



City of Ketchum
Planning & Building

IN RE:)	
)	
Sawtooth Serenade)	KETCHUM PLANNING AND ZONING COMMISSION
Design Review)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: February 5, 2026)	DECISION
)	
File Number: P24-027)	

PROJECT:	Sawtooth Serenade
APPLICATION TYPE:	Design Review
FILE NUMBER:	P24-027
ASSOCIATED APPLICATIONS:	Pre-Application Design Review (P22-056)
REPRESENTATIVE:	Dave Thielsen, Thielsen Architects (Architect)
OWNER:	DISTRUSTFUL ERNEST REVOCABLE TRUST ELIZABETH NELL MCCAOW, TRUSTEE
LOCATION:	260 N 1 st Ave – Lot 5A, Block 38, Ketchum Townsite
ZONING:	Community Core – Subdistrict 2 – Mixed Use (CC-2)
OVERLAY:	None

RECORD OF PROCEEDINGS

Per Ketchum Municipal Code (KMC) 17.96.010.C.1, new developments on lots totaling 11,000 square feet require a pre-application meeting with the Planning and Zoning Commission prior to application for final Design Review. The City of Ketchum received an application for Pre-Application Design Review for the project on the subject property on August 11, 2022, and deemed the application complete on October 17, 2022. A Pre-Application Design Review meeting with the Commission was held on January 24, 2023. The City of Ketchum received the

application for final Design Review on August 2, 2023. Following an appeal of the application regarding processing of the application, the application was deemed complete and distributed for department review on April 8, 2024. Two rounds of review and comment on the application were conducted by all city departments prior to scheduling the application for hearing. Department comments were provided to the applicant on May 13, 2024, and additional comments provided on November 25, 2024.

A public hearing, with the Planning and Zoning Commission (the “Commission”), on the application was scheduled for February 11, 2025. A public meeting notice for the application was mailed to all owners of property within 300 feet of the project site and all political subdivisions on January 22, 2025. The notice was published in the Idaho Mountain Express on January 22, 2025. A notice was posted on the project site and the city’s website on January 22, 2025. Story poles were verified on the subject property on February 3, 2025. The public hearing was conducted and then continued to a date uncertain to allow for design revisions.

A public hearing was then scheduled for September 23, 2025. A public meeting notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on September 3, 2025. The notice was published in the Idaho Mountain Express on September 3, 2025. A notice was posted on the project site and the city’s website on August 28, 2025. Story poles and a physical notice were verified on the subject property on September 16, 2025. Due to an illness within the applicant team, the applicant requested a continuation of the hearing. No information was presented and no deliberations occurred at the September 23, 2025 hearing. The hearing was continued to a date certain of November 25, 2025.

The Commission conducted their final consideration of the Design Review application (No. P24-027) application at their November 25, 2025 hearing. After considering staff’s analysis, the applicant’s presentation, and public comment, the Commission unanimously denied the Design Review application with a vote of 4-0. One of the five Commissioners was absent from the meeting.

BACKGROUND

The applicant proposed a 23,867 gross square foot multi-family development located at 260 N 1st Ave (the “subject property”) in the Community Core Subdistrict 2 – Mixed Use (CC-2) zone district. The project includes two residential dwelling units, ground floor private recreation space, garage parking for five vehicles, and storage for the two units. The subject property is three vacant Ketchum Townsite lots totaling 16,507 SF on the east corner of N 1st Ave and Sun Valley Rd south of the new 1st and Sun Valley office building, diagonal from the mixed-use building where Maude’s is located. The three townsite lots were consolidated in 2007.

The project proposes to take advantage of the Floor Area Ratio (FAR) bonus in exchange for community housing. Per KMC 17.124.040, a total of 1,258 square feet of community housing or equivalent in-lieu payment would be necessary. The total FAR for the project is 1.45, where 1.0 is permitted by right.

The application is not subject to certain requirements of the city's current municipal code including minimum residential densities and ground floor commercial. Those requirements were adopted in October of 2022 through Interim Ordinance 1234. The pre-application design review was deemed complete prior to the effective date of that ordinance. Applicability of Ordinance 1234 to the development was further evaluated by City Council on March 4, 2024, as part of an appeal hearing of an administrative determination where council found the ordinance to not apply to the proposed development.

A pre-application design review with the Commission occurred on January 24, 2023. The Commission provided feedback on the initial design including:

- Materials – monochromatic palette that may appear bland or muted without vegetation, too cool, recommended reduction in the use of metal paneling
- Bulk of the structure – there isn't enough breaking up the building along its length
- Fenestration/Glazing – The amount of fenestration and monotony of that fenestration makes the building appear long and flat
- North Façade (Sun Valley Rd) – architectural features felt ungrounded and bulky
- South Façade – reduce the amount of black metal
- Corner of 1st and Sun Valley – needed to be more open with windows and other public space
- Roof – long and flat nature of the third-floor roof

The Planning and Zoning Commission conducted a hearing on the final design review application on February 11, 2025, provided the following feedback to the applicant, and continued the hearing to a date uncertain:

- Although there is a wedding cake approach to the building from front to back (1st Ave to the Alley) the building does not deploy a successful approach in reducing the bulk and mass from north to south (Sun Valley Rd to 2nd St). The proposal reads as one long building. The commission recommended redesigning the project to have the appearance of two separate structures
- Concerns related to compatibility of design with other buildings in the neighborhood, the reduction of bulk and mass of buildings spanning three Ketchum townsite lots is critically important to maintain the neighborhood scale of the downtown
- Residential developments should take cues from other residential buildings downtown, the architectural features proposed within the development read more like an office building than a residential structure
- Symmetry and banding and flat roof line exacerbate the bulk and mass of the building and other efforts to reduce the bulk and mass are not effective
- Sun Valley Rd facade doesn't seem to match the front façade along 1st Ave
- South façade continues to lack interest and needs to be addressed
- Too much glazing on the 1st Ave façade, uncharacteristic of surrounding buildings
- Alley elevation needs differentiation between the windows and the building façade for the building to be successful

Following that hearing, the applicant made changes to the proposed building that were evaluated by the Planning and Zoning Commission meeting at their November 25, 2025 hearing.

FINDINGS OF FACT

KMC 17.96.050.A states that “The Commission shall determine the following before approval is given for design review” and then lists the following two criteria:

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

The criteria, as required per Idaho Code, is set forth in express terms in the land use ordinance outlined above. It is the objective of the Planning and Zoning Commission to review each application completely and objectively with sound reason. As such, the KMC requires demonstration of compliance with both criteria, not one or the other, before approval is given for design review. The Commission finds these criteria to be separate and distinct to be evaluated under their own merit. Criteria #2 specifically references “applicable standards and criteria as set forth in this chapter, title, and any other standards” which includes all zoning and development regulations outlined in Chapter 17.96, Title 17, and applicable standards found in Title 12 – *Streets, Sidewalks, Public Utility Easements, and Public Places*.

Criteria #1 is broader and equally requires a sound basis for objective evaluation. Idaho Code 67-6535 states that “approval or denial of an application shall be based upon standards and criteria which shall be set forth in the comprehensive plan, zoning ordinance, or other appropriate ordinance or regulation of the city or county”. Pursuant to Idaho Code 67-6502 the purpose of the Local Land Use Planning Act is to promote the health, safety, and welfare of the people of the state of Idaho with the primary duties of the Planning and Zoning Commission to be the development of a comprehensive plan. Therefore, to evaluate Criteria #1 as separate and distinct criteria, the Commission finds that the comprehensive plan is a relevant applicable document upon which to base objective and reasoned decision on the application for promotion of health, safety, and welfare.

The Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby find that the project does not meet the criteria for a Design Review approval per Section 17.96.050.A of the Ketchum Municipal Code. As further outlined below, the Commission finds that the application jeopardizes the health, safety, and welfare of the public and does not conform to all applicable standards and criteria as set forth in Chapter 17.96 – *Design Review*. Therefore, the Commission does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

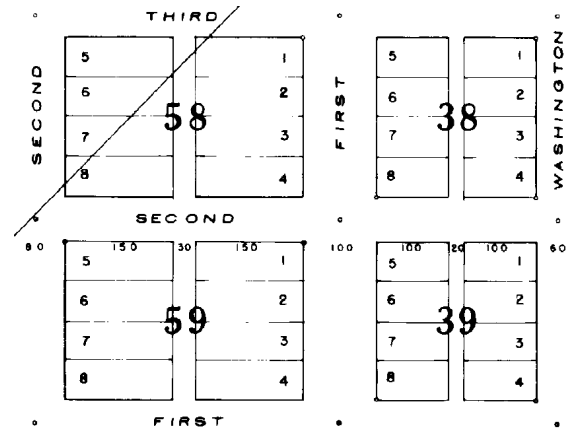
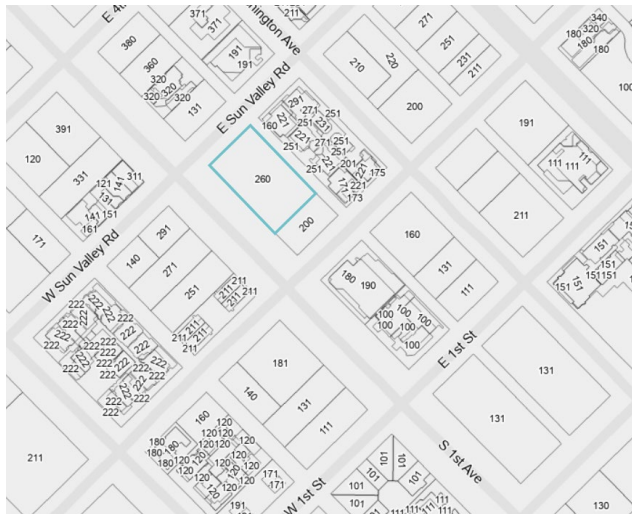
FINDINGS REGARDING CRITERIA #1 - HEALTH, SAFETY, AND WELFARE

As outlined, above, the evaluation of criteria #1 is based on the application's conformance with the adopted comprehensive plan. More specifically, the Commission narrowed its review of the application to the comprehensive plan goals and policies specific to urban design, architecture, and neighborhood context as the application is for Design Review and not for more discretionary approvals, such as a Conditional Use Permit or Rezone.

The 2014 Comprehensive Plan outlines 10 core values that drive Ketchum's vision for the future including a strong and diverse economy, vibrant downtown, community character, and a variety of housing options. These core values speak directly to the health, safety, and welfare of the City. The built environment within the downtown plays a key role in materializing these values to achieve the city's vision. The 2014 Comprehensive Plan designates the future land use for the subject property as "mixed-use commercial" where, according to the plan, "New structures in existing mixed-use areas should be oriented to streets and sidewalks and contain a mix of activities. Mixed-use development should contain common public space features that provide relief to the density and contribute to the quality of the street."

The comprehensive plan acknowledges that Ketchum has high-quality public spaces including streets and plazas that contribute to the city's current success and, as noted above, new mixed-use developments should contain public spaces that provide relief from the bulk and mass of structures that contain higher densities. Although this is a low-density development, with only two units, the bulk and mass of the project is that of a higher density development and should seek to achieve the same design objectives. The size and design of the outdoor space include a small public area with seating and a public art installation, and a larger private patio only accessible to the residents of the building. The outdoor space does provide some modest value to the quality of the street due to the increased landscaping and setback of the building with an anchoring corner element on a substantial corner of the downtown.

Policy CD-1.3 of Chapter 4 of the comprehensive plan states that "Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style". The Commission defines neighborhood as the immediately surrounding area of development within a block or two of the subject property. As shown in the image below, the neighborhood in this instance is characterized by buildings on predominantly single Ketchum Townsite lots with a width of 55 feet. There are some limited lots that have two Ketchum Townsite lots that have been consolidated, however, there are only two instances of buildings that span three or four townsite lots. In the immediate vicinity, each lot is developed with individual and unique buildings varying from one to three stories. On the block directly across from the proposed development, three of the four buildings are one story, the building adjacent to the development to the south is also one story.



The Commission finds that even in one large building spanning multiple lots, building architecture and creative design approaches can achieve the same rhythm and appearance of multiple buildings and that would be more compatible with the surrounding neighborhood than what is proposed. As shown in the image below, the buildings' architectural features read as one long building with little differentiation along the street frontage. The red lines show approximately where the Ketchum townsite lots would create breaks in the building.



The Commission repeatedly requested the applicant to make revisions to the design approach to fit better within the context of the surrounding neighborhood including the evaluation of:

- Designing each unit as a separate building with a center party-wall
- Removal of the consolidated circulation space to create individual residential entrances with varying architectural types
- Change of material types and colors between one portion of the building and the other

- Varying architectural features between one portion of the building and the other (window/door detailing, awning types, roof details), and
- Varying rooflines

Over the course of three hearings, the applicant declined to deploy the Commission's recommendations, and the minor revisions proposed by the applicant did not adequately address the Commission's concerns as the revisions failed to achieve the objective of having the appearance of more than one building which would better match the context of the surrounding area.

The Commission finds that the application jeopardizes the public health, safety, and welfare of the city as it does not meet the design objectives of a development that is contextually appropriate with the surrounding neighborhood due to the lack of cohesive design and architectural features of the building and lack of compatibility with the city's Ketchum Townsite rhythm.

The applicant asserts that reviewing the development for conformance with the comprehensive plan is not appropriate because the comprehensive plan is not a legally controlling zoning law and is merely a guide. Additionally, the applicant asserts that the evaluation of whether the project jeopardizes the health, safety, and welfare of the community should utilize the zoning ordinance rather than the comprehensive plan. As outlined above, the Commission finds that the two criteria that must be affirmed prior to a design review approval are separate and distinct and that evaluation of Criteria #1 utilizing the zoning ordinance would be a duplicative effort. Criteria #2 specifically references compliance with the zoning ordinance and standards. Additionally, the Commission finds that evaluating impacts of the development on the health, safety, and welfare of the community should be conducted objectively with guidance from an adopted document with the sole purpose of protecting health, safety, and welfare. The Commission finds that the comprehensive plan is a relevant and applicable document for such guidance.

FINDINGS REGARDING CRITERIA #2 – COMPLIANCE WITH APPLICABLE STANDARDS AND CRITERIA

DESIGN REVIEW STANDARDS

17.96.060.A.1 - Streets	Conformance
<i>The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.</i>	YES

Finding: The development is at the corner of N 1st Ave and Sun Valley Rd, two existing public rights-of-way. The development proposes to bring both rights-of-way up to city standards by replacing the existing nonconforming sidewalks, provide curb and gutter, and improve the alley to meet standards and provide for adequate drainage. All improvements to the right-of-way improvements are at the expense of the applicant.

17.96.060.A.2 - Streets	Conformance
<i>All street designs shall be approved by the City Engineer.</i>	YES

Finding: No new streets are proposed for the project, however, all improvements to the right-of-way as shown on the project plans has been reviewed by the City Engineer. Final review of all improvements to the right-of-way will be completed prior to issuance of a building permit for the project.

17.96.060.B.1 - Sidewalks	Conformance
<i>All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.</i>	YES

Finding: KMC 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. As the project is within the CC-2 zone district, sidewalks are required and proposed.

17.96.060.B.2 - Sidewalks	Conformance
<i>Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.</i>	YES

Finding: The project plans provided the details of the sidewalks for review by the City Engineer. Preliminary review of the project plans indicates that all city right-of-way standards for width and construction are met. Final review of all improvements to the right-of-way will be completed prior to issuance of a building permit for the project.

17.96.060.B.3 - Sidewalks	Conformance
<i>Sidewalks may be waived if one of the following criteria is met:</i> <ol style="list-style-type: none"> <i>The project comprises an addition of less than 250 square feet of conditioned space.</i> <i>The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.</i> 	N/A

Finding: The applicant has not requested, nor has the City Engineer granted a waiver to the sidewalk requirement for the project.

17.96.060.B.4 - Sidewalks	Conformance
<i>The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</i>	YES

Finding: As shown on the project plans, the project proposes new sidewalks to be placed the full length of the subject property along N 1st Ave and Sun Valley Rd.

17.96.060.B.5 – Sidewalks	Conformance
<i>New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.</i>	YES

Finding: There are existing sidewalks along the subject property connecting to existing sidewalks in all directions. The development proposes to replace the existing nonconforming sidewalks. The new 8-

foot sidewalks will taper and connect to the existing staircase to the south. There will be direct pedestrian access from the entrances and exits to the building to the new sidewalks as shown in the project plans.

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

Finding: The applicant has not requested relief from the requirement to construct sidewalks nor has the City granted any such request.

17.96.060.C.1 - Drainage	Conformance
<i>All stormwater shall be retained on site.</i>	YES

Finding: The project proposes a series of roof drains, drywells, and catch basins to manage onsite stormwater. Per the project plans, all stormwater is being retained on site.

17.96.060.C.2 - Drainage	Conformance
<i>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</i>	YES

Finding: As shown on the project plans, all stormwater is retained on-site. The project proposes to construct right-of-way improvements the length of the subject property, including curb and gutter and other drainage infrastructure, along N 1st Ave and Sun Valley Rd. The project also proposes drainage infrastructure in the alley behind the subject property for the full length of the subject property. Final design of drainage infrastructure will be reviewed and approved by the City Engineer prior to building permit issuance.

17.96.060.C.3 - Drainage	Conformance
<i>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</i>	N/A

Finding: The City Engineer did not identify any additional drainage improvements during department review. Final design of drainage infrastructure will be reviewed and approved by the City Engineer prior to building permit issuance.

17.96.060.C.4 - Drainage	Conformance
<i>Drainage facilities shall be constructed per City standards.</i>	YES

Finding: Based on review of the project plans by the City Engineer during department review, all drainage facilities meet city standards. Final design of drainage facilities will be reviewed and approved by the city engineer prior to issuance of a building permit.

17.96.060.D.1 - Utilities	Conformance
<i>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</i>	YES

Finding: All project costs associated with the development, including installation of utilities, are the responsibility of the applicant. The applicant has not made requests for funding to the City, and no funds have been provided by the city for the project.

17.96.060.D.2 - Utilities	Conformance
<i>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</i>	YES

Finding: Per the project plans, all necessary utilities are underground. As shown on Sheet A1, a transformer is located in the rear of the property in the alley. The Idaho Power will serve letter is dated September 28, 2022. Additionally, as shown on Sheet A1, all gas and electrical meters are located in the alley as well (callouts #13, #36, #33, and #35). Any changes in transformer size and location, or gas/electrical locations require an amendment to the design review or building permit approval.

17.96.060.D.3 - Utilities	Conformance
<i>When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.</i>	N/A

Finding: The location of the subject property is already served by fiber optical and therefore no conduit is required in this location.

17.96.060.E.1 – Compatibility of Design	Conformance
<i>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</i>	YES

Finding: The project proposes a materials palette of wood siding, stone, and metal paneling. These materials are readily used throughout the townscape, neighborhood, and adjoining structures. The color palette is complementary to the surrounding neighborhood as it is proposed as a warm color palette with browns, beiges, and an accent color of grey. Warm color palettes are used throughout the City of Ketchum and are complementary to the city's natural landscape setting.

17.96.060.E.2 – Compatibility of Design	Conformance
<i>Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.</i>	N/A

Finding: The subject property is vacant therefore this standard does not apply.

17.96.060.E.3 – Compatibility of Design	Conformance
<i>Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.</i>	N/A

Finding: The subject property is vacant therefore this standard does not apply.

17.96.060.F.1 – Architectural	Conformance
<i>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</i>	YES

Finding: The project includes a primary entrance to the building along N 1st Ave as I identified by a prominent vertical architectural feature. There is a secondary entrance to the ground floor storage areas from Sun Valley Rd. All entrances have direct access to the sidewalk.

17.96.060.F.2 – Architectural	Conformance
<i>The building character shall be clearly defined by use of architectural features.</i>	NO

Finding: The Commission finds that the project as proposed lacks cohesiveness in architectural design, organizational hierarchy, design restraint, and deference to a main idea resulting in a structure that is convoluted and hectic from a design perspective. The design iterations proposed over the course of the three hearings have created a building that has too many architectural features that are disconnected from each other or a common design theme. Successful buildings deploy a design approach where architectural features come together in a cohesive way to create a character, which this proposed building is not doing successfully for the reasons outlined below.

First, buildings should deploy architectural features that celebrate and emphasize the character of the proposed use and portray to the public what type of building it is. The Commission finds that the architectural features and character of the building are more in-kind with a commercial building than a residential one as the development features a single central entrance on N 1st Ave with a prominent central staircase rather than two separate entrances with architectural features that emphasize those entrances such as stoops or front porches.

On the north façade (Sun Valley Rd), the building contains an unorganized and confusing mixture of elements. This approach is unsuccessful and has resulted in a jumble of features unpleasing to the eye. As described in more detail below in the evaluation of 17.96.060.F.5 regarding bulk and flatness, early iterations of the design featured a bay window at the third floor that was bulky and ungrounded as it was floating in space and not aligned with other elements on the façade. The feature had the perception of an overlook that appeared to project above the street. The final version of the design removed the bay window but added a slanted roof to the first floor and third floor of the building. The Commission noted that the applicant exchanged one incongruous feature (the bay window) with another incongruous feature (slanted roof forms), neither of which were reflected in other portions of the building. The isolated use of these features caused the Commission to reiterate that the overall building design lacked a sense of hierarchy and cohesiveness necessary to establish a clear character.



On the west facade (N 1st Ave), the project includes a varied use of sunshade awnings, window detailing, projections and recessions, and vertical and horizontal elements that lack rhythm and purpose. The Commission noted that the amount of projections and recessions in concert with the horizontal and vertical elements eliminates the clear definition of character as no one element is a common denominator, anchoring the rest of the design and creating a hierarchy of features.



The Applicant contended that the varied use of certain angled roofs, sunshade awnings, recessions and projections, and vertical and horizontal elements created variation to break up the mass and bulk of the building. The Applicant also contended that the north facade, as proposed, was complimentary of the rest of the building and did not agree with the Commission's assessment that it lacked cohesion with the rest of the building. Changes to the north facade focused on the reduction of the bulk and mass rather than the architectural features. The Applicant also contested that there was hierarchy to the placement of the vertical and horizontal elements and that the features were used to differentiate the north side from the south side of the structure as viewed from N 1st Ave. The Commission expressed that while those features used with restraint may be an effective way of reducing the bulk and mass of the building, that the inconsistent and frequency of such in varying areas of the building led to dissonance and incongruity. Upon the weighing of such evidence, the Commissions finds that the building hierarchy lacks cohesion to clearly define building character and therefore does not meet this criterion.

17.96.060.F.3 – Architectural	Conformance
<i>There shall be continuity of materials, colors and signing within the project.</i>	YES

Finding: The project uses a consistent set of materials including wood siding, stone veneer, and metal shingles. There is no signage proposed for the building other than addressing.

17.96.060.F.4 – Architectural	Conformance
<i>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</i>	YES

Finding: The development includes an outdoor patio area delineated by a stone veneer wall that matches the stone veneer on the ground floor and stair corridor of the building. Additionally, the upper floor deck areas are enclosed with a transparent railing that matches the metal shingles proposed for the development.

17.96.060.F.5 – Architectural	Conformance
<i>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</i>	NO

Finding: During the review of the preapplication, the Commission expressed concerns related to the bulk and flatness of the building due to the amount of glazing, the length of the building, and the repetitive nature of the architectural design on the 2nd and 3rd floor levels. The Commission specifically noted the extent of the horizontal elements of the building and the mirroring of the north and south portions of the building that created the appearance of one large, long, flat building. The Commission requested the applicant take a closer look at how the building could be broken up to reduce the bulk and mass of the structure, including the recommendation to design the project as if it were two separate buildings with different design approaches. As the subject property is three Ketchum Townsite lots, and the building is maximizing the allowable north/south footprint, the resulting building is 165 feet long on the N 1st Ave side. The Commission acknowledged the challenge of reducing the bulk and mass of a building of this size and noted that the reduction of bulk and mass of buildings spanning three Ketchum townsite lots is critically important for new development, more so than developments on a single or double Ketchum Townsite lot, and that unique design approaches may be necessary to effectively reduce the appearance of the bulk and mass of the building.

In the first design review hearing, the Commission repeated comments related to the bulk and mass of the structure noting that although there is a wedding cake approach to the building from front to back (1st Ave to the alley) the building does not deploy a successful approach in reducing the bulk and mass from north to south (Sun Valley Rd to 2nd St). The proposal still appeared as one long, flat building primarily due to the long horizontal cantilevered decks, large windows, and long flat rooflines that were mirrored on the north and south portions of the building flanking the central staircase. The Commission found that the symmetry and banding and flat roof lines of the building exacerbate the bulk and mass of the building and efforts to reduce the bulk and mass by simply removing small amounts of square footage from the building at the corners were not effective. The Commission again requested the applicant revise the design approach to better match the context of the surrounding area by creating the appearance of multiple buildings. Below are images of the three design iterations of the west façade (N 1st Ave). The first image is the pre-application design review, the second image is the revised proposal presented in February 2025, and the third image is the final design proposal.



As clearly shown in the images above, the repetitive nature of the horizontal features including the cantilevered decks, flat rooflines, and amount of windows did not dramatically change from the first proposal to the last and did not address the Commission's concerns about how those features contribute to the long and flat appearance of the building. The Commission found that the Applicant did not sufficiently evaluate the option of designing two separate buildings attached by a center party-wall and that the minor changes to where certain materials were applied, addition of sunshade awnings, further stepback of sections of the façade, and removal of certain decks did not address the concerns related to the bulk and flatness of the building as viewed from N 1st Ave.

The Commission also requested the applicant address design concerns on the north and south facades of the building. The image below shows the three iterations of the north façade (Sun Valley Rd). Initial comments from the Commission at the pre-app noted that the pop out bay window at the third floor was bulky and ungrounded as it was floating in space and not aligned with other elements on the façade such as adjacent windows or horizontal and vertical elements on the façade. The Commission also noted that the remaining elements on the third floor were flat with little ornamentation around windows or at the roofline. The comments also noted that the façade was bulky due to the recession of the patio at the second level and that a better approach would be a wedding cake approach where the building stepped back (south) as the height increased.



The second iteration did not make revisions to the bay window, the second floor recession or the setback of the third floor on the Sun Valley Rd side of the building. The applicant reduced the overall height of the roof at the north end of the building and made a change to the upper floor window. The Commission acknowledged the improvement made to the overall height of the building but reiterated that by not addressing the bay window and the second floor recession that the façade was still ungrounded and the third floor accentuated the size of the building because it projected over the second floor. The final design iteration removed the bay window, but did not address the recession of the second floor. Furthermore, the applicant introduced a slanted roof that increased the height of the structure from the second proposal and introduced an angled architectural feature to the building that did not exist before and was not replicated in other areas of the project. This change increased the amount of the building façade that was open and flat to a degree similar to that of the first design iteration, which the Commission found to be a reversion in the design direction and counter to the comments provided.

Finally, the south façade lacks undulation altogether as the façade is primarily flat with only material differentiation and some windows with limited architectural detailing to reduce the appearance of the size of the structure. The image below shows the three design iterations of the south façade. The Commission initially commented that there was not enough contrast of materials as the only material proposed on the façade was metal paneling which appeared flat and accentuated the size of the

building. The applicant revised the south façade by changing the material on the lower portion of the wall to concrete and introduced south facing windows at the third level. The Commission further requested revisions to the proposed materials noting that the location and recession of the windows was not sufficient to break up the bulk and mass of the building as the amount of the façade that was exposed was significant due to the size of the structures on the adjacent lot. The Commission noted that architectural features needed to be added to the south façade to reduce the bulk and flatness of the structure. The third iteration revised the color palette and materials proposed for the building. Although the Commission looked favorably on the color change of the materials and the addition of the windows at the third floor, the Commission found that the façade still lacked sufficient undulation and relief as the second floor was still highly exposed and lacked any treatment to reduce the flatness of the wall.



The Commission finds that the applicant is not effectively reducing the appearance of bulk and mass of the building adequately. New development occupying three Ketchum Townsite lots require a unique approach to architecture to reduce the appearance of bulk, mass, and flatness and there are examples within the downtown where this has been done successfully, immediately adjacent to the subject property. The Copper Ridge Building is a three-story building that spans four Ketchum Townsite lots and successfully appears as multiple buildings although it is one large building with multiple commercial and residential units. See the images below.



The above reference project features individual entrances with varying architectural types, change of material types and colors between one portion of the building and the other, varying architectural features between one portion of the building and the other (window/door detailing, awning types, roof details), and varying rooflines. The image on the left shows how changes in materials/colors and rooflines (flat vs. rounded) can create the appearance of a completely different building where the building is one structure.

In response to Commission feedback, the Applicant contested many of the points made by the Commission. In general, the Applicant contends that the Commission is not applying this standard consistently across all new development projects and provided examples to the Commission of how the building had less bulk than other previously approved projects of similar size based on lot size and floor area. The Applicant argues that floor area ratio (FAR) is a common indicator of bulk and mass of a structure and that because the FAR of this project is significantly less than other developments, the bulk and mass is adequately mitigated. The Applicant also contends that the cascading (or wedding cake) approach to the building reduces the bulk of the project and creates the feel of a one to two story building at the pedestrian level adjacent to the building. The Applicant demonstrated that other development projects are set much closer to the pedestrian level of the street at the 2nd and 3rd levels and that feels more bulky than the proposed development. In review of comparable developments downtown, the Applicant noted that the Commission had previously looked favorably on mirrored elements on a single façade, using the 5th and Main building as an example.

The Applicant also contends that the Commission request to apply differing materials to portions of the building or design the building with the appearance of two separate structures runs afoul of Criteria 17.96.060.E.1 which calls for consistency of materials throughout the project. Instead, the Applicant described the approach of using horizontal and vertical architectural features with the same materials palette to achieve the same goal. The Applicant also noted that the recessions and projections, sunshade awnings, and revisions to the placements of certain materials on the façade facing N 1st Ave effectively reduce the bulk and mass of the structure.

Finally, the Applicant disagrees with the Commission's assessment of the north and south facades. The applicant contested the Commission's perspective that the north façade lacked cohesion with the rest of the design noting the similar materials and removal of the bay window. The applicant also contested that the second floor recession contributed to the perceived bulk and mass of the building on the north façade and represented that due to the size of the façade the bulk and mass was not an issue. Likewise, the Applicant noted that additional architectural treatment on the south façade was not warranted as the property to the south will likely be redeveloped with a zero-lot line development as permitted by zoning.

The Commission considered the Applicant's position on the points outlined above and expressed gratitude for certain changes implemented by the Applicant such as the removal of the bay window on the north façade and changes to the overall color palette following one of the first hearings. Upon weighing the Applicant's arguments and further evaluating the proposal, the Commission found the proposal does not adequately reduce the appearance of bulk and flatness and therefore does not meeting this criterion for the following reasons.

The Commission agrees that the criteria must be applied consistently from one development project to another, however, the Commission found that the comparative examples used by the Applicant to justify the bulk and mass of the development were not in fact appropriate comparisons. Many of the examples were one or two Ketchum Townsite lots, not three. In the instance of comparing developments on three townsite lots, the Commission acknowledged that the FAR of the application may be less, but other design approaches requested by the Commission, and utilized by the other developments to reduce the bulk and mass, were not achieved with the application. For example, the 1st and 4th building has a similar length of structure along the 4th Ave façade, however, the materials used on each half of the building are completely different. Additionally, the central staircase for the building is recessed significantly creating the appearance of two separate buildings. The application does not use different materials on each portion of the building and the central staircase is not recessed, but rather prominent. Again, the proposed project does not have the appearance of multiple buildings.

Furthermore, the Commission did not feel the Applicant appropriately acknowledged situations where the Commission provided similar feedback to more comparable development projects. The Commission cited three examples of recent development applications that have either been denied or have been given significant design feedback regarding the reduction of bulk and mass of structures. A development proposal at N 1st Ave and 7th Street had 150 feet of street frontage where the Commission provided strong feedback to re-evaluate the extent of horizontal features such as cantilevered decks and flat rooflines as the use of those features increases the perceived bulk and mass of the structure. Likewise, the Commission provided similar feedback to a community housing development at 1st St and Washington Ave. The upper floors projected past the ground floor and the use of repetitive horizontal elements including rooflines accentuated the bulk and mass of the building. Finally, the Commission denied a design review application for a building on Main Street that covered four Ketchum Townsite lots because the Commission requested the applicant mimic the Ketchum Townsite rhythm of downtown by creating the appearance of multiple structures.

The Commission also contends that each Design Review application is a site-specific review where precedent of previous approvals are not relevant unless all site-specific characteristics such as lot size, orientation, building design, and neighborhood context are identical. The Commission reiterated that developments on three or more Ketchum Townsite lots warrant a higher level of design thinking and unique approach to design solutions that is not required on developments on one or two Ketchum Townsite lots. Due to this point, the Commission disagreed with the Applicant that the criteria related to consistent materials throughout the project prohibited the ability to design the structure with the appearance of multiple buildings. As shown in the Copper Ridge Building example, differing materials palettes can still have continuity. To imply that the materials criteria is a prohibition on a creative design approach to minimize the bulk and mass of a structure is a narrow application of the criteria lacking creativity.

17.96.060.F.6 – Architectural	Conformance
<i>Building(s) shall orient toward their primary street frontage.</i>	YES
Finding: The subject properties' primary street frontage is N 1 st Ave. The development orients to N 1st Ave with cantilevered balconies and main entrance to the building.	

17.96.060.F.7 – Architectural	Conformance
<i>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</i>	YES
Finding: As shown on the project plans, the garbage area is in the rear of the building, in an enclosed storage room with a roll up door for access and service.	

17.96.060.F.8 – Architectural	Conformance
<i>Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.</i>	YES
Finding: As shown on the project plans, the roof plan for the project includes flat roofs at an angle that causes water to drain toward a series of roof drains along the interior of the roof. Cantilevered decks integrate with roof drain systems for any water or snow accumulation. Based on the design of drainage facilities and roof design, no water or snow will enter onto adjacent properties.	

17.96.060.G.1 – Circulation Design	Conformance
<i>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</i>	YES
Finding: The project is fully connected by crosswalks with the existing sidewalk system. There are no regional trails, other anticipated easements, or pathways other than the sidewalk system.	

17.96.060.G.2 – Circulation Design	Conformance
<i>Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.</i>	N/A
Finding: The development does not propose any awnings over public sidewalks.	

17.96.060.G.3 – Circulation Design	Conformance
<i>Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.</i>	YES
Finding: Vehicle traffic accesses the site from the alley into a below grade parking area. The access is adequate to enter or exit the project safely. Pedestrian circulation will primarily be internal through garage access and through the secondary entrance on Sun Valley Rd. Bicycle racks are located near the front entrance of the building on N 1 st Ave, which is also a primary access point for pedestrians visiting the building.	

17.96.060.G.4 – Circulation Design	Conformance
<i>Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.</i>	N/A
Finding: The subject property is a corner lot, however, alley access points for garages in the Community Core are not considered curb cuts or driveways, therefore this standard does not apply.	

17.96.060.G.5 – Circulation Design	Conformance
<i>Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.</i>	YES
Finding: With the right-of-way improvements proposed, access for emergency vehicles, snowplows, and garbage trucks will be enhanced as access to the property will be achievable from all sides. The enclosed garages and garbage handling area is such that vehicles will not obstruct the alley to allow service vehicles to navigate the alley. There is direct access to the building from the alley, N 1st Ave, and Sun Valley Rd in case of emergencies.	

17.96.060.H.1 – Snow Storage	Conformance
<i>Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.</i>	N/A
Finding: The project proposes heated pavers for the pedestrian areas between the building and pedestrian sidewalks per the project plans, therefore, no on-site snow storage is required.	

17.96.060.H.2 – Snow Storage	Conformance
<i>Snow storage areas shall be provided on site.</i>	N/A
Finding: As discussed above, no on-site snow storage is required as snowmelt is proposed.	

17.96.060.H.3 – Snow Storage	Conformance
<i>A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.</i>	N/A
Finding: As discussed above, no on-site snow storage is required as snowmelt is proposed.	

17.96.060.H.4 – Snow Storage	Conformance
<i>In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.</i>	N/A
Finding: As discussed above, no on-site snow storage is required as snowmelt is proposed.	

17.96.060.I.1 – Landscaping	Conformance
<i>Landscaping is required for all projects.</i>	YES
Finding: The development proposes landscaping for the project as shown on the project plans including landscape planter beds and street trees. The development also proposes a green roof on the roof of the ground floor entrance to the pickleball court and on the third floor of the building.	

17.96.060.I.2 – Landscaping	Conformance
<i>Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.</i>	YES
Finding: The landscape plan (Sheets L3.1-L3.3) includes street trees and planter boxes with low lying shrubs and tall grasses. The vegetation types proposed are found in many areas of the community core and are appropriate for the microclimate.	

17.96.060.I.3 – Landscaping	Conformance
<i>All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.</i>	YES
Finding: All proposed plantings are drought-tolerant and common for the area.	

17.96.060.I.4 – Landscaping	Conformance
<i>Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.</i>	YES
Finding: The development proposes a small outdoor public seating area at the corner of Sun Valley Rd and 1 st Ave. This additional seating oriented to the corner interfaces well with the furnishings proposed for the bulb-out and provides gathering space for folks to meet and talk and patrons of the bus to congregate.	

17.96.060.J.1 – Public Amenities	Conformance
<i>Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.</i>	YES
Finding: The development proposes street trees which have been approved by the Public Works Director. Trash receptacles, benches, and bike racks are proposed on the subject property and within the public right-of-way.	

17.96.060.K.1 – Underground Encroachments	Conformance
<i>Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.</i>	N/A
Finding: No underground encroachments are proposed with the development	

17.96.060.K.2 – Underground Encroachments	Conformance
<i>No below grade structure shall be permitted to encroach into the riparian setback.</i>	N/A
Finding: The subject property is not adjacent to any bodies of water; therefore, no riparian setback exists for the property.	

FINDINGS REGARDING DESIGN REVIEW STANDARDS – COMMUNITY CORE

17.96.070.A.1 – Streets	Conformance
<i>Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.</i>	YES
Finding: The development includes benches, bike racks, and trash receptacles on the subject property. Within the right-of-way, the development proposes street trees along N 1 st Ave and Sun Valley Rd, snowmelt sidewalks, streetlights, benches, and trash cans. Final review and approval of all right-of-way improvements will be conducted at the time of building permit.	

17.96.070.A.2 – Streets	Conformance
<i>Street trees with a minimum caliper size of three inches, shall be placed in tree grates.</i>	YES
Finding: As shown in the project plans, street trees proposed are 2" to 3" caliper and include tree grates.	

17.96.070.A.3 – Streets	Conformance
<i>Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.</i>	N/A
Finding: No modifications to these requirements have been made. The Public Works Department has provided directions as to the location of improvements in the right-of-way.	

17.96.070.B.1 - Architectural	Conformance
<i>Facades facing a street or alley or located more than five 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 facade.</i>	YES
Finding: The alley façade features three different material types (wood siding, metal shingles, and stone veneer) in addition to various window openings and recessions in the façade. Staff has concerns related to the black wall on the south façade of the building as noted in the staff report, however, the wall is not set back five feet from the interior property line.	

17.96.070.B.2 - Architectural	Conformance
<i>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.</i>	YES
Finding: The development includes large store front windows adjacent to the street along N 1 st Ave and portions of the façade facing Sun Valley Rd. Landscape planters are incorporated at the base of these facades and there are seating areas proposed that front pedestrian walkways as shown on the landscape plan.	

17.96.070.B.3 - Architectural	Conformance
<i>For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.</i>	YES
Finding: The landscape plan and proposed plantings, including revised tree species allow for visibility of the ground floor of the building from the sidewalk.	

17.96.070.B.4 - Architectural	Conformance
<i>Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.</i>	YES
Finding: The roof form and material is like that of the rest of the building. The roof form is flat, compatible with the horizontal cantilevered decks. The roof soffit is proposed to be a lighter color wood siding. No reflective materials are proposed.	

17.96.070.B.5 - Architectural	Conformance
<i>All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.</i>	N/A
Finding: The project does not include pitched roofs.	

17.96.070.B.6 - Architectural	Conformance
<i>Roof overhangs shall not extend more than three feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.</i>	N/A
Finding: Roof overhangs are not proposed to encroach into the public right-of-way or over the sidewalk.	

17.96.070.B.7 - Architectural	Conformance
<i>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.</i>	N/A
Finding: The building does not have any front porches or stoops.	

17.96.070.C.1 – Service Areas and Mechanical/Electrical Equipment	Conformance
<i>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.</i>	YES
Finding: As noted above, all trash disposal areas are located off the alley on the subject property. All loading/unloading service to the building will occur in the alley.	

17.96.070.C.2 – Service Areas and Mechanical/Electrical Equipment	Conformance
<i>Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.</i>	YES
Finding: As shown on the project plans, there is no roof mounted mechanical equipment proposed. As shown on Sheet A2, there are mechanical rooms on the ground level and areas designated for the transformer, gas and electrical service, and condensers. Much of the mechanical equipment is contained within the building.	

17.96.070.D.1 - Landscaping	Conformance
<i>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.</i>	YES
Finding: There is one tree along the alley, however, the tree is not in good health. The landscape plan includes the addition of nine on-site trees to be planted, which is more than what exists on the property today.	

17.96.070.D.2 - Landscaping	Conformance
<i>Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.</i>	YES
Finding: All street trees proposed have tree grates. The trees proposed on-site are within a raised planter bed and therefore do not require tree grates as they are not impeding maintenance or accessibility needs.	

17.96.070.D.3 - Landscaping	Conformance
<i>The City arborist shall approve all parking lot and replacement trees.</i>	N/A
Finding: No replacement trees or parking lot trees are proposed for the development therefore this standard does not apply.	

17.96.070.E.1 – Surface Parking Lots	Conformance
<i>Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.</i>	YES
Finding: The development does not propose surface parking lots. The enclosed parking area is accessed from the alley.	

17.96.070.E.2 – Surface Parking Lots	Conformance
<i>Surface parking lots shall incorporate at least one tree and one additional tree per ten on-site 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.</i>	N/A
Finding: The development does not propose surface parking lots therefore this standard does not apply.	

17.96.070.E.3 – Surface Parking Lots	Conformance
<i>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.</i>	N/A
Finding: The development does not propose surface parking lots therefore this standard does not apply.	

17.96.070.F.1 – Bicycle Parking	Conformance
<i>One bicycle rack, able to accommodate at least two bicycles, shall be provided for every four parking spaces as required by the proposed use. At a minimum, one bicycle rack shall be required per development.</i>	YES
Finding: As shown on the landscape plans, six bicycle racks are proposed at the main entrance to the building on N 1 st Ave. Each bicycle rack can accommodate two bicycles.	

17.96.070.F.2 – Bicycle Parking	Conformance
<i>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 shall be adjusted to the next highest whole number.</i>	YES

Finding: The development requires four parking spaces, therefore only one bicycle rack is required. As shown on the landscape plans, six bicycle racks are proposed at the main entrance to the building on N 1st Ave. Each bicycle rack can accommodate two bicycles.

17.96.070.F.3 – Bicycle Parking	Conformance
<i>Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than 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.</i>	YES
Finding: The bicycle racks are located immediately adjacent to the front entry on N 1 st Ave. This location is clearly visible for most visitors to the building and within 50 feet of the entrance on the N 1st Ave side of the building.	

FINDINGS REGARDING CRITERIA #2 - COMPLIANCE WITH ZONING REGULATIONS

17.12.020 - Permitted Uses	Conformance
Finding:	YES
Permitted: variety of commercial and residential uses including multi-family dwellings, office, restaurant, retail, personal services, etc.	
Proposed:	
<ul style="list-style-type: none"> One multi-family building with two residential units (permitted) Ground floor “recreation facility, residential” (permitted accessory use) 	

17.12.030 - Minimum Lot Area	Conformance
Finding:	YES
Permitted: 5,500 square feet	
Existing: 16,507 SF (Per Sheet C0.20)	

17.12.030 – Floor Area Ratio	Conformance
Finding:	YES
Permitted FAR: 1.0	
Permitted FAR with Community Housing: 2.25	
Proposed:	
Gross Square Footage – 23,867 SF (Per Sheet A1.1-A1.4)	
Total Lot Area – 16,507 SF (per sheet C0.20)	
FAR – 1.45	
Community Housing Mitigation Calculation:	
Permitted Gross Square Feet (1.0 FAR): 16,507 SF	

Proposed Gross Square Feet: 23,867 SF
 Increase Above Permitted FAR: 7,360 SF
 20% of Increase: 1,472 SF
 Net Livable (15% Reduction): 1,251 SF

Applicant proposes to meet the community housing contribution with a payment in-lieu of housing for the 1,258 SF.

1,258 SF x \$550 = **\$688,160**

17.12.030 – Building Setbacks	Conformance
Finding:	YES
Permitted: Front (N 1 st Ave): 5 feet average Street Side (north): 5 feet average Side (Interior Lot Line/south): 0 feet Rear (Alley/east): 3 feet Proposed ground floor: Per Sheet A12 (middle floor on Sheet A13, upper floor on Sheet A14) Front (N 1 st Ave): 11.06 feet Street Side (north): 6 feet Side (Interior Lot Line/south): 0 feet Rear (Alley/east): 3 feet	

17.12.030 – Building Height	Conformance
Finding:	YES
Permitted: 42 feet 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. The City shall establish the elevation points used to calculate the average elevation of the front and rear property lines (see illustration A on file in the office of the City Clerk). Proposed: Per Sheet A8.1 Height on 1 st Street Side: 42 feet Height on Alley Side: 42 feet Non-habitable structures (elevator/stairwell): 10 feet above the façade wall	

17.125.030H – Curb Cut	Conformance
Finding:	YES
<p>Permitted: A maximum of thirty five percent (35%) of the linear footage of any street frontage may be devoted to access off street parking.</p> <p>Proposed: The subject property has two street frontages along N 1st Ave and Sun Valley Rd. All access to proposed off street parking is being accessed from the alley between N 1st Ave and N Washington Ave. Therefore, no street frontage is devoted to access off street parking.</p>	

17.125.040 – Parking Spaces	Conformance
Finding:	YES
<p>Permitted: A maximum of thirty five percent (35%) of the linear footage of any street frontage may be devoted to access off street parking.</p> <p>Proposed: The subject property has two street frontages along N 1st Ave and Sun Valley Rd. All access to proposed off street parking is being accessed from the alley between N 1st Ave and N Washington Ave. Therefore, no street frontage is devoted to access off street parking.</p>	

17.132 – Dark Skies/Lighting	Conformance
Finding:	YES
<p>Permitted: Color Temperature - All light fixtures must be 2,700 kelvins or less Light Trespass – No light trespass permitted Sidewalk light levels – per the Ketchum Street Standards. Lighting shall not exceed a 0.2 foot candle average and at no point shall it exceed 5 foot candles. Full cutoff fixtures required.</p> <p>Proposed: All proposed fixtures are full cutoff, with color temperature of less than 2700 (per sheets EL9-EL12) Per sheets EL5-EL8, there is no light trespass from the subject property except in one area near the front entrance on N 1st Ave. Final review of all lighting will occur at the time of building permit application. As shown on ES1, light levels along the sidewalks is an average of 0.21 foot candles with a max of 5 foot candles.</p>	

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 Design Review application meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Commission **denies** this Design Review Application File No. P24-027 this Tuesday, January 20, 2026.

Findings of Fact **adopted** this 5th day of February 2026.

Tim Carter, Chair
City of Ketchum
Planning and Zoning Commission

Administrative Appeal Notice: Applicant has the opportunity, pursuant to Ketchum City Code 17.20.030(F) and 17.144, to administratively appeal this Decision to the City Council.

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