



City of Ketchum
Planning & Building

IN RE:)
)
 380 N 1st Ave Mixed-Use Building) KETCHUM PLANNING & ZONING COMMISSION
 Design Review) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
) DECISION
 Date: February 15, 2022)
 File Number: 21-085)

PROJECT: 380 N 1st Ave Mixed-Use Building

FILE NUMBER: P21-085

APPLICATION: Design Review

REPRESENTATIVE: Williams Partners Architects

OWNER: Corey Street Mass LLC

LOCATION: 380 N 1st Avenue (Ketchum Townsite: Block 37: Lot 5)

ZONING: Mixed-Use Subdistrict of the Community Core (CC-2)

OVERLAY: None

NOTICE: A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivision on October 20th, 2021. The public hearing notice was published in the Idaho Mountain Express the on October 20th, 2021. A notice was posted on the City’s website on October 20th, 2021. The public hearing notice was posted on the project site on November 2nd, 2021. The public hearing for this project has been continued from the Planning & Zoning Commission Regular Meeting of November 9th, 2021.

FINDINGS OF FACT

Findings Regarding Project Background

The 380 N 1st Avenue Mixed-Use Building project is a 5,095-square-foot addition to the McAtee House —a historic log cabin that was constructed in the 1930s. The project site is located at the southeast corner of 1st Avenue and 4th Street in the Mixed-Use Subdistrict of the Community Core (CC-2). The historic cabin will be repurposed as commercial office space and the new addition will accommodate

two residential units, common area, and parking garages. The project is subject to Design Review pursuant to Ketchum Municipal Code 17.96.010 for the development of the mixed-use addition.

The McAtee House is representative of traditional residential architecture associated with Ketchum’s early settlement period. The design characteristics of these early homes reflected their natural alpine surroundings. Many of the residences built during this time were one- and two-story rectangular structures constructed with logs cut from the surrounding forest or milled lumber from local sawmills. Common architectural features included gable roofs, overhanging eaves, and low horizontal massing. The Historic Preservation Commission reviewed the McAtee House Addition project on July 7th, 2021 and unanimously approved the applicant’s request to alter the historic building.

The original log cabin will be relocated closer towards the street corner. The minimum required setback from front and street side property lines in the CC-2 Zone is an average of 5 feet (Ketchum Municipal Code §17.12.040). The relocated McAtee House is setback 10 feet from 1st Avenue and 9 feet from 4th Street. Echoing traditional single-family yard areas, the project’s generous setbacks accommodate light and air creating a feeling of openness at the street corner.

The bulk of the proposed addition is concentrated towards the rear of the lot. The addition steps up from the McAtee House to a maximum height of 35 feet, which is 7 feet less than the maximum building height permitted in the CC-2 Zone (Ketchum Municipal Code §17.12.040). The addition’s rectangular mass echoes the original log cabin’s building form. The new flat roof elements highlight the restored gable roof. Achieving compatibility without mimicry, the addition complements the historic cabin sensitively responding to its surrounding context while maintaining its own unique design style. The project successfully distinguishes between old and new balancing the distinctive characteristics of each into one cohesive and authentic design.

The Planning & Zoning Commission considered the 380 N 1st Avenue Mixed-Use Building Design Review (Application File No. P21-085) during their meetings on November 9th, 2021 and December 14th, 2021.

Findings Regarding Compliance with Zoning Code and Dimensional Standards

| Zoning and Dimensional Standards Analysis | | | | |
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| Compliant | | | Standards and Commission Findings | |
| Yes | No | N/A | Ketchum Municipal Code Section | 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 Ketchum Townsite Block 37 Lot 5: 5,505 square feet |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.124.040 | Floor Area Ratios and Community Housing |
| | | | Commission Findings | Permitted Gross FAR in Community Core Subdistrict 2 (CC-2): 1.0 Gross FAR with Inclusionary Housing Incentive: 2.25 |
| | | | | Proposed |

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| | | | | <p>Gross Floor Area: 5,845 gross square feet</p> <p>Pursuant to the definition of gross floor area (KMC §17.08.020), four parking stalls for developments on single Ketchum Townsite lots of 5,600 sq ft or less are not included in the gross floor area calculation. The applicant has provided six parking spaces on-site. Staff has discounted 3 parking stalls [3 x parking stall dimension pursuant to KMC §17.125.030(9 x 18)= 486 square feet] from the gross floor area calculation for the 3 parking spaces provided on site.</p> <p>Gross Floor Area with Parking Discount: 5,359 square feet Lot Area: 5,505 square feet Proposed FAR: 0.97 (5,359 gross sq ft/5,505 sq ft lot area)</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.12.040 | Minimum Building Setbacks |
| | | | Commission Findings | <p>Required</p> <p>Front & Street Side: 5' average Rear Side Adjacent to an Alleyway: 3' Interior Side: 0' Cantilevered decks and overhangs: 0' Non-habitable Structures/Fixed Amenities/Solar and Mechanical Equipment Affixed to the Roof from all Building Facades: 10'</p> <p>Proposed Building Setbacks</p> <p>The applicant has indicated the proposed setbacks on Sheet A2.1 of the project plans. Front (First Avenue): 10'-6" to 72'-3" Street Side: (4th Street): 0' to 55' Rear Side (adjacent to alleyway): 3'-3" Interior Side: 0'</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.12.040 | Maximum Building Heights |
| | | | Commission Findings | <p>Maximum Permitted Building Height: 42 feet</p> <p>Proposed Maximum Building Height: 35 feet</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.125.030H | Curb Cut |
| | | | Commission Findings | <p>Permitted</p> <p>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>Proposed</p> <p>The parking area is located off the Block 37 alley. No curb cuts along 4th Street or 1st Avenue are proposed.</p> |
| | | | 17.125.040 | Parking Spaces |

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Commission Findings | <p>Required (KMC §17.125.040) Multi-Family Dwelling Units in CC Zone Units 750 square feet or less: 0 parking spaces Units 751 square feet to 2,000 square feet: 1 parking space Units 2,001 square feet and above: 2 parking spaces</p> <p>Non-residential: 1 parking space per 1,000 gross square feet (refer to definition of gross floor area with additional exclusion of common and public areas)</p> <p>Project Parking Demand Residential Unit 1 (750 square feet): 0 parking spaces Residential Unit 2 (2,164 square feet): 2 parking spaces Office (848 square feet): 1 parking space</p> <p>Total Parking Demand: 3 Parking Spaces (2 residential & 1 commercial)</p> <p>Proposed Off-Street Parking 3 parking spaces, including 1 ADA van accessible, spaces are provided on-site within enclosed garages accessed from the alley.</p> |
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Findings Regarding Compliance with Design Review Standards

| Design Review Improvements and Standards (KMC §17.96.060) | | | | |
|---|--------------------------|-------------------------------------|---------------------------|--|
| Yes | No | N/A | City Code | City Standards and Commission Findings |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.96.060.A1 Streets | <p>The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.</p> <p>Commission Findings The subject property has existing street frontage along 4th Street and 1st Avenue.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.96.060.A2 Streets | <p>All street designs shall be approved by the City Engineer.</p> <p>Commission Findings No changes to the lanes of travel or the streets design are proposed with this project.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.96.060.B1 Sidewalks | <p>All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department.</p> <p>Commission Findings The applicant has proposed to install new heated, paver sidewalks along 4th Street and 1st Avenue (Project Plans: Sheets C1.1 and C.12). 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> |

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.96.060.B2 Sidewalks | Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion. |
| | | | Commission Findings | <p>The applicant will install new heated, paver sidewalks along both 1st Avenue and 4th Street.</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> <p><u>Applicant's Design Review Standards Evaluation Comments</u> <i>The sidewalk along Fourth Street is proposed to be 12' wide to meet the Fourth Street Pedestrian Corridor Standards, which match the project under construction at the southwest corner of 1st and 4th. The sidewalk along First Avenue is proposed to be 8' wide to meet City Street Standards. A bulb-out at First Avenue also mimics the bulb-out designed for the project under construction to the west.</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.96.060.B3 Sidewalks | <p>Sidewalks may be waived if one of the following criteria is met:</p> <ol style="list-style-type: none"> The project comprises an addition of less than 250 square feet of conditioned space. 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 as sidewalks are required for this project. |
| <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 | <p>The proposed sidewalk improvements are equal to the length of property's street frontages along 1st Avenue and 4th Street.</p> <p><u>Applicant's Design Review Standards Evaluation Comments</u> <i>The length of sidewalk improvements is equal to the length of the subject property lines. The 12' sidewalk width at Fourth Street tapers down to meet the adjacent curb line at the alley and in front of Board Bin within the length of the subject property line. The 8' sidewalk width at First Street tapers down to meet the adjacent curb line in front of The Open Room beyond the length of the subject property line.</i></p> |
| <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 along 1 st Avenue and 4 th Street. |

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| <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 shall be retained on site. Sheets C1.1 and L-2.0 of the project plans indicate the proposed drainage improvements. The drainage plan is comprised of a system of catch basins and drywells. <u>Applicant's Design Review Standards Evaluation Comments</u> <i>All drainage at the roofs and upper floor terraces will be collected via roof drains and gutters and hard piped to the two drywells shown on site. Channel drains at the alley apron and paver areas will also hard pipe to the on-site drywells. Landscaped areas slope to three on-site catch basins.</i> |
| <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 1 st Avenue and 4 th Street. See above analysis for Ketchum Municipal Code §17.96.060.C1. All drainage improvements are required to be constructed City standards. 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.96.060.C3 Drainage | The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site. |
| | | | Commission Findings | 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.96.060.C.4 Drainage | Drainage facilities shall be constructed per City standards. |
| | | | Commission Findings | 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 |

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| | | | | application to be reviewed and approved by the City Engineer & Streets Department. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.96.060.D1 Utilities | All utilities necessary for the development shall be improved and installed at the sole expense of the applicant. |
| | | | Commission Findings | All utilities necessary for the project shall be improved and installed at the sole expense of the applicant. The applicant has provided letters from Intermountain Gas Company and Idaho Power verifying the availability of existing infrastructure to serve the development. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.96.060.D2 Utilities | Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view. |
| | | | Commission Findings | All utilities within the development site shall be underground and concealed from public view. Sheet A4.2 shows that the electric and gas meters are located at the rear façade within an alcove. |
| <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 | The materials board is included on Sheet A5.2 of the project plans. The proposed exterior materials include: <ul style="list-style-type: none"> • natural/warm beige stucco • board-formed concrete site walls • black aluminum clad windows • tan/grey EPDM flat roof • grey standing seam metal sloped roof • natural wood soffit • light tan wood rainscreen siding • tan/grey stone veneer walls • black steel <p>The proposed exterior alterations to the historic building include re-finishing and staining the logs, installing new windows, and replacing the existing wood-shingles with a standing seam metal roof to comply with Fire Department requirements. These improvements will not only restore the historic integrity of the original log cabin but also help maintain the historic structure over time, improve the development's</p> |

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| | | | | <p>energy-efficiency, and upgrade the building to comply with current code standards.</p> <p>The addition's exterior materials complement the historic log cabin and are compatible with the surrounding built environment.</p> <p><u>Applicant's Design Review Standards Evaluation Comments</u> <i>The project's materials and colors are complementary with the townscape, surrounding neighborhoods, and adjoining structures. The existing cabin will be refinished from a painted finish to a natural stain, which is likely the original finish of the cabin. The roof will be replaced with a medium grey standing seam metal roof. The addition contains four primary materials, which include a horizontal wood rainscreen siding with a natural wood finish, stone veneer, black steel accents, and a portion of medium grey standing seam roof. The proposed palette at the addition seeks to mimic the tones and character of the horizontal logs, utilizing traditional materials such as wood and stone. Signing on site will be minimal, limited to building addressing and vinyl window signs at each of the two entries. The surrounding neighborhood is primarily 1- to 3-story stucco or wood-sided buildings of tan colors. The adjacent Open Room building is wood lap siding currently painted blue. The adjacent Board Bin building is board and batten siding also currently painted blue.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>17.96.060.E2 Compatibility of Design</p> <p>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.</p> | <p>Commission Findings</p> <p>The McAtee House is one of the 24 structures on the City's Historic Building List. The project is subject to Historic Preservation Commission (HPC) review pursuant to Section 1.C.1 of Interim Historic Preservation Ordinance No. 1216. HPC review is required for all requests for partial or total demolitions, exterior alterations, and additions to all structures on the Historic Building List. The Historic Preservation Commission reviewed the McAtee House Addition project on July 7th, 2021 and unanimously approved the applicant's request to alter the historic building. The addition project will restore and repurpose the McAtee House.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>17.96.060.E3 Compatibility of Design</p> <p>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.</p> | <p>Commission Findings</p> <p>This project achieves compatibility without mimicry. The addition complements the historic cabin and sensitively responds to its context while maintaining its own unique design style. The project successfully distinguishes between the old and the new balancing their distinctive characteristics into one cohesive design.</p> |

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| <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 | <p>The main entrance to the office is located at the front façade of the McAtee House. The entrance leads to a heated, paver pathway connecting to the sidewalk along 4th Street. The entrance to the repurposed historic cabin is defined by a gable roof element. An additional entrance to the mixed-use building is provided along 1st Avenue. This entrance leads to a common area corridor with entrances to the office and the first-floor residential unit. The entrance along 1st Avenue is defined by a flat, projecting roof.</p> <p><u>Applicant’s Design Review Standards Evaluation Comments</u> <i>The building has two pedestrian entrances, which are each flanked by two 6- foot long board-formed site walls. The main entry to the office space in the existing McAtee cabin will be off of First Avenue. The entry door is defined by a small gable form. The common area entry is located off of Fourth Street, which will access both of the residential units and the office space. The entry door is defined and protected by a flat, projecting roof.</i></p> |
| <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 | <p>The McAtee House is a 744-square-foot log cabin that was constructed in the 1930s. The single-story rectangular building is approximately 17 feet in height and includes a gable roof. The original log cabin is representative of traditional residential architecture associated with Ketchum’s early settlement period. The design characteristics of these early homes reflected their natural alpine surroundings. Many of the residences built during this time were one- and two-story rectangular structures constructed with logs cut from the surrounding forest or milled lumber from local sawmills. Common architectural features included gable roofs, overhanging eaves, and low horizontal massing.</p> <p>The rectangular mass of the addition echoes the original log cabin’s building form. The addition has flat roofing forms with projecting canopy elements. The flat roof elements highlight the preserved gable roof of the McAtee House. This project achieves compatibility without mimicry. The addition complements the historic cabin and sensitively responds to its context while maintaining its own unique design style. The project successfully distinguishes between the old and the new balancing their distinctive characteristics into one cohesive design.</p> |
| <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. |
| | | | Commission Findings | This project achieves compatibility without mimicry. The addition complements the historic cabin and sensitively responds to its context while maintaining its own unique design style. The project successfully |

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| | | | | distinguishes between the old and the new balancing their distinctive characteristics into one cohesive design. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.96.060.F4 Architectural | Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building. |
| | | | Commission Findings | <p>The iron fence panels and concrete site walls provide a sense of privacy while still cultivating an inviting streetscape.</p> <p><u>Applicant’s Design Review Standards Evaluation Comments</u> <i>A fence around the west and north sides of the property line will be similar to the existing wrought iron fence panels along the First Avenue property line. Board-formed concrete site walls define the two entries, melding the traditional nature of the fence with a more contemporary site wall. Both styles complement the building.</i></p> |
| <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>The original log cabin will be relocated approximately 4 feet west and 4 feet north towards the corner of 1st Avenue and 4th Street. Structures are required to be setback an average of 5 feet from front and street side property lines in the CC-2 Zone (Ketchum Municipal Code §17.12.040). The relocated McAtee House will be setback approximately 10 feet from 1st Avenue and approximately 9 feet from 4th Street. Echoing traditional single-family yard areas, these proposed setbacks accommodate light and air creating a feeling of openness at the street corner.</p> <p>The proposed 5,095-square-foot addition is sited at the rear of the property stepping up from the historic structure. The portion of the addition that directly borders the historic log cabin is only one-story with a maximum height of 12’-6’’, which is approximately 4 feet lower than the original McAtee House. This portion of the addition maintains an ample setback area along 4th Street. The addition then steps up to two-stories towards the rear of the lot by the alley and has a maximum height of 35 feet, which is 7 feet less than the maximum height permitted in the CC-2 Zone (Ketchum Municipal Code §17.12.040). This portion of the addition spans the width of the lot.</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 | <p>The original log cabin will be relocated approximately 4 feet west and 4 feet north towards the corner of 1st Avenue and 4th Street. Structures are required to be setback an average of 5 feet from front and street side property lines in the CC-2 Zone (Ketchum Municipal Code §17.12.040). The relocated McAtee House will be setback approximately 10 feet from 1st Avenue and approximately 9 feet from 4th Street. Echoing traditional single-family yard areas, these proposed setbacks accommodate light and air creating a feeling of openness at the street corner.</p> |

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| | | | | Both relocating the original log cabin towards the street corner as well as concentrating the bulk of the addition towards the rear of the lot highlight the historical significance of the McAtee House. The project's scale, proportion, and site orientation complement the surrounding built environment within this downtown neighborhood. The mixed-use building will help retain Ketchum's community character by protecting the historic integrity of the McAtee House and enhancing downtown's pedestrian-oriented streetscape. |
| <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 and recycling area is proposed to be located at the rear of the building and will be accessed from the alley. The applicant has provided a letter from Clear Creek Disposal approving 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 historic cabin's gable roofs include snow retention devices and gutters. The flat, projecting roof provides weather protection at the building's 1 st Avenue entrance. <u>Applicant's Design Review Standards Evaluation Comments</u> <i>The gable roof of the cabin will include the addition of snow retention bars and gutters at the eaves. The flat roofs of the addition will not shed snow or drip water outside of the building perimeter. The drainage of these flat roofs will happen internally via roof drains hard-piped to on-site drywells. The low-slope roof above the second floor residential unit's terrace will also have snow retention bars and gutters at the eaves.</i> |
| <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 new sidewalks will connect to existing sidewalks along 4 th Street and 1 st Avenue, which extend to the downtown pedestrian network. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.96.060.G2 | Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way. |
| | | | Circulation Design | N/A. No awnings extending over public sidewalks are proposed with the project. |
| <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. |

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| | | | Commission Findings | <p>Vehicle access to the enclosed garages is provided from the 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 4th Street or 1st Avenue, which enhances safety as driveways intersecting sidewalks may increase congestion and create safety hazards for pedestrians and bicyclists.</p> <p>Pedestrian and bicycle access to the building is provided from an internal circulation system of concrete pathways that connect to the public sidewalks along 4th Street and 1st Avenue.</p> <p>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 development.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.96.060.G4 Circulation Design | Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements. |
| | | | Commission Findings | N/A as no curb cuts or driveway entrances are proposed along 4 th Street or 1 st 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 37 alley, 4 th Street, and 1 st Avenue. The applicant has submitted a letter from Clear Creek Disposal approving the garbage disposal configuration. |
| <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 | All improved parking and pedestrian circulation areas are heated, which is permitted as an alternative to providing a snow storage areas on site by KMC §17.96.060.H4. |
| <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 has proposed to snowmelt all hardscape areas, which is permitted as an alternative to providing a snow storage area by KMC §17.96.060.H4. |
| <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 | N/A as no snow storage areas have been provided on-site. The applicant has proposed snowmelt in lieu of providing any snow storage areas on site. |

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| <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 | All improved hardscape areas are proposed to be heated with a snowmelt system instead of providing snow storage areas on site. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.96.060.I1 Landscaping | Landscaping is required for all projects. |
| | | | Commission Findings | The landscape plan is indicated on Sheet L-3.0 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 | <p>Landscape vegetation types include:</p> <ul style="list-style-type: none"> • evergreen trees (Subalpine Fir and Tannenbaum Pine) • Russian Hawthorns • Shrubs • Perennials • Ornamental grasses • Fescue lawn • Red Rocket Maple street trees <p>The proposed landscaping will beautify the open space within the project site and complement the surrounding neighborhood.</p> <p>The landscape plan shall meet requirements for microclimate, soil conditions, orientation, and aspect.</p> |
| <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. |
| <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 | The subject property is surrounded by compatible uses within the Community Core Zone. The vegetation will enhance the pedestrian-friendly streetscape. |
| <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 | Benches are provided within the sidewalks along 1 st Avenue and 4 th Street. |

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| | | | | <p>All amenities proposed within the right-of-way must be reviewed and approved by the City Engineer and, if approved, will require an Encroachment Permit issued by the City.</p> <p>Final civil drawings for all associated ROW and street improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.</p> |
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Findings Regarding Compliance with Community Core Design Review Standards

| Community Core Design Review Improvements and Standards (KMC 17.96.070) | | | | |
|---|--------------------------|--------------------------|-----------------------------------|--|
| 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) | <p>Street trees, street lights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.</p> |
| | | | Commission Findings | <p>The placement of all street trees, streetlights, and street furnishings requires review and approval by the City Engineer.</p> <p>6 feet of clearance must be provided around all obstacles within the right-of-way, including street trees, grates, and lights. All amenities within the public right-of-way must be reviewed and approved by the City Engineer and, if approved, will require an Encroachment Permit issued by the City.</p> <p>Final civil drawings for all associated ROW and street 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"/> | 17.96.070(A)(2) Streets | <p>Street trees with a minimum caliper size of three (3") inches, shall be placed in tree grates.</p> |
| | | | Commission Findings | <p>Sheet L-3.0 specifies that the proposed Red Rocket Maple street trees will be 4-inches caliper and installed within tree grates.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.96.070(A)(3) | <p>Due to site constraints, the requirements if this subsection 17.96.070(A) may be modified by the Public Works Department.</p> |
| | | | Commission Findings | <p>Preliminary plans submitted with Design Review are reviewed by the City Engineer and Streets Department in concept only. 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. The final civil drawings, including the streetscape, sidewalk, utilities, and drainage plans, shall be reviewed and approved by the City Engineer,</p> |

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| | | | | Streets Department prior to issuance of a building permit for the project. |
| <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 | <u>Applicant's Design Review Standards Evaluation Comments</u> <i>All three facades facing the street and alley are designed with both solid surfaces and window openings to avoid the creation of blank walls. Protruding steel accents frame some of the windows and doors and add depth to the facades. Horizontal wood rainscreen siding is meant to complement the horizontal logs of the existing McAtee cabin in both orientation and color tone. A medium grey standing seam metal roof is proposed to be installed at both the existing cabin and the second floor terrace overhang at the addition.</i> |
| <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 | <u>Applicant's Design Review Standards Evaluation Comments</u> <i>The office use that will take place in the McAtee cabin will not incorporate storefront windows in order to maintain the integrity of the historic structure. The existing windows and doors will be replaced with a like style.</i> <i>The new common area entry accessed from Fourth Street will employ a 9' tall x 15'-3" wide section of glazing, consisting of a fully glazed door and two windows at each side of the door. Muntin bars are proposed in the windows to match the style of the double-hung windows at the cabin. Both entries incorporate ground-level planting beds.</i> |
| <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 | <u>Applicant's Design Review Standards Evaluation Comments</u> <i>The office use that will take place in the McAtee cabin will not incorporate storefront windows in order to maintain the integrity of the historic structure. The existing windows and doors will be replaced with a like style. The existing design of the front façade of the cabin does not obscure views into the windows.</i> |
| <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 | The addition has flat roofing forms with projecting canopy elements. The flat roof elements highlight the preserved gable roof of the |

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| | | | | <p>McAtee House. This project achieves compatibility without mimicry. The addition complements the historic cabin and sensitively responds to its context while maintaining its own unique design style. The project successfully distinguishes between the old and the new balancing their distinctive characteristics into one cohesive design.</p> <p><u>Applicant's Design Review Standards Evaluation Comments</u> <i>A medium grey standing seam metal roof will replace the existing wood shake roof at the McAtee cabin. The metal roof will be a class 'A' roof to meet Ketchum Fire requirements and to create a more fire-wise structure. The gabled roofing form will remain. Flat roofs cover a majority of the addition, which will be covered in rock ballast. A low-slope roof form will cover a portion of the terrace at the second floor residential unit. This roof will incorporate the same medium grey standing seam metal roof material of the cabin. A material sample will be provided. While this material is metal, I do not believe it to be especially reflective.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 | The historic cabin's gable roofs include snow retention devices with gutters and downspouts. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 | N/A as no overhangs are proposed to encroach over the property line into the adjacent ROW. |
| <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 | N/A as no front porches or stoops are proposed on the ground level. |
| <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 trash disposal area is located at the rear of the building and accessed from the alley. The trash and recycling area will be located within an alcove that screens the garbage disposal area from public view. |
| <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 | <u>Applicant's Design Review Standards Evaluation Comments</u> <i>Electrical and gas meters are located within alcoves off the alley. Any roof-mounted equipment will be screened from public view with a screen compatible with the overall building design.</i> |

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| <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 | Applicant's Design Review Standards Evaluation Comments <i>See sheet L-1.0 and L-3.0. A crabapple and chokecherry tree will be removed along the First Avenue property line. Two spruce and a grouping of (2) aspen will be removed along the Fourth Street property line. They are proposed to be replaced with four Red Rocket Maple street trees and (8) trees on site.</i> |
| <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 | The applicant has proposed 3 street trees within the ROW along 4 th Street and 1 street tree within the ROW along First Avenue. The street trees are proposed to be installed in tree wells with Silva Cells and covered by tree grates. Streetscape improvements must be indicated on civil plans submitted with the building permit application for final review and approval by the City Engineer and Streets Department. |
| <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 | No surface parking lot is proposed with this project. The applicant shall coordinate with the City Arborist regarding the placement of the replacement trees. |
| <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. |
| <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. On-site parking is provided within enclosed garages accessed from the alley. |
| <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 | The landscape plan includes planting beds with perennials and ornamental grasses. The 4 street trees are proposed to be installed in tree wells and covered by grates. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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. |

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| | | | Commission Findings | The development generates a parking demand of 3 spaces. 1 bike rack accommodating 2 bikes is required for the project. Two inverted U bike racks are located adjacent to the site walls along 1 st Avenue. |
| <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 | 1 bike rack is required. The fraction of the calculation is not equal to or greater than one-half. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 | The 2 bike racks are visible from 1 st Avenue and have unobstructed access from the public right-of-way. |

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 380 N 1st Avenue Mixed-Use Building Design Review application meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** this Design Review Application File No. P21-085 this Tuesday, December 14th, 2021 subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. This Design Review approval is subject to all comments and conditions as described in Tables 1, 2, and 3.
2. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein. Building Permit plans for all on-site improvements must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
3. 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, the 2018 International Residential Code, and Title 15 of Ketchum Municipal Code), Utilities Department, Street Department (Title 12 of Ketchum Municipal Code), and the City Engineer shall be met prior to Certificate of Occupancy.
4. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that include specifications for all improvements within the public right-of-way including sidewalks, circulation design, and drainage improvements to be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.
5. Prior to issuance of a Certificate of Occupancy for the project, the applicant shall secure a Right-of-Way Encroachment Permit from the City for the proposed pavers and snowmelt system within the public right-of-way. The ROW Encroachment Permit requires review by the Streets Department and City Engineer and final approval by the Ketchum City Council.
6. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090).
7. All Design Review elements shall be completed prior to issuance of a Certificate of Occupancy for the mixed-use development.
8. All exterior lighting on the property shall comply with Ketchum Municipal Code, Chapter 17.132, Dark Skies, and shall be inspected by Planning Staff and approved prior the issuance of a Certificate of Occupancy for the building.
9. Prior to issuance of a Building Permit for the project, the applicant shall submit a construction management plan, which addresses each of the standards as set forth in Ketchum Municipal Code, Chapter 15.06 Construction Activity Standards for review and approval by the Building, Planning, Streets, Utilities, and Fire departments.
10. 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 15th day of February 2022.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission