



**City of Ketchum
Planning & Building**

IN RE:)	
)	
Bluebird Village Community Housing Project)	KETCHUM PLANNING & ZONING COMMISSION
Design Review)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: August 24, 2021)	DECISION
)	
Application File Number: P21-063)	

PROJECT: Bluebird Village Community Housing Project

APPLICATION TYPE: Design Review

FILE NUMBER: P21-063

ASSOCIATED APPLICATIONS: Conditional Use Permit P21-064 & Pre-Application Design Review P21-027

ARCHITECT: Michael Doty, Michael Doty Associates

DEVELOPER: Greg Dunfield, GMD Development & Ketchum Community Development Corporation

PROPERTY OWNER: City of Ketchum

PROJECT LOCATION: 480 N East Avenue (Ketchum Townsite: Block 45: Lot 3A) & Parking Lot at Southeast Corner of 5th Street & Alley (Ketchum Townsite: Block 45: W 75' Lots 7 & 8)

ZONING: Retail Core of the Community Core (CC-1)

OVERLAY: None

RECORD OF PROCEEDINGS

The Planning & Zoning Commission considered the Bluebird Village Community Housing Project Design Review (Application File No. P21-063) during their regular meeting on August 10th, 2021. After considering Staff’s analysis, the applicant’s presentation, and public comment, the Planning & Zoning Commission unanimously approved the Bluebird Village Community Housing Project Design Review (Application File No. P21-063).

The Planning & Zoning Commission considered the Pre-Application Design Review for this project during their meeting on May 11th, 2021. The Commission recognized that the development's proposed mass and scale will accommodate more housing units and address the community's critical need for affordable housing and advanced the project to final Design Review.

In addition to public comment received during the Planning & Zoning Commission's review of the Pre-Application at the May 11th meeting, the applicant conducted 4 virtual meetings to illicit feedback from the community regarding the proposed development prior to submitting the Pre-Application Design Review to the City. The public was invited by the applicant to provide input on different design options that were posted to the developer's project website.

The Staff Report prepared for the Planning & Zoning Commission's review of the project at their August 10th, 2021 meeting provided an analysis of evaluation standards, including zoning code and dimensional requirements (Ketchum Municipal Code §17.12.040), Design Review standards (Ketchum Municipal Code §17.96.060), Community Core Design Review standards (Ketchum Municipal Code §17.96.070), Conditional Use Permit criteria (Ketchum Municipal Code §17.116.030), and applicable development regulations. The applicant's project plans were attached as Exhibit A to the August 10th Staff Report. Supplemental materials submitted by the applicant for the Design Review and Conditional Use Permit applications were attached as Exhibits B and C to the August 10th Staff Report. The applicant's parking study for the project was attached as Exhibit D to the August 10th Staff Report. The City's parking study was attached as Exhibit E to the August 10th Staff Report.

In accordance with Ketchum Municipal Code §17.96.040.C2j, the applicant installed story poles at the maximum roof peaks, staked building corners, and flagged trees to be removed one week prior to the Planning & Zoning Commission's review of the project on Tuesday, August 3rd, 2021.

Public Hearing Notice & Public Comment

The public hearing notice for the project was mailed to all owners of property within 300 feet of the project site on July 21st, 2021. The public hearing notice was published in the Idaho Mountain Express on July 21st, 2021. A notice was posted on the project site and to the City's website on July 27th, 2021.

Public comment received prior to the Planning & Zoning Commission's review of the Pre-Application was included as Attachment G to the May 11th, 2021 Staff Report. Public comment was attached as Exhibit G to the August 10th Staff Report. Public comment received following the Staff Report's publication was incorporated into the project record and forwarded to the Commission for their consideration. All public comment received following May 11th and up until the Commission's review of the final Design Review and Conditional Use Permit applications on August 10th has been posted to the Bluebird Village Project page on the City's website at <https://www.ketchumidaho.org/planning-building/project/bluebird-village-project>.

FINDINGS OF FACT

The Planning & Zoning Commission having reviewed the entire project record, provided notice, and conducted the required public hearing does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

FINDINGS REGARDING BLUEBIRD VILLAGE COMMUNITY HOUSING PROJECT

51 New Affordable Rental Housing Units in Downtown Ketchum

The applicant, GMD Development in partnership with the Ketchum Community Development Corporation, is proposing to develop a community housing project with 51 deed-restricted community housing units. The development will include retail units along East Avenue and 5th Street, a property management office, 46 on-site parking spaces, and bike storage areas. Amenities for residents within the development include a rooftop deck, balconies, storage lockers, a fitness center, and community room. The project site consists of two parcels—Lot 3A (City Hall) and the west 75 feet of Lots 7 and 8 (rear parking lot). The development consists of two buildings connected by a walkway across the Block 45 alley. Site improvements include new heated sidewalks along East Avenue and 5th Street with street trees. Landscaped seating areas along East Avenue and 5th Street create an inviting environment that will engage pedestrians and activate the streetscape.

This project will provide the social infrastructure that Ketchum so desperately needs in a high-quality, inclusive development downtown easily accessible by foot, bike, or transit. This area of downtown Ketchum is vibrant with opportunities for people to connect with each other and the built environment. The neighborhood includes local stores and restaurants for the community to shop and eat. Nearby Town Square has outdoor seating areas where people can listen to live music or participate in other social, cultural, and political events. Downtown is Ketchum’s gathering place connecting locals, second homeowners, and tourists. These connections create community, and our community defines Ketchum’s small-town character and sense of place. Bluebird Village will help Ketchum maintain its community by supplying 51 affordable rental units to house local residents who live and work in town.

FINDINGS REGARDING COMPLIANCE WITH COMPREHENSIVE PLAN VISION, VALUES, AND POLICIES

Community Housing Options for Ketchum Locals Living and Working in Town

We aspire to be an authentic mountain community with world-class character, yet small-town feel. We see our community as one with a high quality of life for a local year-round population and a visiting population. We will be successful by creating, marketing, and delivering distinctive choices for jobs, learning, health, outdoor adventure and arts and culture. We value a strong sense of community. Furthermore, we wish to be a place with a strong economy, vibrant downtown, diverse options for housing, and a varied demographic of people who live, work, and visit here. We will be responsible stewards of our environment, work for a dynamic economy, and maintain our special way of life for generations to come.

--Community Vision, City of Ketchum 2014 Comprehensive Plan

For 52 years, the Ketchum community has acknowledged the need to diversify housing options within town to retain its permanent population and labor force. The City’s first policy statement emphasizing the community’s critical need for affordable housing was adopted in 1969 in a resolution stating, “employment in the Ketchum area has drastically increased, to the end that a severe housing shortage exists for low-income families.”

By the time Ketchum had adopted its first Comprehensive Plan in 1983, the community understood the consequences that result from extreme housing pressure created by second homes and speculative development. The private sector had done little to develop affordable housing units for residents with lower or moderate incomes. The 1983 Comprehensive Plan stated that the City should institute incentives to encourage the construction of more employee and affordable housing units.

The housing crisis escalated in Ketchum without arrest for twenty years. Focusing on housing's importance in a healthy community, the 2001 Comprehensive Plan stated that, "The City of Ketchum recognizes the need for a balanced and sustainable housing supply for residents, employees, and visitors. An adequate and diverse housing supply in Ketchum is needed to ensure the viability of town life and businesses." Healthy communities depend on adequate housing options to provide permanent living units for a diverse group of people making it possible to live and work within town year-round.

The 2014 Comprehensive Plan identified housing as one of the ten core values important to the community's future and stated that housing should be integrated into the downtown core. The 2014 plan was a community-driven effort with significant input from residents and various stakeholders. The community wanted people who worked in Ketchum to have housing options to live in town. The 2014 Comprehensive Plan recognized community housing's critical role in supporting a strong economy and a year-round population.

The Bluebird Village project balances two community key community objectives—preserving downtown's vibrancy and increasing Ketchum's supply of affordable housing units. This development is consistent with the community's vision and goals for downtown as detailed in the 2014 Comprehensive Plan. Bluebird Village will enhance downtown's vibrancy, support local businesses, and help maintain Ketchum's community by providing 51 affordable, rental units for locals who live and work in town.

Throughout the years, the zoning code was amended to encourage the development of affordable community housing in the downtown. These amendments to Ketchum's zoning code reflect a willingness to consider trade-offs of mass and scale impacts if other community objectives like increasing the supply of community housing units are met.

FINDINGS REGARDING KETCHUM'S COMMUNITY HOUSING DEVELOPMENT INCENTIVES

Since 1994, deed-restricted community housing has been encouraged through development incentives for projects in downtown Ketchum. The first regulations to incentivize development of deed-restricted housing for Ketchum's local, full-time, working population were enacted in 1994. Those incentives allowed additional height and floor area for community housing projects. Between 1994 and 2019, additional development incentives were incorporated into the zoning code to promote and develop community housing projects within the Community Core. Ketchum has long considered community housing projects and units to be a valuable and encouraged use within downtown developments.

The zoning code provides the following development incentives to encourage community housing projects downtown:

- No parking is required for community housing units.

- Community housing projects are eligible for 10 more feet of building height than market-rate developments. 52 feet is the maximum permitted building height for 100% community housing project. Market-rate developments have a maximum permitted building height of 42 feet.
- Community housing projects may exceed the maximum permitted 2.25 gross FAR subject to Design Review approval.

FINDINGS REGARDING PROJECT’S ASSOCIATED APPLICATIONS & ENTITLEMENT REVIEW PROCESS

The Bluebird Village project is subject to Design Review pursuant to Ketchum Municipal Code (KMC) §17.96.010.A4 for the development of the new mixed-use building. The Planning & Zoning Commission has the authority to review and approve the applicant’s Design Review application pursuant to Ketchum Municipal Code §17.96.030.B. Table 1 provides an overview of the project’s entitlement process describing roles and decisions for the associated development applications.

Table 1 Entitlement Process: Roles and Decisions			
Application Type	Staff Role	P&Z Commission Role	City Council Role
Design Review	Advisory	Final Decision	Affirm Planning and Zoning Commission’s Decision (for final approval of building height and fourth floor)
Conditional Use Permit	Advisory	Final Decision	Appellate Body (if an appeal is filed)
Right-of-Way (ROW) Encroachment	Advisory	Recommendations through Design Review	Final Decision
Master Signage Plan (submitted with Design Review)	Advisory	Final Decision through Design Review	Appellate Body (if an appeal is filed)
Sign Permits (required for individual tenants prior to installation)	Final Decision	Appellate Body (if an appeal filed against staff determination)	Appellate Body (if an appeal is filed against the P&Z Commission decision)

Master Signage Plan

The project’s master signage plan is indicated on Sheet AA6.01 of the project plans attached as Exhibit A to the August 10th Staff Report. The development’s signage includes both awning and wall signs. The face of all signs will be black, oxidized-carbon steel. The copy on the signs is powder-coated blue. The blue animates the signage echoing the blue panels on the 5th Street facade. Separate sign permits will be required for all new signs prior to installation (Ketchum Municipal Code §17.127.030.B).

FINDINGS REGARDING COMPLIANCE WITH ZONING CODE & DIMENSIONAL STANDARDS

The Commission’s comprehensive findings regarding the development’s compliance with zoning code and dimensional standards are provided in Table 3. The project is in conformance with the development standards require for development in the Community Core District except for the setback required for the fourth floor.

Fourth-Floor Setback

The City has proposed a zoning code text amendment to modify the fourth-floor setback requirement for projects that dedicate all residential use to community housing. This proposed modification would require that the fourth floor be setback an average of 10 feet from the ground-floor building façade for community housing projects.

Sheet A6.02 of the project plans illustrates the project's proposed application of the 10-foot average setback from the ground-level façade for the fourth floor. The applicant noted that locating the stairwells at the perimeter of the building enhances its structural efficiency and streamlines interior circulation allowing for repeating floor plans. The applicant explained that the proposed fourth floor plan allows the developer to supply more affordable housing units within the development. Table 2 shows the proposed fourth-floor setbacks, including the setback ranges provided for the habitable fourth-floor area and the stairwells' setback from the nearest property line. The averaging proposed with the zoning code amendment allows the habitable fourth-floor area to move closer to and further from the property lines. This undulation reduces the visual appearance of building mass.

Table 2: Bluebird Village Proposed Fourth-Floor Setbacks		
<i>Building A Fourth-Floor Setbacks</i>		
Property Line	Habitable Floor Setback Range	Stairwell Setback
Front (East Avenue)	7'-4" to 15'-6"	18'-6"
Rear (Alley)	3' to 30'-5"	29'
5 th Street Side	7'-4" to 15'-6"	0'
Interior (South) Side	10' to 19'-10"	0'
<i>Building B Fourth-Floor Setbacks</i>		
Property Line	Habitable Floor Setback Range	Stairwell Setback
Front (5 th Street)	6'-1' to 12'-11"	2'-7"
Alley Side	3' to 30"	10'-4"
Rear (South) Side	9'-11' to 20'	0'
Interior (East) Side	5'-9" to 10'	24'-9"

Floor Area Ratio (FAR) & Building Height

The permitted FAR in the Community Core Zone is 1.0. Community housing projects may exceed this 2.25 maximum FAR at the Commission's discretion through Design Review. To receive more floor area, new buildings must complement the scale and character of the surrounding neighborhood.

Bluebird Village's total gross FAR is 2.73. The 2.73 FAR includes the total gross floor area of Buildings A and B on the 25,072-square-foot, two-parcel development site. Building A is 48,187 gross square feet and has an FAR of 2.87 on Lot 3A (City Hall lot). Building B is 20,220 gross square feet and has an FAR of 2.45 on the parking lot parcel (Ketchum Townsite: Block 45: W 75' Lots 7 & 8).

The maximum permitted building height for community housing projects in the Community Core is 52 feet (Ketchum Municipal Code §17.12.040). The maximum height of Building A is 50'-10". The maximum height of Building B is 48'-3". The Bluebird Village project exceeds 48 feet in height and has a fourth

floor. All building greater than 48 feet or that contain a fourth floor require final review and approval from the City Council (Ketchum Municipal Code §17.12.040: Footnote 2)

Parking

Deed-restricted community housing units within developments in the downtown have been exempt from off-street parking requirements since 2006. Affordable housing units that ensure Ketchum continues to be a diverse community with a mixture of housing types and affordability outweigh the need to provide on-site parking—this has been the priority in Ketchum for 15 years.

Proposed Project Parking

While no parking is required for this community housing project, the development includes 46 on-site parking spaces. The applicant is also providing additional amenities to offset parking demand, including a car share program with two vehicles for residents, secure bike parking, and electric bike charging stations. The parking proposed on site consists of 46 spaces. 16 of the parking spaces are arranged in a tandem configuration. The Planning & Zoning Commission has approved tandem configurations to satisfy off-street parking demand for several market-rate, multi-family residential projects downtown. While off-street parking is not required to be provided on site for community housing units, the development's proposed tandem configuration is consistent with other projects approved by the Commission. 8 of the parking spaces provided on site are compact. 2 of the compact parking spaces will be reserved for car-share vehicles.

Project Parking Demand

The traffic engineering firm AECOM prepared a parking analysis for the Bluebird Village project, which was attached as Exhibit D to the August 10th Staff Report. AECOM's study included an analysis of parking demand based on the number of residential units as well as the number of bedrooms within the Bluebird Development. The report's conclusions indicate the project will generate a need between 0 to 13 off-site parking spaces.

City Hall's existing peak parking demand during the day for employees and public visitors is approximately 23 vehicles. All employees and public visitors use on-street parking spaces as no on-site employee or visitor parking is provided on site. The existing parking lot is reserved for emergency service operations only. The Bluebird Village project will decrease daytime on-street parking demand from the existing demand generated by City Hall traffic. Additionally, increasing the supply of affordable housing units in walking distance to jobs should decrease daily trips in and out of town currently made by commuters who work downtown but can't afford to live in Ketchum. The AECOM study concluded that Bluebird Village is anticipated to alleviate parking demand during peak periods.

City Hall closes at night and does not currently generate on-street parking demand during evening hours. The Bluebird Village project will increase the number of cars parked on the street at night. Satisfying the project's nighttime on-street parking demand will be challenged during winter when the City prohibits on-street parking from 2:00 AM to 7:00 AM during November 1st through May 1st for snow removal operations and maintenance.

Downtown On-Street Parking Demand

Bluebird Village Community Housing Project Design Review (Application File No. P21-063)

Findings of Fact, Conclusions of Law, and Decision

Planning & Zoning Commission Meeting of August 24, 2021

City of Ketchum Planning & Building Department

At their May 11th, 2021 meeting, the Planning and Zoning Commission requested the City provide a parking demand and utilization analysis related to on-street parking within the downtown. The City collected data generated through license plate recognition to study on-street parking downtown. This data indicates block-by-block space availability, parking duration, and turnover rates. The reports from the first data collection period are attached as Exhibit E to the August 10th Staff Report. This data will be collected quarterly to account for seasonal fluctuations. The report from the first data collection period show certain blocks downtown have plenty of on-street parking available during the day. Areas east of 1st Avenue and west of East Avenue see higher levels of parking congestion between 11am and 5pm on weekdays and between 1pm and 4pm on Saturday. Most parked vehicles stay less than 3 hours. The most common length of stay is 1 to 2 hours.

The results of the quarterly data collection reports will be analyzed to update the City’s parking management plan downtown. This update will adjust parking regulations, including time restrictions, based on the block-by-block data. Additionally, the City will institute a winter residential parking permit program to control nighttime on-street parking by designating overnight spaces in certain areas downtown and establishing odd/even parking regulations.

Condition of Approval No. 10 requires that all residents without an assigned parking space designated on-site obtain a residential parking permit from the City and that all residents will comply with the City’s winter parking program.

Stairwell Lighting

The applicant reduced window glazing by 50% to minimize the amount of light emanating from the stairwells. The stairwell will direct lighting internally to provide safety for the vertical circulation within the building and minimize external illuminance. The applicant’s cover letter (Exhibit B attached to August 10th Staff Report) states that, “the design team will continue to work with the lighting consultant to develop a lighting design that provides safety, is externally unobtrusive and consistent.”

The Commission discussed the stairwell lighting during their deliberations regarding the project. They stated that the project should minimize light trespass emanating from the stairwells to comply with the intent of the City’s Dark Skies Ordinance (Chapter 17.132 of Ketchum Municipal Code). The Commission commented that imposing a restrictive requirement for the stairwell lighting may impede safety within this circulation corridor critical for egress. Condition of Approval No. 12 requires that the applicant to reduce light trespass from the stairwells to the maximum extent practicable.

Table 3 Commission Findings Regarding Compliance with Zoning Code and Dimensional Standards				
Compliant			Standards and Commission Findings	
Yes	No	N/A	Guideline	City Standards and Commission Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Lot Area
			Commission Findings	Required: 5,500 square feet minimum Site Dimensions & Areas Lot 3A: 16,814 square feet West 75 feet of Lots 7 & 8: 8,258 square feet Block 45 Alley: 1,092 square feet

				Total Site Area: 26,164 square feet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.040	Floor Area Ratios and Community Housing
			Commission Findings	<p>Permitted Gross FAR in Community Core Subdistrict 1(CC-1 Zone): 1.0 Gross FAR with for deed-restricted community housing projects may exceed 2.25 subject to design review approval.</p> <p>KMC §17.124.040.B3: In the CC Zone, the maximum floor area incentive applies to buildings up to 3 stories in height. Buildings above 3 stories may exceed the 2.25 FAR maximum only in accordance with the pertinent code provisions allowing for a fourth floor (for example, hotels, PUDs and 100 percent community housing project, etc).</p> <p>Proposed <u>Total Bluebird Village Community Housing Project (Buildings A & B)</u> The gross floor area calculations are indicated on Sheet A6.00 of the project plans. Total Gross Floor Area: 68,407 gross square feet Site Area: 25,072 square feet Total FAR Proposed: 2.73 (60,038 gross sq ft/26,164 sq ft site area)</p> <p><u>Building A on Lot 3A (City Hall)</u> Total Gross Floor Area: 48,187 gross square feet Lot 3A Area: 16,814 square feet Building A FAR Proposed: 2.87 (48,187 gross sq ft/25,072 sq ft Lot 3A area)</p> <p><u>Building B on Ketchum Townsite: Block 45: W 75' Lots 7 & 8 (Parking Lot)</u> Total Gross Floor Area: 20,220 gross square feet Ketchum Townsite: Block 45: W 75' Lots 7 & 8 Area: 8,258 square feet Building A FAR Proposed: 2.45 (20,220 gross sq ft/ 8,258 sq ft Lot 3A area)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Building Setbacks
			Commission Findings	<p>Required Front & Street Side: 0' Rear Side Adjacent to an Alleyway: 3' Interior Side: 0' Cantilevered decks and overhangs: 0' Setbacks for 4th floor: 10' Non-habitable Structures/Fixed Amenities/Solar and Mechanical Equipment Affixed to the Roof from all Building Facades: 10'</p> <p>Proposed The applicant has indicated the proposed setbacks on the Architectural Site Plan (Sheet A1.00) attached as Exhibit A to the Staff Report.</p> <p><i>Building A</i> Front (East Avenue/west): 0' Rear Adjacent to Alley: 3' Interior Side (south): 0' Street Side (north): 0'</p>

			<p><i>Building B</i> Front (5th Street/north): 0' Alley Side (west): 3' Rear (interior/south): 0' Interior Side (west): 0'</p> <p><i>Roof Setbacks</i> Elevator Overrun: 19'-5" minimum to 97'-5" feet maximum Air System: 47'-9" minimum to 90'-2" maximum Solar Panels: The solar panels are flush-mounted and not subject to setbacks</p> <p><u>Fourth-Floor Setback</u> The City has proposed a zoning code text amendment for projects that dedicate all residential use to community housing to modify the fourth-floor setback requirement. This proposed modification is to require that the fourth floor be setback an average of 10 feet from the ground-floor building façade for community housing projects. As specified in Condition of Approval No. 3, the project's Design Review approval is contingent upon City Council's review and approval of the zoning code amendment to modify the fourth-floor setback requirement for community housing projects.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.12.040 Commission Findings</p> <p>Maximum Building Heights Permitted 100% Community Housing Building Height: 52 feet</p> <p>Footnote 1: For the purposes of this section, a project in the Retail Core (CC-1) that provides 100% community housing above the first floor and complies with the ground floor street frontage uses of the Retail Core, shall be considered a 100% community housing project.</p> <p>Footnote 2: All buildings greater than 48 feet in height or that contain a 4th or 5th floor shall require final approval from the City Council.</p> <p>Non-Habitable Structures Located on Building Rooftops: 10 feet</p> <p><i>KMC §17.08.020: HEIGHT OF BUILDING/CC DISTRICT: The greatest vertical distance of a building in the Community Core District measured by determining the average elevation of the front property line and rear property line. Draw a line from the average front or rear elevation up to the maximum building height allowed, and then draw a line at that height parallel to the front or rear property line. The resulting line establishes the highest elevation of the front or rear facade. The front or rear facade shall not extend above this line. Side facades may be stepped up or down to transition from the highest elevation of the front facade height to the highest elevation of the rear facade. One or multiple steps along the side facades are allowed, except no step shall occur within 40 feet of the front elevation or within 35 feet of the rear facade.</i></p> <p><u>Average Elevations at Property Lines</u> <i>Building A</i> Average Elevation at Front Property Line (East Avenue): 5856'</p>

				<p>Average Elevation at Rear Property Line (Alley): 5858'-2''</p> <p><i>Building B</i> Average Elevation at Front Property Line (5th Street): 5860'-6'' Average Elevation at Rear Property Line (south/interior): 5860'-1''</p> <p>Proposed <i>Building A</i> Proposed Building Height at Front Elevation: 50'-10'' Proposed Building Height at Rear Elevation (Alley): 48'-8''</p> <p><i>Building B</i> Proposed Building Height at Front Elevation (5th Street): 47'-10'' Proposed Building Height at Rear Elevation (south/interior): 48'-3''</p> <p>Height of Elevator Overrun: The elevator overrun enclosure is 4.5 feet above the top of Building A's roof.</p> <p>The Bluebird Village project exceeds 48 feet in height and has a fourth floor. Pursuant to Ketchum Municipal Code §17.12.040 Footnote 2, all building greater than 48 feet or that contain a fourth floor require final review and approval from the City Council.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.125.030H	Curb Cut
			Commission Findings	<p>Required KMC §17.125.030.H Street Frontage: A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking. Corner lots that front two or more streets may select either or both streets as access but shall not devote more than 35% of the total linear footage of street frontage to access off street parking.</p> <p>KMC §17.125.030.I Alley Access:</p> <ol style="list-style-type: none"> 1. Off-street parking spaces may be located directly off the alley if the width of the alley can adequately accommodate ingress and egress to the parking spaces. 2. No parking space shall project into an alley, sidewalk, or street. 3. All alleys used as access to loading areas and/or to an off-street parking space or spaces shall be surfaced with asphalt or cement concrete. <p>Proposed The parking spaces are accessed from the Block 45 alleyway. No curb cuts or driveway accesses along East Avenue or 5th Street are proposed with this project. The proposed width of the Block 45 alleyway is 30 feet. The Block 45 alleyway will be surfaced with asphalt.</p>
			17.125.040	Parking Spaces

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Commission Findings</p> <p>Required KMC §17.125.040.A Computation Rules: The following rules apply when computing off street parking and loading requirements:</p> <ol style="list-style-type: none"> 1. Multiple Uses: Lots containing more than one use shall provide parking and loading in an amount equal to the total of the requirements for all uses, unless a use is exempted by this chapter or a reduction is approved through a shared parking plan or Parking Demand Analysis in compliance with this chapter. 2. Fractions: When measurements of the number of required spaces result in fractions, any fraction of 0.49 or less shall be disregarded and any fraction of 0.50 or more shall be rounded upward to the next highest whole number. <p>KMC §17.125.040.A3b Non-Residential: Unless otherwise specifically noted, non-residential parking requirements for all square footage based parking and loading standards are to be computed on the basis of gross floor area.</p> <p>KMC §17.125.040.B Off-Street Parking Calculations Non-Residential: 1 parking space per 1,000 gross square feet</p> <p>KMC §17.125.040.C Exemptions in CC Zone:</p> <ul style="list-style-type: none"> • Community Housing • The first 5,500 gross square feet of retail trade <p>Project Parking Demand 51 Total Community Housing Units: Exempt Retail (2,658 square feet): Exempt Property Management Office (304 square feet/1,000 square feet = 0.31): 0</p> <p>Proposed 46 total parking spaces are provided on the project site. 16 of the parking spaces are arranged in a tandem configuration. 8 of the parking spaces are compact. 2 of the compact spaces will be designated for car share.</p>
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FINDINGS REGARDING COMPLIANCE WITH DESIGN REVIEW STANDARDS

Design Review helps our community achieve a more sustainable, vibrant, connected, and beautiful Ketchum. Comprehensive findings regarding all Design Review standards are provided in Tables 4 and 5. The Commission’s findings demonstrate that the project meets the two criteria required for Design Review approval specified in Ketchum Municipal Code §17.96.050A—the Bluebird Village Community Housing Project (1) does not jeopardize public health, safety, or welfare of the public and (2) conforms to all Design Review standards and zoning regulations.

Compatibility of Design

The project’s materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures (Ketchum Municipal Code §17.96.060.E1).

Bluebird Village Community Housing Project Design Review (Application File No. P21-063)
Findings of Fact, Conclusions of Law, and Decision
Planning & Zoning Commission Meeting of August 24, 2021

Downtown's Retail Core borders the development site extending to the south, west, and northwest. The Retail Core transitions to the Knob Hill residential neighborhood to the northeast. The surrounding neighborhood has an eclectic mix of diverse building types and uses reflecting Ketchum's incremental growth through time. The surrounding area is developed with historic buildings that are smaller in size as well as larger-scale developments like Atkinson's Market and the mixed-use building at the corner of 4th Street and East Avenue. The development site is adjacent to: (a) the Ore Wagon Museum, Bonning Cabin, and Little Park to the north across 5th Street, (b) Atkinson's Market to the west across East Avenue, (c) Girl Friday to the south along East Avenue, (d) the George Castle Cabin located across the Block 45 alley to the south, and (e) an existing, non-conforming single-family residence that is used as a vacation rental to the east.

The buildings' exterior materials and colors are specified on Sheet A9.00 of the project plans (Exhibit A attached to the August 10th Staff Report). The proposed exterior materials and finishes include red brick veneer, gray fiber cement panels, weathered-wood vertical siding, dark gray corrugated metal vertical siding, block metal panels, storefront windows and doors, patio sliding doors, and beige gray stucco. Light blue fiber cement panes introduce a fun pop of color animating the 5th Street façade. The exterior elevations on Sheets A2.01, A2.02, A2.03 of the project plans (Exhibit A attached to the August 10th Staff Report) indicate each façade's exterior materials.

The exterior materials are fabricated to resemble natural and traditional materials with earth tones and textures. Building A's red brick along the East Avenue façade wraps around the corner along the first level of the 5th Street. The red brick will complement the color of the adjacent Ore Wagon Museum to the north and nods to traditional material utilized in repurposed historic buildings in downtown Ketchum like the Lane Mercantile. The weathered-wood siding matches the color and texture of the Bonning Cabin.

Architectural

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

Bluebird Village is proportional in size and scale to other large-scale downtown developments like the Argyros Theater, the Colonnade, and the new mixed-use development currently under construction at the corner of 4th Street and Walnut Avenue. The design combines exterior material changes with wall setbacks that move the building in and out from the property lines. Exterior materials change concurrently with shifts in building mass. This design divides the building into defined components that visually break up the mass of the building. The composition and proportion of exterior materials provides visual interest to the facades facing East Avenue and 5th Street.

The fourth floor is setback 37 feet 11 inches from the property line along East Avenue. This setback not only accommodates the rooftop deck but also reduces the appearance of building mass along East Avenue. The placement of red brick forms two, prominent three-story columns along the East Avenue façade that ground and integrate the three levels of the building to the project site. The brick detailing at the top of the third level as well as the projecting awnings and pop-out picture windows animate the East Avenue façade.

The applicant has reduced the Building B's mass and scale by eliminating four community housing units. Both buildings comply with the 3-foot setback from alley property lines required in the Community Core Zone (Ketchum Municipal Code §17.12.040). The external balconies have been relocated to the building corners. This subtraction of mass at the corners reduces the building's rectangular bulk softening the development as it transitions to neighboring buildings.

The applicant has setback Building A's stairwell 12 feet further than setback shown on the project's Pre-Application plans. The project plans submitted with the final Design Review application (Exhibit A attached to the August 10th Staff Report) show the stairwell is setback 18 feet 6 inches from the property line along East Avenue. This extended setback and the existing, mature trees to the south will reduce and screen the perceived building mass at the street level. As indicated on the south elevation on Sheet A2.02 of the project plans (Exhibit A attached to the August 10th Staff Report), the applicant has incorporated a trellis to support vines along the stairwell's south wall. The rendering on Sheet A9.06 demonstrates how this living, green wall will help soften the four-level rectangular mass by adding texture and color to the stairwell's south elevation.

Unlike existing developments that cover the length of an entire Ketchum Townsite block, Bluebird incorporates an elevated walkway over the alley to connect the two main buildings. This subtractive massing accommodates space for light and air to move through building mass enhancing the development's transparency. The walkway creates a unique urban spatial experience that will visually engage pedestrians and activate the streetscape.

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

The two buildings within the Bluebird Village development are characterized by modern design elements like rectangular building forms and flat roofs. Building bulk is broken up into distinct one-, two-, and three- story masses that are distinguished through exterior material variation, fenestration, vertical wall setbacks, and horizontal floor setbacks. These masses are softened through the incorporation of landscaping. Live roofs planted with perennials soften the horizontal floor setbacks on the second level. Landscaped planters frame the rooftop deck within the fourth-level setback area. Exterior material differentiation defines the ground-level façades along 5th Street and East Avenue visually separating the first-floor retail areas and the residential units on the upper level.

The stairwell design has been refined. Window glazing has been reduced by 50% to minimize the amount of light emanating from the stairwells. The remaining windows are framed by corrugated-metal vertical siding at the upper levels. This forms a vertical, 3-story element that integrating the residential floor levels within the development.

The retail storefronts' glass doors and windows as well as landscaped seating areas along East Avenue and 5th Street will engage pedestrians welcoming residents and tourists into these spaces. These features create an activated, pedestrian-friendly streetscape that will enliven Ketchum's dynamic downtown by facilitating social connections that build community.

Replacement Trees

When a healthy and mature tree is removed from a site, it shall be replaced with a new tree.

Replacement trees may occur on or off site (Ketchum Municipal Code §17.96.070.D1).

Ketchum Municipal Code §17.96.070.D1 requires that all healthy and mature trees removed from a project site be replaced. 11 total trees will be removed from the development site. The 13 street trees proposed along East Avenue and 5th Street satisfy the requirement to replace all healthy and mature trees removed from a project site. 4 street trees are proposed along East Avenue and 9 street trees are proposed along 5th Street.

Sheet L1.0 shows 4 existing deciduous trees straddling the interior east side property line are proposed to be removed to accommodate the proposed development. The removal of these trees requires the applicant and adjacent property owner to come to an agreement on the tree removal. The applicant submitted a letter from the developer to the adjacent property into the project record that was distributed at the August 10th, 2021 Planning & Zoning Commission Meeting. In the letter, the developer offers to replace the trees being removed with new trees or other landscaping features on the adjacent neighbor's property. Condition of Approval No. 6 states that the applicant shall provide documentation this issue is resolved prior to issuance of a building permit for the project. If no resolution is forthcoming from the adjacent neighbor, documentation showing that the neighboring owner will not permit access to their property to remove those trees thereon will be considered a resolution.

The landscape plan shows an existing tree located to the south of Building A along 5th Street on the adjacent property located at 440 N East Avenue proposed to be preserved throughout the duration of construction. Condition of Approval No. 7 specifies that the applicant shall comply with the tree preservation plan prepared by Alpine Tree Services dated July 16th, 2021 and requires that all recommendations described in the tree preservation plan be incorporated into the construction management plan submitted with the Building Permit application for the project.

Transformer Relocation & Screening

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).

Ketchum Municipal Code §17.96.070.C2 requires all roof- and ground-mounted mechanical equipment to be fully screened from public view. The project plans show an existing transformer located within the Idaho Power easement located at the southwest corner of the parking lot parcel that is proposed to remain in its existing location. Building B is proposed to encroach over the Idaho Power easement (Instrument No. 613194) located at the northeast corner of the parking lot parcel. This easement contains an existing transformer that will need to be removed and relocated. The applicant will coordinate with the City and Idaho Power to determine the appropriate location for the relocated transformer and sufficient screening that complies with both Design Review standards and Idaho Power's clearance requirements for the development's electrical infrastructure. The applicant will be required to provide the City with written confirmation that Idaho Power consents to Building B's encroachment over the easement area at the northeast corner of the parking lot parcel prior to issuance of a Building Permit for the project.

Bluebird Village Community Housing Project Design Review (Application File No. P21-063)

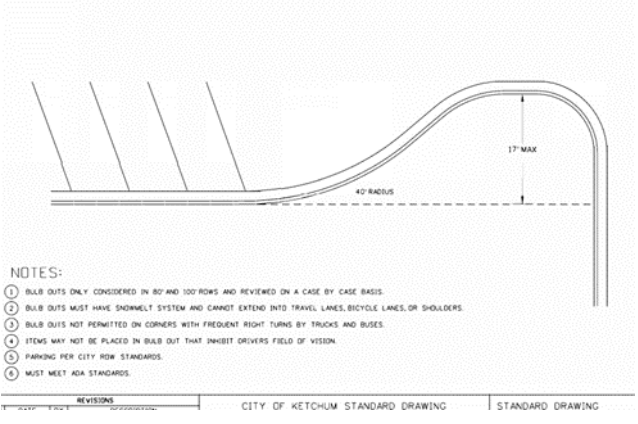
Findings of Fact, Conclusions of Law, and Decision

Planning & Zoning Commission Meeting of August 24, 2021

City of Ketchum Planning & Building Department

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Table 4 Commission Findings Regarding Compliance with Design Review Improvements and Standards				
Yes	No	N/A	City Code	City Standards and Commission Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			Commission Findings	The project site has street frontage along East Avenue and 5 th Street. The off-street parking will be accessed from the Block 45 alley. Pursuant to KMC §17.96.060.G3, vehicle, bicycle, and pedestrian traffic shall flow safely within the project and onto adjacent streets. 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 project's circulation design.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.A2 Streets	All street designs shall be approved by the City Engineer.
			Commission Findings	No changes to the lanes of travel or the street design are proposed with this project. The project's circulation design is indicated on Sheet C1.0 of the project plans. 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 project's circulation design. The circulation design shall be indicated on civil drawings stamped by an Idaho-licensed engineer (KMC §12.04.020.C.3) included with the project plans submitted with the building permit application for final review and approval by the City Engineer and 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.B1 Sidewalks	All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks as required by the Public Works Department.
			Commission Findings	The project qualifies as a substantial improvement project. The project's sidewalk design is indicated on Sheet PDR C1.02 of the project plans. 8-foot-wide sidewalks are provided along East Avenue and 5 th Street. As part of the public improvements, a bulb out will be required at the SE corner of East Avenue and 5 th Street. The proposed bulb out shall meet City ROW standards as shown below.

				 <p>Final civil drawings for all associated ROW improvements shall be submitted with the Building Permit application to be verified, reviewed, and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.96.060.B2 Sidewalks</p> <p>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.</p> <p>Commission Findings</p> <p>The applicant will improve the sidewalks to City ROW standards along both East Avenue and 5th Street. Sheet C1.0 indicates 8-foot-wide concrete sidewalks, which is the required width for 100-foot-wide (East Avenue) and 60-foot-wide (5th Street) rights-of-way. The sidewalks will include a snowmelt system.</p> <p>The project requires a Right-of-Way (ROW) Encroachment Permit for the snowmelt system proposed to be installed for the sidewalks along East Avenue and 5th Street, the walkway connecting the two buildings over the alleyway, the metal awnings framing the retail units along East Avenue, and window shades slightly projecting from the west façade along East Avenue. The City Council has the authority to review and approval all permanent encroachments within the public right-of-way associated with a development project pursuant to Ketchum Municipal Code §17.96.030.C. The City Council must review and approve the proposed encroachments and an associated ROW Encroachment Agreement prior to issuance of a building permit for the project.</p> <p>Final civil drawings for all associated ROW improvements shall be submitted with the Building Permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.</p>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17.96.060.B3 Sidewalks</p> <p>Sidewalks may be waived if one of the following criteria is met:</p> <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. 	

			Commission Findings	N/A. The project qualifies as a substantial improvement and sidewalks are required to be provided.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B4 Sidewalks	The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			Commission Findings	The proposed sidewalk improvements are equal to the length of property's frontage along East Avenue and 5 th Street. Final civil drawings for all associated ROW improvements shall be submitted with the Building Permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B5 Sidewalks	New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
			Commission Findings	The proposed sidewalk design connects with existing sidewalks. The project's circulation design indicated on Sheet C1.0 includes crosswalks to connect to the sidewalks along East Avenue and 5 th Street. The sidewalk along 5 th Street is designed to connect to future sidewalks to the east along 5 th Street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B6 Sidewalks	The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 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.
			Commission Findings	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 Drainage	All storm water shall be retained on site.
			Commission Findings	All storm water is proposed to be retained on site, including storm water from roof drains. Roof drain locations and specifications must be indicated the project plans submitted with the Building Permit application for review and approval by the City Engineer. Drainage improvements shall be equal to the length of the subject property lines adjacent to any public street or private street. Prior to issuance of a Building Permit for the project, the applicant shall submit a final drainage plan indicating grading, catch basins, piping, and drywells (KMC §17.96.040.C.2b & KMC §17.96.060.C.1-4) prepared by a civil engineer licensed in the state for review and approval by the City Engineer and Streets Department.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C2 Drainage	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
			Commission Findings	Drainage improvements shall be equal to the length of the property lines along East Avenue and 5 th Street. See above analysis for Ketchum Municipal Code §17.96.060.C1. All drainage improvements are required to be constructed City standards.

				<p>The existing drywell on 5th will need to be reconstructed to meet current standards (hdpe line due to proximity to KSW water line).</p> <p>Final civil drawings for all drainage improvements shall be submitted with the Building Permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.96.060.C3 Drainage</p> <p>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</p>	<p>The City Engineer will determine if the drainage improvements are sufficient after reviewing the final civil drawings submitted with the Building Permit application. The City Engineer may require additional drainage improvements if necessary.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.96.060.C.4 Drainage</p> <p>Drainage facilities shall be constructed per City standards.</p>	<p>All drainage facilities within the project site and the public right-of-way shall meet City standards. Final drainage specifications must be included with the civil drawings submitted with the Building Permit application to be reviewed and approved by the City Engineer & Streets Department.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.96.060.D1 Utilities</p> <p>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</p>	<p>All utilities necessary for the project shall be improved and installed at the sole expense of the applicant.</p> <p>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>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.96.060.D2 Utilities</p> <p>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</p>	<p>The project plans show an existing transformer located within the Idaho Power easement located at the southwest corner of the parking lot parcel that is proposed to remain in its existing location. Building B is proposed to encroach over the Idaho Power easement (Instrument No. 613194) located at the northeast corner of the parking lot parcel. This easement contains an existing transformer that will need to be removed and relocated. The applicant will coordinate with the City and Idaho Power to determine the appropriate location for the relocated transformer and sufficient screening that complies with both Design Review standards and Idaho Power's clearance requirements for the development's electrical infrastructure. The applicant will be required to provide the City with written confirmation that Idaho Power consents to Building B's encroachment over the easement area at the northeast corner of the parking lot parcel prior to issuance of a building permit for the project.</p> <p>Details for the proposed elevator overrun and air system on top of the roof are specified on the project plans. The solar panels are flush-mounted and do not require screening.</p> <p>All roof and ground mounted mechanical, electrical, and plumbing equipment must be screened from public view.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D3 Utilities	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.
			Commission Findings	The subject property is served by high-speed internet. If an extension is needed, then the applicant will work with the City Engineer to identify the location of a fiber line to serve the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.E1 Compatibility of Design	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			Commission Findings	<p>Downtown's Retail Core borders the development site extending to the south, west, and northwest. The Retail Core transitions to the Knob Hill residential neighborhood to the northeast. The surrounding neighborhood has an eclectic mix of diverse building types and uses reflecting Ketchum's incremental growth through time. The surrounding area is developed with historic buildings that are smaller in size as well as larger-scale developments like Atkinson's Market and the mixed-use building at the corner of 4th Street and East Avenue. The development site is adjacent to: (a) the Ore Wagon Museum, Bonning Cabin, and Little Park to the north across 5th Street, (b) Atkinson's Market to the west across East Avenue, (c) Girl Friday to the south along East Avenue, (d) the George Castle Cabin located across the Block 45 alley to the south, and (e) an existing, non-conforming single-family residence that is used as a vacation rental to the east.</p> <p>The buildings' exterior materials and colors are specified on Sheet A9.00 of the project plans. The proposed exterior materials and finishes include red brick veneer, gray fiber cement panels, weathered-wood vertical siding, dark gray corrugated metal vertical siding, block metal panels, storefront windows and doors, patio sliding doors, and beige gray stucco. Light blue fiber cement panes introduce a fun pop of color animating the 5th Street façade. The exterior elevations on Sheets A2.01, A2.02, A2.03 of the project plans indicate each façade's exterior materials.</p> <p>The exterior materials are fabricated to resemble natural and traditional materials with earth tones and textures. Building A's red brick along the East Avenue façade wraps around the corner along the first level of the 5th Street. The red brick will complement the color of the adjacent Ore Wagon Museum to the north and nods to traditional material utilized in repurposed historic buildings in downtown Ketchum like the Lane Mercantile. The weathered-wood siding matches the color and texture of the Bonning Cabin.</p> <p>The project's master signage plan is indicated on Sheet AA6.01 of the project plans. The development's signage includes both awning and wall signs. The face of all signs will be black, oxidized-carbon steel. The copy on the signs is patinated or powder-coated blue. The blue animates the signage echoing the blue panels on the 5th Street facade. Following approval of the project's master signage plan, separate sign permits will be required for all new signs prior to installation (KMC §17.127.030.B).</p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E2 Compatibility of Design	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
			Commission Findings	N/A. No significant landmarks of historical or cultural importance have been identified on the property.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E3 Compatibility of Design	Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.
			Commission Findings	N/A This standard does not apply because the existing City Hall building will be demolished.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F1 Architectural	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
			Commission Findings	Entrances to Building B's retail unit and residential lobby area are provided along 5 th Street. Entrances to Building's A residential lobby is provided along 5 th Street. An additional entrance to Building A's interior circulation to access the residential units is provided at the southwest corner of the property along East Avenue. The retail spaces within Building A include storefront window, glass doors, awnings, and signage that define the entrances. The building entrances provided unobstructed pedestrian access to the sidewalks along 5 th Street and East Avenue.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F2 Architectural	The building character shall be clearly defined by use of architectural features.
			Commission Findings	The two buildings within the Bluebird Village development area characterized by modern design elements like rectangular building forms and flat roofs. Building bulk is broken up into distinct one-, two-, and three- story masses that are distinguished through exterior material variation, fenestration, vertical wall setbacks, and horizontal floor setbacks. These masses are softened through the incorporation of landscaping. Live roofs planted with perennials soften the horizontal floor setbacks on the second level. Landscaped planters frame the rooftop deck within the fourth level setback area. Exterior material differentiation defines the ground-level façades along 5th Street and East Avenue visually separating the first-floor retail areas and the residential units on the upper level. The stairwell design has been refined. Window glazing has been reduced by 50% to reduce the amount of light emanating from the stairwells. The remaining windows are framed by corrugated-metal vertical siding at the upper levels. This forms a vertical, 3-story element that integrating the residential floor levels within the development. The retail storefronts' glass doors and windows as well as landscaped seating areas along East Avenue and 5th will engage pedestrians welcoming residents and tourists into these spaces. These features create an activated, pedestrian-friendly streetscape that will enliven Ketchum's dynamic downtown by facilitating social connections that build community.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F3 Architectural	There shall be continuity of materials, colors and signing within the project.

			<p>Commission Findings</p> <p>The buildings’ exterior materials and colors are specified on Sheet A9.00 of the project plans. The proposed exterior materials and finishes include red brick veneer, gray fiber cement panels, weathered-wood vertical siding, dark gray corrugated metal vertical siding, block metal panels, storefront windows and doors, patio sliding doors, and beige gray stucco. Light blue fiber cement panes introduce a fun pop of color animating the 5th Street façade. The exterior elevations on Sheets A2.01, A2.02, A2.03 of the project plans indicate each façade’s exterior materials.</p> <p>The exterior materials are fabricated to resemble natural and traditional materials with earth tones and textures. Building A’s red brick along the East Avenue façade wraps around the corner along the first level of the 5th Street. The red brick will complement the color of the adjacent Ore Wagon Museum to the north and nods to traditional material utilized in repurposed historic buildings in downtown Ketchum like the Lane Mercantile. The weathered-wood siding matches the color and texture of the Bonning Cabin.</p> <p>The project’s master signage plan is indicated on Sheet AA6.01 of the project plans. The development’s signage includes both awning and wall signs. The face of all signs will be black, oxidized-carbon steel. The copy on the signs is powder-coated blue. The blue animates the signage echoing the blue panels on the 5th Street facade. Following approval of the project’s master signage plan, separate sign permits will be required for all new signs prior to installation (KMC §17.127.030.B).</p> <p>The same materials and colors are proposed to be used on all four facades of the two buildings. The consistent use of the same materials across all elevations ties the horizontal and vertical patterns arranged in one-, two-, three-, and four-story elements into one cohesive project design.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.96.060.F4 Architectural</p> <p>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</p> <p>Commission Findings</p> <p>The project does not propose any fences or accessory structures.</p> <p>The development’s landscaping is indicated on Sheets L1, L2, L3, and L4 of the project plans.</p> <p>Landscape features soften the mass of building and provide visual relief to the vertical wall planes. 4 street trees are proposed along East Avenue and 7 street trees are proposed along 5th Street. The trees soften the mass of the building and enhance the streetscape to create a walkable environment. At-grade planters along East Avenue and 5th Street define the building entrances.</p> <p>As indicated on the south elevation on Sheet A2.02 of the project plans, the applicant has incorporated a trellis to support vines along the stairwell’s south wall. The rendering on Sheet A9.06 demonstrates how this living, green wall will help soften the four-level rectangular mass by adding texture and color to the stairwell’s south elevation.</p>

				The floor setbacks at levels 2 and 4 are proposed to be living roof vegetated with perennials. Trees and native shrubs will screen the rooftop deck.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F5 Architectural	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
			Commission Findings	<p>Bluebird Village is proportional in size and scale to other large-scale downtown developments like the Argyros Theater, the Colonnade, and the new mixed-use development currently under construction at the corner of 4th Street and Walnut Avenue. The design combines exterior material changes with wall setbacks that move the building in and out from the property lines. Exterior materials change concurrently with shifts in building mass. This design breaks up the building into defined components that visually break up the mass of the building. The composition and proportion of exterior materials provides visual interest to the facades facing East Avenue and 5th Street.</p> <p>The fourth floor is setback 37 feet 11inches from the property line along East Avenue. This setback not only accommodates the rooftop deck, but also reduces the appearance of building mass along East Avenue. The placement of red brick forms two, prominent three-story columns along the East Avenue façade that ground and integrate the three levels of the building to the project site. The brick detailing at the top of the third level as well as the projecting awnings and pop-out picture windows animate the East Avenue façade.</p> <p>The applicant has reduced the Building B’s mass and scale by eliminating four community housing units. Both buildings comply with the 3-foot setback from alley property lines required in the Community Core Zone (KMC §17.12.040). The external balconies have been relocated to the building corners. This subtraction of mass at the corners reduces the building’s rectangular bulk softening the development as it transitions to neighboring buildings.</p> <p>The applicant has setback Building A’s stairwell 12 feet further than setback shown on the project’s Pre-Application plans. The project plans submitted with the final Design Review application show the stairwell is setback 18 feet 6 inches from the property line along East Avenue. This extended setback and the existing, mature trees to the south will reduce and screen the perceived building mass at the street level. As indicated on the south elevation on Sheet A2.02 of the project plans, the applicant has incorporated a trellis to support vines along the stairwell’s south wall. The rendering on Sheet A9.06 demonstrates how this living, green wall will help soften the four-level rectangular mass by adding texture and color to the stairwell’s south elevation.</p> <p>Unlike existing developments that cover the length of an entire Ketchum Townsite block, Bluebird incorporates an elevated walkway over the alley to connect the two main buildings. This subtractive massing accommodates space for light and air to move through building mass enhancing the development’s transparency. The walkway creates a unique urban spatial experience that will visually engage pedestrians and activate the streetscape.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F6 Architectural	Building(s) shall orient towards their primary street frontage.
			Commission Findings	The two buildings orient toward their primary street frontages along 5 th Street and East Avenue.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F7 Architectural	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
			Commission Findings	The garbage storage area is proposed to be located within Building A and will be accessed from the alley. The applicant has submitted letter from Clear Creek Disposal confirming their approval of the proposed garbage disposal configuration.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F8 Architectural	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.
			Commission Findings	The building design includes weather protection that prevents water from dripping or snow from sliding onto areas where pedestrians gather and circulate and onto adjacent properties. The recession created by the wall setbacks at the building entrances will provide weather protection. The flat roof design will include internal drains providing weather protection to prevent water from dripping or snow from sliding onto circulation areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G1 Circulation Design	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
			Commission Findings	This standard has been met by the proposed sidewalk improvements. The sidewalks will connect to the existing sidewalks downtown.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			Circulation Design	Metal canopies at the building entrances along East Avenue overhang 5 feet into the right-of-way past the property line. These canopies will final review and approval from the City Engineer as well as a Right-of-Way Encroachment Agreement.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G3 Circulation Design	Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
			Commission Findings	Vehicle access to the project's off-street parking is provided from the Block 45 alleyway. This circulation configuration complies with the Ketchum Traffic Authority's recommendation that no curb cuts be permitted if there is alley access available to serve the development. No curb cuts are proposed along 5 th Street or East Avenue, which enhances safety as driveways intersecting sidewalks may increase congestion and create safety hazards for pedestrians and bicyclists. 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 driveway access.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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

			Circulation Design	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.
			Commission Findings	N/A as no curb cuts or driveway entrances are proposed along 5 th Street or East Avenue.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G5 Circulation Design	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
			Commission Findings	Unobstructed access for emergency vehicles, snowplows, and garbage trucks is provided from the Block 45 alley, 5 th Street, and East Avenue. The height of walkway's soffit is 21 feet above the asphalt. This complies with Fire Department standards for access and the Federal Highway Administration's standards for vertical clearance under overhead structures.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H1 Snow Storage	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			Commission Findings	The applicant proposes to snowmelt or haul snow off-site, which is permitted as an alternative to providing a snow storage area by KMC §17.96.060.H4. The sidewalks along East Avenue And 5 th Street include a snowmelt system.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H2 Snow Storage	Snow storage areas shall be provided on-site.
			Commission Findings	The applicant proposes to snowmelt or haul snow off-site, which is permitted as an alternative to providing a snow storage area by KMC §17.96.060.H4. The sidewalks along East Avenue And 5th Street include a snowmelt system.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H3 Snow Storage	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.
			Commission Findings	The applicant has proposed snowmelt and snow hauling in lieu of providing any snow storage areas on site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H4 Snow Storage	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			Commission Findings	The sidewalks along East Avenue And 5th Street include a snowmelt system. The applicant is required to obtain a ROW Encroachment Permit for the snowmelt system within the public right-of-way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I1 Landscaping	Landscaping is required for all projects.
			Commission Findings	The development's landscaping is indicated on Sheets L1, L2, L3, and L4 of the project plans.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I2 Landscaping	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.
			Commission Findings	The proposed landscaping is complementary to the buildings and surrounding downtown area. Landscape features soften the mass of building and provide visual relief to the vertical wall planes. 4 street trees are proposed along East Avenue and 7 street trees are proposed along 5th Street. The trees soften the mass of the building and enhance the streetscape to create a walkable environment. Landscaped seating areas along East Avenue and 5th Street define the building entrances. The landscape plan has been prepared by a

				professional landscape architect and is understood to meet requirements for microclimate, soil conditions, orientation and aspect.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I3 Landscaping	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
			Commission Findings	All trees, shrubs, grasses, and perennials shall be drought tolerant. Native plants are recommended. The landscape plan indicates that all vegetation will be drip irrigated.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I4 Landscaping	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.
			Commission Findings	As indicated on the south elevation on Sheet A2.02 of the project plans, the applicant has incorporated a trellis to support vines along the stairwell's south wall. The rendering on Sheet A9.06 demonstrates how this living, green wall will help soften the four-level rectangular mass by adding texture and color to the stairwell's south elevation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.J1 Public Amenities	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.
			Commission Findings	The applicant has provided bicycle racks at the southwest corner of the site and landscaped seating areas along 5 th Street and East Avenue.

Table 5 Commission Findings Regarding Compliance with Community Core Design Review Standards				
Yes	No	N/A	Ketchum Municipal Code Section	City Standards and Commission Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070A(1)	Street trees, street lights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.
			Commission Findings	The project's street improvements are indicated on Sheet C1.0 and L1. Street improvements include new 8-foot-wide heated, concrete sidewalks along 5 th Street and East Avenue, street trees, landscaped seating areas, and streetlights. Final civil drawings for all associated right-of-way and street improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(A)(2) Streets	Street trees with a minimum caliper size of three (3") inches, shall be placed in tree grates.

			Commission Findings	<p>Specifications for the proposed street trees are included on Sheet PDR L1 of the project plans. The notes indicate that trees will be a minimum caliper size of 3 inches and will be placed tree wells.</p> <p>Streetscape improvements must be indicated on civil plans with the Building Permit application for final review and approval by the City Engineer and Streets Department.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(A)(3)	Due to site constraints, the requirements if this subsection 17.96.070(A) may be modified by the Public Works Department.
			Commission Findings	<p>Modification to the requirements of KMC §17. 96.070(A) may be recommended by the City Engineer and Streets Department following review of the civil drawings submitted with the building permit application. Preliminary plans submitted with Design Review are reviewed by the City Engineer and Streets Department in concept only. The final civil drawings including the streetscape, sidewalk, utilities, and drainage plans shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a building permit for the project.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(1)	Facades facing a street or alley or located more than five (5') feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front façade.
			Commission Findings	<p>The buildings' exterior materials and colors are specified on Sheet A9.00 of the project plans. The proposed exterior materials and finishes include red brick veneer, gray fiber cement panels, weathered-wood vertical siding, dark gray corrugated metal vertical siding, block metal panels, storefront windows and doors, patio sliding doors, and beige gray stucco. Light blue fiber cement panes introduce a fun pop of color animating the 5th Street façade. The exterior elevations on Sheets A2.01, A2.02, A2.03 of the project plans indicate each façade's exterior materials.</p> <p>The design combines exterior material changes with wall setbacks that move the building in and out from the property lines. Exterior materials change concurrently with shifts in building mass. This design breaks up the building into defined components that visually break up the mass of the building. The composition and proportion of exterior materials provides visual interest to the facades facing East Avenue and 5th Street.</p> <p>The fourth floor is setback 37 feet 11inches from the property line along East Avenue. This setback not only accommodates the rooftop deck, but also reduces the appearance of building mass along East Avenue. The placement of red brick forms two, prominent three-story columns along the East Avenue façade that ground and integrate the three levels of the building to the project site. The brick detailing at the top of the third level as well as the projecting awnings and pop-out picture windows animate the East Avenue façade.</p> <p>As indicated on the south elevation on Sheet A2.02 of the project plans, the applicant has incorporated a trellis to support vines along the stairwell's south wall. The rendering on Sheet A9.06 demonstrates how this living, green</p>

				wall will help soften the four-level rectangular mass by adding texture and color to the stairwell's south elevation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(2)	For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.
			Commission Findings	The ground-floor street frontage on East Avenue is defined through brick façade broken up by large storefront windows and glass doors. Revisions to the 5 th Street frontage should be considered.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(3)	For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.
			Commission Findings	The retail storefronts' glass doors and windows as well as landscaped seating areas along East Avenue and 5th will engage pedestrians welcoming residents and tourists into these spaces. These features create an activated, pedestrian-friendly streetscape that will enliven Ketchum's dynamic downtown by facilitating social connections that build community.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(4)	Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.
			Commission Findings	Flat roofs at varying height and projecting canopy elements define the building. The two buildings within the Bluebird Village development area characterized by modern design elements like rectangular building forms and flat roofs. Building bulk is broken up into distinct one-, two-, and three- story masses that are distinguished through exterior material variation, fenestration, vertical wall setbacks, and horizontal floor setbacks. These masses are softened through the incorporation of landscaping. Live roofs planted with perennials soften the horizontal floor setbacks on the second level.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(B)(5)	All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.
			Commission Findings	N/A as no pitched roofs are proposed for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(6)	Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.
			Commission Findings	Metal canopies at the building entrances along East Avenue overhang 5 feet into the right-of-way past the property line. These canopies will final review and approval from the City Engineer as well as a Right-of-Way Encroachment Agreement.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(B)(7)	Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.
			Commission Findings	No front porches or stoops are proposed with the Bluebird Village project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(C)(1)	Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right of way and shall be screened from public views.

			Commission Findings	The garbage storage area is proposed to be located within Building A and will be accessed from the alley. The applicant has submitted letter from Clear Creek Disposal confirming their approval of the proposed garbage disposal configuration.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(C)(2)	Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.
			Commission Findings	<p>The project plans show an existing transformer located within the Idaho Power easement located at the southwest corner of the parking lot parcel that is proposed to remain in its existing location. Building B is proposed to encroach over the Idaho Power easement (Instrument No. 613194) located at the northeast corner of the parking lot parcel. This easement contains an existing transformer that will need to be removed and relocated. The applicant will coordinate with the City and Idaho Power to determine the appropriate location for the relocated transformer and sufficient screening that complies with both Design Review standards and Idaho Power's clearance requirements for the development's electrical infrastructure. The applicant will be required to provide the City with written confirmation that Idaho Power consents to Building B's encroachment over the easement area at the northeast corner of the parking lot parcel prior to issuance of a building permit for the project.</p> <p>Details for the proposed elevator overrun and air system on top of the roof are specified on the project plans. The solar panels are flush-mounted and do not require screening.</p> <p>All roof and ground mounted mechanical, electrical, and plumbing equipment must be screened from public view.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(1)	When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.
			Commission Findings	<p>Ketchum Municipal Code §17.96.070.D1 requires that all healthy and mature trees removed from a project site be replaced. 11 total trees will be removed from the development site. The 13 street trees proposed along East Avenue and 5th Street satisfy the requirement to replace all healthy and mature trees removed from a project site. 4 street trees are proposed along East Avenue and 9 street trees are proposed along 5th Street.</p> <p>Sheet L1.0 shows 4 existing deciduous trees straddling the interior east side property line are proposed to be removed to accommodate the proposed development. The removal of these trees requires the applicant and adjacent property owner to come to an agreement on the tree removal. The applicant submitted a letter from the developer to the adjacent property into the project record that was distributed at the August 10th, 2021 Planning & Zoning Commission Meeting. In the letter, the developer offers to replace the trees being removed with new trees or other landscaping features on the adjacent neighbor's property. Condition of Approval No. 6 states that the applicant shall provide documentation this issue is resolved prior to issuance of a building permit for the project. If no resolution is forthcoming from the adjacent neighbor, documentation showing that the neighboring owner will</p>

				<p>not permit access to their property to remove those trees thereon will be considered a resolution.</p> <p>The landscape plan shows an existing tree located to the south of Building A along 5th Street on the adjacent property located at 440 N East Avenue proposed to be preserved throughout the duration of construction. Condition of Approval No. 7 specifies that the applicant shall comply with the tree preservation plan prepared by Alpine Tree Services dated July 16th, 2021 and requires that all recommendations described in the tree preservation plan be incorporated into the construction management plan submitted with the Building Permit application for the project.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(2)	Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.
			Commission Findings	<p>Specifications for the proposed street trees are included on Sheet L1.0 of the project plans. The notes indicate that trees will be a minimum caliper size of 3 inches and will be placed tree wells.</p> <p>Streetscape improvements must be indicated on civil plans with the Building Permit application for final review and approval by the City Engineer and Streets Department.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(3)	The city arborist shall approve all parking lot and replacement trees.
			Commission Findings	<p>Sheet L1.0 shows that 10 total trees will be removed from the project site. The street trees proposed along East Avenue and 5th Street satisfy the requirement to replace all healthy and mature trees removed from a project site. 4 street trees are proposed along East Avenue and 9 street trees are proposed along 5th Street. The City Engineer and City Arborists shall review and approval trees proposed to be installed along the sidewalks within the public right-of-way.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(1)	Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.
			Commission Findings	N/A. No surface parking lot is proposed with the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(2)	Surface parking lots shall incorporate at least one (1) tree and one (1) additional tree per ten (10) onsite parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.
			Commission Findings	N/A. The project does not include a surface parking lot.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(E)(3)	Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.
			Commission Findings	<p>Landscaped seating areas along East Avenue and 5th Street create an inviting environment that will engage pedestrians and activate the streetscape. This seating areas are landscaped with perennial planter beds. Street trees will be installed to City right-of-way standards and include street trees.</p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(F)(1)	One (1) bicycle rack, able to accommodate at least two (2) bicycles, shall be provided for every four (4) parking spaces as required by the proposed use. At a minimum, one (1) bicycle rack shall be required per development.
			Commission Findings	N/A as no parking is required for the development per Ketchum Municipal Code §17.125.040. Bike racks accommodating parking for 18 bikes are provided at the southwest corner of the project site along East Avenue. Bike storage areas are also provided within the garages of both buildings. Building A’s bike storage area accommodates 31 bikes. Building B’s bike storage area accommodates 45 bikes.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(F)(2)	When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half (1/2) shall be adjusted to the next highest whole number.
			Commission Findings	N/A as no parking is required for the development per Ketchum Municipal Code §17.125.040.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(F)(3)	Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than fifty (50’) feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.
			Commission Findings	N/A as no parking is required for the development per Ketchum Municipal Code §17.125.040. Bike racks accommodating parking for 18 bikes are provided at the southwest corner of the project site along East Avenue.

**Table 6
Findings Regarding City Department Comments**

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

Fire Department:

- It is the General Contractor’s responsibility to understand and adhere to all Fire Protection Ordinance #1217 requirements in addition to all 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 2018 International Fire Code requirements in addition to specific City Building and Fire Ordinances.

- An approved automatic fire sprinkler system shall be installed throughout the building per City of Ketchum Ordinance #1217 (www.ketchumfire.org) and the National Fire Protection Association Standard 13. An approved fire sprinkler flow bell, Knox box and Fire Department Connection shall be installed in an approved location visible to approaching firefighters. Water service lines to structures shall be hydraulically calculated for size to meet fire sprinkler flow requirements. Fire sprinkler systems shall be annually tested and maintained per NFPA 25. An approved fire department connection and flow bell shall be installed in a location approved by the fire department and the system shall be supervised by an approved alarm system. NOTE: One electronic set of fire sprinkler system plans must be submitted to the Ketchum Fire Department as well as the State Fire Marshal's office and a Ketchum Fire Department Permit must be obtained prior to installation of fire sprinkler systems. Inspections of fire sprinkler systems by the Fire Chief or an appointee are required. Inspections must be scheduled at least 48 hours in advance.
- An approved Class I Standpipe system is required to be installed in every stairwell at every floor level above and below grade, including roofs and rooftop gardens. Fire hose connections shall be located in at an intermediate floor level landing between floors. Fire hose connections to the standpipe system in the stairwells shall be gated 2 ½ inch NHT male couplings. The standpipe system shall be installed by the same contractor that installs the fire sprinkler system and shall meet the requirements of the latest edition of NFPA Standard 14.
- An approved fire detection system shall be installed per City of Ketchum Ordinance #1217 (www.ketchumfire.org) and the requirements of NFPA 72. Two (2) sets of alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm systems. Inspections of fire detection systems by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance.
- An approved monitored fire sprinkler alarm system shall be installed per City of Ketchum Ordinance #1217 (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.
- 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, have a minimum ½" brush stroke, 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 access roadway per 2018 International Fire Code Appendix D (www.ketchumfire.org) shall be installed prior to any combustible construction on the site. The road shall be a minimum of twenty (20) feet in width and capable of supporting an imposed load of at least 75,000 pounds. The road must be an all-weather driving surface maintained free, clear, and unobstructed at all times. Grades shall not exceed 7%. Dead end access roadways exceeding 150 feet in length shall be provided with an approved turnaround. Gates, if installed, are required to be siren activated for emergency vehicle access. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. Aerial fire apparatus access roads shall have a minimum

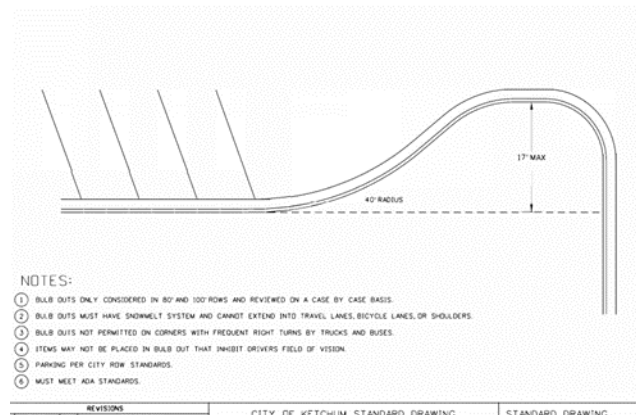
unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

- Fire extinguishers shall be installed and maintained per 2018 IFC Section 906 both during construction and upon occupancy of the building. During construction fire extinguishers shall be placed in a conspicuous, easy to access, unobstructed location that is less than 75' travel distance to any combustibles on site, 30' to any hot work. Upon completion of project every single-family residence shall have a minimum of one extinguisher per garage and one extinguisher per kitchen area. Extinguishers shall be mounted in a conspicuous, easy to access, unobstructed location.
- Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers. A minimum 10' separation from all chimneys to combustible vegetation and tree crowns shall be maintained at all times.
- An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department. The key box shall be a Knox box brand and sized to accommodate keys to every door of the project. Where possible a Master Key system will be used.
- This project shall comply with the City of Ketchum Fire Protection and defensible space characteristics. All exterior windows shall be glazed, and all exterior doors shall be solid core construction, or have a fire rating of not less than 20 minutes. All exterior vents shall be designed and approved to prevent flame or ember penetration and all exterior mesh shall have openings that do not exceed 1/8". Gutters and downspouts shall be non-combustible and shall be provided with an approved means to prevent the accumulation of leaves and debris. All materials within 12" vertical of finished grade shall be 1 hour rated, non-combustible, or covered with minimum 28-gauge flashing. The area 12" horizontal from the base of a wall shall be finished in a way to prevent any vegetation growing, and for vegetative debris to be easily removed. Tree crowns extending to within 10 feet of any structure shall be pruned to maintain a minimum horizontal clearance of 10 feet. Tree crowns within 30 feet of any structure shall be pruned to remove limbs located less than 6 feet above the ground surface adjacent to the trees. Non-fire resistive vegetation or growth shall be kept clear of buildings and structures, in such a manner as to provide a clear area for fire suppression operations. All vegetation in rooftop gardens will be fire resistive and free of landscape bark, peatmoss, or other combustible ground covers.
- Roof-top mounted solar photovoltaic arrays shall comply with the 2018 International Solar Energy Provisions (ISEP) as well as 2018 IFC, chapter 12, and shall provide for approved pathways through and around the installed array.
- Per 2018 IFC, §510.1, new buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building.
- Rooftop gardens and landscaped roofs shall be installed and maintained in accordance with 2018 IFC, §317. Portable outdoor fireplaces shall not be operated within 15 feet of a structure or combustible material.
- Roof access shall be provided in accordance with 2018 IFC Chapter 10, §1011.
- Fire emergency guides shall be provided for Group R-2 occupancies. A fire emergency guide shall describe the location, function and use of fire protection equipment and appliances available for use by residents, including fire alarm systems, smoke alarms and portable fire extinguishers. Guides shall include an emergency evacuation plan for each dwelling unit. Emergency guides shall be reviewed and approved by the fire code official. A copy of the emergency guide shall be given to each tenant prior to initial occupancy. Separate plans shall be established for assembly occupancies within the project.

- An 8 ½ by 11 color coded site map of this project shall be provided on paper and electronically to the fire department. This site map shall show the locations of gas shut-offs, power shut-offs, fire sprinkler riser rooms, fire department connections, alarm panels, Knox boxes, access doors, egress windows, stairways and any additional fire department requirements. Exact details for color coded “On-Sites” can be found at www.ketchumfire.org.
- Final inspections of all fire department permit required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org.
- Note: Additional requirements may be added upon final plan review.

City Engineer & Streets Department:

- Pursuant to KMC §17.96.060.C1, all storm water drainage shall be retained on site, including water from any roof drains. All roof drain locations will need to be shown on the project plans submitted with the Building Permit application.
- Drainage improvements shall be equal to the length of the subject property lines adjacent to any public street or private street (KMC §17.96.060.C).
- Existing drywell on 5th will need to be reconstructed to meet current standards (hdpe liner due to proximity to KSW water line).
- The project qualifies as a substantial improvement and the applicant is required to install 8-foot-wide sidewalks along 5th Street and East Avenue to City Standards. The curbs should 6-inch rolled curb. The civil drawings indicate a reverse curb along East Avenue. Where will the water drain? The curb should be consistent 6-inch rolled curb along 5th Street.
- The bulb out shall meet City ROW standards as shown below.



- All lighting within the ROW shall meet City ROW standards. (see Right-of-Way Standards, Commercial Category) on both East Avenue and 5th Street. Per City ROW standards a lighting study will need to be provided to ensure project meets city illumination standards for sidewalks. Consistent with the standards of the Dark Sky Society, the footcandles illuminating the sidewalk shall be an average of 0.2 fc and shall not exceed 5 fc. Streetlights shall be hardwired and placed at the back of the sidewalk and are not permitted within the sidewalk ramp transitions. The applicant shall submit an illumination plan for the ROW adjacent to the project to confirm light locations and quantities prior to issuance of a building permit for the project.
- The project requires a Right-of-Way (ROW) Encroachment Permit for the snowmelt system proposed to be installed for the sidewalks along East Avenue and 5th Street, the walkway connecting the two buildings over the alleyway, the metal awnings framing the retail units along East Avenue, and window shades slightly projecting from the west façade along East Avenue. The City Council has the authority to review and approval all permanent encroachments within the public right-of-way associated with a development project pursuant

Bluebird Village Community Housing Project Design Review (Application File No. P21-063)

Findings of Fact, Conclusions of Law, and Decision

Planning & Zoning Commission Meeting of August 24, 2021

City of Ketchum Planning & Building Department

to Ketchum Municipal Code §17.96.030.C. The City Council must review and approve the proposed encroachments and an associated ROW Encroachment Agreement prior to issuance of a building permit for the project.

- Street trees cannot be located within ramp transitions. The proposed street tree within the bulb out will need to meet all ADA clearances. Dimensions shall be shown on the civil drawings to demonstrate that the placement of the proposed street tree complies with ADA requirements.
- All construction for the project must comply with the standards set forth in Ketchum Municipal Code, Chapter 15.06 Construction Activity Standards. The applicant shall submit a Construction Activity Plan addressing all applicable activities including excavation, material storage and deliveries, screening, and site clean-up (KMC §15.06.030) to be reviewed and approved by the Building Department prior to issuance of a Building Permit for the project. Pursuant to KMC §15.06.030.A.2, the applicant shall provide notice of the project, construction schedule, and general contractor’s contact information to all neighbors with properties adjacent to the project site. The construction management plan should address: (a) how materials will be off loaded at the project site, (b) the plan for coordinating with neighbors on temporary closures, (c) temporary traffic control, and (d) construction fence with screening.
- The building design and construction drawings shall meet all applicable sections of Chapter 12 of Ketchum Municipal Code.
- The applicant shall submit a Street and Alley Digging, Excavation, and Trenching (“DIG”) Permit application with an associated traffic control plan for all construction work within the City right-of-way to be reviewed and approved by the Streets Department. The use of City right-of-way for construction including the closure of adjacent streets or sidewalks requires a Temporary Use of Right-of-Way Permit (“TURP”).
- City Engineer & Streets Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.

Utilities:

- The applicant will be responsible for installing connections to the water and sewer system.
- The utilities plan shows that Building B connecting to an existing sewer service line that connects to the public sewer main line within the centerline of 5th Street. After conducting extensive dye testing, the Utilities Department has confirmed that this sewer line doesn’t exist in the location shown on the sewer system maps. The appropriate connection point for Building B’s sewer service line will need to be confirmed by the Wastewater Division Supervisor.
- The fire hydrant noted as Sheet C07 on the civil drawings is connected the Ketchum Springs Line which will be abandoned this Fall. The applicant shall replace the existing hydrant with a new WB67-250 mountain-style hydrant. The fire line will require its own 6-inch line and connect to the municipal water main at East Avenue. An additional 6-inch domestic line, separate from the fire line, will be required for the project.
- The private fire and domestic water lines should be relocated from underneath the buildings for long term maintenance and repair.
- 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 2018 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.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Design Review application for the development and use of the project site.
2. The Commission has authority to hear the applicant’s Design Review Application pursuant to Chapter 17.96 of Ketchum Municipal Code Title 17.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §17.96.080.
4. The Design Review application is governed under Ketchum Municipal Code Chapters 17.96, 17.124, 17.08, 17.12, 17.18, and 17.128.
5. The Bluebird Village Community Housing Project Design Review application meets all applicable standards specified in Title 17 of Ketchum Municipal Code and complies with the community’s vision and values identified in the 2014 Comprehensive Plan.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** this Design Review Application File No. P21-063 this Tuesday, August 10th, 2021 subject to the following conditions of approval.

CONDITIONS OF APPROVAL

Project-Specific Conditions of Approval

1. This Design Review approval is subject to all comments and conditions provided in Table 3 (Commission Findings Regarding Compliance with Zoning Code and Dimensional Standards), Table 4 (Commission Findings Regarding Compliance with Design Review Standards, Table 5 (Commission Findings Regarding Compliance with Community Core Design Review Standards), and Table 6 (Commission Findings Regarding City Department Comments).
2. The Bluebird Village Community Housing Project Design Review (Application File No. P21-063) approval is subject to the Conditional Use Permit (Application File No. P21-064) for the development’s property management office. All associated conditions of approval shall apply to the project.

Bluebird Village Community Housing Project Design Review (Application File No. P21-063)

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3. This Design Review approval is contingent upon City Council's approval of the zoning code text amendment proposing to modify the fourth-floor setback requirement for community housing projects.
4. This Design Review approval is contingent upon City Council's approval of the Bluebird Village project's building height as Ketchum Municipal Code §17.12.040 Footnote 2 requires that all buildings greater than 48 feet in height or than contain a fourth floor receive final approval from the City Council.
5. Following approval of the project's master signage plan, separate sign permits shall be required for all new signs prior to installation (KMC §17.127.030.B).
6. Sheet L1.0 shows 4 existing deciduous trees straddling the interior east side property line are proposed to be removed to accommodate the proposed development. The applicant shall provide documentation the tree removal issue is resolved prior to issuance of a Building Permit for the project. If no resolution is forthcoming from the adjacent neighbor, documentation showing that the neighboring owner will not permit access to their property to remove those trees thereon will be considered a resolution.
7. The landscape plan shows an existing tree located to the south of Building A along 5th Street on the adjacent property located at 440 N East Avenue proposed to be preserved throughout the duration of construction. The applicant shall comply with the tree preservation plan prepared by Alpine Tree Services dated July 16th, 2021. All recommendations described in the tree preservation plan shall be incorporated into the construction management plan submitted with the Building Permit application for the project.
8. The project requires a Right-of-Way (ROW) Encroachment Permit for the snowmelt system proposed to be installed for the sidewalks along East Avenue and 5th Street, the walkway connecting the two buildings over the alleyway, the metal awnings framing the retail units along East Avenue, and window shades slightly projecting from the west façade along East Avenue. The City Council has the authority to review and approval all permanent encroachments within the public right-of-way associated with a development project pursuant to Ketchum Municipal Code §17.96.030.C. The City Council must review and approve the proposed encroachments and an associated ROW Encroachment Agreement prior to issuance of a Building Permit for the project.
9. The applicant will coordinate with the City and Idaho Power to determine the appropriate location for the relocated transformer and sufficient screening that complies with both Design Review standards and Idaho Power's clearance requirements for the development's electrical infrastructure.
10. The applicant shall provide the City with written confirmation that Idaho Power consents to Building B's encroachment over their easement area at the northeast corner of the parking lot parcel prior to issuance of a Building Permit for the project.
11. All residents with a car without an assigned parking space designated on site shall be required to obtain a winter residential parking permit from the City to satisfy the project's on-street parking demand and comply with the Winter Residential Parking Program that may include designating overnight spaces in certain areas downtown and establishing odd/even parking standards during the winter. The applicant shall include this parking requirement in the lease agreement for each community housing unit to inform tenants.
12. The applicant shall reduce light trespass from the stairwells to the maximum extent practicable.

Standard Conditions of Approval

Bluebird Village Community Housing Project Design Review (Application File No. P21-063)

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13. 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 & Zoning Commission or the Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
14. The project shall comply with all governing ordinances, requirements, and regulations of the Fire Department (2018 International Fire Code and local Fire Protection Ordinance No.1217), Building Department (2018 International Building Code and Title 15 of Ketchum Municipal Code), Utilities Department, Street Department (Title 12 of Ketchum Municipal Code), and the City Engineer.
15. The applicant shall submit civil drawings prepared by an engineer licensed in the State of Idaho that include specifications for the project's right-of-way improvements, circulation design, utilities, and drainage improvements for final review and approval by the City Engineer, Streets Department, and Utilities Department prior to issuance of a Building Permit for the project.
16. Pursuant to Ketchum Municipal Code §17.96.090A, 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. Any extensions of Design Review approval shall comply with Ketchum Municipal Code §17.96.090b.
17. Prior to issuance of a Certificate of Occupancy for project, all Design Review elements, including landscaping and right-of-way improvements, shall be installed and completed to the satisfaction of City Departments.
18. 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 development.
19. The project shall comply with the development standards specified in Ketchum Municipal Code §17.124.040 as adopted on the date a Building Permit application is submitted for the project.
20. Prior to issuance of a Building Permit for the project, the applicant shall submit a construction management plan that addresses each of the construction activity standards specified in Chapter 15.06 of Ketchum Municipal Code for review and approval by the Building, Planning, Streets, Utilities, and Fire departments and the City Engineer.
21. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Findings of Fact **adopted** this 24th day of August 2021.

Neil Morrow, Chair
 City of Ketchum
 Planning and Zoning Commission

