



**City of Ketchum
Planning & Building**

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

PROJECT: Decked Building Addition

FILE NUMBER: P20-078

APPLICATION TYPE: Design Review

REPRESENTATIVE: C. Michael Barker, Architect

OWNER: 345 Lewis LLC

REQUEST: Design Review for a proposed 1,825-square-foot, 25-foot tall addition to the Decked Building

LOCATION: 345 Lewis Street (Northgate Subdivision: Block 1: Lot 15)

ZONING: Light Industrial District Number 2 (LI-2)

OVERLAY: None

NOTICE: A public hearing notice for the project was mailed to all property owners within 300 ft of the development site on September 23, 2020. The public hearing notice was published in the Idaho Mountain Express on September 23, 2020. A public hearing notice was posted on the project site on October 6, 2020. The public hearing for this application is continued from the October 13th Planning & Zoning Commission Meeting. Public comment is attached as Exhibit B to the Staff Report.

REVIEWER: Abby Rivin, Associate Planner

PROJECT BACKGROUND

The Decked Building is located at 345 Lewis Street (Northgate Subdivision: Block 1: Lot 15) within the Light Industrial District Number 2 (LI-2) Zone. The addition extends from the existing building's north side 19 feet to the north. The two-story addition is 1,825 square feet and 25 feet tall.

P&Z Commission Feedback

The Planning & Zoning Commission previously considered this Pre-Application Design Review during their meeting on October 13th. The Commission moved to continue review of the Decked Building Addition Design Review and directed the applicant to submit a landscape plan, an updated drainage

plan, and more thorough drawings highlighting the project's compliance with dimensional standards in the LI-2 Zone and the building's compatibility with the neighborhood.

Applicant's Project Plan Updates

The updated Design Review submittal is attached as Exhibit A to the Staff Report. The project plan modifications include new landscaping and drainage details.

Staff Recommendation

After considering the updated project plans attached as Exhibit A, the applicant's presentation, and any public comment received, Staff recommends the Commission move to approve the Decked Building Addition Design Review.

ANALYSIS

Decked Building Addition

The existing building was originally constructed in 1990. Decked moved into the building in 2017 and this location is now their corporate headquarters. Decked manufactures truck storage compartments. Their business operations qualify as industrial design, which is a permitted use in the LI-2 Zone:

INDUSTRIAL DESIGN: The professional service of creating and developing concepts and specifications that optimize the function, value and aesthetics of products and systems for the mutual benefit of both user and manufacturer, often employing design thinking strategies. Typically, industrial design is intended to result in tangible goods that can be mass produced. Industrial design businesses may include on-site prototyping, fabrication, and manufacturing. (Ketchum Municipal Code 17.08.020).

Light Industrial Neighborhood Context

Light industrial buildings border the property to the east, north, and south along Lewis Street and Northwood Way. The addition project's materials, colors, and signing complement neighboring buildings in the light industrial area. The proposed 25-foot tall addition extends 19 feet north to the interior side property line shared with the Roth Building Condominiums located at 401 Lewis Street. The addition project complies with the dimensional standards required in the LI-2 Zone—buildings in the light industrial area may be built all the way up to interior side property lines and the maximum allowable building height is 35 feet. The proposed addition's parapet wall will extend 3'-3" above an existing second-floor deck located on the southside of the Roth Building.

A large City-owned parcel borders the back of Northgate Subdivision. Existing development on this parcel includes the YMCA, the Northwood Place Apartments, and the Ketchum's new fire station, which is currently under construction. When the Northgate Subdivision was created in 1989, this City-owned parcel was zoned General Residential Low Density (GR-L). In 2005, the parcel was rezoned to Tourist. The 1989 Northgate Subdivision includes a plat note reflecting the prior residential zoning, which required a 15-foot rear setback with a landscaped yard. As the neighboring property was rezoned to Tourist, the more restrictive residential rear setback (KMC §17.12.050) and landscaped yard requirements (KMC §17.124.100) no longer apply. A 5-foot concrete wall was built in the 1990s to buffer these industrial zoned properties from the neighborhood to the west. Additionally, Northwood's

carport wall borders the subject property's rear property line providing more screening from the light industrial area.

City Department Comments, LI-2 Zoning District Requirements, and Design Review Standards

Staff analysis of the application is provided in the following Tables 1-3 including City Department comments, Light Industrial District Number 2 (LI-2) Zoning District requirements, Design Review standards, and other provisions of Ketchum Municipal Code.

Table 1: City Department Comments

Note: City Department comments are preliminary and based on the project concept as proposed with the subject Design Review application. All City Departments shall review and approve the project through the Building Permit application process. All comments pertaining to the Design Review drawings are subject to change. All improvements shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project. All City Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.

City Department Comments

Fire Department:

- It is the General Contractor's responsibility to understand and adhere to all Fire Protection Ordinance #1125 requirements in addition to any and all other City of Ketchum requirements in effect at the time of Building Permit issuance. Failure to comply with all local ordinances and codes may result in project work stoppage as well as criminal penalties.
- The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances.
- Approved address numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers and letters shall be a minimum of four (4) inches tall, contrast with their background and be positioned a minimum of forty-eight (48) inches above final grade.
- Vehicle parking and material storage during construction shall not restrict or obstruct public streets or access to any building. A minimum twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. All required Fire Lanes, including within 15 feet of fire hydrants, shall be maintained clear and unobstructed at all times.
- An approved fire detection system shall be installed per City of Ketchum Ordinance #1125 (www.ketchumfire.org) and the requirements of NFPA 72. Two (2) sets of alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm systems. Inspections of fire detection systems by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance.
- Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building. (Five (5) 5 lbs. fire extinguishers shall be required for this project).
- The appropriate keys, for emergency fire department access, shall be provided and installed in the existing Knox box.
- The existing required monitored alarm system shall be modified to meet the current requirements of NFPA 72 and Ketchum Ordinance #1125.
- Final inspections of all fire department required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org.

<ul style="list-style-type: none"> Fire Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.
<p>City Engineer & Streets Department:</p> <ul style="list-style-type: none"> All drainage shall be retained on site including water from any roof drains (KMC §17.96.060.C.1). All construction for the project must comply with the standards set forth in Ketchum Municipal Code, Chapter 15.06 Construction Activity Standards. The applicant shall submit a Construction Activity Plan addressing all applicable activities (KMC §15.06.030), including how materials will be off-loaded at the site, plan for coordinating with neighbors on temporary closures, temporary traffic control, and construction fencing with appropriate screening, to be reviewed and approved prior to issuance of a Building Permit for the project. Pursuant to KMC §15.06.030.A.2, the applicant shall provide notice of the project, construction schedule, and general contractor’s contact information to all neighbors with properties adjacent to the project site. The Building Permit plans and construction drawings shall meet all applicable sections of Chapter 12 of Ketchum Municipal Code. Sidewalk snow removal is the responsibility of the property owner. The use of City right-of-way for construction including the closure of adjacent streets or sidewalks requires a Temporary Use of Right-of-Way Permit (“TURP”). Final civil drawings for the project shall be submitted with the Building Permit application to be verified, reviewed, and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.
<p>Utilities:</p> <ul style="list-style-type: none"> Requirements and specifications for the water and sewer connections will be verified, reviewed, and approved by the Utilities Department prior to issuance of a Building Permit for the project.
<p>Building:</p> <ul style="list-style-type: none"> The building must meet the 2012 International Building Code and Title 15 Buildings and Construction of Ketchum Municipal Code. Building Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.
<p>Planning and Zoning: Comments are denoted throughout Tables 1, 2, and 3</p>

Table 2: Zoning and Dimensional Standard Analysis

Compliance with Zoning and Dimensional Standards				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Ketchum Municipal Code Standard	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.050	Minimum Lot Area
			Staff Comment	Required: 8,000 square feet minimum Existing: Lot 15 has a total area of 10,726 square feet sq ft (0.23 acres)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.050	Building Coverage
			Staff Comment	Permitted: 75% Proposed: Existing Decked Building: 2,305 square feet building coverage Addition: 1,051 square feet building coverage Proposed Total Building Coverage: 32% (3,356 square feet building coverage/10,726 square feet lot area)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.050	Minimum Building Setbacks

			Staff Comment	<p>Minimum Required Setbacks: Front: 20' Side: 0' for internal side yards Rear: 0'</p> <p>Proposed: Front (Lewis Street/east): 43' Side (interior/north): 0' Side interior/side): 10' Rear (west): 10'</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.050	Building Height
			Staff Comment	<p>Maximum Building Height Permitted: 35' Non-habitable Structures Located on Building Rooftops: 6 ft above roof surface height Parapets and Rooftop Walls Screening/Enclosing Mechanical Equipment: 4 ft above roof surface height Rooftop Solar and Mechanical Equipment Above Roof Surface: 5 ft above roof surface height</p> <p>Proposed: Existing Decked Building Height: 24 feet Proposed Addition Building Height Top of Roof: 24 feet Proposed Addition Building Height Top of Parapet: 25 feet</p> <p>The project plans do not indicate rooftop mechanical equipment or non-habitable structures. Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design (Ketchum Municipal Code §17.96.070.C2).</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030.H	Curb Cut
			Staff Comment	<p>Maximum Permitted: A total of 35% of the linear footage of any street frontage can be devoted to access off street parking.</p> <p>Proposed: No changes are proposed to the access from Lewis Street. The property has 88 feet of frontage along Lewis Street. Two 13-foot wide driveways access the development along Lewis Street at the north and south corners of the property. 30% (26-feet of rolled curb/88 linear feet along Lewis Street) of the property's street frontage along Lewis Street is used to access the Decked Building.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.020.A1 & 17.125.040.B	Parking Spaces
			Staff Comment	<p>Required: Pursuant to KMC §17.125.020.A2, off-street parking requirements apply to any existing structure or use that is expanded or enlarged. Additional off-street parking spaces shall be required only to serve the enlarged or expanded area, not the entire building or use.</p>

				<p><u>Light Industrial Districts Parking Requirements</u> Wholesale, Manufacturing, Industrial Laundry, Hybrid Production Facility, and all other permitted uses: 1 parking space per 1,000 gross square feet</p> <p><u>Decked Addition Parking Requirements</u> Existing Decked Building: 4,071 gross square feet: 4 parking spaces required Proposed Addition: 1,825 gross square feet: 2 parking spaces required Total Required: 6 parking spaces</p> <p>Proposed: 8 parking spaces are designated within the surface parking lot.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.040.D	<p>Off Street Vehicle Loading Area</p> <p>Staff Comment</p> <p>Required: In the LI-1, LI-2, and LI-3 Districts, off street loading areas shall be required as an accessory use for new construction or additions involving an increase in gross floor area as follows: 1. Number Of Spaces: a. One off street loading space is required for gross floor area in excess of two thousand (2,000) square feet. b. No loading space shall occupy any part of a public street, alley, driveway, or sidewalk. Where practicable to do so, an alley may be used in lieu of the requirement for off street loading space(s) if permission is granted by the Administrator. 2. Dimensions: An off-street loading space shall be a minimum of one hundred eighty (180) square feet with no length of the space being less than ten feet (10').</p> <p>Proposed: The site plan indicates 1 loading area in front of the proposed addition. The associated dimensions of the loading area have not been indicated on the project plans. The loading space shall be a minimum of 180 square feet with no length of the space being less than 10 feet. The project plans submitted with the Building Permit application shall specify the dimensions of the loading space to ensure compliance with Ketchum Municipal Code §17.125.040.D.</p>

Table 3: Design Review Standards Analysis

Design Review Requirements				
IMPROVEMENTS AND STANDARDS: 17.96.060				
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.A1 Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
			Staff Comments	The existing Decked Building development is accessed off Lewis Street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.A2 Streets	All street designs shall be approved by the City Engineer.
			Staff Comments	No changes are proposed to Lewis Street or the existing driveway accesses.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B1	All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department.
			Staff Comments	<p>Ketchum Municipal Code §17.08.020 defines substantial improvement as any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure over a 3 year time frame either: (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, before the damage occurred.</p> <p>The applicant has indicated that the proposed addition project will not qualify as a substantial improvement. The Decked Building was built in 1990. The last improvement was constructed 4 years ago in 2016. According to the Blaine County Assessor’s Office, the market value of the commercial structure is \$448,167.</p> <p>Staff will confirm that the project does not qualify as substantial improvement prior to issuance of a Building Permit for the project. The applicant shall submit the estimated cost of construction with the Building Permit application. This estimated cost of construction shall include the total value of the work, including materials and labor. The Building Official may require documentation of the valuation as necessary to ensure correct valuation of the project. If the estimated cost of construction exceeds 50% of the market value of the structure, then the developer shall install sidewalks to the City’s right-of-way standards.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060B2c	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.
			Staff Comments	See analysis for Ketchum Municipal Code §17.96.060.B1. The developer is not required to install sidewalks as the project does not qualify as a substantial improvement. An existing 5-foot sidewalk borders the property along Lewis Street. The Lewis Street right-of-way is 80 feet wide. The City right-of-way standard for 80-foot wide streets includes an 8-foot sidewalk.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B3	<p>Sidewalks may be waived if one of the following criteria is met:</p> <ul style="list-style-type: none"> 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.
			Staff Comments	N/A. Sidewalks are not required to be installed as the project does not qualify as a substantial improvement.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B4	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.
			Staff Comments	N/A. The developer is not required to install sidewalks as the project does not qualify as a substantial improvement. The existing 5-foot sidewalk extends the full length of the front property line along Lewis Street.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B5	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.
			Staff Comments	N/A. The developer is not required to install sidewalks as the project does not qualify as a substantial improvement. The existing sidewalk connects to the 5-foot sidewalk along Lewis Street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B6	The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.
			Staff Comments	N/A. Staff does not recommend a voluntary cash contribution in-lieu of improvements for this project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C1	All storm water shall be retained on site.
			Staff Comments	All storm water shall be retained on site including water from roof drains. The applicant has indicated that existing drainage will be retained. The site plan indicates the installation of a new drywell to capture roof drainage. Prior to issuance of a Building Permit for the project, the City Engineer and Streets Department shall determine if the proposed drainage plan is sufficient. Drainage improvements shall be indicated on civil drawings stamped by an Idaho-licensed engineer for final review and approval by the City Engineer and Streets Department. See Table 1 for City Department comments including City Engineer and Streets Department conditions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C2	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
			Staff Comments	See above Staff comment for Ketchum Municipal Code §17.96.060(C)(1). All drainage improvements are required to meet City standards. Prior to issuance of a Building Permit for the project, the City Engineer and Streets Department shall determine if additional drainage improvements are necessary. All drainage improvements shall be indicated on civil plans stamped by an Idaho licensed engineer and require review approval from the City Engineer & Streets Department prior to issuance of a Building Permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C.3	The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
			Staff Comments	Prior to issuance of a Building Permit for the project, the City Engineer and Streets Department shall determine if additional drainage improvements are necessary. If additional drainage improvements are required, then the drainage improvements shall be indicated on civil drawings stamped by an Idaho-licensed engineer for final review and approval by the City Engineer and Streets Department. See Table 1 for City Department comments including City Engineer and Streets Department conditions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C.4	Drainage facilities shall be constructed per City standards.
			Staff Comments	See above Staff comment for Ketchum Municipal Code §17.96.060(C)(1). All drainage improvements are required to meet City standards. All drainage

				improvements shall be indicated on civil plans stamped by an Idaho licensed engineer and require review approval from the City Engineer & Streets Department prior to issuance of a Building Permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D1	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
			Staff Comments	The applicant is aware of this requirement. The existing development is connected to the municipal water and sewer system. If Idaho Power requires an upgrade to the electrical service to serve the proposed addition, then the applicant shall indicate all utility upgrades on the project plans submitted with the Building Permit application. See Table 2 for Utilities Department comments and conditions. Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design (Ketchum Municipal Code §17.96.070.C2).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D2	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
			Staff Comments	All utilities within the development site shall be underground and concealed from public view. Sheet A-1 of the project plans indicates that utility meters will be installed at the rear of the addition behind the existing Decked Building. Prior to issuance of a Certificate of Occupancy for the project, Planning & Building Department Staff will conduct an inspection to ensure that all utilities are concealed from public view. See above Staff comment for Ketchum Municipal Code §17.96.060(D)(1).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D3	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
			Staff Comments	The applicant is aware of this requirement and will comply with these standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.E1	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			Staff Comments	The addition project will match the existing building's colors and materials. The exterior materials and colors include gray stucco, dark bronze metal fascia and trim, vertical wood siding, and windows. The project's materials, colors, and signing complement neighboring buildings in the light industrial area. The neighboring building to the south is comprised of grayish-brown split-block face. The Roth Building Condominiums to the north is comprised of stucco and glass.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E2	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.
			Staff Comments	N/A. There are no identified landmarks on the property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.E3	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.
			Staff Comments	As noted on Sheet A-1 of the project plans, the addition's exterior materials will match the existing building. The two-story addition matches the scale of

				the existing building with consistent dimensions and box-shaped building form.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F1	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
			Staff Comments	The existing building is setback 43 feet from the front property line along Lewis Street. The addition will add an additional entrance to the Decked Building. The building entrances are defined by overhanging elements. The addition project includes a dark bronze steel deck that extends over the entrance to the new addition.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F2	The building character shall be clearly defined by use of architectural features.
			Staff Comments	The addition project will add more character and visual texture to the front façade. The two-story addition combines a garage door on the first level with a cantilevered deck and large rectangular windows at the second level to add visual interest. The existing vertical wood siding in the middle of the front façade further distinguishes this light industrial building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F3	There shall be continuity of materials, colors and signing within the project.
			Staff Comments	The same materials and color schemes are used on all four facades of the building. The addition project will match the existing building's colors and materials. The exterior materials and colors include gray stucco, dark bronze metal fascia and trim, vertical wood siding, and windows. The project's materials, colors, and signing complement neighboring buildings in the light industrial area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F4	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
			Staff Comments	The rear property line is bordered by a 5-foot tall concrete wall built in the 1990s to buffer the light industrial area from the neighborhood to the west. This buffer is enhanced by the Northwood Place Apartment's carport wall. The existing swinging bench resembling a chairlift placed at the front of the building is a unique feature that adds a piece of mountain-town flair to the development. The proposed landscaping includes new planters bordering the front property line to buffer the suffer parking lot from Lewis Street.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F5	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
			Staff Comments	The proposed elevation views provided by the applicant show that all building walls provide undulation and relief, serving to reduce the appearance of bulk and flatness at all façades. The façades combine horizontal and vertical elements with one- and two-story elements through the variation of siding and exterior materials, projecting elements, and fenestration provided through multiple window and door openings. The addition project will add more character and visual texture to the front façade. The two-story addition includes combines a garage door on the first level with a cantilevered deck and large rectangular windows at the second level to add visual interest. The existing vertical wood siding in the middle of the front façade further distinguishes this light industrial building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F6	Building(s) shall orient towards their primary street frontage.
			Staff Comments	The front façade of the building orients towards Lewis Street.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F7	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
			Staff Comments	The dumpster and recycling area will be located at the southwest corner of the property. The project plans indicate that a gate will enclose this area and screen the dumpster from public view. Details and specifications have not been indicated on the project plans for the proposed gate. Pursuant to Ketchum Municipal Code §17.124.130.D, freestanding fences and walls shall not exceed 7 feet in the light industrial zones. The applicant shall provide specifications for the proposed garbage-enclosure-gate with the project plans submitted with the Building Permit application for review and approval by the Planning Department. Prior to issuance of a Building Permit, the applicant shall submit written approval from Clear Creek for the proposed dumpster location.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F8	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.
			Staff Comments	The majority of the roof system is flat with roof drains that prevent water from dripping or snow from sliding onto circulation areas. The new balcony projecting from the second floor of the addition and the existing projecting band that over the recessed doorway will provide weather protection for people entering and exiting the building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G1	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
			Staff Comments	An existing 5-foot sidewalk extends across Northgate Subdivision along Lewis Street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.G2	Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.
			Staff Comments	N/A as no awnings are proposed to extend across the public sidewalk.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G3	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.
			Staff Comments	Vehicular traffic will access the development from Lewis Street. Prior to issuance of a Building Permit for the project, the City Engineer and Streets Department shall review the civil drawings to ensure adequate sight distances and proper signage are provided for the proposed parking access.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G4	Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
			Staff Comments	No changes are proposed to the two 13-foot driveway entrances. Prior to issuance of a Building Permit for the project, the City Engineer and Streets Department shall review the civil drawings to ensure adequate sight distances and proper signage for the proposed parking access.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G5	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.

			Staff Comments	Lewis Street provides unobstructed access for emergency vehicles, snowplows, garbage trucks, and similar service vehicles. Prior to issuance of a Building Permit for the project, the applicant shall submit written approval from Clear Creek Disposal for the relocated dumpster.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H1	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			Staff Comments	As permitted pursuant to KMC §17.96.060.H4, the applicant has proposed hauling the snow off-site in lieu of providing a designated snow storage area.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H2	Snow storage areas shall be provided on-site.
			Staff Comments	N/A. As indicated on Sheet CS of the project plans, the applicant has proposed hauling snow from the site as permitted pursuant to KMC §17.96.060.H4.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H3	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.
			Staff Comments	As permitted pursuant to KMC §17.96.060.H4, the applicant has proposed hauling the snow off-site in lieu of providing a designated snow storage area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H4	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			Staff Comments	As noted on Sheet CS of the drawings, the applicant has proposed hauling the snow off-site in lieu of providing a snow storage area on-site. Prior to issuance of a Building Permit for the project, the applicant shall submit the Off-Site Snow Storage Permit application and associated fee to the Planning & Building Department for review and approval. The permit shall specify the address as well as the dimensions of the proposed off-site snow storage area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I1	Landscaping is required for all projects.
			Staff Comments	The landscape plan is indicated on Sheet CS.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I2	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.
			Staff Comments	The landscape plan includes new planters bordering the front property line to buffer the surface parking lot from Lewis Street. The plant list includes lilacs, willows, and shrubs. The landscape materials and vegetation types shall be readily adaptable to the site's microclimate, soil conditions, orientation, and aspect.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I3	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
			Staff Comments	The landscape plan is indicated on Sheet CS. The plant list includes lilacs, willows, and shrubs. All proposed landscape materials and vegetation types shall be drought tolerant. The applicant is encouraged to select native species.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I4	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.

			Staff Comments	The landscape plan is indicated on Sheet CS. The landscape plan includes new planters bordering the front property line to buffer the surface parking lot from Lewis Street. The plant list includes lilacs, willows, and shrubs. 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.J1	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.
			Staff Comments	N/A. Sidewalks are not required for this project as the addition does not qualify as a substantial improvement.

STAFF RECOMMENDATION

After considering the updated project plans attached as Exhibit A, the applicant’s presentation, and any public comment received, Staff recommends the Commission move to approve the Decked Building Addition Design Review.

RECOMMENDED MOTION

“I move to approve the Decked Building Addition Design Review application subject to conditions of approval 1-13.”

RECOMMENDED CONDITIONS OF APPROVAL

1. This Design Review approval is subject to all comments and conditions as described in Tables 1, 2, and 3.
2. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein. Building Permit plans for all on-site improvements must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
3. Prior to issuance of a Building Permit for the project, the applicant shall submit the Off-Site Snow Storage Permit application and associated fee to the Planning & Building Department for review and approval. The permit shall specify the address as well as the dimensions of the proposed off-site snow storage area.
4. Prior to issuance of a Building Permit, the applicant shall submit written approval from Clear Creek Disposal for the proposed dumpster location. The dumpster must be fully screened from public view.
5. If required for the addition project, all utility upgrades, including new transformers, must be indicated on the project site plan for review and approval by the City Engineer and Planning Department prior to issuance of a Building Permit. The applicant must submit written approval from Idaho Power for the siting of all new utility infrastructure. All utilities must be fully screened from public view.
6. All governing ordinances, requirements, and regulations of the Fire Department (2012 International Fire Code and local Fire Protection Ordinance No.1125), Building Department (2012 International

Building Code, the 2012 International Residential Code, and Title 15 of Ketchum Municipal Code), Utilities Department, Street Department (Title 12 of Ketchum Municipal Code), and the City Engineer shall be met prior to Certificate of Occupancy.

7. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho to include specification for any ROW, utilities, and drainage improvements to be reviewed and approved by the City Engineer, Streets, and Utilities departments prior to issuance of a Building Permit for the project.
8. 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).
9. All Design Review elements shall be completed prior to issuance of a Certificate of Occupancy for the building.
10. All exterior lighting on the property shall comply with Ketchum Municipal Code, Chapter 17.132, Dark Skies, and shall be inspected by Planning Staff and approved prior the issuance of a Certificate of Occupancy for the building.
11. The project shall comply with the requirements of §17.124.040 Development Standards as adopted on the date a Building Permit is submitted for the project.
12. Prior to issuance of a Building Permit for the project, the applicant shall submit a construction management plans, which addresses each of the standards as set forth in Ketchum Municipal Code, Chapter 15.06 Construction Activity Standards.
13. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

EXHIBITS:

- A. Decked Building Addition Design Review Submittal
- B. Public Comment
- C. Staff Report: October 13th, 2020 P&Z Commission Meeting

Exhibit A:

Decked Building Addition
Design Review Submittal



City of Ketchum
Planning & Building

Design Review Application

OFFICIAL USE ONLY	
File No:	P20-078
Date Received:	8-18-20
By:	mf
Pre-Application Fee Paid:	\$2745.00
Approved Date:	
Denied Date:	
By:	
ADRE: Yes <input type="checkbox"/> No <input type="checkbox"/>	

APPLICANT INFORMATION

Project Name: 345 LEWIS ST ADDITION	Phone: 208-720-2280
Owner: 345 LEWIS ST, LLC	Mailing Address: P.O. BOX 44 SUN VALLEY, ID. 83353
Email: elisasmith@mac.com	
Architect/Representative: C. Michael Barker, AIA	Phone: 208-720-3690
Email: cmbarker@cox.net	Mailing Address: P.O. BOX 2702 Ketchum, ID. 83340
Architect License Number: AR-2029	Phone: 208-721-2171
Engineer of Record: MAXWELL STRUCTURAL DESIGN STUDIO	Mailing Address: P.O. BOX 1911 SUN VALLEY, ID. 83353
Email: craig@maxwellsds.com	
Engineer License Number: E	

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

PROJECT INFORMATION

Legal Land Description: LOT 15, BLOCK 1, NORTHGATE SUB.
 Street Address: 345 LEWIS ST.
 Lot Area (Square Feet): 10,726.02 SF
 Zoning District: LI-2
 Overlay District: Floodplain Avalanche Mountain
 Type of Construction: New Addition Remodel Other
 Anticipated Use: INDUSTRIAL DESIGN Number of Residential Units: NONE

TOTAL FLOOR AREA

	Proposed - Gross	Existing
Basements		
1 st Floor	936 Sq. Ft.	2305 Sq. Ft.
2 nd Floor	889 Sq. Ft.	1,766 Sq. Ft.
3 rd Floor		
Mezzanine		
Total	1,825 Sq. Ft.	4,071 Sq. Ft.

FLOOR AREA RATIO

Community Core: Tourist: General Residential-High:

BUILDING COVERAGE/OPEN SPACE

Percent of Building Coverage: 23.63%

DIMENSIONAL STANDARDS/PROPOSED SETBACKS

Front: 43' Side: SOUTH 10' Side: NORTH 0' LOTLINE Rear: 10'
 Building Height: 24'

OFF STREET PARKING

Parking Spaces Provided: 9
 Curb Cut: Sq. Ft. % EXISTING ROLLED CURB 100%

WATER SYSTEM

Municipal Service 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.

C. Michael Bah 8/17/2020
Signature of Owner/Representative Date
architectural representative

DESIGN REVIEW EVALUATION STANDARDS
(May not apply to Administrative Design Review):

17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

A. Streets:

1. The applicant shall be responsible for all costs associated with providing a connection from an existing city streets to their development.
2. All streets designs shall be in conformance with the right-of-way standards and approved by the Public Works Director.

B. Sidewalks:

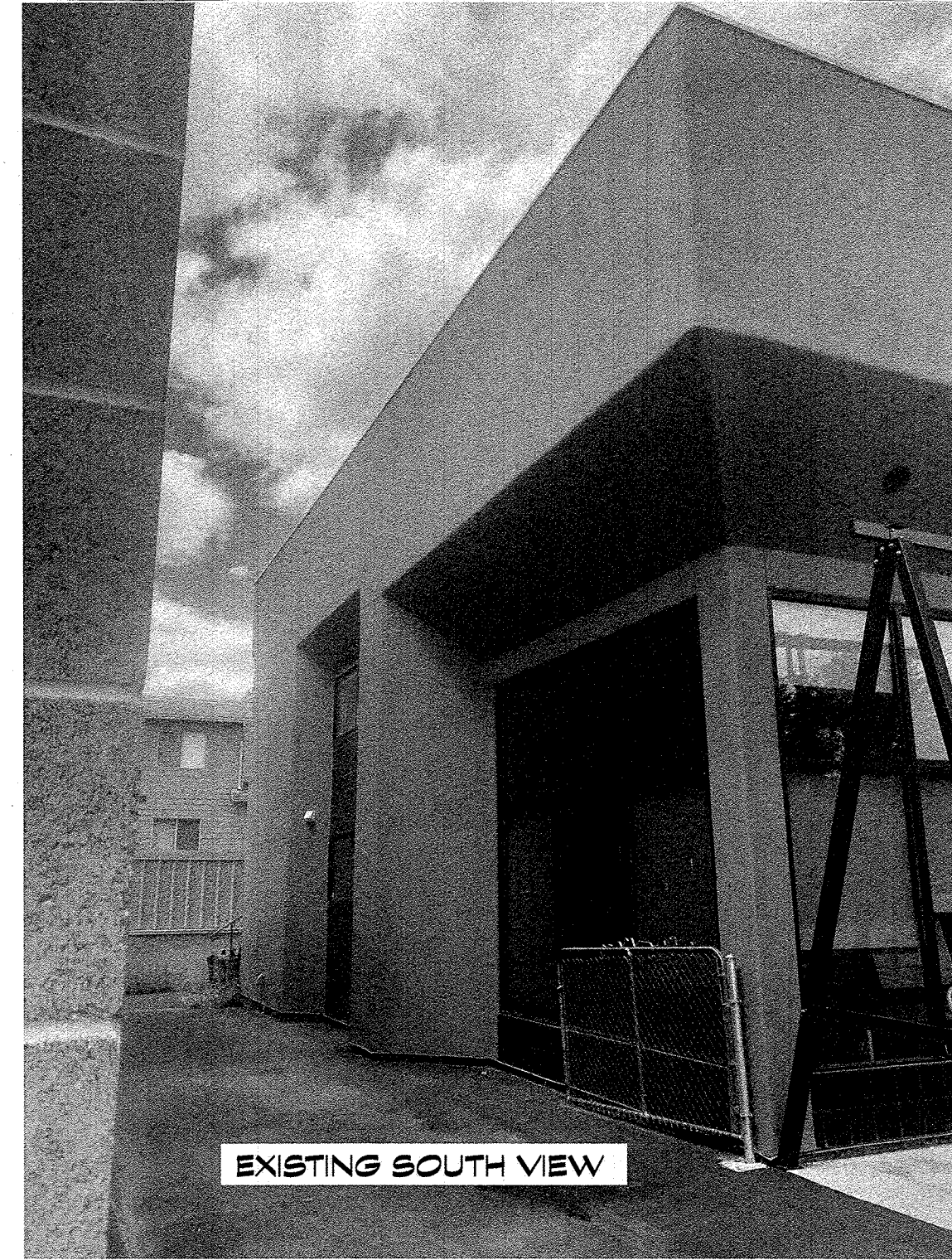
1. All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks in conformance with the right-of-way standards. Sidewalk improvements may be waived for projects that qualify as a "Substantial Improvement" which comprise additions of less than 250 square feet of conditioned space.
2. The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
3. New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
4. The city may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the city and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the Public Works Director. Any approved in-lieu contribution shall be paid before the city issues a certificate of occupancy.

C. Drainage:

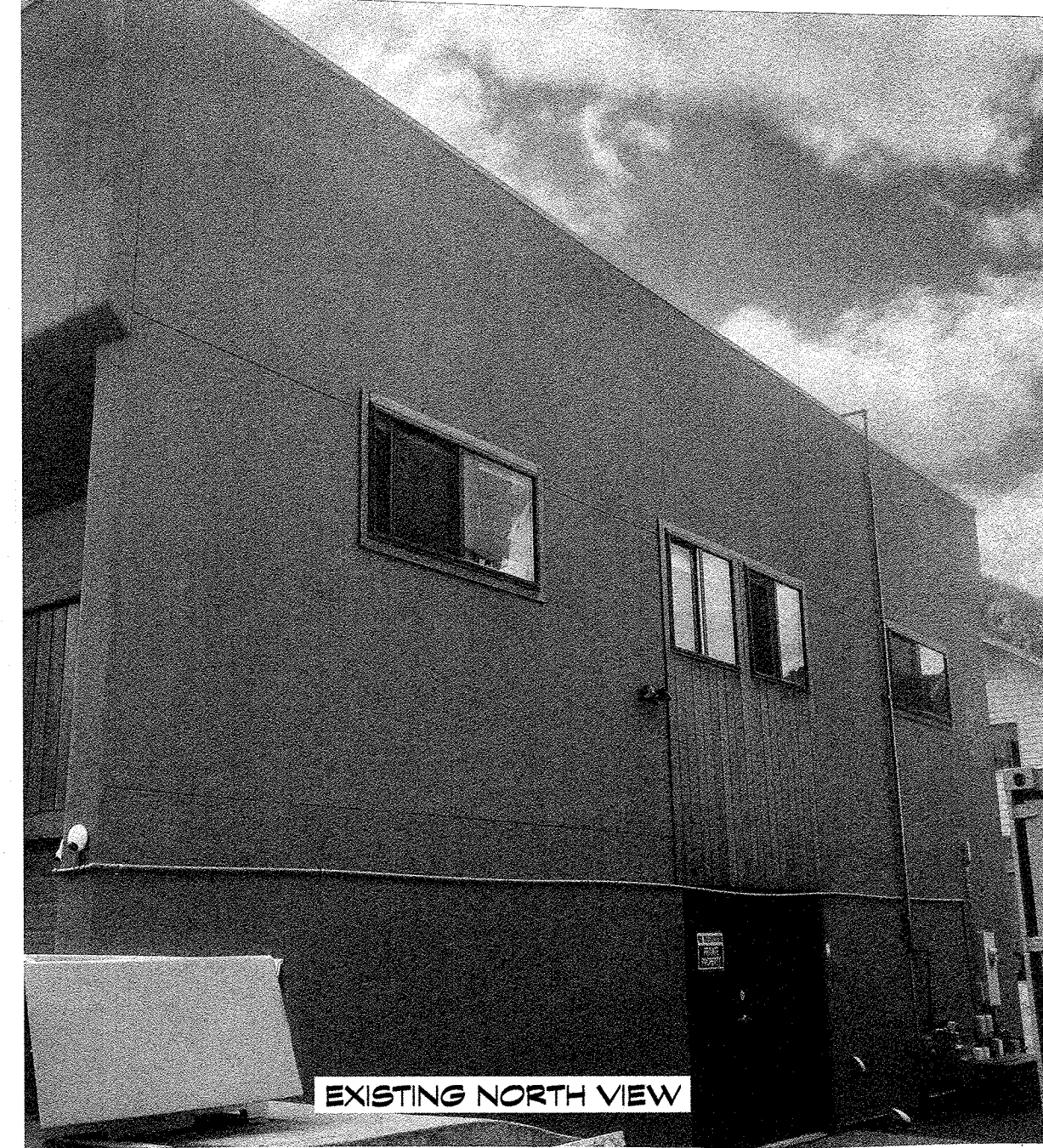
1. All storm water shall be retained on site.
2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
3. The Public Works Director may require additional drainage improvements as necessary, depending on the unique characteristics of a site.



EXISTING WEST VIEW



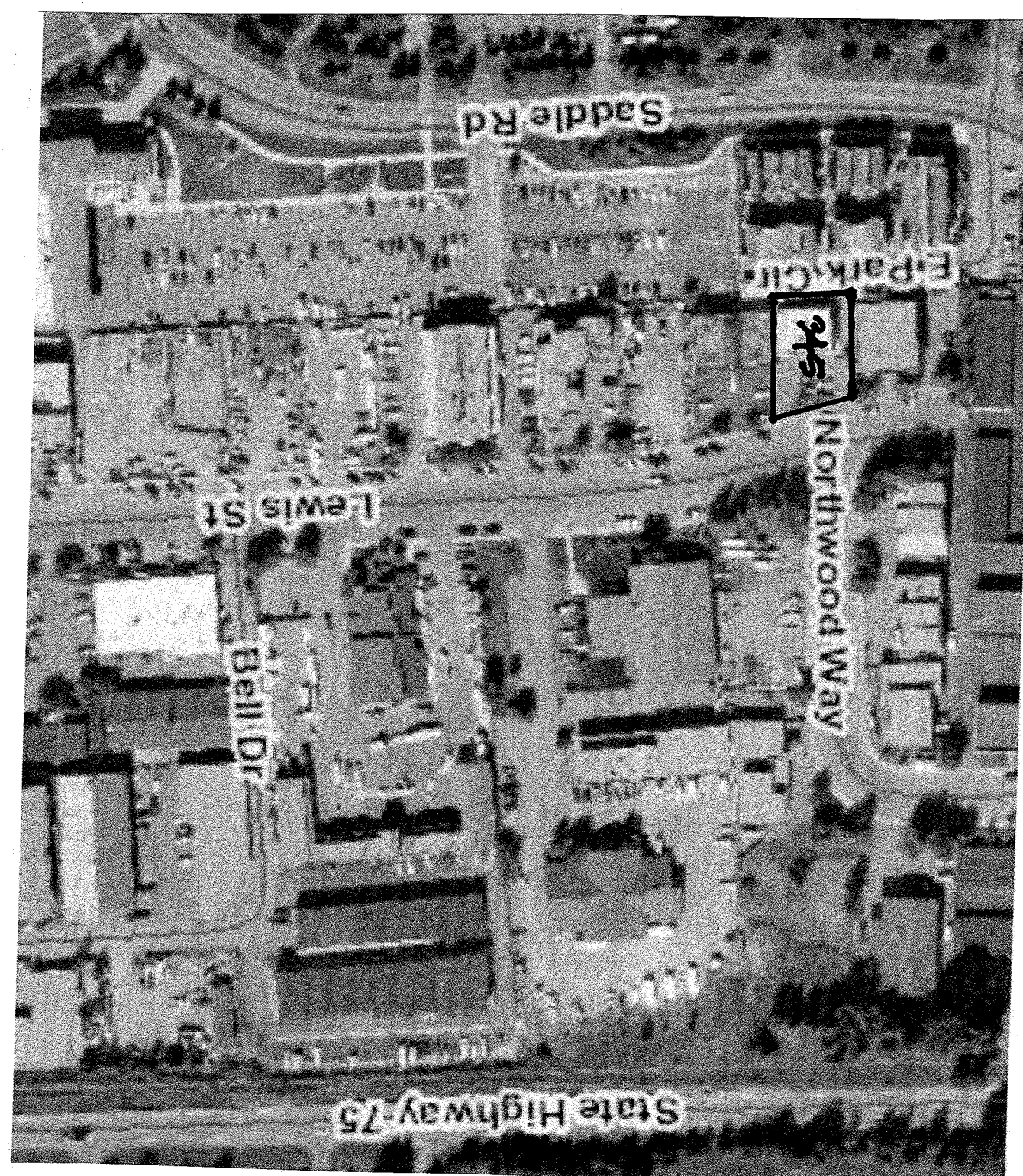
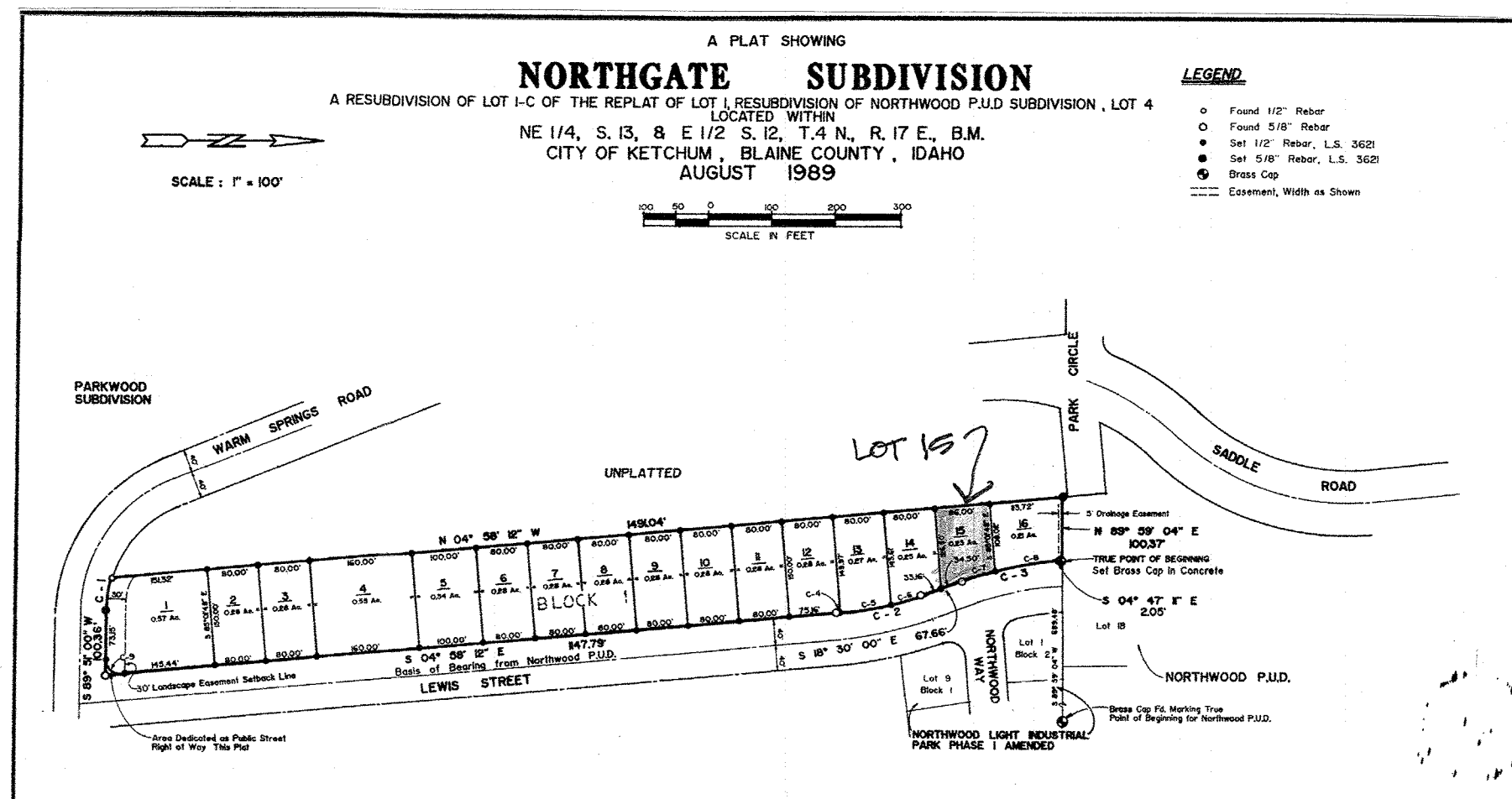
EXISTING SOUTH VIEW



EXISTING NORTH VIEW



EXISTING EAST VIEW



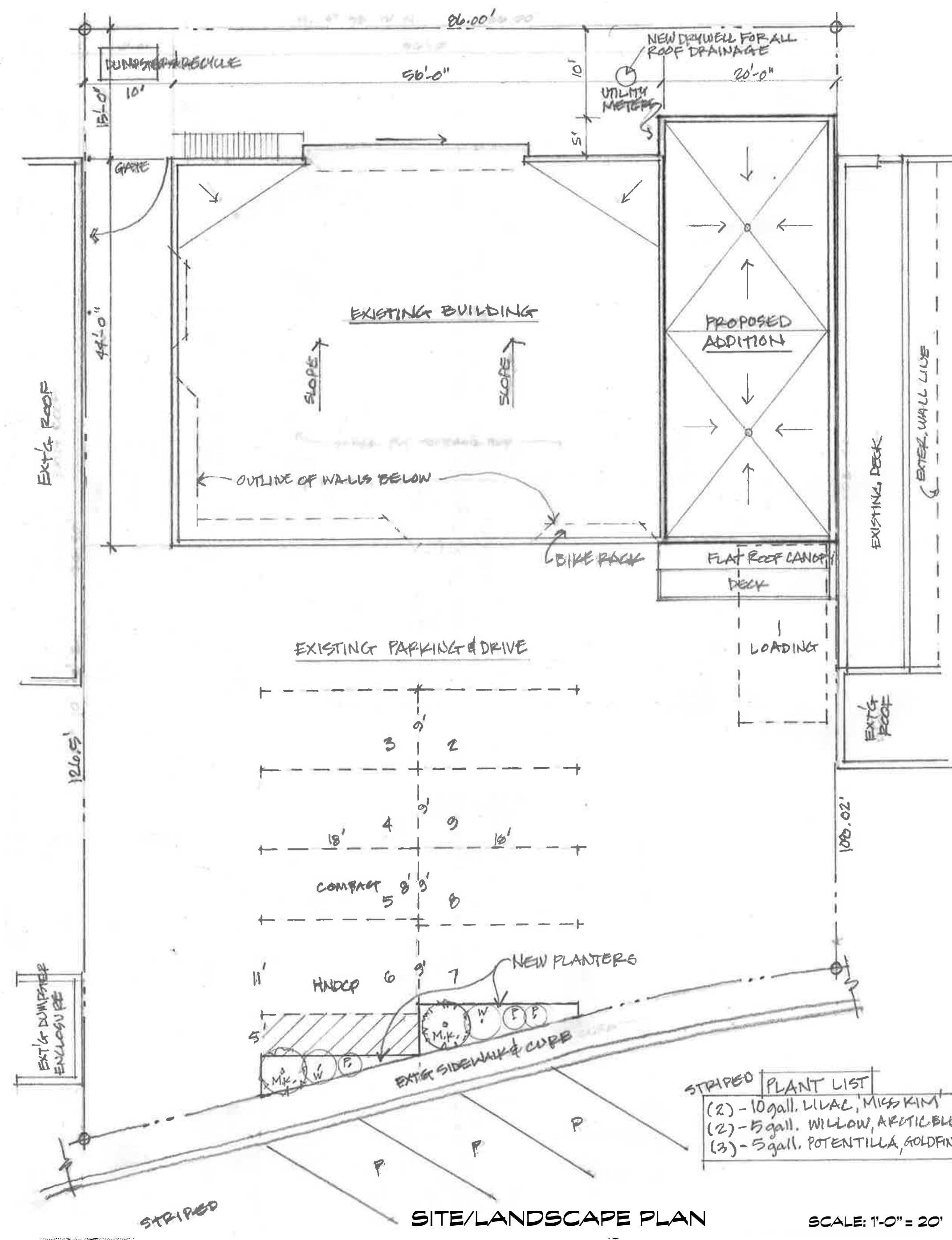
VICINITY MAP

SCALE: NTS



VICINITY MAP

SCALE: 1"=60'



PROJECT INFORMATION

OWNER:
 345 LEWIS ST, LLC
 C/O ELISA SMITH
 PO BOX 44,
 SUN VALLEY, IDAHO 83353
 PH: 208-720-2280 EMAIL: elisasmith@mac.com

ARCHITECT:
 C. MICHAEL BARKER, AIA
 PO BOX 2702,
 KETCHUM, IDAHO 83340
 PH: 208-720-3690 EMAIL: cmbarker@cox.net

STRUCTURAL ENGINEER:
 MAXWELL STRUCTURAL DESIGN STUDIO
 CRAIG MAXWELL
 PO BOX 1911,
 SUN VALLEY, IDAHO 83353
 PH: 208-721-2171 EMAIL: craig@maxwellsd.com

CIVIL ENGINEER:
 GALENA ENGINEERING
 SAMANTHA STAHLNECKER, PE
 317 N. RIVER STREET
 HAILEY, IDAHO 83333
 PH: 208-788-1705 EMAIL: sam@galena-engineering.com

BUILDING INFORMATION

PROJECT ADDRESS:	345 LEWIS ST. KETCHUM, IDAHO 83340
LEGAL LAND DESCRIPTION:	LOT 15, BLOCK 1, NORTHGATE SUB
ZONING DISTRICT:	LI-2
OCCUPANCY:	INDUSTRIAL DESIGN
TYPE OF CONSTRUCTION:	WOOD FRAME
LOT AREA:	10,726.02 SF
LOT COVERAGE:	Existing: 2,305 SF Addition: 936 SF Covered Areas: 115 SF = 2,535 SF + 10,726.02 SF = 23,639 SF
BUILDING HEIGHT ALLOWED:	35'
BUILDING HEIGHT PROPOSED:	24.0'
BUILDING CORNER SETBACKS:	NORTH: 0' LOTLINE EAST: 43' WEST: 10' SOUTH: 10'
BUILDING FLOOR AREA (GROSS):	EXISTING MAIN FLOOR: 2,305 SF EXISTING UPPER FLOOR: 1,766 SF PROPOSED MAIN FLOOR: 936 SF PROPOSED UPPER FLOOR: 882 SF TOTAL: 5,869 SF
BUILDING FLOOR AREA (NET):	EXISTING MAIN FLOOR: 2,103 SF EXISTING UPPER FLOOR: 1,572 SF PROPOSED MAIN FLOOR: 786 SF PROPOSED UPPER FLOOR: 838 SF TOTAL: 5,303 SF
PARKING REQUIREMENT CALCS:	ALL OTHER: 5,866 SF + 1,000 SF PER PER = 6.89 LOADING SPACE: ±1.0 TOTAL REQUIRED SURFACE SPACES = 6.89
PARKING SPACES PROVIDED:	9 SURFACE INCLUDING 1 ADA & 1 LOADING
SNOW STORAGE AREA:	* ALL SNOW TO BE HAULED OFF-SITE

SHEET SCHEDULE

- CS COVER SHEET/PROJECT INFO/VICINITY MAP/ SITE PLAN/PLAT
- A1 FLOOR PLANS & EXTERIOR ELEVATIONS

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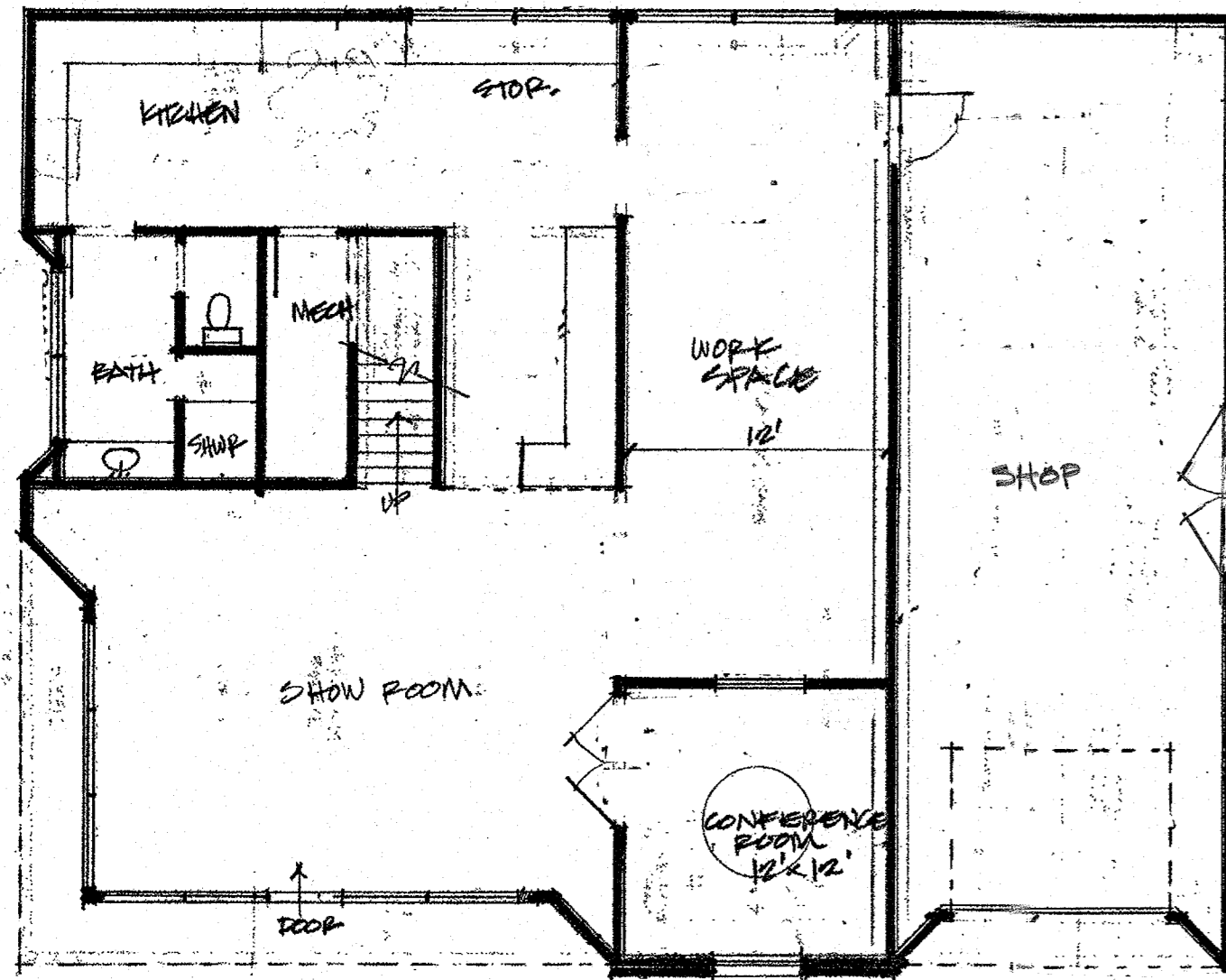
AR-2024
 C. MICHAEL BARKER
 STATE OF IDAHO
 LICENSED ARCHITECT

SITE PLAN, VICINITY MAP & BUILDING INFORMATION
 SCALE: AS NOTED

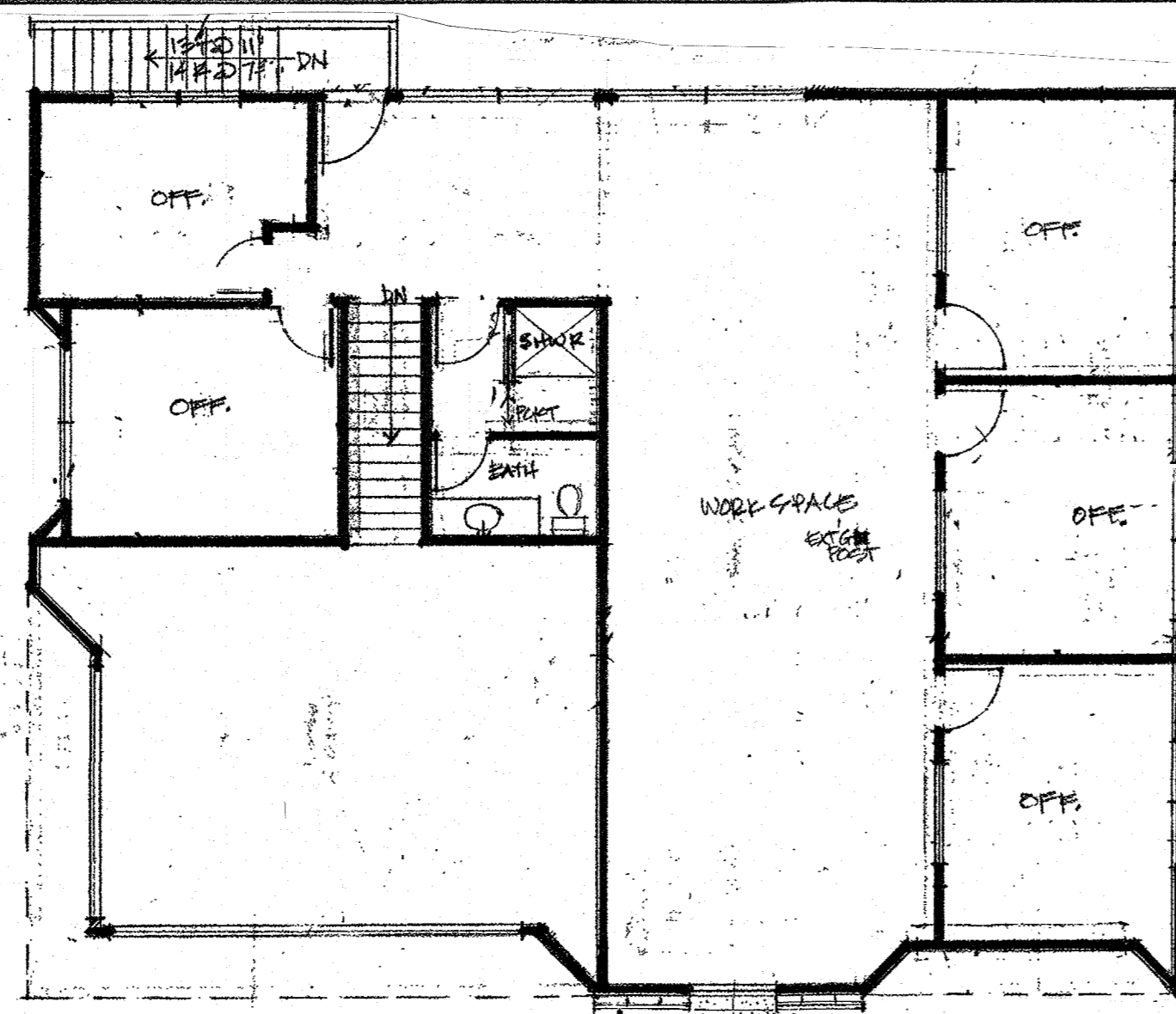
JOB: A-1903
345 LEWIS ST. - ADDITION
 345 LEWIS ST.
 KETCHUM, IDAHO 83340

C. MICHAEL BARKER, AIA.
 P.O. BOX 2702
 KETCHUM, IDAHO 83340
 PH: 208-720-3690
 email: cmbarker@cox.net

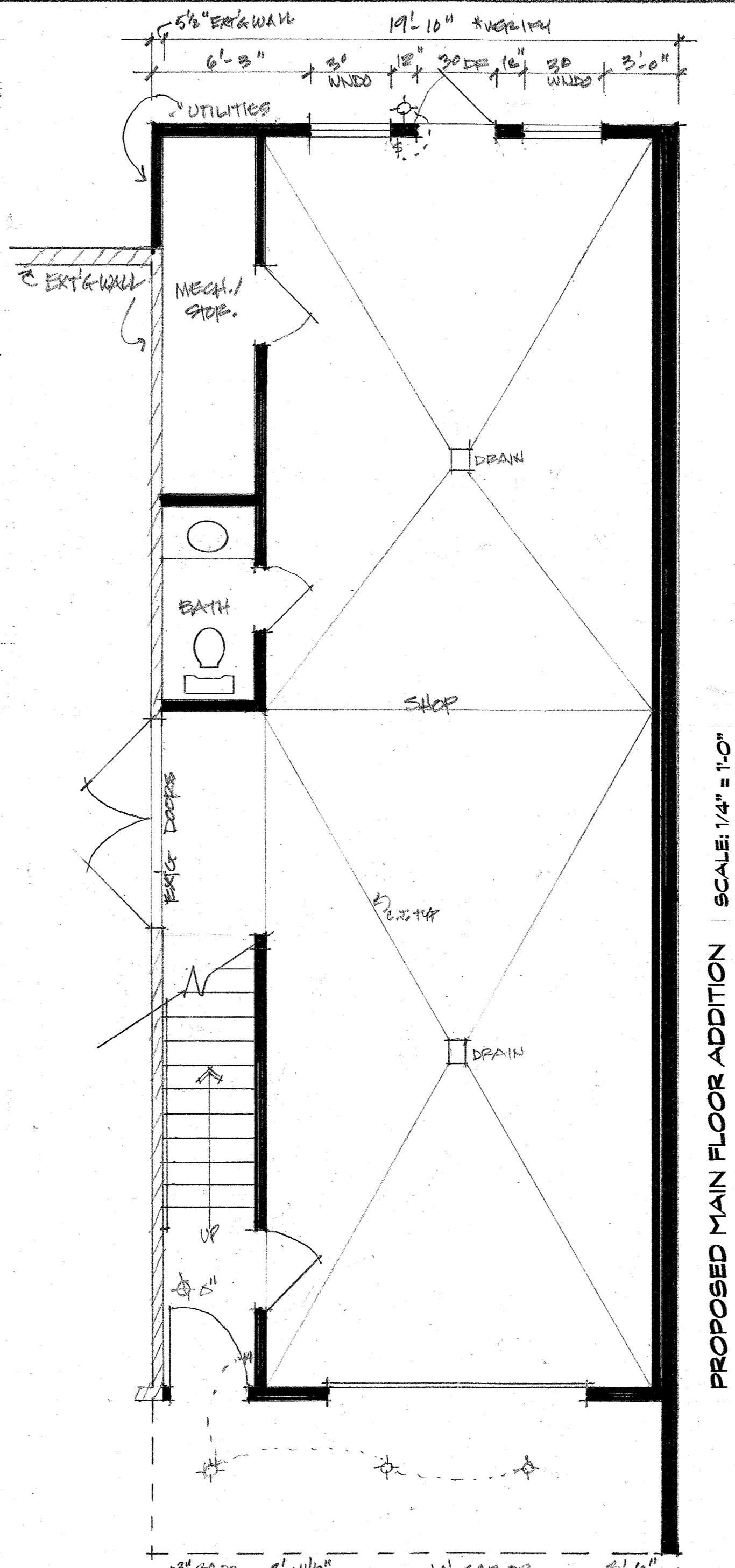
SHEET: CS
 DATE: 11/03/20



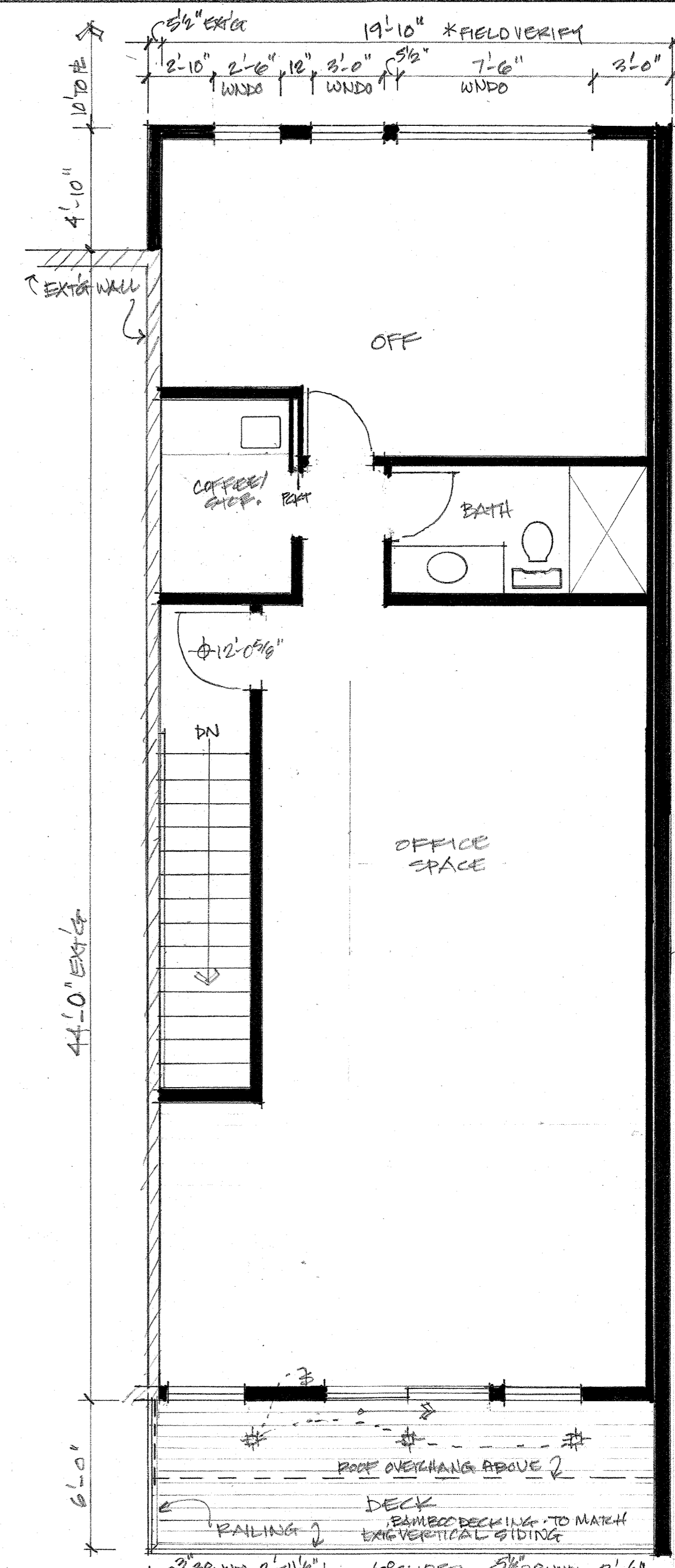
EXISTING MAIN FLOOR PLAN SCALE: 1/8" = 1'-0"



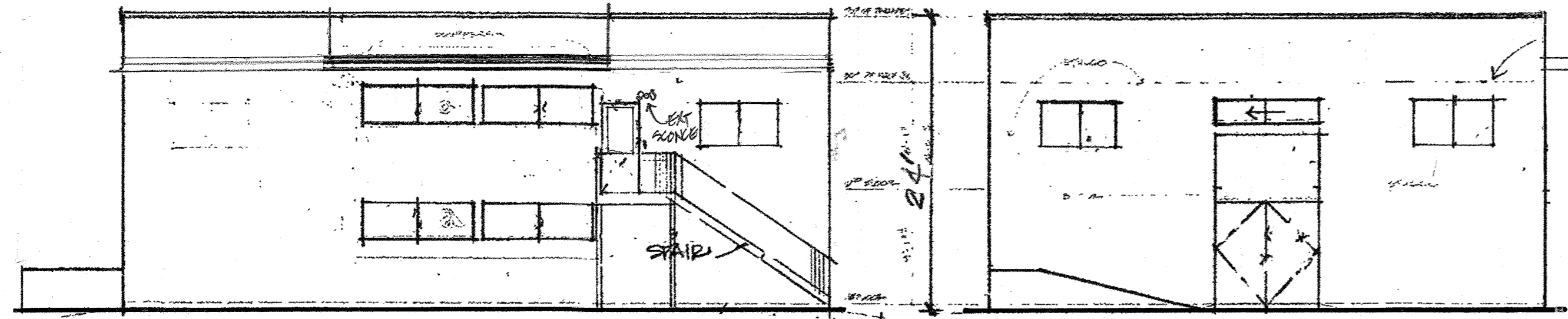
EXISTING UPPER FLOOR PLAN SCALE: 1/8" = 1'-0"



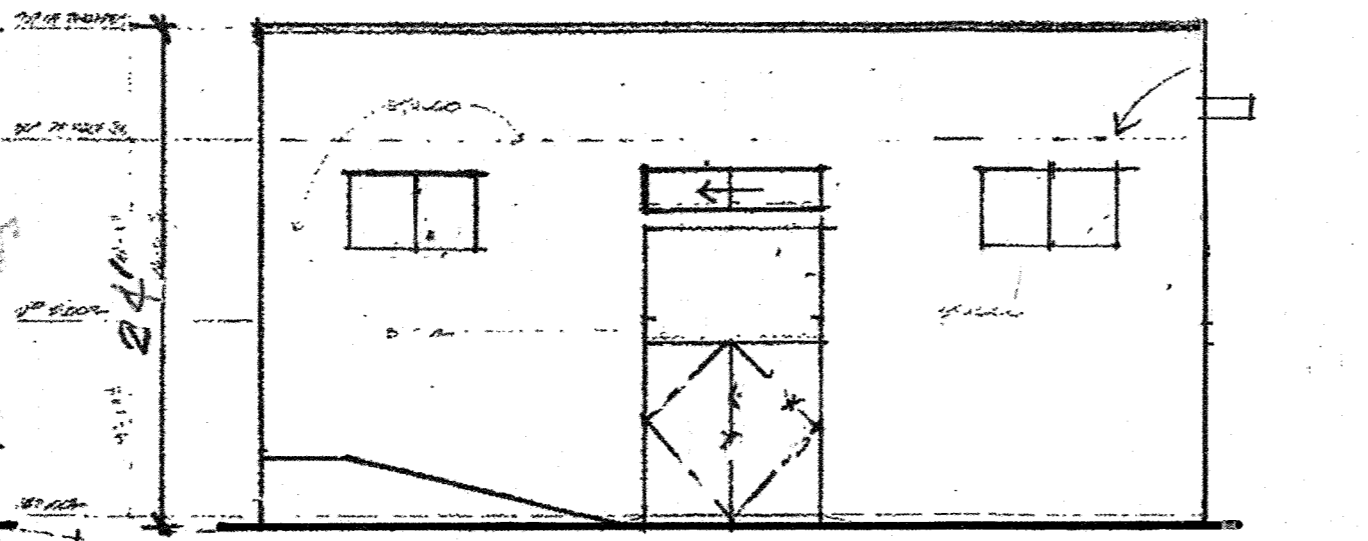
PROPOSED MAIN FLOOR ADDITION SCALE: 1/4" = 1'-0"



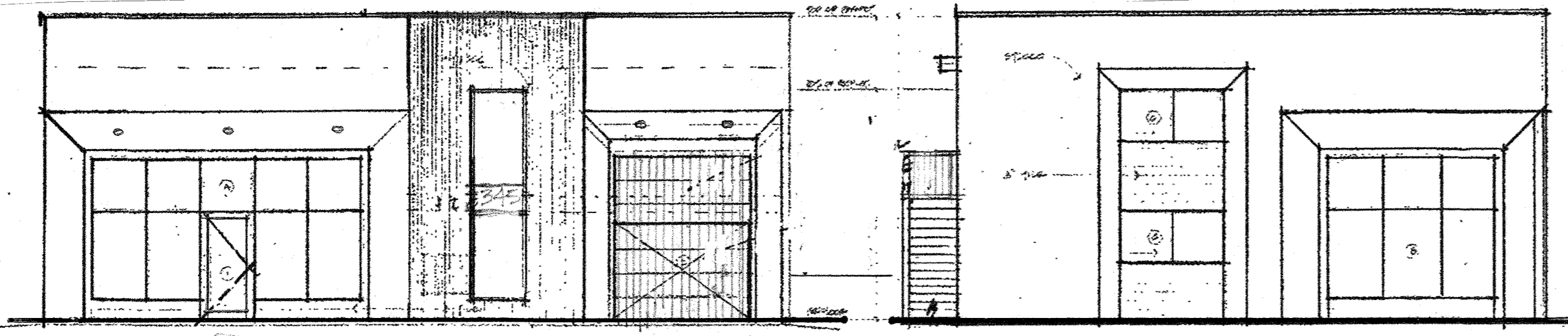
PROPOSED UPPER FLOOR ADDITION SCALE: 1/4" = 1'-0"



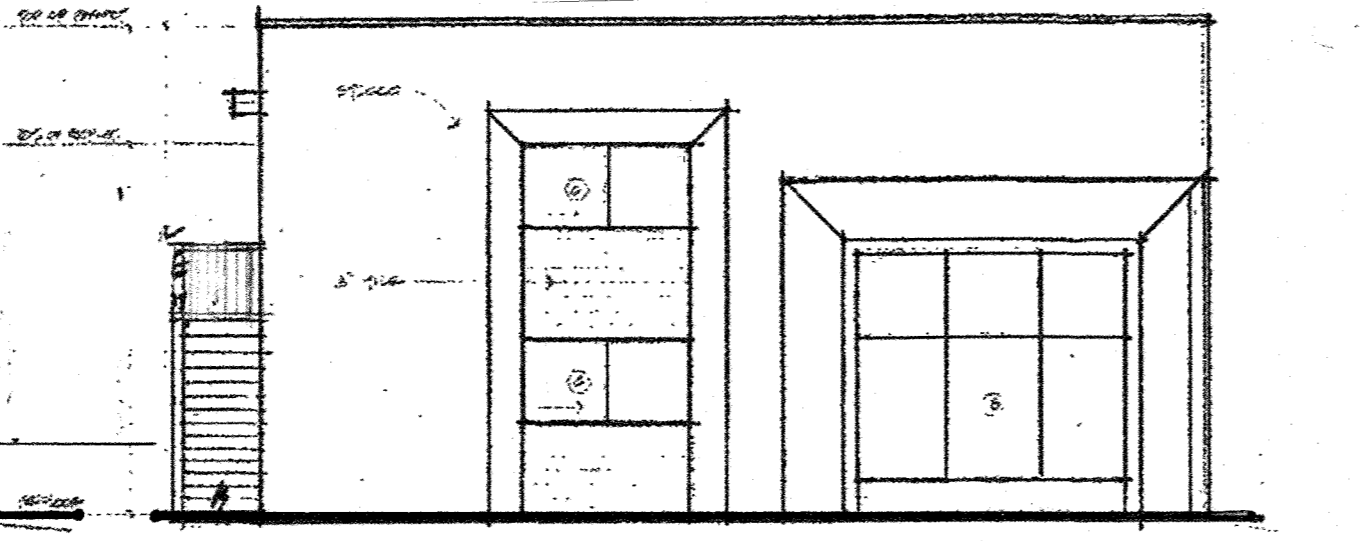
EXISTING ELEVATION-WEST



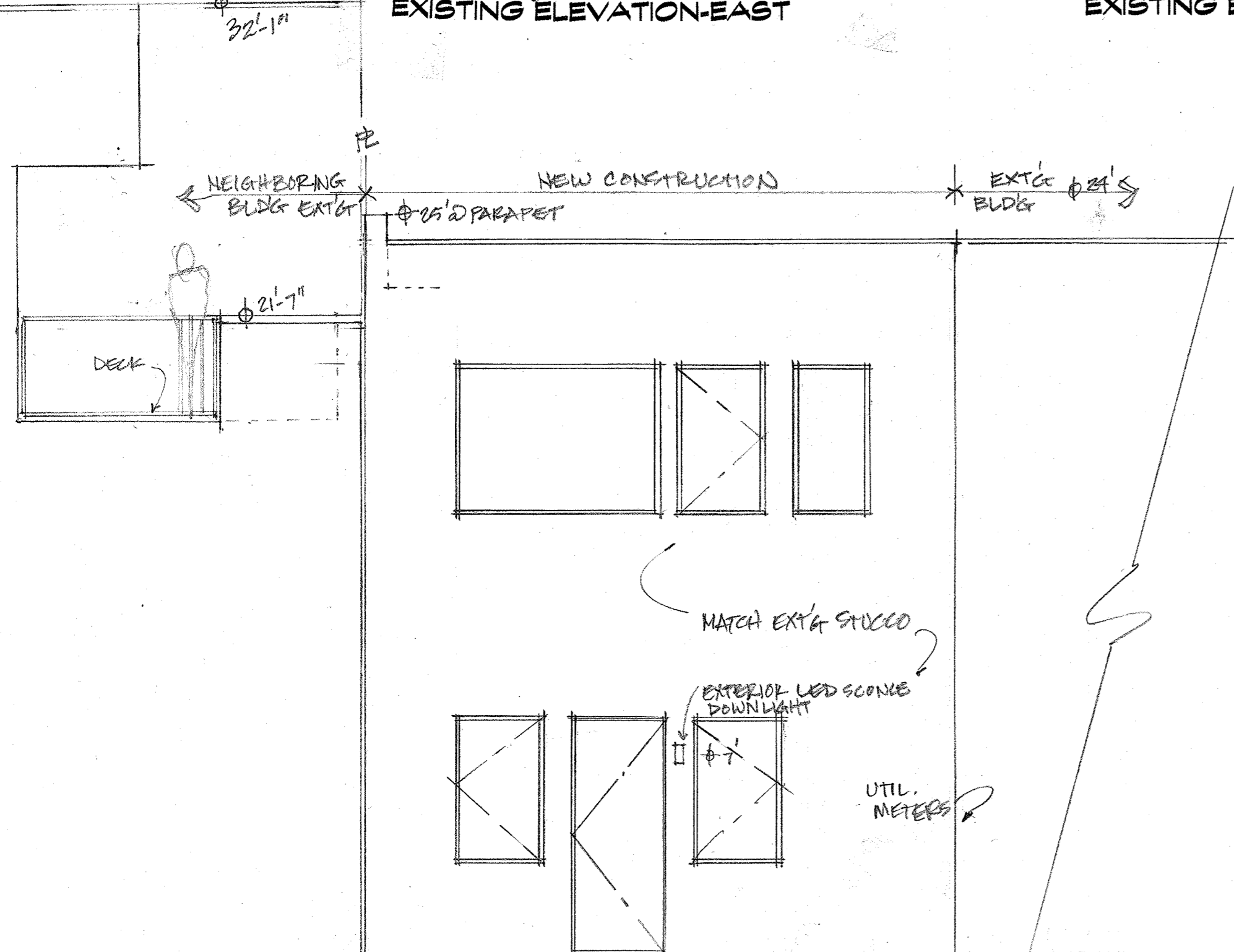
EXISTING ELEVATION-NORTH SCALE: 3/16" = 1'-0"



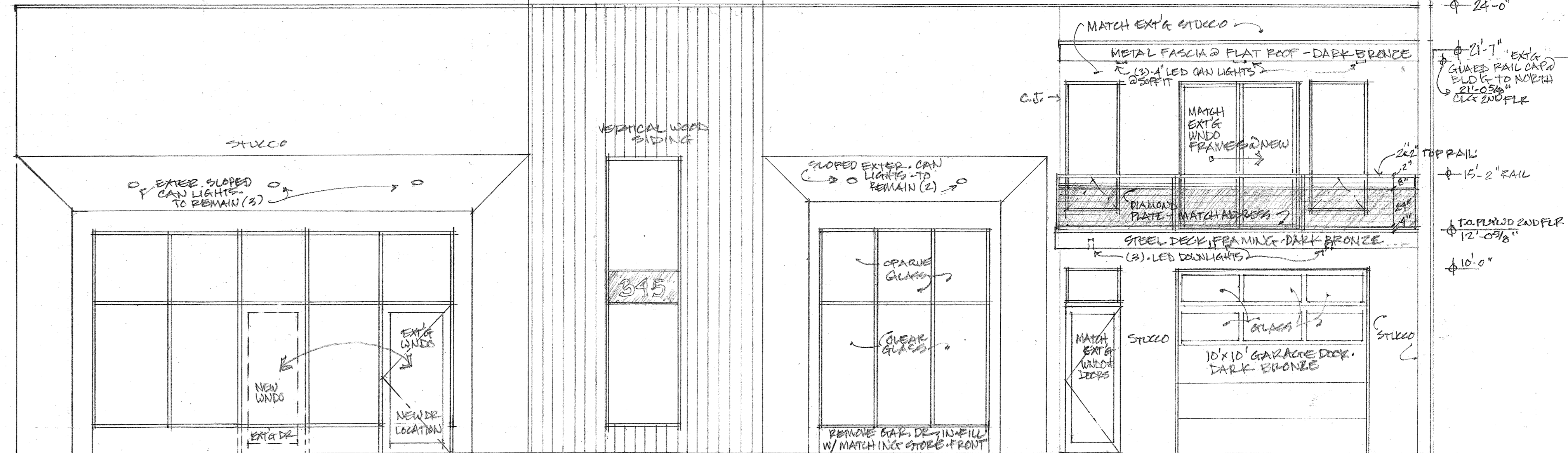
EXISTING ELEVATION-EAST



EXISTING ELEVATION-SOUTH SCALE: 3/16" = 1'-0"



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



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

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AR-2029
C. MICHAEL BARKER
STATE OF IDAHO
LICENSED ARCHITECT

FLOOR PLANS &
EXTERIOR ELEVATIONS
SCALE: AS NOTED

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PH. 208-720-3640
email: cmbarker@cox.net

SHEET: A-1
DATE: 8/17/20



EXISTING SOUTH VIEW



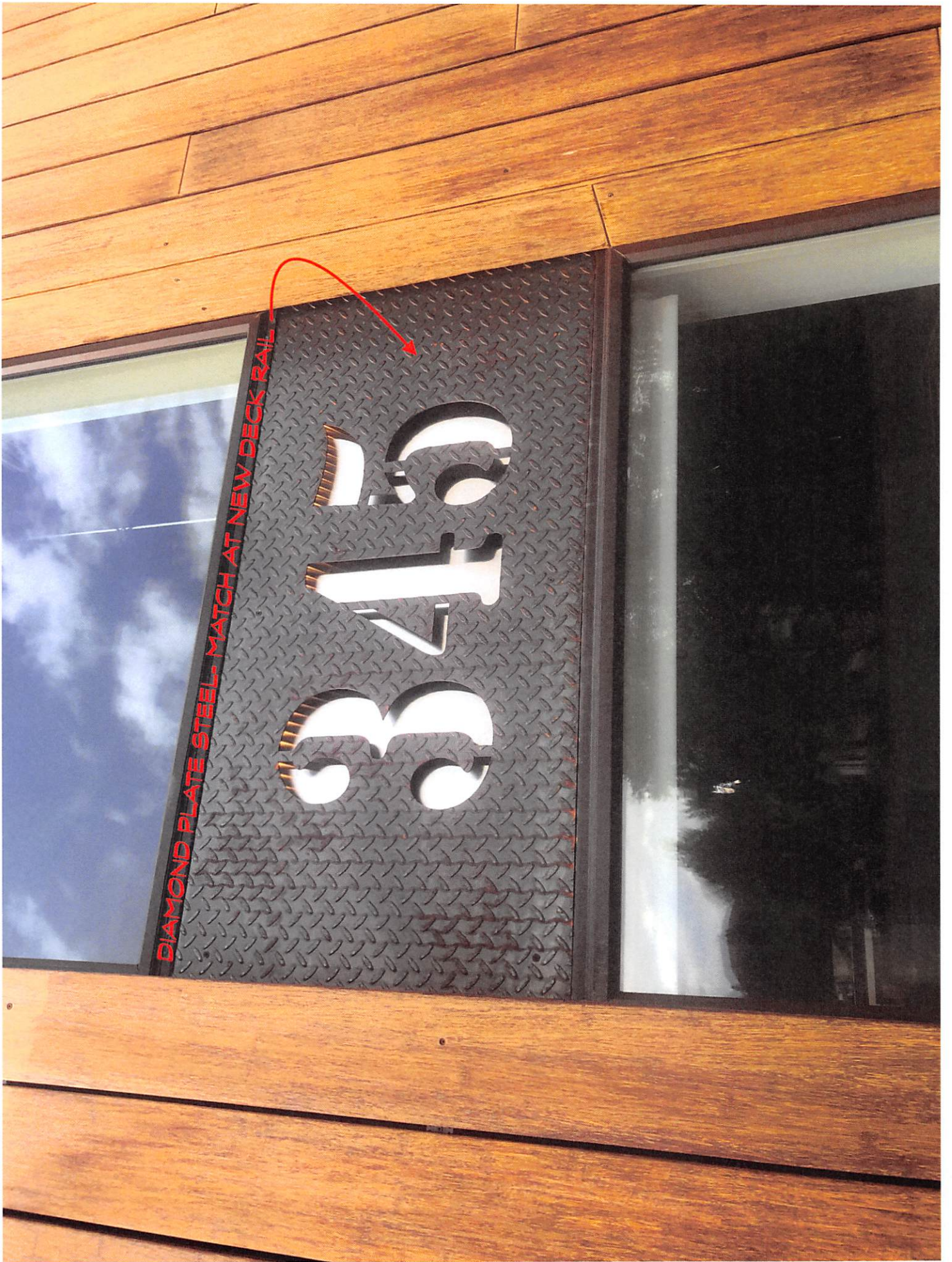
EXISTING NORTH VIEW



EXISTING WEST VIEW



EXISTING EAST VIEW



DIAMOND PLATE STEEL- MATCH AT NEW DECK RAIL

375



RE-LOCATE BIKE RACK TO EXTG. GARAGE DOOR AREA

345



GATE POST

DUMPSTER &
RECYCLE AREA

GATE SWING



10'-4" high

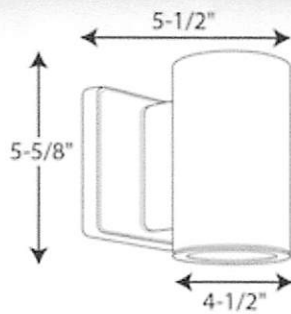
9'-4" high

CARPORT WALL @ WEST
PROPERTY LINE

PROGRESS
LIGHTING™



Progress Lighting - P563000-143-30K - Cylinders - 5.63 Inch 12W 1 LED Outdoor Wall Lantern



Product Overview

Features

- Includes a clear shade
- Integrated LED lighting
- This product is designed for use outdoors
- Dimmable via Triac / Forward Phase dimming
- CSA rated for wet locations
- Compliant with California Title 24 energy standards
- Includes a 5 year warranty manufacturer warranty

Dimensions

- Height: 5-5/8"
- Width: 4-1/2"
- Product Weight: 1.4 lbs
- Wire Length: 6"

Electrical Specifications

- Bulb Base: Integrated LED
- Number of Bulbs: 1
- Bulb Included: Yes
- Lumens: 1038
- Wattage: 12 watts

P8061 Series 5" LED New Construction and Remodel • Wet Location **PROGRESS LED**

Specifications:

Description:

The P8061 is ideal for use in both new construction as well as remodel/retrofit. Light output is comparable to that of a typical 65W incandescent downlight, providing up to 75% energy savings. The P8061 is equipped with both Edison base adaptor and quick link connector allowing easy installation in many standard incandescent recessed housings.

Construction:

- Diffused polycarbonate lens controls direct glare from the LEDs
- Easy "Push and Twist" installation with (3) friction spring clips
- Can be installed in most competitors 5" recessed housings
- Dimmable to 10% with many electronic low voltage dimmers
- Suitable for use in IC or NON-IC Applications with 25°C (77°F) continuous room side ambient temperature.
- Provided with quick link for use with E26 Edison Base adapter

Performance:

Input Power	13W
Input Voltage	120V
Input Frequency	60Hz
Lumens/LPW	661/51 (LM-79)
CCT	3000K
CRI	90+
Life	60,000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Min. Start Temp	-30° C
Max. Operating Temp	30° C
Warranty	5 yrs.
Labels	cCSAus classified for wet locations

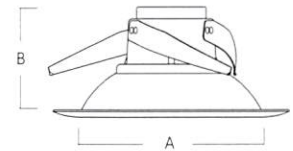
P8061-28/30K9-AC1-L06

Images:

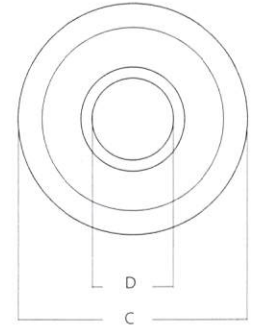


Dimensions:

A	B
4.5"	4"



C	D
6.2"	2.75"



Catalog number:

Base	Finish	Color Temp	CRI	Voltage	Lumen Package
P8061	20 - Bronze 28 - White 31 - Black 82 - Metallic Gray	30K - 3000K	9 - 90+	AC1 - 120V	L06 - 661 Lumens



P8061 Series

5" LED New Construction and Remodel • Wet Location



Photometrics:

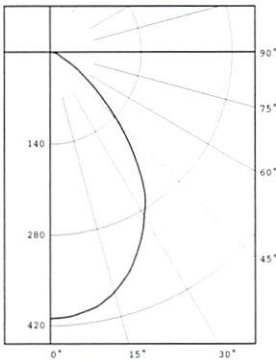
P8061-28/30K9-AC1-L06

ELECTRICAL DATA	P8061-28/30K9-AC1-L06
Input Voltage	120V
Input Frequency	50-60 Hz
Input Current	0.11A
Input Power	12.8W
Power Factor	>0.90
THD	<20%
EMI Filtering	FCC 47CFR Part 15, Class B
Operating Temperature	-30°C to 60°C
Dimming	Yes*
Over-voltage, over-current, short-circuit protected	
*See Dimming Notes for more information	

PERFORMANCE DATA CHART

Single Unit, Initial Footcandles, 30" Work Plane							Ceiling to Floor Height (ft)	Multiple Units, Initial Footcandles, 30" Work Plane				
Nadir		10°		20°		30°		Spacing is Maximum Over Work Plane, SMH = 1				
FC	FC	Dia (ft)	FC	Dia (ft)	FC	Dia (ft)		FC	FC	FC	FC	
33	31	1	24	3	15	4	6	4.0	44	33	28	
14	13	2	10	4	6	6	8	6.0	18	13	11	
6	6	3	5	6	3	9	10.5	9.0	8	6	5	
5	4	3	3	7	2	11	12	10.0	6	4	4	

P8061-28/30K9-AC1-L07
 LED Light Engine: 3000K 90 CRI
 System Wattage: 12.8
 Fixture delivered lumens: 661
 Fixture Efficacy: 51.6
 Spacing Criteria: 1.0



CANDELA DISTRIBUTION	
DEG	CANDELA
0	409
5	406
15	381
25	325
35	250
45	145
55	65
65	22
75	12
85	4
90	0

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-30	295	44.5%
0-40	449	67.9%
0-60	620	93.8%
0-90	661	100.0%

COEFFICIENTS OF UTILIZATION

Zonal Cavity Method

Room Cavity Ratio	% Effective Ceiling Cavity Reflectance																					
	80%				70%				50%				30%									
	20% Effective Floor Cavity Reflectance																					
													% Wall Reflectance									
													70	50	30	10	70	10	50	10	50	10
1	112	108	105	102	109	100	102	97	98	94												
3	97	88	82	77	95	76	84	75	82	74												
5	84	74	66	61	82	60	71	60	69	59												
7	74	62	55	49	72	49	60	49	59	49												
9	65	53	46	41	64	41	52	41	51	41												

P8061-28/30K9-AC1-L07

Test No. 15.01694

Test No. 15.01694

Tested at 25°C Ambient in accordance to IESNA LM-79-2008

Tested in P84-AT housing

Dimming Notes:

P8061-28/30K9-AC1-L06

P8061 is designed to be compatible with many Electronic Low Voltage (ELV-Reverse Phase) controls. LED rated dimmer controls may offer favorable dimming performance.

The following is a partial list of known compatible dimmer controls:

Electronic Low Voltage ELV Reverse Phase Controls

Leviton	Renoir II	AWRMG-EAW
Lutron	Diva Series	(Part Number DVELV-300)
Lutron	Maestro Series	(Part Number MAELV-600)
Lutron	Nova T Series	(Part Number NTELV-300)
Lutron	Spacer Series	(Part Number SPSELV-600)
Lutron	Vierti Series	(Part Number VTELV-600)

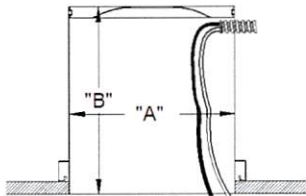
Incandescent Digital type dimmers are not recommended.

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation. Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.

Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.

Compatibility of 5" Recessed Housings:

The P8061's are cCSAus classified for use with Progress and most competitive recessed cans (with "A" and "B" dimensions) including:



"A" = 5 5/16 MIN. 6 6/8 MAX
"B" = 3 3/4 MIN.

NOTES

1. Operation in ambient temperatures higher than those specified will shorten life.
2. Warranty is limited to repair and replacement of defective parts of the LED system and does not include labor or installation. Contact Technical Support for details.

Brands Progress Lighting LED Lighting Progress Lighting P8061-LED-ELV

Item # bci3217822



Progress Lighting

5 Inch LED Recessed Trim - 3000K - 650 Lumens - ELV Dimming

Model: **P8061-20/30K9-AC1-L06**

from the 5 Inch LED Trims Collection

[Write a Review](#)

\$19.20

Finish: **Antique Bronze** - 660 In Stock



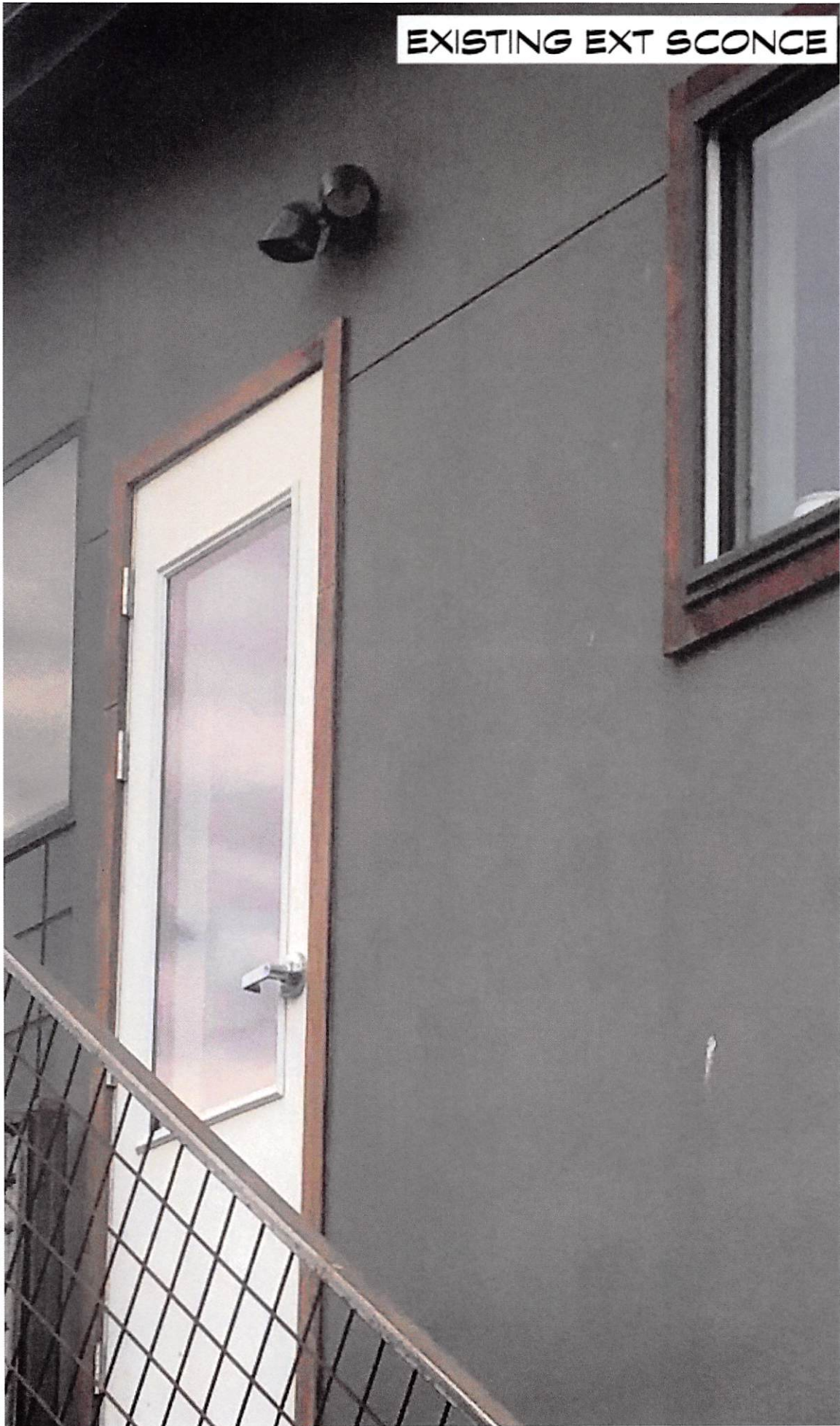
Antique Bronze

\$19.20

660 In Stock



EXISTING EXT SCONCE





EXISTING SLOPED RECESSED CAN

Exhibit B:
Public Comment

From: felanmacdonald@gmail.com <felanmacdonald@gmail.com>

Sent: Friday, October 09, 2020 2:02 PM

To: Participate <participate@ketchumidaho.org>

Cc: alex2@macdonaldandsons.com; bob@jtwine.com

Subject: Decked Building Addition, 345 Lewis Street

To whom it may concern,

We, the owners of 401 Lewis Street, have reviewed the design for the new addition to 345 Lewis Street (our neighbor to the south) and find there are some problems with it. The First and foremost problem is that the proposed addition will be built 8 inches from our existing building. This has many foreseeable drawbacks. Snow removal will be impossible which will lead to deterioration of our walls. Those walls can not be fixed or worked on in an 8 inch space either. We also have electrical conduit running down that south wall which we would not be able to access as well. I also am unsure of what our current set-backs are but I believe 8 inches is much too close. Thank you for your time with our concerns and feel free to contact us with any questions.

Regards, The Owners of 401 Lewis Street

(208) 726-1193

felan@macdonaldandsons.com

alex2@macdonaldandsons.com

bob@jtwine.com

Hello Ms. Rivin,

Good afternoon. Thank you for your reply to our email and clarifying the current building code for our area. That is very much appreciated. The 401 Lewis Street owners have had further discussion about this project and we have some ongoing concerns that we would like to have addressed at the next Ketchum Zoning Meeting on Nov 10, 2020. First and foremost would be eight inch gap between the buildings and the concern of snow buildup in said gap that could damage both buildings. One solution is to widen the gap enough to enable a person remove snow, or another solution may be to have some type of flashing or "roof" over the gap. Along with the concern of snow removal, we also have exterior electrical/phone wire running down the base of our south wall that the access to will be severely limited unless it too is re-routed. Our third concern is with the over-all proposed height of the building. Although we understand that there are not height restrictions per se, we would prefer a finished height to be even with the height of our existing balcony so as to not negatively impact our sun and views to the south. Thank you again for your time and help with this matter.

Best Regards, 401 Lewis Owners:

Macdonald Oil & Gas, LLC, J.W. Thornton Wine Imports, Far & Away Adventures

Exhibit C:
Staff Report
October 13th, 2020
P&Z Commission Meeting



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF OCTOBER 13, 2020

- PROJECT:** Decked Building Addition
- FILE NUMBERS:** P20-078
- APPLICATION TYPE:** Design Review
- REPRESENTATIVE:** C. Michael Barker, Architect
- OWNER:** 345 Lewis LLC
- REQUEST:** Design Review for a proposed 1,825-square-foot, 25-foot tall addition to the Decked Building
- LOCATION:** 345 Lewis Street (Northgate Subdivision: Block 1: Lot 15)
- ZONING:** Light Industrial District Number 2 (LI-2)
- OVERLAY:** None
- NOTICE:** A public hearing notice for the project was mailed to all property owners within 300 ft of the development site on September 23, 2020. The public hearing notice was published in the Idaho Mountain Express on September 23, 2020. A public hearing notice was posted on the project site on October 6, 2020. As of the publication of this Staff Report, the Planning Department has received no public comment regarding the addition proposal.
- REVIEWER:** Abby Rivin, Associate Planner

DECKED BUILDING ADDITION

The Decked Building is located at 345 Lewis Street (Northgate Subdivision: Block 1: Lot 15) within the Light Industrial District Number 2 (LI-2) Zone. The addition extends from the existing building's north side 19 feet to the north. The two-story addition is 1,825 square feet and 25 feet tall.

The existing building was originally constructed in 1990. Decked moved into the building in 2017 and this location is now their corporate headquarters. Decked manufactures truck storage compartments. Their business operations qualify as industrial design, which is a permitted use in the LI-2 Zone:

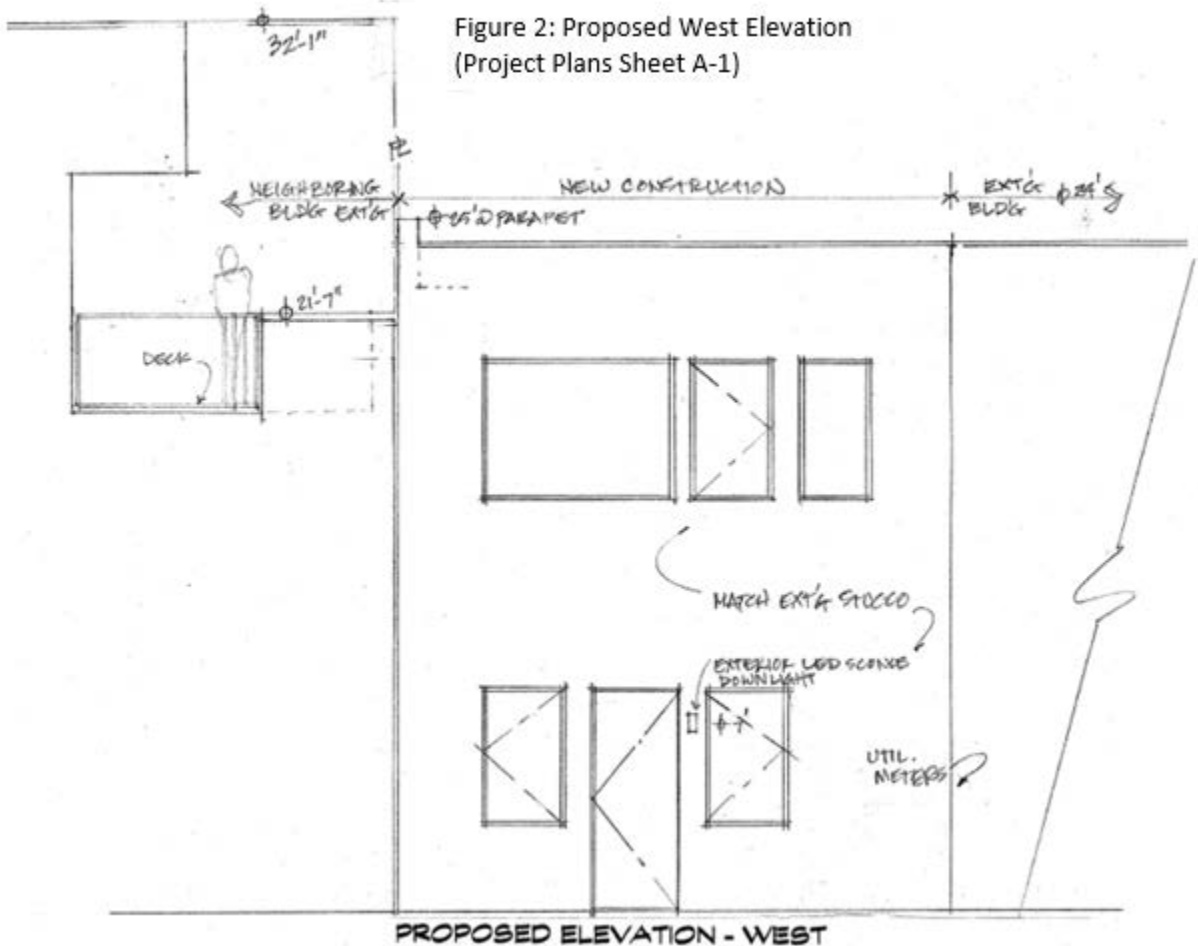


Figure 1: Decked Building 345 Lewis Street

INDUSTRIAL DESIGN: The professional service of creating and developing concepts and specifications that optimize the function, value and aesthetics of products and systems for the mutual benefit of both user and manufacturer, often employing design thinking strategies. Typically, industrial design is intended to result in tangible goods that can be mass produced. Industrial design businesses may include on-site prototyping, fabrication, and manufacturing. (Ketchum Municipal Code 17.08.020).

LIGHT INDUSTRIAL NEIGHBORHOOD CONTEXT

Light industrial buildings border the property to the east, north, and south along Lewis Street and Northwood Way. The addition project's materials, colors, and signing complement neighboring buildings in the light industrial area. The proposed 25-foot tall addition extends 19 feet north to the interior side property line shared with the Roth Building Condominiums located at 401 Lewis Street. The addition project complies with the dimensional standards required in the LI-2 Zone—buildings in the light industrial area may be built all the way up to interior side property lines and the maximum allowable building height is 35 feet. The proposed addition's parapet wall will extend 3'-3" above an existing second-floor deck located on the southside of the Roth Building. Pursuant to Ketchum Municipal Code 17.96.050.B, the Planning & Zoning Commission may add conditions of approval to projects to minimize adverse impact on other development. Staff recommends the Commission consider the impact of the proposed addition to the adjacent second-level deck.



A large City-owned parcel borders the back of Northgate Subdivision. Existing development on this parcel includes the YMCA, the Northwood Place Apartments, and the Ketchum’s new fire station, which is currently under construction. When the Northgate Subdivision was created in 1989, the City-owned lot bordering the back of the light industrial subdivision was zoned General Residential Low Density (GR-L). In 2005, the parcel was rezoned to Tourist. The 1989 Northgate Subdivision includes a plat note reflecting the previous residential zoning, which required a 15-foot rear setback with a landscaped yard. As the neighboring property was rezoned to Tourist, the more restrictive residential rear setback (KMC §17.12.050) and landscaped yard requirements (KMC §17.124.100) no longer apply. A 5-foot concrete wall was built in the 1990s to buffer these industrial zoned properties from the neighborhood to the west. Additionally, Northwood’s carport wall borders the rear property line providing more screening from the light industrial area.

LANDSCAPING

The applicant indicated with the material submitted with the Design Review application that landscaping was existing on the project site. This landscaping has been removed from the project site. The landscaping had included four cherry trees with irrigated lawn bordering the front property line to buffer the surface parking lot from Lewis Street. Landscaping is required for all projects and must provide a substantial buffer between land uses, including streets and parking lots.



Figure 3: Removed Landscaping

STAFF RECOMMENDATION

After considering the project plans attached as Exhibit A, Staff’s analysis, the applicant’s presentation, and any public comment received, Staff recommends the Commission provide feedback regarding the project design, direct the applicant to submit an updated landscape plan, and move to continue review of the Design Review application to a date certain.

ANALYSIS

Staff analysis of the application is provided in the following Tables 1-3 including City Department comments, Light Industrial District Number 2 (LI-2) Zoning District requirements, Design Review standards, and other provisions of Ketchum Municipal Code.

Table 1: City Department Comments

Note: City Department comments are preliminary and based on the project concept as proposed with the subject Design Review application. All City Departments shall review and approve the project through the Building Permit application process. All comments pertaining to the Design Review drawings are subject to change. All improvements shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project. All City Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.

City Department Comments
<p>Fire Department:</p> <ul style="list-style-type: none">• It is the General Contractor’s responsibility to understand and adhere to all Fire Protection Ordinance #1125 requirements in addition to any and all other City of Ketchum requirements in effect at the time of Building Permit issuance. Failure to comply with all local ordinances and codes may result in project work stoppage as well as criminal penalties.• The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances.• Approved address numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers and letters shall be a minimum of four (4) inches tall, contrast with their background and be positioned a minimum of forty-eight (48) inches above final grade.• Vehicle parking and material storage during construction shall not restrict or obstruct public streets or access to any building. A minimum twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. All required Fire Lanes, including within 15 feet of fire hydrants, shall be maintained clear and unobstructed at all times.• An approved fire detection system shall be installed per City of Ketchum Ordinance #1125 (www.ketchumfire.org) and the requirements of NFPA 72. Two (2) sets of alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm systems. Inspections of fire detection systems by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance.• Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building. (Five (5) 5 lbs. fire extinguishers shall be required for this project).• The appropriate keys, for emergency fire department access, shall be provided and installed in the existing Knox box.• The existing required monitored alarm system shall be modified to meet the current requirements of NFPA 72 and Ketchum Ordinance #1125.• Final inspections of all fire department required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org.• Fire Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.
<p>City Engineer & Streets Department:</p> <ul style="list-style-type: none">• All drainage shall be retained on site including water from any roof drains (KMC §17.96.060.C.1).• All construction for the project must comply with the standards set forth in Ketchum Municipal Code, Chapter 15.06 Construction Activity Standards. The applicant shall submit a Construction Activity Plan addressing all applicable activities (KMC §15.06.030), including how materials will be off-loaded at the site, plan for coordinating with neighbors on temporary closures, temporary traffic control, and construction fencing with appropriate screening, to be reviewed and approved prior to issuance of a

Building Permit for the project. Pursuant to KMC §15.06.030.A.2, the applicant shall provide notice of the project, construction schedule, and general contractor’s contact information to all neighbors with properties adjacent to the project site.

- The Building Permit plans and construction drawings shall meet all applicable sections of Chapter 12 of Ketchum Municipal Code.
- Sidewalk snow removal is the responsibility of the property owner.
- The use of City right-of-way for construction including the closure of adjacent streets or sidewalks requires a Temporary Use of Right-of-Way Permit (“TURP”).
- Final civil drawings for the project shall be submitted with the Building Permit application to be verified, reviewed, and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.

Utilities:

- Requirements and specifications for the water and sewer connections will be verified, reviewed, and approved by the Utilities Department prior to issuance of a Building Permit for the project.

Building:

- The building must meet the 2012 International Building Code and Title 15 Buildings and Construction of Ketchum Municipal Code.
- Building Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.

Planning and Zoning:

Comments are denoted throughout Tables 1, 2, and 3

Table 2: Zoning and Dimensional Standard Analysis

Compliance with Zoning and Dimensional Standards				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Ketchum Municipal Code Standard	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.050	Minimum Lot Area
			Staff Comment	Required: 8,000 square feet minimum Existing: Lot 15 has a total area of 10,726 square feet sq ft (0.23 acres)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.050	Building Coverage
			Staff Comment	Permitted: 75% Proposed: Existing Decked Building: 2,305 square feet building coverage Addition: 1,051 square feet building coverage Proposed Total Building Coverage: 32% (3,356 square feet building coverage/10,726 square feet lot area)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.050	Minimum Building Setbacks
			Staff Comment	Minimum Required Setbacks: Front: 20’ Side: 0’ for internal side yards Rear: 0’ Proposed: Front (Lewis Street/east): 43’ Side (interior/north): 0’ Side interior/side): 10’

				Rear (west): 10'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.050	Building Height
			Staff Comment	<p>Maximum Building Height Permitted: 35'</p> <p>Non-habitable Structures Located on Building Rooftops: 6 ft above roof surface height</p> <p>Parapets and Rooftop Walls Screening/Enclosing Mechanical Equipment: 4 ft above roof surface height</p> <p>Rooftop Solar and Mechanical Equipment Above Roof Surface: 5 ft above roof surface height</p> <p>Proposed: Existing Decked Building Height: 24 feet Proposed Addition Building Height Top of Roof: 24 feet Proposed Addition Building Height Top of Parapet: 25 feet</p> <p>The project plans do not indicate rooftop mechanical equipment or non-habitable structures.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125. 030.H	Curb Cut
			Staff Comment	<p>Maximum Permitted: A total of 35% of the linear footage of any street frontage can be devoted to access off street parking.</p> <p>Proposed: No changes are proposed to the access from Lewis Street. The property has 88 feet of frontage along Lewis Street. Two 13-foot wide driveways access the development along Lewis Street at the north and south corners of the property. 30% (26-feet of rolled curb/88 linear feet along Lewis Street) of the property's street frontage along Lewis Street is used to access the Decked Building.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.020.A1 & 17.125.040.B	Parking Spaces
			Staff Comment	<p>Required: Pursuant to KMC §17.125.020.A2, off-street parking requirements apply to any existing structure or use that is expanded or enlarged. Additional off-street parking spaces shall be required only to serve the enlarged or expanded area, not the entire building or use.</p> <p>Light Industrial Districts Parking Requirements Wholesale, Manufacturing, Industrial Laundry, Hybrid Production Facility, and all other permitted uses: 1 parking space per 1,000 gross square feet</p> <p>Existing Decked Building: 4,071 gross square feet: 4 parking spaces required Proposed Addition: 1,825 gross square feet: 2 parking spaces required Total Required: 6 parking spaces</p> <p>Proposed 8 parking spaces are designated within the surface parking lot.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.040.D	Off Street Vehicle Loading Area
			Staff Comment	Required:

				<p>In the LI-1, LI-2, and LI-3 Districts, off street loading areas shall be required as an accessory use for new construction or additions involving an increase in gross floor area as follows:</p> <p>1. Number Of Spaces:</p> <p>a. One off street loading space is required for gross floor area in excess of two thousand (2,000) square feet.</p> <p>b. No loading space shall occupy any part of a public street, alley, driveway, or sidewalk. Where practicable to do so, an alley may be used in lieu of the requirement for off street loading space(s) if permission is granted by the Administrator.</p> <p>2. Dimensions: An off-street loading space shall be a minimum of one hundred eighty (180) square feet with no length of the space being less than ten feet (10').</p> <p>Proposed: The site plan indicates 1 loading area in front of the proposed addition. The associated dimensions of the loading area have not been indicated on the project plans. The loading space shall be a minimum of 180 square feet with no length of the space being less than 10 feet. The project plans submitted with the Building Permit application shall specify the dimensions of the loading space to ensure compliance with Ketchum Municipal Code §17.125.040.D.</p>
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Table 3: Design Review Standards Analysis

Design Review Requirements				
IMPROVEMENTS AND STANDARDS: 17.96.060				
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.A1 Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
			Staff Comments	The existing Decked Building development is accessed off Lewis Street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.A2 Streets	All street designs shall be approved by the City Engineer.
			Staff Comments	No changes are proposed to Lewis Street or the existing driveway accesses.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B1	All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department.
			Staff Comments	<p>Ketchum Municipal Code §17.08.020 defines substantial improvement as any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure over a 3 year time frame either: (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, before the damage occurred.</p> <p>The applicant has indicated that the proposed addition project will not qualify as a substantial improvement. The Decked Building was built in 1990. The last improvement was constructed 4 years ago in 2016. According to the Blaine County Assessor’s Office, the market value of the commercial structure is \$448,167.</p>

				Staff will confirm that the project does not qualify as substantial improvement prior to issuance of a Building Permit for the project. The applicant shall submit the estimated cost of construction with the Building Permit application. This estimated cost of construction shall include the total value of the work, including materials and labor. The Building Official may require documentation of the valuation as necessary to ensure correct valuation of the project. If the estimated cost of construction exceeds 50% of the market value of the structure, then the developer shall install sidewalks to the City's right-of-way standards.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060B2c	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.
			Staff Comments	See analysis for Ketchum Municipal Code §17.96.060.B1. The developer is not required to install sidewalks as the project does not qualify as a substantial improvement. An existing 5-foot sidewalk borders the property along Lewis Street. The Lewis Street right-of-way is 80 feet wide. The City right-of-way standard for 80-foot wide streets includes an 8-foot sidewalk.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B3	Sidewalks may be waived if one of the following criteria is met: <ol style="list-style-type: none"> 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.
			Staff Comments	N/A. Sidewalks are not required to be installed as the project does not qualify as a substantial improvement.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B4	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.
			Staff Comments	N/A. The developer is not required to install sidewalks as the project does not qualify as a substantial improvement. The existing 5-foot sidewalk extends the full length of the front property line along Lewis Street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B5	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.
			Staff Comments	N/A. The developer is not required to install sidewalks as the project does not qualify as a substantial improvement. The existing sidewalk connects to the 5-foot sidewalk along Lewis Street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B6	The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.
			Staff Comments	N/A. Staff does not recommend a voluntary cash contribution in-lieu of improvements for this project.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C1	All storm water shall be retained on site.
			Staff Comments	All storm water shall be retained on site including water from roof drains. The applicant has indicated that drainage is existing and no additional drainage improvements have been indicated on the project plans. Prior to issuance of a Building Permit for the project, the City Engineer and Streets Department shall determine if additional drainage improvements are necessary. If additional drainage improvements are required, then the drainage improvements shall be indicated on civil drawings stamped by an Idaho-licensed engineer for final review and approval by the City Engineer and Streets Department. See Table 1 for City Department comments including City Engineer and Streets Department conditions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C2	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
			Staff Comments	See above Staff comment for Ketchum Municipal Code §17.96.060(C)(1). All drainage improvements are required to meet City standards. Prior to issuance of a Building Permit for the project, the City Engineer and Streets Department shall determine if additional drainage improvements are necessary. All drainage improvements shall be indicated on civil plans stamped by an Idaho licensed engineer and require review approval from the City Engineer & Streets Department prior to issuance of a Building Permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C.3	The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
			Staff Comments	No additional drainage improvements have been indicated on the project plans. Prior to issuance of a Building Permit for the project, the City Engineer and Streets Department shall determine if additional drainage improvements are necessary. If additional drainage improvements are required, then the drainage improvements shall be indicated on civil drawings stamped by an Idaho-licensed engineer for final review and approval by the City Engineer and Streets Department. See Table 1 for City Department comments including City Engineer and Streets Department conditions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C.4	Drainage facilities shall be constructed per City standards.
			Staff Comments	See above Staff comment for Ketchum Municipal Code §17.96.060(C)(1). All drainage improvements are required to meet City standards. All drainage improvements shall be indicated on civil plans stamped by an Idaho licensed engineer and require review approval from the City Engineer & Streets Department prior to issuance of a Building Permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D1	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
			Staff Comments	The applicant is aware of this requirement. The existing development is connected to the municipal water and sewer system. If Idaho Power requires an upgrade to the electrical service to serve the proposed addition, then the applicant shall indicate all utility upgrades on the project plans submitted with the Building Permit application. See Table 2 for Utilities Department comments and conditions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D2	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
			Staff Comments	All utilities within the development site shall be underground and concealed from public view. Sheet A-1 of the project plans indicates that utility meters

				will be installed at the rear of the addition behind the existing Decked Building. Prior to issuance of a Certificate of Occupancy for the project, Planning & Building Department Staff will conduct an inspection to ensure that all utilities are concealed from public view. See above Staff comment for Ketchum Municipal Code §17.96.060(D)(1).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D3	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
			Staff Comments	The applicant is aware of this requirement and will comply with these standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.E1	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			Staff Comments	The addition project will match the existing building's colors and materials. The exterior materials and colors include gray stucco, dark bronze metal fascia and trim, vertical wood siding, and windows. The project's materials, colors, and signing complement neighboring buildings in the light industrial area. The neighboring building to the south is comprised of grayish-brown split-block face. The Roth Building Condominiums to the north is comprised of stucco and glass.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E2	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.
			Staff Comments	N/A. There are no identified landmarks on the property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.E3	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.
			Staff Comments	As noted on Sheet A-1 of the project plans, the addition's exterior materials will match the existing building. The two-story addition matches the scale of the existing building with consistent dimensions and box-shaped building form.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F1	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
			Staff Comments	The existing building is setback 43 feet from the front property line along Lewis Street. The addition will add an additional entrance to the Decked Building. The building entrances are defined by overhanging elements. The addition project includes a dark bronze steel deck that extends over the entrance to the new addition.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F2	The building character shall be clearly defined by use of architectural features.
			Staff Comments	The addition project will add more character and visual texture to the front façade. The two-story addition combines a garage door on the first level with a cantilevered deck and large rectangular windows at the second level to add visual interest. The existing vertical wood siding in the middle of the front façade further distinguishes this light industrial building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F3	There shall be continuity of materials, colors and signing within the project.
			Staff Comments	The same materials and color schemes are used on all four facades of the building. The addition project will match the existing building's colors and

				materials. The exterior materials and colors include gray stucco, dark bronze metal fascia and trim, vertical wood siding, and windows. The project's materials, colors, and signing complement neighboring buildings in the light industrial area.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.F4	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
			Staff Comments	<p>The rear property line is bordered by a 5-foot tall concrete wall built in the 1990s to buffer the light industrial area from the neighborhood to the west. This buffer is enhanced by the Northwood Place Apartment's carport wall. The existing swinging bench resembling a chairlift placed at the front of the building is a unique feature that adds a piece of mountain-town flair to the development.</p> <p>The applicant indicated with the material submitted with the Design Review application that landscaping was existing on the project site. This landscaping has been removed from the project site. The landscaping had included four cherry trees with irrigated lawn bordering the front property line to buffer the surface parking lot from Lewis Street. Landscaping is required for all projects and must provide a substantial buffer between land uses, including streets and parking lots. The applicant shall submit an updated landscape plan.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F5	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
			Staff Comments	The proposed elevation views provided by the applicant show that all building walls provide undulation and relief, serving to reduce the appearance of bulk and flatness at all façades. The façades combine horizontal and vertical elements with one- and two-story elements through the variation of siding and exterior materials, projecting elements, and fenestration provided through multiple window and door openings. The addition project will add more character and visual texture to the front façade. The two-story addition includes combines a garage door on the first level with a cantilevered deck and large rectangular windows at the second level to add visual interest. The existing vertical wood siding in the middle of the front façade further distinguishes this light industrial building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F6	Building(s) shall orient towards their primary street frontage.
			Staff Comments	The front façade of the building orients towards Lewis Street.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F7	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
			Staff Comments	The dumpster and recycling area will be located at the southwest corner of the property. The project plans indicate that a gate will enclose this area and screen the dumpster from public view. Details and specifications have not been indicated on the project plans for the proposed gate. Pursuant to Ketchum Municipal Code §17.124.130.D, freestanding fences and walls shall not exceed 7 feet in the light industrial zones. The applicant shall provide specifications for the proposed garbage-enclosure-gate with the project plans submitted with the Building Permit application for review and approval by the Planning Department.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F8	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.
			Staff Comments	The majority of the roof system is flat with roof drains that prevent water from dripping or snow from sliding onto circulation areas. The new balcony projecting from the second floor of the addition and the existing projecting band that projects over the recessed doorway will provide weather protection for people entering and exiting the building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G1	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
			Staff Comments	An existing 5-foot sidewalk extends across Northgate Subdivision along Lewis Street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.G2	Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.
			Staff Comments	N/A as no awnings are proposed to extend across the public sidewalk.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G3	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.
			Staff Comments	Vehicular traffic will access the development from Lewis Street. Prior to issuance of a Building Permit for the project, the City Engineer and Streets Department shall review the civil drawings to ensure adequate sight distances and proper signage for the proposed parking access.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G4	Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
			Staff Comments	No changes are proposed to the two 13-foot driveway entrances. Prior to issuance of a Building Permit for the project, the City Engineer and Streets Department shall review the civil drawings to ensure adequate sight distances and proper signage for the proposed parking access.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G5	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
			Staff Comments	Lewis Street provides unobstructed access for emergency vehicles, snowplows, garbage trucks, and similar service vehicles. Prior to issuance of a Building Permit for the project, the applicant shall submit a will-serve letter from Clear Creek Disposal for the relocated dumpster.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H1	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			Staff Comments	As permitted pursuant to KMC §17.96.060.H4, the applicant has proposed hauling the snow off-site in lieu of providing a designated snow storage area.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H2	Snow storage areas shall be provided on-site.
			Staff Comments	N/A. As indicated on Sheet CS of the project plans, the applicant has proposed hauling snow from the site as permitted pursuant to KMC §17.96.060.H4.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H3	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.
			Staff Comments	As permitted pursuant to KMC §17.96.060.H4, the applicant has proposed hauling the snow off-site in lieu of providing a designated snow storage area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H4	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			Staff Comments	As noted on Sheet CS of the drawings, the applicant has proposed hauling the snow off-site in lieu of providing a snow storage area on-site. Prior to issuance of a Building Permit for the project, the applicant shall submit the Off-Site Snow Storage Permit application and associated fee to the Planning & Building Department for review and approval. The permit shall specify the address as well as the dimensions of the proposed off-site snow storage area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060.I1	Landscaping is required for all projects.
			Staff Comments	The applicant indicated with the material submitted with the Design Review application that landscaping was existing on the project site. This landscaping has been removed from the project site. The landscaping had included four cherry trees with irrigated lawn bordering the front property line to buffer the surface parking lot from Lewis Street. Landscaping is required for all projects and must provide a substantial buffer between land uses, including streets and parking lots. The applicant shall submit an updated landscape plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060.I2	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.
			Staff Comments	The applicant shall submit an updated landscape plan for review and approval by the Planning & Zoning Commission. The landscape materials and vegetation types shall be readily adaptable to the site's microclimate, soil conditions, orientation, and aspect.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060.I3	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
			Staff Comments	The applicant shall submit an updated landscape plan for review and approval by the Planning & Zoning Commission. All proposed landscape materials and vegetation types shall be drought tolerant. The applicant is encouraged to select native species.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060.I4	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.
			Staff Comments	The applicant shall submit an updated landscape plan for review and approval by the Planning & Zoning Commission. 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.J1	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.
			Staff Comments	N/A. Sidewalks are not required for this project as the addition does not qualify as a substantial improvement.

STAFF RECOMMENDATION

After considering the project plans attached as Exhibit A, the applicant’s presentation, and any public comment received, Staff recommends the Commission provide feedback, direct the applicant to submit an updated landscape plan, and move to continue review of the Design Review application to a date certain.

RECOMMENDED MOTION

“I move to continue review of the Decked Building Addition Design Review application to the Planning & Zoning Commission Meeting of November 10th.”

EXHIBITS:

- A. Decked Building Addition Design Review Submittal