



City of Ketchum
Planning & Building

IN RE:)	
)	
Mountain Land Design Showroom & Residences)	KETCHUM PLANNING AND ZONING COMMISSION
Design Review)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: June 8 th , 2020)	DECISION
)	
File Number: P20-027)	

FINDINGS REGARDING APPLICATION FILED

PROJECT: Mountain Land Design Showroom & Residences Design Review

FILE NUMBER: P20-027

APPLICATION TYPE: Design Review

APPLICANT: Michael Doty Associates Architects

PROPERTY OWNER: Dan Devenport (360 Views LLC per Blaine County Assessor’s Office)

LOCATION: 111 N Washington Avenue (Ketchum Townsite: Block 39: Lot 4)

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

NOTICE: A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site on April 29th, 2020.

FINDINGS REGARDING PROJECT BACKGROUND

The subject Design Review application is for the development of a new mixed-use building located at 111 N Washington Avenue within the Mixed-Use Subdistrict of the Community Core (CC-2). The mixed-use building will contain the Mountain Land Design Showroom on the first floor, two residential units on the second floor, a penthouse residential unit on third floor, an employee housing unit within the basement, and an underground parking garage.

The Planning & Zoning Commission reviewed and approved a Design Review application for this project on August 13th, 2019. At that time, the plans proposed an addition and exterior façade upgrades to the existing building located on the property. The existing building was constructed in 1983 and most recently was occupied by Solavie Spa Retreat. Demolition work exposed the building’s structural deficiencies. As a result, the property owner chose to pursue a complete tear down of the existing building instead of the renovation.

While the scope of the project has expanded, the design intent remains the same as the original proposal. As the Planning & Zoning Commission reviewed and approved the first iteration of the project plans, Pre-Application Design Review has been waived in accordance with Ketchum Municipal Code (KMC) §17.96.010.C.5.

FINDINGS REGARDING PROJECT LOCATION

The subject property is a 5,500-square-foot lot located at the northwest corner of N Washington Avenue and E 1st Street. Forest Service Park is across 1st Street to the south of the subject property. The Limelight Hotel is catty-corner to the project site. Across Washington Avenue to the east is the paid-parking lot operated by the City.

TABLE 1: FINDINGS REGARDING CITY DEPARTMENT COMMENTS

City Department Comments
<p><i>Note: City Department comments are preliminary. All City Departments shall review and approve the project through the Building Permit application process. All comments pertaining to the Design Review drawings are subject to change. All right-of-way improvements shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project. All City Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.</i></p>
<p>Fire Department:</p> <ul style="list-style-type: none"> • It is the General Contractor’s responsibility to understand and adhere to all Fire Protection Ordinance #1125 requirements in addition to any and all other City of Ketchum requirements in effect at the time of Building Permit issuance. Failure to comply with all local ordinances and codes may result in project work stoppage as well as criminal penalties. • The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances. • Approved address numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers and letters shall be a minimum of four (4) inches tall, contrast with their background and be positioned a minimum of forty-eight (48) inches above final grade. • Vehicle parking and material storage during construction shall not restrict or obstruct public streets or access to any building. A minimum twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. All required Fire Lanes, including within 15 feet of fire hydrants, shall be maintained clear and unobstructed at all times. • An approved automatic fire sprinkler system shall be installed throughout the building per City of Ketchum Ordinance #1125 (www.ketchumfire.org) and the National Fire Protection Association Standard 13. An approved fire sprinkler flow bell, Knox box and Fire Department Connection shall be installed in an approved location visible to approaching firefighters. Water service lines to structures shall be hydraulically calculated for size to meet fire sprinkler flow requirements. Fire sprinkler systems shall be annually tested and maintained per NFPA 25. An approved fire department connection and flow bell shall be installed in a location approved by the fire department and the system shall be supervised by an approved alarm system. • NOTE: One electronic set of fire sprinkler system plans must be submitted to the Ketchum Fire Department as well as the State Fire Marshal’s office and a Ketchum Fire Department Permit must be obtained prior to installation of fire sprinkler systems. Inspections of fire sprinkler systems by the Fire Chief or an appointee are required. Inspections must be scheduled at least 48 hours in advance. • An approved monitored fire sprinkler alarm system shall be installed per City of Ketchum Ordinance #1125 (www.ketchumfire.org) and the requirements of NFPA 72. Two (2) sets of alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm

systems. Inspections of fire detection systems by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance.

- Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building.
- Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers.
- An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department. The key box shall be a Knox box brand and sized to accommodate keys to every door of the project.
- Inspections of Fire Department permit required installations shall be scheduled at least 48 hours in advance.
- An 8 ½ by 11 color coded site map of this project shall be provided on paper and electronically to the fire department. This site map shall show the locations of gas shut-offs, power shut-offs, fire sprinkler riser rooms, fire department connections, alarm panels, Knox boxes, access doors, egress windows, stairways and any additional fire department requirements. Exact details for color coded "On-Sites" can be found at www.ketchumfire.org.
- Final inspections of all Fire Department permit required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org.
- Fire Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.

City Engineer & Streets Department:

- Pursuant to KMC §17.96.060.C1, all storm water drainage shall be retained on site, including water from any roof drains. All roof drain locations will need to be shown on the project plans submitted with the Building Permit application.
- Drainage improvements shall be equal to the length of the subject property lines adjacent to any public street or private street (KMC §17.96.060.C).
- Sidewalk snow removal is the responsibility of the property owner. If a snowmelt system is proposed, an Encroachment Permit from the City will be required. Applicant will be required to maintain and repair all associated encroachments.
- All lighting within the ROW will need to meet city ROW standards. (see Right-of-Way Standards, Commercial Category) on both Washington St. and 1st St. Per City ROW standards a lighting study will need to be provided to ensure project meets city illumination standards for sidewalks. Additional lights may be necessary. Consistent with the standards of the Dark Sky Society, the footcandles illuminating the sidewalk shall be an average of 0.2 fc and shall not exceed 5 fc. If lights are hardwired a separate lighting pedestal may be necessary to provide power to lights and provided at applicant's expense.
- 6 feet of clearance must be provided around all obstacles within the right-of-way, including street trees, grates, and lights.
- Pursuant to ADA standards, sidewalks cross slopes are 1.75 +/- 0.25 percent
- Sign locations and bases will need to be shown on the plans submitted with the Building Permit application. The Streets Department will provide the sign bases.
- Parallel parking stalls are 8' wide x 20' long.
- Alley improvements as shown are generally adequate.
- Roof overhangs shall not extend more than 3 feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the City Engineer and Streets Department (KMC §17.96.070 B.6) through an Encroachment Permit.
- If the project results in increased loading, Will Serve letters for gas and electrical must be submitted prior to issuance of a Building Permit for the project.
- Utilities (electrical, gas) are not permitted in public ROW. If utility upgrades are necessary, the applicant will need to coordinate upgrades with Idaho Power and Intermountain Gas.

<ul style="list-style-type: none"> All construction for the project must comply with the standards set forth in Ketchum Municipal Code, Chapter 15.06 Construction Activity Standards. The applicant shall submit a Construction Activity Plan addressing all applicable activities including excavation, material storage and deliveries, screening, and site clean-up (KMC §15.06.030) to be reviewed and approved by the Building Department prior to issuance of a Building Permit for the project. Pursuant to KMC §15.06.030.A.2, the applicant shall provide notice of the project, construction schedule, and general contractor’s contact information to all neighbors with properties adjacent to the project site. The design shall meet all applicable sections of Chapter 12 of Ketchum Municipal Code (KMC §12.04.030.L). The applicant shall submit a Street and Alley Digging, Excavation, and Trenching (“DIG”) Permit application with an associated traffic control plan for all construction work within the City right-of-way to be reviewed and approved by the Streets Department. The use of City right-of-way for construction including the closure of adjacent streets or sidewalks requires a Temporary Use of Right-of-Way Permit (“TURP”). City Engineer & Streets Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.
<p>Utilities:</p> <ul style="list-style-type: none"> The existing 1” water service line shall be abandoned at the main. A new fire line shall be installed for the fire sprinkler system and all metering must be taken off the new fire line. Requirements and specifications for the water and sewer connections will be verified, reviewed, and approved by the Utilities Department prior to issuance of a Building Permit for the project.
<p>Building:</p> <ul style="list-style-type: none"> The building must meet the 2012 International Building Code and Title 15 Buildings and Construction of Ketchum Municipal Code. Building Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.
<p>Planning and Zoning: Comments are denoted throughout Tables 2, 3, and 4.</p>

TABLE 2: FINDINGS REGARDING ZONING & DIMENSIONAL STANDARDS ANALYSIS

Zoning and Dimensional Standards Analysis				
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 Existing: No change. Lot 4 is 5,500 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 Permitted Gross FAR with Inclusionary Housing Incentive: 2.25 Proposed Gross Floor Area: 12,070 gross square feet 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. Four parking stalls 9’ x 18’ in size (648 square-feet total) have been deducted from the Gross Floor Area total square footage.

				<p>Gross Floor Area with Parking Discount: 11,422 gross square feet Lot Area: 5,500 square feet FAR Proposed: 2.08 (11,422 sq ft/5,500 sq ft lot area) Increase Above Permitted FAR: 5,922 square feet 20% of Increase: 1,184 square feet Net Livable (15% Reduction): 1,007 square feet</p> <p>The applicant has included a 978-square-foot employee housing unit with an associated 59-square-foot storage unit within the basement to satisfy the community housing contribution (Refer to Basement Floor Proposed Floor Plan).</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Building Setbacks
			Commission Findings	<p><u>Required</u> Front & Street Side: 5' average Rear Side Adjacent to an Alleyway: 3' Interior Side: 0' Cantilevered decks and overhangs: 0' Setbacks for 4th floor: 10' Non-habitable Structures/Fixed Amenities/Solar and Mechanical Equipment Affixed to the Roof from all Building Facades: 10'</p> <p><u>Proposed Building Setbacks</u> The applicant has indicated the proposed setbacks on the Architectural Site Plan of the Design Review submittal. Front (Washington Avenue): 6'-3½" average Street Side: (1st Street): 5'-1" average Rear Side (adjacent to alleyway): 3' Interior Side: 0'</p> <p><u>Proposed Setbacks for Non-Habitable Structures/Fixed Amenities/Solar and Mechanical Equipment Affixed to the Roof from all Building Facades</u> The applicant has indicated the proposed setbacks in the elevations included with the Design Review Submittal. Non-Habitable Structure (roof deck access): >10' from building facades</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Maximum Building Heights
			Commission Findings	<p><u>Permitted</u> Building Height: 42' Non-Habitable Structures Located on Building Rooftops: 10'</p> <p><u>Proposed</u> Building Height: 42' Non-Habitable Structures Located on Building Rooftops: 9'-11"</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.125.030H	Curb Cut
			Commission Findings	<u>Required</u>

				<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><u>Proposed</u> The vehicle lift to access the basement parking garage is located off the alley. No curb cuts on 1st Street or Washington Avenue are proposed.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.040 Commission Findings	<p>Parking Spaces</p> <p><u>Required</u> 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><u>Exemptions in CC Zone</u></p> <ul style="list-style-type: none"> • Community Housing • The first 5,500 gross square feet of retail trade <p><u>Project Parking Demand</u></p> <p><i>Basement</i> Community Housing Unit: 0 parking spaces</p> <p><i>Main Floor</i> Retail Showroom & Accessory Uses (stair and elevator towers) Gross Floor Area: 4,473 gross square feet 0 parking spaces required (exempt per KMC 17.125.040.C.1.c)</p> <p><i>Second Floor</i> Residential Unit A: 1,948 square feet: 1 parking space required Residential Unit B: 1,538 square feet: 1 parking space required</p> <p><i>Third Floor</i> Penthouse Unit: 3,305 square feet: 2 parking spaces required</p> <p>Total Parking Spaces Required: 4</p> <p><u>Proposed</u> 4 parking spaces within the parking garage in the basement</p> <p>Specifications sheet for the vehicle elevator must be submitted with the Building Permit application for review and approval by the Building Official, Fire Department, and City Engineer.</p>

TABLE 3: FINDINGS REGARDING DESIGN REVIEW STANDARDS

Design Review Improvements and Standards (KMC §17.96.060)				
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.A1 Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development. <i>Commission Findings</i> <i>The subject property has existing street frontage along 1st Street and Washington Avenue.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.A2 Streets	All street designs shall be approved by the City Engineer. <i>Commission Findings</i> <i>No changes to the lanes of travel or the street designs are proposed with this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B1 Sidewalks	All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department. <i>Commission Findings</i> <i>The applicant has proposed to improve the sidewalks to City ROW standards (Sheets C1.0 & C2.0).</i> <i>Final civil drawings for all associated ROW improvements shall be submitted with the Building Permit application to be verified, reviewed, and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.</i> <i>See Table 1 for comments and conditions from the City Engineer & Streets Department.</i>
<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. <i>Commission Findings</i> <i>The applicant will improve the sidewalks to City ROW standards along both Washington Avenue and 1st Street. Sheet C1.0 indicates an 8-foot wide sidewalk, which is the required width for 60’ (1st Street) and 80’ (Washington Avenue) ROWs. The sidewalk along Washington Avenue is proposed to narrow slightly to connect with the existing sidewalk conditions by the adjacent private property to the north.</i> <i>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. See Table 1 for review comments and conditions from the City Engineer & Streets Department.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B3 Sidewalks	Sidewalks may be waived if one of the following criteria is met: <ul style="list-style-type: none"> a. The project comprises an addition of less than 250 square feet of conditioned space. b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.

			Commission Findings	N/A
<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	<i>The proposed sidewalk improvements are equal to the length of property's frontage along Washington Avenue and 1st Street.</i> <i>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.</i>
<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	<i>The proposed sidewalk design connects with existing sidewalks along Washington Avenue and 1st Street.</i>
<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	<i>N/A. Staff does not recommend a voluntary cash contribution in-lieu of improvements for this project.</i>
<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	<i>All storm water is proposed to be retained on site, including storm water from roof drains. Sheets C1.0 and C2.0 indicate the proposed drainage improvements.</i> <i>Roof drain locations and specifications must be indicated the project plans submitted with the Building Permit application for review and approval by the City Engineer.</i> <i>Prior to issuance of a Building Permit for the project, the applicant shall submit a final drainage plan indicating grading, catch basins, piping, and drywells (KMC §17.96.040.C.2b & KMC §17.96.060.C.1-4) prepared by a civil engineer licensed in the state for review and approval by the City Engineer and Streets Department. See Table 1 for City Department comments including City Engineer and Streets Department conditions.</i>

☒	☐	☐	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.
			<i>Commission Findings</i>	<i>Drainage improvements shall be equal to the length of the property lines along Washington Avenue and 1st Street. See above analysis for Ketchum Municipal Code §17.96.060.C1. All drainage improvements are required to be constructed City standards.</i> <i>Final civil drawings for all drainage improvements shall be submitted with the Building Permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.</i> <i>See Table 1 for review comments and conditions from the City Engineer & Streets Department.</i>
☒	☐	☐	17.96.060.C3 Drainage	The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
			<i>Commission Findings</i>	<i>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.</i>
☒	☐	☐	17.96.060.C.4 Drainage	Drainage facilities shall be constructed per City standards.
			<i>Commission Findings</i>	<i>All drainage facilities within the project site and the public right-of-way shall meet City standards. Final drainage specifications must be included with the civil drawings submitted with the Building Permit application to be reviewed and approved by the City Engineer & Streets Department.</i>
☒	☐	☐	17.96.060.D1 Utilities	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
			<i>Commission Findings</i>	<i>All utilities necessary for the project shall be improved and installed at the sole expense of the applicant.</i> <i>Prior to issuance of a Building Permit, the applicant must secure a will-serve letter from Idaho Power.</i> <i>Final plans will be reviewed and approved by the City Engineer and Utilities Department prior to issuance of a Building Permit for the project. See Table 1 for City Department comments and conditions.</i>
☒	☐	☐	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.
			<i>Commission Findings</i>	<i>All utilities within the development site shall be underground and concealed from public view. The Architectural Site Plan, First Floor Plan, and Proposed West (Alley) Elevation indicate the electrical utility enclosure.</i>

				<p><i>The applicant's narrative notes that no roof-mounted mechanical or electrical equipment is anticipated for the project. Condenser units from the cooling system will be located on the 2nd floor deck behind a screen wall at the northeast corner of the building. Electrical metering equipment at the alley elevation is proposed to be screened by a steel enclosure and gas meters are anticipated to be located within a closet accessed from the alley.</i></p> <p><i>All roof and ground mounted mechanical, electrical, and plumbing equipment must be screened from public view.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D3 Utilities	<p>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.</p>
			<i>Commission Findings</i>	<i>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.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.E1 Compatibility of Design	<p>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</p>
			<i>Commission Findings</i>	<p><i>The proposed exterior materials include:</i></p> <ul style="list-style-type: none"> • <i>Brick Veneer (2¾", color: lone tree)</i> • <i>1' x 6' Horizontal Garapa Rainscreen Panels (clear sealer)</i> • <i>1' x 6' Vertical Garapa Rainscreen Panels (weathered patina)</i> • <i>2' x 8' Fiber Cement Panels (cembrit patina, color: 915-TUFA)</i> • <i>Natural Stone Veneer (ashlar pattern)</i> • <i>Black Steel Panels and Flashing</i> <p><i>The exterior elevations submitted with the project plans show the proposed materials, colors, and signing. The modern building alludes to more traditional design through natural materials, like the brick and stone.</i></p> <p><i>The proposed materials are compatible with neighboring buildings and the surrounding downtown area. The design approach refashions traditional materials combined with contemporary finishes to enhance visual interest.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E2 Compatibility of Design	<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>
			<i>Commission Findings</i>	<i>N/A. No significant landmarks of historical or cultural importance have been identified on the property.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E3 Compatibility of Design	<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>

			<i>Commission Findings</i>	<i>N/A This standard does not apply because the existing building has been demolished and the updated project plan is new construction.</i>
<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.
			<i>Commission Findings</i>	<i>The main entry to the showroom is located at the southeast corner of the building and accessed from 1st Street. An entrance at the northeast corner of the building along Washington Avenue leads to the lobby area with elevator and stair access to the residential units on the second and third floors.</i> <i>The entryways are defined by steel canopy elements, floor-to-ceiling windows and glass doors, and signage. Distinguished from the remainder of the storefront, the entrances recessed at the northeast and southeast corners of the building.</i> <i>Unobstructed pedestrian access is provided from the entryway to a pathway that leads to the sidewalks along 1st Street and Washington Avenue.</i>
<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.
			<i>Commission Findings</i>	<i>The building is characterized by modern design elements with simple building forms enhanced by the unique combination and placement of traditional materials. The brick, cement, stone, and rainscreen panels placed in one-, two-, and three-story elements break up solid building walls and mitigate flatness. Flat roofs at varying height and canopy elements further define the building.</i>
<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.
			<i>Commission Findings</i>	<i>The same materials and colors are proposed to be used on all four facades of the building. Back steel is the material used for balconies and roof decks, window shading devices, signage, door and window frames, and panel siding. The multiple black steel elements provide continuity across all facades. The consistent use of the same materials across all elevations ties the horizontal and vertical patterns arranged in one-, two-, and three-story elements into one cohesive building design.</i>
<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.
			<i>Commission Findings</i>	<i>The project does not propose any fences or accessory structures.</i> <i>A freestanding stone wall at the corner of 1st Street and the alley borders a sunken paver patio, which will serve as the showroom's BBQ display area. The wall is less than 6 feet above grade, which complies with the maximum height for freestanding walls permitted by KMC §17.124.130. The applicant narrative notes that, "the gray tones of the stone compliment the silver-gray weathered wood on the</i>

				<p><i>third story to integrate the highest and lowest portion of the building.”</i></p> <p><i>Landscape features soften the mass of building and provide visual relief to the vertical wall planes. At-grade planters highlight the building entrances at the northeast and southeast corners along Washington Avenue and 1st Street. At-grade and raised planters are incorporated within the second- and third-floor balconies and decks. The roof deck is enhanced through at-grade and raised planters and trees in planters.</i></p> <p><i>The applicant has proposed four street trees within the ROW along Washington Avenue and 1st Street. Street trees and furniture may be considered if a snowmelt system is installed for the sidewalks. 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. If approved by the City Engineer and Streets Department, all encroachments within the ROW require an Encroachment Permit.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F5 Architectural	<p>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</p> <p><i>Commission Findings</i></p> <p><i>The brick, cement, stone, and rainscreen panels placed in one-, two-, and three-story elements provide undulation while mitigating the appearance of flat building walls or bulky building mass. The glazing use for the window and door openings as well as the black metal balconies and decks enhance the appearance of the building by providing visual relief. Flat roofs at varying height and canopy elements further define the building.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F6 Architectural	<p>Building(s) shall orient towards their primary street frontage.</p> <p><i>Commission Findings</i></p> <p><i>The building orients toward its two primary street frontages— Washington Avenue and 1st Street. The only public entrance is located at the southeast corner of the building along the 1st Avenue. The entrance to the residential lobby is located at the northeast corner of the building along Washington Avenue.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F7 Architectural	<p>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</p> <p><i>Commission Findings</i></p> <p><i>The garbage storage area is proposed to be located within the building and will be accessed from the alley. Prior to issuance of a Building Permit for the project, the applicant shall submit a will-serve letter from Clear Creek Disposal.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F8 Architectural	<p>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.</p>

			<i>Commission Findings</i>	<p>The flat roof design includes internal drains providing weather protection to prevent water from dripping or snow from sliding onto circulation areas.</p> <p>The Architectural Site Plan indicates the entry canopy wraps around the building corner from main entrance at 1st Street bordering the Washington Avenue façade. The entry canopies will serve as weather protection for pedestrians entering the showroom and shields the bicycle rack from precipitation.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G1 Circulation Design	<p>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</p>
			<i>Commission Findings</i>	<p>This standard has been met by the proposed sidewalk improvements. The sidewalks will connect to existing sidewalks along 1st Street and Washington Avenue, which extend to the downtown pedestrian network.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.G2	<p>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.</p>
			Circulation Design	<p>N/A. No awnings are proposed.</p> <p>The canopy elements that project into the right-of-way are treated as roof overhangs.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G3 Circulation Design	<p>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.</p>
			<i>Commission Findings</i>	<p>Vehicle access to the underground parking garage is provided from the Block 39 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 1st Street or Washington 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 a paver pathway that connects to the public sidewalk along 1st Street and Washington 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 driveway access.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.G4 Circulation Design	<p>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</p>

				conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
			<i>Commission Findings</i>	<i>N/A as no curb cuts or driveway entrances are proposed along 1st Street or Washington Avenue.</i>
<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.
			<i>Commission Findings</i>	<i>Unobstructed access for emergency vehicles, snowplows, and garbage trucks is provided from the Block 39 alley, 1st Street, and Washington Avenue. The applicant shall submit a will-serve letter from Clear Creek Disposal prior to issuance of a Building Permit for the project.</i>
<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.
			<i>Commission Findings</i>	<i>The Architectural Site Plans notes, "There are no viable snow storage areas located on site. All snow management will be accomplished by snowmelt and hauling snow off-site."</i> <i>Most of the on-site circulation areas are covered by roof canopies. Snow removal from the sidewalk along 1st Street and Washington Avenue will be the responsibility of the property owner.</i> <i>The applicant proposes to snowmelt or haul snow off-site, which is permitted as an alternative to providing a snow storage area by KMC §17.96.060.H4.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H2 Snow Storage	Snow storage areas shall be provided on-site.
			<i>Commission Findings</i>	<i>The applicant proposes to snowmelt or haul snow off-site, which is permitted as an alternative to providing a snow storage area by KMC §17.96.060.H4.</i>
<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.
			<i>Commission Findings</i>	<i>The applicant has proposed snowmelt and snow hauling in lieu of providing any snow storage areas on site.</i>
<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.
			<i>Commission Findings</i>	<i>The Architectural Site Plans notes, "There are no viable snow storage areas located on site. All snow management will be accomplished by snowmelt and hauling snow off-site." Most of the on-site circulation areas are covered by roof canopies. Snow removal from the sidewalk along 1st Street and Washington Avenue will be the responsibility of the property owner.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I1 Landscaping	Landscaping is required for all projects.
			<i>Commission Findings</i>	<i>The landscape plan incorporates at-grade and raised planters within the second- and third-floor balconies and on the roof decks. At-grade</i>

				<p>planters highlight the building entrances at the northeast and southeast corners along Washington Avenue and 1st Street. The roof deck is further enhanced by trees in planters.</p> <p>The applicant has proposed four street trees within the ROW along Washington Avenue and 1st Street. Street trees and furniture may be considered if a snowmelt system is installed for the sidewalks. 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. If approved by the City Engineer and Streets Department, all encroachments within the ROW require an Encroachment Permit.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I2 Landscaping	<p>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.</p>
			<i>Commission Findings</i>	<p><i>The proposed landscaping is complementary to the building and surrounding Community Core. The landscape plan has been prepared by a professional landscape architect and is understood to meet requirements for microclimate, soil conditions, orientation and aspect. The applicant's narrative notes that landscaped areas will have regional plantings adaptable to the site's microclimate.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I3 Landscaping	<p>All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.</p>
			<i>Commission Findings</i>	<p><i>All trees, shrubs, grasses, and perennials shall be drought tolerant. Native plants are recommended. The landscape plan indicates that all vegetation will be drip irrigated.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I4 Landscaping	<p>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.</p>
			<i>Commission Findings</i>	<p><i>The subject property is surrounded by compatible uses within the Community Core Zone. Forest Service Park serves as an open space buffer that will help mitigate the impacts of building mass from this project and the Limelight Hotel. The landscape features soften the mass of building and provide visual relief to the vertical wall planes.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.J1 Public Amenities	<p>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.</p>
			<i>Commission Findings</i>	<p><i>The applicant has provided one bicycle rack and one bench on site adjacent to the right-of-way at the corner of Washington Avenue and 1st Street.</i></p>

			<p><i>Street trees, streetlights, and a trash receptacle are proposed within the sidewalk along 1st Street and Washington Avenue. 6 feet of clearance must be provided around all obstacles within the right-of-way, including street trees, grates, and lights.</i></p> <p><i>All amenities 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.</i></p> <p><i>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. See Table 1 for review comments and conditions from the City Engineer & Streets Department.</i></p>
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TABLE 4: FINDINGS REGARDING COMMUNITY CORE DESIGN REVIEW STANDARDS

IMPROVEMENTS AND STANDARDS: 17.96.070 - Community Core (CC) Projects				
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><i>The applicant has provided one bicycle rack and one bench on site adjacent to the right-of-way at the corner of Washington Avenue and 1st Street.</i></p> <p><i>Street trees, streetlights, and a trash receptacle are proposed within the sidewalk along 1st Street and Washington Avenue. 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 right-of-way must be reviewed and approved by the City Engineer and, if approved, will require an Encroachment Permit issued by the City.</i></p> <p><i>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. See Table 1 for review comments and conditions from the City Engineer & Streets Department.</i></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><i>The Streetscape Landscape Plan indicates that the 4 proposed street trees will be installed within tree grates and planted within silva cells for optimal root development.</i></p>

				<i>Street trees and furniture may be considered if a snowmelt system is installed for the sidewalks. Streetscape improvements must be indicated on civil plans with the Building Permit application for final review and approval by the City Engineer and Streets Department. All encroachments within the ROW require an Encroachment Permit issued by the City.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(A)(3)	Due to site constraints, the requirements if this subsection 17.96.070(A) may be modified by the Public Works Department.
			Commission Findings	<i>Modification to the requirements of KMC §17. 96.070(A) may be recommended by the City Engineer and Streets Department following review of the civil drawings submitted with the Building Permit application. Preliminary plans submitted with Design Review are reviewed by the City Engineer and Streets Department in concept only. The final civil drawings including the streetscape, sidewalk, utilities, and drainage plans shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project. Final details and approval will occur during Building Permit review.</i>
<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	<i>The Washington Avenue, alley, and 1st Avenue facades incorporate significant fenestration and utilize the same materials, colors, and architectural elements as the front façade.</i> <i>The mixed-use building is proposed to be built to the interior property line. While located less than 5 feet from the interior side property line and not subject to this standard, the applicant has incorporated some material differentiation from the primary concrete wall by adding steel panels and vertical rainscreen panels.</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	<i>The Mountain Land Design Showroom is located on the main level of the mixed-use building. Floor-to-ceiling windows and doors with clear transparent glass have been incorporated at the entrances and across the 1st Street and Washington Avenue facades. At-grade planters highlight the entrances at the northeast and southeast building corners along Washington Avenue and 1st Street.</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	<i>The proposed design maximizes views into the Mountain Land Design Showroom for optimal window shopping.</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	<i>Flat roofs at varying height and canopy elements define the building and reduce the appearance of bulk and mass. The flat roofing form is compatible with the modern design style of the mixed-use building. Reflective roofing materials are prohibited.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(B)(5)	All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.
			Commission Findings	<i>N/A as no pitched roofs are proposed for the project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(6)	Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.
			Commission Findings	<i>The applicant has proposed one window shade overhang that encroaches over the public sidewalk along 1st Street. The proposed window shade extends 2'-6" over the sidewalk (Refer to Architectural Site Plan).</i> <i>The proposed encroachment of the window shade within the public ROW requires review and approval by the City Engineer and Street Department. If the window shade is approved, the overhang with the ROW may require an Encroachment Permit. The dimensioned window shade overhang encroachment shall be indicated on the project plans submitted with the Building Permit application to be reviewed and approved by the City Engineer and Streets Department. Final details will be reviewed through the Building Permit process.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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	<i>The showroom and residential lobby entrances lead to at-grade paver pathways that connect to the sidewalks along 1st Street and Washington Avenue. These entrances are open and unenclosed. The entryways include a canopy element to provide weather protection.</i>
<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	<i>The trash disposal area is located at the within the building and accessed from the alley. The applicant's narrative notes that garbage will be collected in rolling carts. The rolling carts will be brought to the alley for pick-up and returned to the interior garbage storage area by building maintenance staff.</i> <i>The applicant shall submit a will serve letter from Clear Creek Disposal prior to issuance of a Building Permit for the project.</i>

<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	<i>The applicant's narrative notes that no roof-mounted mechanical or electrical equipment is anticipated for the project. Condenser units from the cooling system will be located on the 2nd floor deck behind a screen wall at the northeast corner of the building. Electrical metering equipment at the alley elevation is proposed to be screened by a steel enclosure and gas meters are anticipated to be located within a closet accessed from the alley.</i> <i>All roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. The final screening, location, and height of all ground and roof mounted mechanical equipment shall be reviewed prior to the issuance of a Building Permit and shall be approved upon Final Inspection prior to Certificate of Occupancy for the project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	No mature trees have been removed from the project site.
<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	<i>The 4 street trees indicated on the Streetscape Plan are proposed to be installed in tree wells and covered by grates. Trees to be located on the roof deck are proposed to be installed within planters.</i> <i>The applicant has proposed four street trees within the ROW along Washington Avenue and 1st Street. Street trees and furniture may be considered if a snowmelt system is installed for the sidewalks. 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. If approved by the City Engineer and Streets Department, all encroachments within the ROW require an Encroachment Permit.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(D)(3)	The city arborist shall approve all parking lot and replacement trees.
			Commission Findings	<i>N/A as no parking lot trees or replacement trees are required for the project.</i>
<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	<i>N/A. No surface parking is proposed with the project.</i>
<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	<i>N/A. The project does not include a surface parking area. On-site parking is accommodated within an underground garage.</i>
<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	<i>The landscape plan includes at-grade and raised planters that enhance the building entrances, upper-level balconies, and roof decks. The 4 street trees are proposed to be installed in tree wells and covered by grates.</i> <i>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 right-of-way must be reviewed and approved by the City Engineer and, if approved, will require an Encroachment Permit issued by the City.</i> <i>The applicant has proposed four street trees within the ROW along Washington Avenue and 1st Street. Street trees and furniture may be considered if a snowmelt system is installed for the sidewalks. 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. If approved by the City Engineer and Streets Department, all encroachments within the ROW require an Encroachment Permit.</i>
<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.
			Commission Findings	<i>The development generates a parking demand of 4 spaces. 1 bike rack accommodating 2 bikes is required for the project.</i>
<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	<i>One bicycle rack is required. The fraction of the calculation is not equal to or greater than one-half.</i>
<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	<i>The bike rack is located on-site by the showroom entrance between the building and the sidewalk and is covered by the canopy overhang.</i>
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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 City 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 Code Title 17.
3. The City of Ketchum Planning Department provided adequate notice for the review of this application.
2. The Design Review application is governed under Ketchum Municipal Code Chapters 17.96, 17.124, 17.08, 17.12, 17.18, and 17.128.
3. The Design Review application for the fire station meets the standards of approval under Title 17 of KMC subject to conditions of approval.

CONDITIONS OF APPROVAL

1. As a voluntary contribution, in exchange for an increase in FAR, a total community housing contribution of 1,007 square feet is required. A Floor Area Ratio Exceedance Agreement between the applicant and the City to memorialize the community housing contribution shall be signed prior to issuance of a Building Permit for the project.
2. This Design Review approval is subject to all comments and conditions as described in Tables 1, 2, 3, and 4.
3. 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.
4. All governing ordinances, requirements, and regulations of the Fire Department (2012 International Fire Code and local Fire Protection Ordinance No.1125), Building Department (2012 International Building Code, the 2012 International Residential Code, and Title 15 of Ketchum Municipal Code), Utilities Department, Street Department (Title 12 of Ketchum Municipal Code), and the City Engineer shall be met prior to Certificate of Occupancy.
5. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho to include specifications for the ROW, utilities, and drainage improvements to be reviewed and approved by the City Engineer, Streets, and Utilities departments prior to issuance of a Building Permit for the project.

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 building.
8. All exterior lighting on the property shall comply with Ketchum Municipal Code, Chapter 17.132, Dark Skies, and will be inspected by Planning Staff and approved prior the issuance of a Certificate of Occupancy for the building.
9. The project shall comply with the requirements of §17.124.040 Development Standards as adopted on the date a Building Permit is submitted for the project.
10. 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.
11. 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 8th day of June, 2020.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission