



City of Ketchum
Planning & Building

IN RE:)
)
Seidner Residences) KETCHUM PLANNING AND ZONING COMMISSION
Design Review) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Application File Number: P26-016) DECISION
Date: July 16, 2026)
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)

PROJECT: Seidner Residences

APPLICATION TYPE: Design Review

FILE NUMBER: P26-016

PROPERTY OWNER: Sundance 4TH Ave LP

REPRESENTATIVE: Mike Brunelle, Brunelle Architects

LOCATION: 460 N 4th Ave (Ketchum Lot 6 BLK 75 8250SF)

ZONING: General Residential – Low-Density (GR-L)

OVERLAY: None

RECORD OF PROCEEDINGS

The Design Review application was received, processed, and deemed complete on March 30, 2026. Following receipt of the complete application, Planning staff routed the application materials to all city departments for review. City departments went through three rounds of review providing comments to the applicant on April 29 and May 19 of 2026. The applicant submitted revised project materials on May 11 and May 29 of 2026. City departments completed the third round of review by June 1, 2026 confirming that all comments had been addressed satisfactorily though the applicants’ revisions to the plans or conditions of approval. The application was subsequently scheduled for a public hearing.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on June 10, 2026. A public hearing notice was published in the Idaho Mountain Express on June 10, 2026. A public hearing notice was posted on the City’s website on June 17, 2026. A public hearing notice was posted on the project site on June 24, 2026.

BACKGROUND

The applicant submitted a Design Review application and Townhouse Subdivision Preliminary Plat application for detached townhomes and townhouse sublots located at 460 N 4th Avenue (“subject property”). The subject property is zoned General Residential – Low Density (GR-L) and currently has an approximately 1,200 square foot single family home with a 280 square foot accessory building (see figure 1 on page 2). The GR-L zone allows two dwelling units per lot. In the proposal, Unit A is 3,972 gross sf on a 4,638 sf subplot with three stories and a two-car garage. Unit B is 2,765 gross sf on a 3,614 sf subplot with three stories and a one-car garage. Unit A will have a driveway coming off 4th Avenue while Unit B will be accessed by a driveway coming off the alleyway adjacent to the rear lot line. The units are designed towards their main access “frontage”.

FINDINGS OF FACT

The Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby find that the project meets the criteria (below) for Design Review approval per §16.07.030.C.2.d of the Ketchum Municipal Code:

- 1) The project does not jeopardize the health, safety, or welfare of the public.
- 2) The project generally conforms with the design-related goals, policies, and objectives of the adopted comprehensive plan.
- 3) The project conforms to all applicable standards and criteria as set forth in this section, and any other standards in this Code including §16.04.080, *Design Review*, and where applicable, §16.02.060.D, *MO: Mountain Overlay District*.

The Commission finds that the application generally conforms with the comprehensive plan and conforms to all applicable standards and criteria as set forth in §16.04.080 – *Design Review* and §16.07.030.C.2.d – *Design Review Criteria*. Therefore, the Commission does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

CRITERIA 1 & 2: PUBLIC WELFARE & COMPREHENSIVE PLAN CONFORMANCE

The subject property is categorized as Medium Density Residential (MDR) in the 2025 Comprehensive Plan Future Land Use Map (FLUM). In the MDR, small single-family homes, duplexes, and townhomes are the primary use. Diverse housing options are encouraged through redevelopment, and density should be generally between five to eleven dwelling units. Parking should be provided off street and attached/detached garages are encouraged as an option. Redevelopment should be compatible with size, scale, pattern, and character of the neighborhood. Residential buildings should be oriented toward the street. Adequate building separation and setbacks from the street should be provided to reinforce neighborhood scale.

The Commission finds that the proposed townhomes align with the MDR FLUM category. The project is calculated at 8.69 dwelling units per acre, falling within the desired range of five to eleven. Parking is provided in garages (two car garage for Unit A and one car garage for Unit B) with one designated spot in the driveway for Unit B. The tall/narrow buildings with pitched roofs and a prominent window feature over a garage & entrance complement the neighborhood size and character. The proposed setbacks are within the scale and pattern of the neighborhood as two dense PUD’s (The Pines and Frenchman’s Townhomes) are down the road and across the street. Furthermore, the proposed detached townhomes match the pattern of the adjacent property at 420 N 4th (detached townhomes with access fronting 4th Ave and the rear alleyway). See figure 2 for a vicinity map.



Figure 1: Subject property outlined in red, referenced properties outlined in orange.

Additionally, the Commission finds the following Comprehensive Plan policies support the proposal (summaries of the policies are provided and *analyses are in italics*):

- BNE-1.1: Growth Management - Supporting the efficient use of Ketchum's land by accommodating context-sensitive infill and redevelopment. *The proposal redevelops the property in alignment with the MDR FLUM designation, creating two residential units fit for families. Additionally, the proposal is sensitive to the scale, pattern, and character of the neighborhood.*
- BNE-1.5: Context-Sensitive Development – Infill and redevelopment should be tailored to the surrounding neighborhood context by use, massing, scale, materials, and transitions. *As discussed above, the Commission feel the proposal is tailored to the surrounding neighborhood context.*

There are some policies that may not fully support the project. However, tradeoffs can be considered with other policies, and the Commission finds general conformance overall (summaries of the policies are provided and *analyses are in italics*):

- BNE-1.2: Neighborhood Characteristics – Reinforce distinct characteristics encouraging creativity and innovation. *The project is cohesive with the surrounding neighborhood and intentional with its architectural features, but it may be considered by some too similar in design (i.e. a tall/narrow building with pitched roofs and a prominent window feature over a garage and entrance). While there are certainly similarities to neighboring properties, the Commission feel the proposal stands on its own while drawing inspiration from surrounding homes.*
- BNE-1.7: Adaptive Reuse – *The existing building is proposed to be demolished. However, it is a small single-family home centrally located on the lot. Retention of the existing residence would*

substantially limit the property's ability to accommodate the redevelopment envisioned by the MDR FLUM designation.

The Commission finds that the Design Review does not jeopardize the health, safety, or welfare of the public as the project is cohesive in use and design with the surrounding neighborhood. Furthermore, considering conformance with the FLUM, supportive policies, and the tradeoffs with non-supportive policies, staff find that the project generally conforms with the 2025 Comprehensive Plan

CRITERIA 3: CONFORMANCE WITH APPLICABLE STANDARDS AND CRITERIA

FINDINGS REGARDING COMPLIANCE WITH ZONING REGULATIONS

GR-L Zoning and Dimensional Standards Evaluation				
Compliant				
Yes	No	N/A	Land Development Code	City Standards and Analysis
☐	☐	☒	16.02.020.D.2	Minimum Lot Area & Width
			Commission Findings	Required: <u>Area:</u> 8,000 sf minimum <u>Width:</u> 80 feet Existing: 8,251 sf lot averaging 55' width. The width makes this lot non-conforming. However, this will not affect the proposal itself, it only limits the proposal on the site. All other required dimensional standards have been met.
☒	☐	☐	16.02.020.D.2	Building Coverage/FAR
			Commission Findings	Permitted: 35%* *Percentage dropped due to Scrivener error in the recently adopted Land Development Code, to be corrected in upcoming code updates. This percentage is to be carried forward from previous Ketchum Municipal Code section 17.12.030. Proposed: 34.9%
☒	☐	☐	16.02.020.D.2	Minimum Building Setbacks
			Commission Findings	Minimum Required Setbacks: <u>Front:</u> 15' <u>Side:</u> greater of 1' for every 3' in building height, or 5' (11' 6" required based on building height) <u>Rear:</u> 15' <u>Lot Lines created by Townhouse Sublots:</u> 0' Proposed: Front: 15'

				Side: 11' 6" Side: 11' 6" Rear: 15' Sublot line: Townhomes are detached
☒	☐	☐	16.02.020.D.2	Building Height
			Commission Findings	Maximum Permitted Building Height: 35' Proposed: 34' 6"
☒	☐	☐	16.04.020.C.12.i.2	Driveway Width
			Commission Findings	Required: <u>Minimum:</u> The unobstructed, all-weather surface of a private driveway shall not be less than 12 feet. <u>Maximum:</u> The unobstructed, all-weather surface of a private driveway shall not be greater than 35 percent of the linear footage of any street frontage or 30 feet, whichever is less, unless otherwise approved by the City Engineer. Proposed: The driveway for Unit A is 19.25' and the driveway for Unit B is 12.94'. This makes both driveways compliant, as the larger driveway for unit A is 34.9% of the street frontage.
☒	☐	☐	16.04.050.E	Parking Spaces
			Commission Findings	Required: <u>Multi-Family Dwelling Unit in Residential Districts:</u> 1 parking space for units 0 to 2,000 sf 2 parking spaces for units 2,001 sf and above Proposed: Unit A and Unit B both exceed 2,001 sf. Unit A has a two-car garage and Unit B has a one-car garage with one driveway parking space.
☒	☐	☐	16.04.090	Dark Skies
			Commission Findings	Proposed: All proposed lighting is 2700 Kelvin, fully shielded, and there is no light trespass across property lines.

FINDINGS REGARDING COMPLIANCE WITH DESIGN REVIEW

Design Review Standards (KMC §16.04.080.C)		
Ketchum Municipal Code	Design Review Standards & Analysis	
16.04.080.C.1.a Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.	Conformance N/A
Commission Findings	The proposed project is adjacent to an existing City street and alleyway. The driveway access for the Unit A will come off 4 th Avenue and the driveway access for Unit B will come off the alleyway adjacent to the rear lot line.	

16.04.080.C.1.b Streets	All street designs shall be approved by the City Engineer.	Conformance N/A
Commission Findings	No new streets are proposed	
16.04.080.C.2.a Sidewalks	All projects under 16.04.080.B that qualify as a "substantial improvement" shall install sidewalks as required by the Streets and Facilities Department.	Conformance N/A
Commission Findings	KMC 16.04.020.C.13 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the Community Core, all Tourist Zone Districts, and all Light Industrial Districts. The subject property is located within the GR-L Zone, and sidewalks are not required to be installed for the project. This standard is not applicable.	
16.04.080.C.2.b Sidewalks	Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.	Conformance N/A
Commission Findings	This standard is not applicable because the subject property is located within the GR-L zone and sidewalks are not required to be installed for this project.	
16.04.080.C.2.c Sidewalks	Sidewalks may be waived if one of the following criteria is met: a) The project comprises an addition of less than 250 square feet of conditioned space. b) The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.	Conformance N/A
Commission Findings	This standard is not applicable because the subject property is located within the GR-L zone and sidewalks are not required to be installed for this project.	
16.04.080.C.2.d Sidewalks	The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.	Conformance N/A
Commission Findings	This standard is not applicable because the subject property is located within the GR-L zone and sidewalks are not required to be installed for this project.	
16.04.080.C.2.e Sidewalks	New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.	Conformance N/A
Commission Findings	This standard is not applicable because the subject property is located within the GR-L zone and sidewalks are not required to be installed for this project.	
16.04.080.C.2.f Sidewalks	The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the 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	Conformance N/A

	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.	
Commission Findings	This standard is not applicable because the subject property is located within the GR-L zone and sidewalks are not required to be installed for this project.	
16.04.080.C.3 Drainage & Landscaping	All applications shall meet the standards set forth in 16.04.060.A, Standards for All Development.	Conformance YES
Commission Findings	1. <u>Drainage</u> - The drainage improvements include the installation of a channel drain, drywells, and landscape catch basins as detailed on Sheets C2.0, C4.0, and L1. The City Engineer reviewed the proposed drainage plan and finds it sufficient to maintain all storm water drainage onsite. 2. <u>Utilities</u> - All necessary utilities (water, sewer, power, gas, & telecommunications) are proposed to be undergrounded. All utilities propose separate services for each subplot. 3. <u>Snow Storage</u> - The applicant is proposing snowmelt on both driveways and all major pedestrian circulation areas. The driveway of Unit A will include snowmelt in the ROW which will require a ROW Encroachment Agreement and ROW usage fee to be executed and paid prior to building permit approval by the City Engineer. 4. <u>Landscaping</u> - The project has a landscaping plan with drought tolerant and native species. The subject property is not located in the riparian zone. 5. <u>Fences/Hedges/Walls (16.04.060.D)</u> - Fences, hedges, and walls shall not be greater than 4' when less than 30' feet from the front property line. The project has a small, stone veneer wall at the entrance of Unit A which is less than 4'. There is one wall/fence dividing the two sublots with the total height being 6'.	
16.04.080.C.4.a Compatibility of Design	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.	Conformance YES
Commission Findings	The 4 th Avenue and Bird Drive neighborhoods primarily feature townhomes and condos with a few small, single-family homes interspersed. The residences are built at varying decades but trend towards a common architectural style: tall & narrow, 2 & 3 stories, pitched roofs, and prominent window features above a garage door fronting the street. The neighborhoods have general cohesion of exterior materials primarily composed of wood, stone, and stucco with metal accents. The proposed detached townhomes are tall & narrow, 3 stories, have pitched roofs, and feature a prominent window feature above a garage fronting the street. The proposed materials are stone and wood with metal elements. The proposed project is consistent and will complement the neighborhood character.	

16.04.080.C.4.b Compatibility of Design	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.	Conformance N/A
Commission Findings	This standard is not applicable because the subject property does not contain any listed historical or cultural landmarks. The lot does contain a small single-family residence that was built in 1935, however, the property was not listed as a significant historical asset on the 2005 Archaeological and Historic Reconnaissance (Walswoth) Survey.	
16.04.080.C.4.c Compatibility of Design	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.	Conformance N/A
Commission Findings	The existing buildings are proposed to be demolished.	
16.04.080.C.5.a Architectural	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk, and the entryway shall be clearly defined.	Conformance YES
Commission Findings	The subject property is located within the GR-L zone and sidewalks are not required to be installed for this project. The entryway for Unit A is clearly defined and oriented towards the front of the lot while the entryway for Unit B is clearly defined and oriented towards the rear lot line & alleyway.	
16.04.080.C.5.b Architectural	The building character shall be clearly defined by use of architectural features.	Conformance YES
Commission Findings	The proposal features various architectural elements including a change in roof lines (stepped up/down pitched roofs on Unit A and pitched roofs perpendicular to each other on Unit B), material changes (stone chimneys, entry ways, and minor detailing with vertical wood siding on the remainder of the building), exposed timbers, 1 st floor roof overhang on Unit B, metal roof detailing, and diverse window forms.	
16.04.080.C.5.c Architectural	There shall be continuity of materials, colors and signing within the project.	Conformance YES
Commission Findings	Both Unit A & B are proposed using the same exterior materials: light brown timber for beams/columns/rafters, charred dark brown siding, natural warm brown soffit, Corinthian Granite veneers, and bonderized roofs/chimney caps/gutters/downspouts.	
16.04.080.C.5.d Architectural	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.	Conformance YES
Commission Findings	There is one fence/wall on the subplot property line. The fence/wall will be constructed with 2' of grey/brown landscape blocks, steel posts, and 4' of warm light brown wood fencing. These materials will complement the main building materials on both units.	
16.04.080.C.5.e Architectural	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.	Conformance YES
Commission Findings	While the proposed development contains portions of large flat facades, there are multiple architectural features and design elements providing undulation and relief to reduce the appearance of bulk and mass. Both Units create visual interest with stone chimney bump outs, diverse window forms, material changes, horizontal banding on the	

	side facades, and multiple pitched & shed roof lines. Additionally, Unit A has a second-floor deck above a front entrance area and the second floor on the front façade slightly overhangs the first floor with exposed timber. Unit B has a 1 st floor roof overhang that wraps around the entrance area and part of the side facades.	
16.04.080.C.5.f Architectural	Building(s) shall orient toward their primary street frontage.	Conformance YES
Commission Findings	Unit A is oriented towards 4 th Avenue while Unit B is oriented to the alleyway adjacent to the rear property line.	
16.04.080.C.5.g Architectural	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.	Conformance YES
Commission Findings	No satellite receivers are being proposed. Unit A will store their garbage can in the two-car garage and Unit B will have a small garbage can enclosure on the north-west side of the building, as seen on sheet A-101B.	
16.04.080.C.5.h Architectural	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.	Conformance YES
Commission Findings	Both Units A & B feature snow bars and gutters to prevent dripping water and sliding snow on pedestrian gathering and circulation areas. Both units feature covered entryways.	
16.04.080.C.6.a Circulation Design	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.	Conformance N/A
Commission Findings	This standard is not applicable because the subject property is not contiguous of existing pedestrian, equestrian, or bicycle easements or pathways. Additionally, the subject property is a middle lot in an established residential neighborhood with established access to the Wood River Trail two lots to the south-east.	
16.04.080.C.6.b Circulation Design	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.	Conformance N/A
Commission Findings	This standard is not applicable because the subject property is located within the GR-L zone and sidewalks are not required to be installed for this project.	
16.04.080.C.6.c Circulation Design	Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.	Conformance YES
Commission Findings	There will be no traffic flow within the project and pedestrian, vehicular, and bicycle access already exist to the subject property off 4 th Avenue. The new driveway for Unit B enters a dead-end alleyway, which is accessed off a dead-end street, pedestrian and vehicular flow will remain residential in nature. The driveways for the proposal are compliant with city standards.	
16.04.080.C.6.d Circulation Design	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	Conformance YES

	conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.	
Commission Findings	The proposed driveways for Units A & B are greater than 20 feet from the nearest intersection.	
16.04.080.C.6.e Circulation Design	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.	Conformance YES
Commission Findings	Access for emergency vehicles, snowplows, and garbage trucks is provided along 4 th Avenue and the alleyway accessed by W 5 th Street which is adjacent to the rear lot line of the subject property.	
16.04.080.C.7 Public Amenities	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Streets and Facilities Department prior to Design Review approval from the Planning and Zoning Commission.	Conformance N/A
Commission Findings	This standard is not applicable because the subject property is located within the GR-L zone and sidewalks are not required to be installed for this project	
16.04.080.C.8.a Underground Encroachments	Encroachments of underground building(s) or portions of building(s) into required setbacks are subject to 16.02.070.A.10 and shall not conflict with any applicable easements, existing underground structures, sensitive ecological 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.	Conformance N/A
Commission Findings	No portion of the buildings are being proposed to encroach into the required setbacks.	
16.04.080.C.8.b Underground Encroachments	No below grade structure shall be permitted to encroach into the riparian setback.	Conformance N/A
Commission Findings	The subject property is not located in the riparian setback.	

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code ("KMC") and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant's Design Review application for the development and use of the project site.
2. The Planning and Zoning Commission has authority to hear the applicant's Design Review Application pursuant to Chapter 16.07 of Ketchum Municipal Code Title 16.

3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §16.07.020.E.6.
4. The Design Review Application is governed under Ketchum Municipal Code §16.04.080 and §16.07.030.C.2.
5. The Design Review Application File No. P26-016 meets all applicable standards specified in Title 16 of Ketchum Municipal Code.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** the Seidner Residences Design Review Application File No. P26-016 this Thursday, July 16, 2026 subject to the following condition of approval.

CONDITIONS OF APPROVAL

1. A ROW Encroachment Agreement and ROW usage fee are required for the snowmelt system installed in the ROW. The agreement and usage fee shall be executed and paid prior to building permit approval by the City Engineer.

Administrative Appeal Notice: Applicant has the opportunity, pursuant to Ketchum Municipal Code 16.07.020.H to administratively appeal this Decision to the City Council.

Regulatory Taking Analysis Notice: Applicant has the opportunity, pursuant to Idaho Code 67-8003, to submit a written request for a regulatory taking analysis of this Decision.

Findings of Fact **adopted** this 16th day of July 2026.

Brenda Moczygemba, Vice Chair
City of Ketchum
Planning and Zoning Commission