRS 2" Round | W Trimless Millwork | 2 Wet (IP44) | AU Cashmere Gold | AU Cashmere Gold | 3.4" SLIM HIGH OUTPUT HOUSING (INTEGRATED LED HOUSING) FIXED ISFI 1/2" - 1" MAX CEILING THICKNESS WALLWASH ISW 1/2" - 5/8" MAX CEILING THICKNESS | INTEGRAL X C Y NIC Z C, Airight V I.C. Remote W NIC, Remote D C, Airight, Remote R Remodel M Remodel | 27 2700K 30 3000K 35 3500K 40 4000K | 15 15° 25 25° 35 35° 50 50° | REMODEL ONLY L2 Lutron, Hi-Lume Ecosystem 0.1% 0-10V, LN, 120-277V LH Lutron, Hi-Lume Ecosystem 1% 0-10V, LN, 120-277V | | |

- PART NUMBER NOTES**
- Universal trims ship as e.g.: AZRSFAD1AGAG-8012D27-15I-PH*0
 - Universal housings ship as e.g.: IFR-AZ1-280A-PH*
 - Slim fixtures ship as e.g.: AZRSFSF1AGAG-8012D27-15X-PH*0
 - Remote drivers ship as e.g.: PSA2-RMT-280A-PH*



WALL SCONCE CYLINDER & SQUILINDER®

Exceptional adaptability and performance in classic and modern silhouettes that mount seamlessly and invisibly to the wall.



ORDERING INFORMATION

| SHAPE | TYPE | RATING | BODY FINISH | BAFFLE FINISH | CRI / WATTAGE PACKAGE | CCT | LOWER OPTIC (UGR) | UPPER OPTIC (UGR) | DRIVER | LOWER MEDIA | UPPER MEDIA |
|----------------|-------------------|--------------|---|---|--|--|--|--|---|--|---|
| CW2 Cylinder | DF Downlight | 2 Wet (IP55) | WH White | WH White | DOWNLIGHT (DF) STATIC WHITE | 27 2700K | 15 15° | 00 DF Only 08 (Required with 20° fixture) | DOWNLIGHT (DF) INTEGRAL | 3 Clear Glass Lens* *Not available for Warm Dim | 9 Diffusion Lens* *Required with 00 (Integral) |
| SW2 Squilinder | UD Up / Downlight | 2 Wet (IP55) | WH White AG Satin Silver AU Cashmere Gold BB Burnt Bronze AB Architectural Bronze BK Black CF Custom Finish* *Domest Factory | WH White AG Satin Silver AU Cashmere Gold BB Burnt Bronze AB Architectural Bronze BK Black CF Custom Finish* *Domest Factory | DOWNLIGHT (DF) STATIC WHITE 80S11A 80-CRI, 11W, Dim. Lumens - 1232 80S17A 80-CRI, 17W, Dim. Lumens - 1893 80S24 80-CRI, 24W, Dim. Lumens - 2170 90S11A 90-CRI, 11W, Dim. Lumens - 1028 90S17A 90-CRI, 17W, Dim. Lumens - 1328 90S24 90-CRI, 24W, Dim. Lumens - 2122 97S11A 97-CRI, 11W, Dim. Lumens - 929 97S24 97-CRI, 24W, Dim. Lumens - 1863 | 27 2700K 30 3000K 35 3500K 40 4000K | 15 15° 20 20° 25 25° 40 40° 40 40° 40 40° 40 40° 40 40° 40 40° | RPI 120V, 1% ELV / TRIAC or 120-277V, 1% 0-10V Analog Logarithmic REMOTE (120V) TR2 Philips, 2% Leading-Edge Triac* 17W packages only | 4 Soft Focus Lens 5 Frosted Glass Lens 6 Frosted Soft Focus Lens 7 Frosted Linear Spread Lens* *Not available for Squilinder | UP / DOWNLIGHT (UD) INTEGRAL CA3 120-277V, 2% 0-10V Analog Logarithmic CE3 120V, 2% ELV Forward / Reverse Phase | |
| | | | | | UP / DOWNLIGHT (UD) STATIC WHITE 80S11A 80-CRI, 11W, Dim. Lumens - 1271 80S17A 80-CRI, 17W, Dim. Lumens - 1892 80S24 80-CRI, 24W, Dim. Lumens - 2170 | 27 2700K 30 3000K 35 3500K 40 4000K | 15 15° 20 20° 25 25° 40 40° 40 40° 40 40° 40 40° | 00 DF Only 08 (Required with 20° fixture) | UP / DOWNLIGHT (UD) REMODEL ONLY L2 Lutron, Hi-Lume Ecosystem 0.1% 0-10V, LN, 120-277V LH Lutron, Hi-Lume Ecosystem 1% 0-10V, LN, 120-277V | 4 Soft Focus Lens 5 Frosted Glass Lens 6 Frosted Soft Focus Lens 7 Frosted Linear Spread Lens* *Not available for Squilinder | UP / DOWNLIGHT (UD) REMODEL ONLY L2 Lutron, Hi-Lume Ecosystem 0.1% 0-10V, LN, 120-277V LH Lutron, Hi-Lume Ecosystem 1% 0-10V, LN, 120-277V |

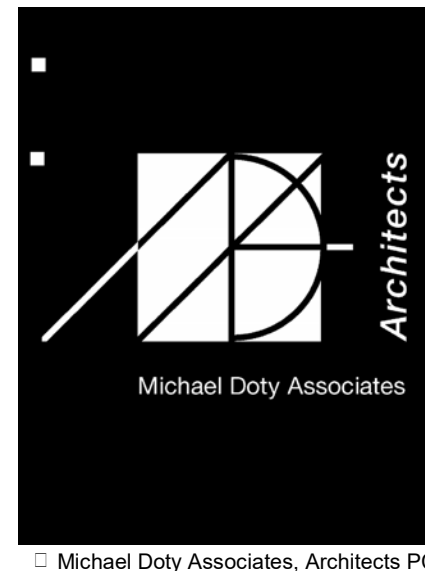
- SPECIFICATION NOTES**
- Wall Sconce (ex.) CW2-DF2-WHBK-90S23A2-30-RP1-40
 - Wall Sconce (ex.) SW2-UD2-WHBK-80S11A2-33-RMT-49
 - Up / Downlight (UD) fixtures require two remote drivers
 - Remote driver(s) ships as (ex.) PS-RMT-80S11A-1L23

PROPOSED EXTERIOR LIGHT FIXTURES

WARM SPRINGS PRESERVE WELCOME BUILDING

KETCHUM, IDAHO
83340

DESIGN REVIEW
1/22/2024



Attachment C:
Zoning Standards



Warm Springs Preserve Building
COMPLIANCE WITH ZONING REGULATIONS

| Compliance with Zoning and Dimensional Standards | | | | |
|--|--------------------------|--------------------------|------------------------------------|---|
| Compliant | | | Standards and Findings | |
| Yes | No | N/A | Ketchum Municipal Code | City Standards and Findings |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.12.030 | Minimum Lot Area |
| | | | Finding | Required: 8,000 square feet Existing: 195,622 square feet (4.5 acres) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.12.030 | FAR |
| | | | Finding | Permitted: 0.5 FAR Proposed: .01 FAR (1,260) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.12.030 | Minimum Building Setbacks |
| | | | Finding | Minimum Required Setbacks*: Front: 15' Side: 15' Rear: 15' Proposed: Front (east): 445' 5" Side (north): 15' Side (south): 100' 10" Rear (west): 484' 7" |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.12.030 | Building Height |
| | | | Finding | Maximum Permitted: 35' (27' maximum height per deed restriction) Proposed: 18' 4" |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.125.030.H | Curb Cut |
| | | | Finding | Permitted: A total of 35% of the linear footage of any street frontage can be devoted to access off street parking. Proposed: 9% (26-foot-wide driveway/280 feet of property frontage along Lopey Ln). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.125.020.A. 2 & 17.125.050 | Parking Spaces |



| | | | | |
|--|--|--|----------------|--|
| | | | Finding | <p>Off-street parking standards of this chapter apply to any new development and to any new established uses.</p> <p>Required: Nonresidential, in zoning districts other than LI-1, LI-2, and LI-3 require 1 parking space per 1,000 gross square feet. Deed restriction permits 24 parking spaces.</p> <p>Proposed: 24 parking spaces</p> |
|--|--|--|----------------|--|

Attachment D:
Design Review
Standards



Warm Springs Preserve Building
DESIGN REVIEW STANDARDS ANALYSIS

| 17.96.060.A.1 - Streets | Conformance |
|---|-------------|
| <i>The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.</i> | YES |
| Finding: The project proposes to replace the existing gravel driveway and parking lot with asphalt up to Lopey Ln bridge. | |

| 17.96.060.A.2 - Streets | Conformance |
|---|-------------|
| <i>All street designs shall be approved by the City Engineer.</i> | YES |
| Finding: The City Engineer has reviewed the proposed driveway design and finds it to be sufficient for the project. | |
| All street designs shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project. | |

| 17.96.060.B.1 - Sidewalks | Conformance |
|--|-------------|
| <i>All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.</i> | N/A |
| Finding: Sidewalks not required for the proposed project. | |

| 17.96.060.B.2 - Sidewalks | Conformance |
|---|-------------|
| <i>Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.</i> | N/A |
| Finding: Sidewalks not required for the proposed project. | |

| 17.96.060.B.3 - Sidewalks | Conformance |
|---|-------------|
| <p><i>Sidewalks may be waived if one of the following criteria is met:</i></p> <ul style="list-style-type: none"> <i>a) The project comprises an addition of less than 250 square feet of conditioned space.</i> <i>b) The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.</i> | N/A |
| <p>Finding: Sidewalks waived due to low speed limit of Lopey Lane, trail access off of Lopey Lane, and additional disturbance sidewalks would create for the upcoming restoration.</p> | |

| 17.96.060.B.4 - Sidewalks | Conformance |
|---|-------------|
| <p><i>The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</i></p> | N/A |
| <p>Finding: Sidewalks were not required for the proposed project.</p> | |

| 17.96.060.B.5 – Sidewalks | Conformance |
|--|-------------|
| <p><i>New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.</i></p> | N/A |
| <p>Finding: Sidewalks were not required for the proposed project.</p> | |

| 17.96.060.B.6 - Sidewalks | Conformance |
|--|-------------|
| <p><i>The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.</i></p> | YES |
| <p>Finding: Sidewalks were not required for the proposed project.</p> | |

| 17.96.060.C.1 - Drainage | Conformance |
|---|-------------|
| <p><i>All stormwater shall be retained on site.</i></p> | YES |
| <p>Finding: Pursuant to KMC §17.96.060.C.1, all storm water drainage shall be retained on site. Drainage improvements are specified on Sheets C1 -C3 on the project plans. The drainage improvements include the installation of swales and driveways. The City Engineer has</p> | |

reviewed the proposed drainage plan and believes the swales and drywell improvements are sufficient to maintain all storm water drainage on the subject property.

All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit.

| 17.96.060.C.2 - Drainage | Conformance |
|--|-------------|
| <i>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</i> | YES |
| <p>Finding: Pursuant to KMC §17.96.060.C.1, all storm water drainage shall be retained on site. Drainage improvements are specified on Sheets C1 - C2.1 on the project plans. The drainage improvements include the installation of swales and driveways. The City Engineer has reviewed the proposed drainage plan and believes the swales and drywell improvements are sufficient to maintain all storm water drainage on the subject property.</p> <p>All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit.</p> | |

| 17.96.060.C.3 - Drainage | Conformance |
|---|-------------|
| <i>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</i> | YES |
| <p>Finding: The City Engineer has reviewed the proposed drainage plan for proposed project and believes the swale and drywell improvements are sufficient to maintain storm water drainage on the subject property. The City Engineer may require additional drainage improvements if necessary. If approved, the applicant shall submit final civil drawings for all drainage improvements with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.</p> | |

| 17.96.060.C.4 - Drainage | Conformance |
|--|-------------|
| <i>Drainage facilities shall be constructed per City standards.</i> | YES |
| <p>Finding: The drainage improvements for the proposed project include the installation of swales & drywells to collect stormwater from the parking lot and driveway. The City Engineer has reviewed the proposed drainage plan and believes the proposed swale and drywell improvements meet city standards.</p> <p>All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit.</p> | |

| 17.96.060.D.1 - Utilities | Conformance |
|--|-------------|
| <i>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</i> | YES |
| Finding: All project costs associated with the development, including the installation of utilities, are the responsibility of the applicant. | |

| 17.96.060.D.2 - Utilities | Conformance |
|--|-------------|
| <i>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</i> | YES |
| Finding: As shown on Sheet C3 of the project plans, the applicant proposes connecting to the municipal water and sewer systems from existing lines on Irene St. Requirements and specification for the water and sewer connections will be verified, reviewed, and approved by the Utilities Department prior to issuance of a Building Permit. | |

| 17.96.060.D.3 - Utilities | Conformance |
|---|-------------|
| <i>When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.</i> | N/A |
| Finding: N/A. Extension of utilities is not necessary to service the proposed storage & restroom buildings. | |

| 17.96.060.E.1 – Compatibility of Design | Conformance |
|---|-------------|
| <i>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</i> | YES |
| Finding: While the subject property is isolated from other development, the project utilizes natural materials which are found in the nearby developments along Bald Mountain Road & Irene St. These materials also assist in the building fitting well within the future open space/park. | |

| 17.96.060.E.2 – Compatibility of Design | Conformance |
|---|-------------|
| <i>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.</i> | N/A |
| Finding: N/A. The subject property does not contain any significant landmarks. | |

| 17.96.060.E.3 – Compatibility of Design | Conformance |
|---|-------------|
| <i>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.</i> | N/A |
| Finding: N/A. The subject property is vacant. | |

| 17.96.060.F.1 – Architectural | Conformance |
|--|-------------|
| <i>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</i> | YES |
| Finding: Nearest sidewalks to the proposed structure are located on Bald Mountain Rd. Pedestrians would access sidewalk by walking through preserve and on Lopey Ln. Primary use of building for the public is to use the restrooms which are accessed by using the walkway through the building. | |

| 17.96.060.F.2 – Architectural | Conformance |
|--|-------------|
| <i>The building character shall be clearly defined by use of architectural features.</i> | YES |
| Finding: The sloped roof used throughout the project results in the segments of the building having varied façade heights, providing visual interest. | |

| 17.96.060.F.3 – Architectural | Conformance |
|--|-------------|
| <i>There shall be continuity of materials, colors and signing within the project.</i> | YES |
| Finding: The building utilizes primarily wood siding with metal trim. The same wood siding is used as slats in certain locations. | |

| 17.96.060.F.4 – Architectural | Conformance |
|--|-------------|
| <i>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</i> | YES |
| Finding: The proposed trash enclosure looks to use the same materials as the building (either wood or metal). A 3ft board form concrete wall is proposed on the downhill side of the storage room and matches the wood siding well in staff’s review. Landscaping is primarily native and will be planted all around the structure. | |

| 17.96.060.F.5 – Architectural | Conformance |
|--|-------------|
| <i>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</i> | YES |
| Finding: Staff finds the walkway splitting the two segments of the building and the offsetting of those segments to assist in providing relief to the bulk and mass of the building and minimized the perceived flatness of the structures. | |

| 17.96.060.F.6 – Architectural | Conformance |
|---|-------------|
| <i>Building(s) shall orient toward their primary street frontage.</i> | YES |
| Finding: The structure is proposed to orient towards the parking area. | |

| 17.96.060.F.7 – Architectural | Conformance |
|--|-------------|
| <i>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</i> | YES |
| Finding: No satellite receivers are proposed for the project. Sheet L1.03 indicates a trash enclosure area to be located near the parking area and to be surrounded by a metal or wood enclosure. | |

| 17.96.060.F.8 – Architectural | Conformance |
|--|-------------|
| <i>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> | YES |
| Finding: Architectural sheets indicate that gutters will be installed, and the roofs will be sloped to downspouts. The roof form does not slope towards pedestrian gathering areas. | |

| 17.96.060.G.1 – Circulation Design | Conformance |
|---|-------------|
| <i>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</i> | YES |
| Finding: All bicycle access will occur along Lopey Lane as currently exists. Pedestrian access will occur either on Lopey Lane as currently exists or through trails once restoration project is approved. | |

| 17.96.060.G.2 – Circulation Design | Conformance |
|---|-------------|
| <i>Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.</i> | N/A |
| Finding: Sidewalks are not required for the proposed project. | |

| 17.96.060.G.3 – Circulation Design | Conformance |
|---|-------------|
| <i>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> | YES |
| Finding: The existing driveway & parking area is similar to what is proposed by the project. The City Engineer has reviewed the proposed driveway & parking area for the project and finds the | |

circulation design to meet city standards. Final circulation design shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit.

| 17.96.060.G.4 – Circulation Design | Conformance |
|--|-------------|
| <i>Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.</i> | YES |
| Finding: The proposed driveway for the project is located further than 20 feet away from the nearest intersection of Bald Mountain Road and Lopey Ln. | |

| 17.96.060.G.5 – Circulation Design | Conformance |
|---|-------------|
| <i>Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.</i> | YES |
| Finding: Access for emergency vehicles, snowplows, and garbage trucks is provided along Lopey Ln. | |

| 17.96.060.H.1 – Snow Storage | Conformance |
|--|-------------|
| <i>Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.</i> | YES |
| Finding: Sheet L1.02 shows the proposed snow storage areas to include a total of 7,692 square feet, greater than the required 30% (23,810 * .30 = 7,143 square feet). | |

| 17.96.060.H.2 – Snow Storage | Conformance |
|---|-------------|
| <i>Snow storage areas shall be provided on site.</i> | YES |
| Finding: The location of the snow storage area is indicated on Sheet L1.02 of the project plans. | |

| 17.96.060.H.3 – Snow Storage | Conformance |
|--|-------------|
| <i>A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.</i> | YES |
| Finding: The snow storage areas for the proposed project do not have dimensions less than five feet as seen on Sheet L1.02. | |

| 17.96.060.H.4 – Snow Storage | Conformance |
|--|-------------|
| <i>In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.</i> | N/A |
| Finding: The project does not propose snowmelt or hauling of snow. | |

| 17.96.060.I.1 – Landscaping | Conformance |
|--|-------------|
| <i>Landscaping is required for all projects.</i> | YES |
| Finding: Landscaping has been provided for the project as indicated on Sheet L2.00. | |

| 17.96.060.I.2 – Landscaping | Conformance |
|---|-------------|
| <i>Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.</i> | YES |
| Finding: The landscape plan for the project proposes primarily species which are native to the area. These species are readily adaptable to the microclimate as many are present naturally within the Warm Springs Preserve. | |

| 17.96.060.I.3 – Landscaping | Conformance |
|--|-------------|
| <i>All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.</i> | YES |
| Finding: The landscape plan for the project proposes drought-tolerant and native species, including douglas fir, aspens, native shrubs, and drought tolerant grasses. | |

| 17.96.060.I.4 – Landscaping | Conformance |
|---|-------------|
| <i>Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.</i> | YES |
| Finding: The project proposes many trees & shrubs to screen the proposed structure. | |

| 17.96.060.J.1 – Public Amenities | Conformance |
|--|-------------|
| <i>Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.</i> | N/A |
| Finding: Sidewalks were not required for this project. | |

| 17.96.060.K.1 – Underground Encroachments | Conformance |
|--|-------------|
| <i>Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological</i> | N/A |

| | |
|--|--|
| <i>areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.</i> | |
|--|--|

Finding: N/A. No encroachments of below grade structures are proposed.

| 17.96.060.K.2 – Underground Encroachments | Conformance |
|---|--------------------|
| <i>No below grade structure shall be permitted to encroach into the riparian setback.</i> | N/A |

Finding: N/A. No encroachments of below grade structures are proposed, and the structure is not located within the riparian setback.